

5-11 Regulations for Zoning District B-G, General Business District

5-11.1 Intent.

The intent of the B-1 district is to provide for the orderly growth and development of areas for the conduct of general business to which the public requires direct and frequent access.

5-11.2 Permitted Uses (also identified in Table of Uses Permitted by District, Sec. 5-14).

The following table lists Permitted uses (P) through administrative review, uses permitted by Special Exception (SE), and uses permitted by Conditional Use Permit (CUP). Refer to Article 14 – Administrative Procedures Sections 14-16 through 14-23 for procedures related to Special Exceptions (SEs) and Conditional Use Permits (CUPs). **(Revise as needed once Art 14 is revised and reorganized.)**

The Zoning Administrator may permit similar uses by written determination if the Administrator determines that nature of the use is essentially the same as the listed use and that the impacts are no greater. **Uses not specifically defined may be permitted by a Conditional Use Permit.** The uses are subject to all other applicable requirements contained in the ordinance. Certain uses have additional, modified or more stringent standards listed in Article 9 Supplementary Use Regulations.

No building or structure shall be erected, added to, structurally altered, or land use be established or changed in use without a permit issued by the Administrator.

Permitted Uses	Supplemental Regulations	P	SE	CUP
Agricultural, Animal, and Outdoor				
Agriculture				
Aquaculture facility		√		
Farmers market	9-23	√		
Forestry operation		√		
Animal				
Animal services facility	9-xx	√		
Kennel	9-xx		√	
Outdoor				
Nature based tourism activity		√		
Civic and Institution Uses				

Permitted Uses	Supplemental Regulations	P	SE	CUP
Churches and other places of worship		√		
Day care center, adult		√		
Day care center, child		√		
Fire and/or EMS company stations		√		
Funeral Home		√		
Hospital		√		
Lodge halls and clubs		√		
Long-term care facility		√		
Museum		√		
Park, natural area, or community facility		√		
Public buildings		√		
Schools, public elementary/secondary		√		
Schools, private and post-secondary		√		
Transitional community facility, 9+ individuals				√
Commercial Products & Services (commercial)				
Automobile/vehicle storage				√
Commercial indoor amusement, entertainment, sports		√		
Commercial outdoor amusement, entertainment, sports, major				√
Commercial outdoor amusement, entertainment, sports, minor		√		
Event facilities		√		
Micro beverage production establishment		√		
Office, general		√		
Parking lots or structures		√		
Personal service establishment	9-XX	√		
Restaurant and catering facilities		√		
Restaurant, drive through		√		
Sales, retail/wholesale, indoor	9-XX	√		
Sales, retail/wholesale, outdoor		√		

Permitted Uses	Supplemental Regulations	P	SE	CUP
Sales, seasonal	9-23	√		
Studio, fine and performing arts		√		
Vehicle and engine repair/service		√		
Veterinary clinic & other animal related services		√		
Commercial Products and Services (commercial) Lodging				
Bed and breakfast		√		
Hotel		√		
Inn		√		
Industrial & Utilities				
Industrial				
Contractors storage yards			√	
Industry, light		√		
Industry, medium				√
Manufacturing, craft		√		
Manufacturing, food and beverage		√		
Mini-warehouse			√	
Recycling facility, indoor		√		
Recycling facility, outdoor				√
Warehouse & distribution		√		
Utilities				
Commercial communication facility, major	9-xx		√	
Commercial communication facility, minor	9-xx	√		
Solar energy facility, large-scale	9-28			√
Solar energy facility, small-scale	9-28	√		
Solar energy facility, utility -scale	9-28			√
Utilities		√		
Wind energy facility		√		
Residential				
Dwelling, secondary	9-27		√	
Home occupation, Type I	9-9	√		
Home occupation, Type II	9-9		√	

5-11.3 Minimum Lot Area and Maximum Density.

(a) Lot size:

- (1) Minimum lot area: None (or as specified in Article 9 Supplementary Regulations for specific uses)
- (2) Minimum frontage: None (or as specified in Article 9 Supplementary Regulations for specific uses)

(b) Density:

- (1) Maximum density for residential uses: None; see article 9-27 for secondary dwellings.

5-11.4 Lot coverage. At least 10 percent of the total lot area must be in open space or other landscaped area. In the case of large developments where multiple lots are created, the ten (10) percent can be calculated for the development as a whole rather than for each individual lot.

5-11.5 Setback requirements.

	Front	Side	Rear
Principal Building	50 feet	None	None
Accessory Building	50 feet	5 feet <i>See 1 below</i>	5 feet <i>See 1 below</i>

1 - Setback may be reduced if waived by the Gloucester County Building Official based on fire code.

(a) Additional Setback Regulations:

- 1. For nonconforming lots of record see Section 10-3 Nonconforming lots of record.
- 2. There is no setback requirement for fences, however fences on corner lots must comply with General Development Regulations “Visibility at Intersections” section x-xx and fences within the Highway Corridor Overlay District must comply with Article 6A Highway Corridor Development District setbacks. **(confirm we don’t want fences in the 50’ setback area of HCDD).**
- 3. Architectural projections, as defined in Article 2, shall be considered parts of the building to which attached and shall not project into the required minimum front, side, or rear yard and

shall comply with the requirements of the Virginia Uniform Statewide Building Code.

5-11.6 Building Requirements.

(a) Maximum building footprint and height

	Maximum Footprint	Maximum Height
Principal Building	None	60 feet
Accessory Building	None	35 <i>See 1 below.</i>

1 - If the accessory building meets the setbacks for the principal building, it may also utilize the same maximum height.

5-11.7 Other Requirements

- (a) Highway Corridor Development District. For lots located along Route 17 additional requirements apply. See Article 6A Highway Corridor Development District.
- (b) General Development Standards. See Article 11 General Development Standards for requirements related to Screening and Buffering, Off-Street Parking and Loading Facilities, and Signs.
- (c) **Development and use activities shall not result in the destruction, loss, or damage of a natural, scenic, or historic features listed on the national or state register of historic places.**

5-12 Regulations for Zoning District B-4, Rural Business District

5-12.1 Intent.

The intent of the B-4 district is to provide for the needs of the rural residential and farming communities and to allow for a combination of business and industrial uses necessary to support the rural population.

5-12.2 Permitted Uses (also identified in Table of Uses Permitted by District, Sec. 5-14).

The following table lists Permitted uses (P) through administrative review, uses permitted by Special Exception (SE), and uses permitted by Conditional Use Permit (CUP). Refer to Article 14 – Administrative Procedures Sections 14-16 through 14-23 for procedures related to Special Exceptions (SEs) and Conditional Use Permits (CUPs). **(Revise as needed once Art 14 is revised and reorganized.)**

The Zoning Administrator may permit similar uses by written determination if the Administrator determines that nature of the use is essentially the same as the listed use and that the impacts are no greater. **Uses not specifically defined may be permitted by a Conditional Use Permit.** The uses are subject to all other applicable requirements contained in the ordinance. Certain uses have additional, modified or more stringent standards listed in Article 9 Supplementary Use Regulations.

No building or structure shall be erected, added to, structurally altered, or land use be established or changed in use without a permit issued by the Administrator.

Permitted Uses	Supplemental Regulations	P	SE	CUP
Agricultural, Animal, and Outdoor				
Agriculture				
Aquaculture facility		√		
Farmers market	9-23	√		
Farm livestock market				√
Forestry operation		√		
Animal				
Animal services facility		√		
Kennel			√	
Livestock, private use or enjoyment			√	
Stable, private			√	
Outdoor				
Nature based tourism		√		

Permitted Uses	Supplemental Regulations	P	SE	CUP
Civic and Institution Uses				
Churches and other places of worship		√		
Day care center, adult		√		
Day care center, child		√		
Family day home, 5-12 children		√		
Fire and/or EMS company stations		√		
Funeral Home		√		
Lodge halls and clubs		√		
Long-term care facility		√		
Museum		√		
Park, natural area, or community facility		√		
Public buildings		√		
Residential group homes, 9+ individuals				√
Schools, public elementary /secondary		√		
Schools, private and post-secondary		√		
Transitional home, 1-8 individuals				√
Commercial Products & Services (commercial)				
Automobile/vehicle storage				√
Commercial indoor amusement, entertainment, sports		√		
Commercial outdoor amusement, entertainment, sports, major				√
Commercial outdoor amusement, entertainment, sports, minor		√		
Event facilities				√
Micro beverage production establishment		√		
Office, general		√		
Parking lots or structures		√		
Personal service establishment	9-XX	√		
Restaurant and catering facilities		√		
Restaurant, drive through		√		
Sales, general store, country				
Sales, retail/ wholesale, indoor	9-XX	√		
Sales, retail/ wholesale, outdoor		√		

Permitted Uses	Supplemental Regulations	P	SE	CUP
Sales, seasonal	9-23	√		
Studio, fine and performing arts		√		
Vehicle and engine repair/service		√		
Veterinary clinic & other animal related services		√		
Commercial Products and Services (commercial) Lodging				
Bed and breakfast		√		
Inn		√		
Industrial and Utilities				
Industrial				
Contractor storage yards			√	
Industry, light		√		
Manufacturing, craft		√		
Manufacturing, food & beverage		√		
Recycling facility, indoor		√		
Recycling facility, outdoor				√
Utilities				
Commercial communication facility, major	9-xx		√	
Commercial communication facility, minor	9-xx	√		
Solar energy facility, large-scale	9-28			√
Solar energy facility, small-scale	9-28	√		
Solar energy facility, utility -scale	9-28			√
Utilities		√		
Wind energy facility		√		
Residential				
Dwelling, secondary	9-27	√		
Home occupation, Type I	9-9	√		
Home occupation, Type II	9-9		√	

5-12.3 Minimum Lot Area and Maximum Residential Density.

(a) Lot size:

- (1) Minimum lot area: None (or as specified in Article 9 Supplementary Regulations for specific uses)
- (2) Minimum frontage: None (or as specified in Article 9 Supplementary Regulations for specific uses)

(b) Density:

- (2) Maximum density for residential uses: None; see article 9-27 for secondary dwellings.

5-12.4 Lot coverage. At least ten (10) percent of the total lot area must be in open space or other landscaped area. In the case of large developments where multiple lots are created, the ten (10) percent can be calculated for the development as a whole rather than for each individual lot.

5-12.5 Setback requirements.

	Front	Side	Rear
Principal Building	35 feet <i>See 1 below.</i>	10 feet	20 feet
Accessory Building	35 feet <i>See 1 below.</i>	5 feet <i>See 2 below.</i>	5 feet <i>See 2 below.</i>

1 - For lots located along Route 17 see Article 6A Highway Corridor Development District for additional setback requirements.

2 - Setback may be reduced if waived by the Gloucester County Building Official based on fire code.

(a) Additional Setback Regulations:

1. For nonconforming lots of record see Section 10-3 Nonconforming lots of record.
2. There is no setback requirement for fences, however fences on corner lots must comply with General Development Regulations "Visibility at Intersections" section x-xx and fences within the Highway Corridor Overlay District must comply with Article 6A Highway Corridor Development District setbacks. **(confirm we don't want fences in the 50' setback area of HCDD).**
3. Architectural projections, as defined in Article 2, shall be considered parts of the building to which attached and shall not project into the required minimum front, side, or rear yard and shall comply with the requirements of the Virginia Uniform Statewide Building Code.

5-12.6 Building Requirements.

(a) Maximum building footprint and height

	Maximum Footprint	Maximum Height
Principal Building	None	50 feet
Accessory Building	None	35 feet <i>See 1 below.</i>

1 - If the accessory building meets the setbacks for the principal building, it may also utilize the same maximum height.

5-12.7 Other Requirements

- (a) Highway Corridor Development District. For lots located along Route 17 additional requirements apply. See Article 6A Highway Corridor Development District.
- (b) General Development Standards. See Article 11 General Development Standards for requirements related to Screening and Buffering, Off-Street Parking and Loading Facilities, and Signs.
- (c) **Development and use activities shall not result in the destruction, loss, or damage of a natural, scenic, or historic features listed on the national or state register of historic places.**