

From Town of Rural Retreat.com
Zoning Ordinance

~~3.4.8 Lot Coverage~~

~~The maximum lot coverage shall be fifty (50) percent.~~

3.5 Commercial- General C-G District

This district is designed to provide for a general range of retail, office and service businesses with business uses taking priority over any other type of use. The activities may generate relative large volumes of traffic and have frequent delivery of goods, services and increased traffic. The district boundaries may expand in conformance to Comprehensive Plan.

3.5-1 Uses Permitted

Uses permitted in the Commercial General (C-G) District shall be established in compliance with the standards of this Article, Article 4 Supplementary Regulations, and as provided in the Virginia State Code. Uses permitted shall be one (1) or more of the following uses:

- a) Auto sales and services;
- b) Bakeries;
- c) Churches;
- d) Drug store, medical clinic or supplies;
- e) Dry cleaners and laundries;
- f) Finance, banks and real estate;
- g) Furniture, home appliance sales and services;
- h) Funeral homes;
- i) Hotels, motels, inns;
- j) Hardware, plumbing, and lumber supply with covered storage
- k) Offices;
- l) Public or semi-public uses;
- m) Public utilities;
- n) Personal service business (Beauty, Barber, etc.);
- o) Retail grocery with gas;
- p) Retail stores;
- q) Self-service storage facilities;
- r) Theatres, lodges, assembly halls;
- s) Restaurants and fast food;
- t) Recreation; or
- u) Printing signs on premises

3.5-2 Conditional Uses Permitted

Conditional uses in the Commercial-General (C-G) District shall be permitted following a public hearing and approval as set forth in Article 5 and 6. Conditional Uses shall be one (1) or more of the following uses:

- a) Animal hospital or clinic;
- b) Automobile body shop and repair with inside vehicle storage;
- c) Machinery sales and service;
- d) Public amusement restaurant or entertainment involving serving of alcoholic beverages;
- e) Wholesale distribution;
- f) Light manufacturing; or
- g) Warehouse storage.

3.5-3 Area of Lots

Area regulations for each use in the Commercial-General (C-G) district shall not be required, however, an existing lot may not be divided or a building erected which would decrease the amount of parking required for uses or building established on the property.

3.5-4 Setback for Structures

The setback line for structure shall be ten (10) feet from any street right-of-way.

3.5-5 Lot Frontage

A minimum frontage shall not be required.

3.5-6 Yard

Yard requirements for each main structure for permitted uses shall be as follows:

- a) A side or rear yard shall not be required; and
- b) A side yard abutting a street right-of-way shall be landscaped.

3.5-7 Maximum Height

The maximum height for structures shall be forty-five (45) feet.

3.5-8 Lot Coverage

The maximum lot coverage shall be seventy (70) percent provided required off-street parking can be met on the owner's property.

3.5-9 Sidewalks Required

Sidewalks shall be required to be constructed to equal the existing width along a property frontage with no less than five (5) feet if non-existent.

~~3.6 Industrial (I) District~~

~~The primary purpose of this district is to provide and/or maintain areas where the principal use of land is for manufacturing and industrial operations. Such use may create nuisances which are not properly associated nor compatible with residential and business districts.~~

~~3.6-1 Uses Permitted~~

~~Uses permitted in the Industrial (I) District shall be established in compliance with standards of this Article, Article 4 Supplementary Regulations, and as provided in the Virginia State Code. Uses permitted shall be one (1) or more of the following uses:~~

- ~~a) Assembly of electrical appliance, electronic instruments and devices, radios and phonographs. Also the manufacture of small parts, such as coils, condensers, transformers, and crystal holders;~~
- ~~b) Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing, or overhauling, welding or machine shops;~~
- ~~c) Laboratories, pharmaceutical or medical;~~
- ~~d) Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, perfumes, perfumed toilet soap, toiletries, food products, clothing, textiles;~~
- ~~e) Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials; Bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semi-precious metals or stones, rubber, shell, straw, textiles, tobacco, wood, yard and paint;~~