

5-50.2. Regulations for Zoning District B-4, Rural Business District.

- (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.
- (2) **Permitted Uses** (also identified in Table of Uses Permitted by District, Sec. 5-70).
 - a. The use table in (e) below 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.)**
 - b. Certain uses have additional, modified or more stringent standards listed in Article 9B Supplementary Use Regulations. References to those regulations are identified in the use table in e below for each use in which they apply.
 - c. 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.
 - d. **In the B-4 district more than one (1) permitted principal use and its associated structures may be established on a single lot, provided that yard and other requirements of this ordinance shall be met.**
 - e. Use Table for the B-4 Rural Business District.

Permitted Uses: B-4 Rural Business District	Supplemental Regulations	P	SE	CUP
Agricultural, Animal, and Outdoor				
Agriculture				
Aquaculture facility	9B-2.20	√		
Farm livestock market				√
Farmers’ market	9B-2.50	√		
Forestry operation		√		
Animal				
Animal care and/or training facility (Kennel)	9B-3.10		√	
Animal shelter, private	9B-3.10		√	
Animal training services	9B-3.20	√		
Livestock, private use or enjoyment	9B-3.40	√		
Livestock, private use or enjoyment, requesting acreage reduction	9B-3.40		√	
Stable, private	9B-3.60	√		
Stable, private requesting acreage reduction	9B-3.60		√	

Permitted Uses: B-4 Rural Business District	Supplemental Regulations	P	SE	CUP
Domestic pets		√		
Outdoor				
Nature based tourism		√		
Civic and Institution Uses				
Churches and other places of worship		√		
Day care center, adult		√		
Day care center, child		√		
Family day home, 5-12 children	9B-5.20	√		
Fire and/or EMS company stations		√		
Food pantry / soup kitchen		√		
Funeral Home and/or crematorium		√		
Lodge halls and clubs		√		
Long-term care facility		√		
Museum		√		
Park, natural area, or community facility	9B-5.30	√		
Public building / facility		√		
Residential group homes, 9+ individuals	9B-5.40			√
Schools, private elementary / secondary		√		
Schools, private in-home		√		
Schools, public elementary /secondary		√		
Schools, post-secondary		√		
Transitional home, 1-8 individuals	9B-5.50			√
Commercial Products & Services (commercial)				
Automobile towing services	9B-6.30	√	√	
Automobile/vehicle service facility	9B-6.40	√	√	
Automobile/vehicle storage facility	9B-6.50			√
Commercial indoor amusement, entertainment, sports			√	
Commercial outdoor amusement, entertainment, sports, major	9B-6.60			√
Commercial outdoor amusement, entertainment, sports, minor	9B-6.60			√
Engine / equipment repair, small	9B-6.70	√		
Event facilities	9B-6.80			√
Micro beverage production establishment		√		
Office, general		√		
Parking lots or structures		√		
Personal service establishment		√		
Restaurant and catering facilities		√		
Restaurant, drive through		√		

Permitted Uses: B-4 Rural Business District	Supplemental Regulations	P	SE	CUP
Sales , general store, country	9B-6.100	√		
Sales, retail/ wholesale, indoor	9B-6.110	√		
Sales, retail/ wholesale, outdoor	9B-6.120	√		
Sales, seasonal	9B-6.130	√		
Studio, fine and performing arts		√		
Taxidermy and/or pet crematorium		√		
Veterinary clinic	9B-6.140	√		
Wellness and fitness center		√		
Commercial Products and Services (commercial) Lodging				
Bed and breakfast		√		
Inn				√
Industrial and Utilities				
Industrial				
Contractor storage yards			√	
Freight containers as accessory structures	9D-10	√		
Manufacturing, craft		√		
Manufacturing, food & beverage production		√		
Manufacturing, light		√		
Utilities				
Commercial communication facility, major	9B-8.10		√	
Commercial communication facility, minor	9B-8.10	√		
Power utility-electric	9B-8.20			√
Solar energy facility, private large-scale ground mounted	9B-8.30			√
Solar energy facility, private large-scale roof mounted / solar canopy	9B-8.30	√		
Solar energy facility, private small-scale	9B-8.30	√		
Uses required for provision and maintenance of public utilities	9B-8.40	√		
Residential				
Dwelling, accessory	9B-9.20	√		
Home occupation, Type I	9B-9.70	√		
Home occupation, Type II	9B-9.70		√	

(3) **Minimum Lot Area and Maximum Residential Density.**

a. Lot size:

- i. Minimum lot area: None (or as specified in Article 9B Supplementary Use Regulations for specific uses)
 - ii. Minimum frontage: None (or as specified in Article 9B Supplementary Use Regulations for specific uses)
- b. Density: Maximum density for residential uses: N/A; see Section 9B-9.20 for accessory dwellings.
- (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) **Setback requirements.**

a. **Setback table.**

	Front	Side	Rear
Principal Building / Structure	35 feet <i>See 1 below.</i>	10 feet	20 feet
Accessory Building / Structure	35 feet <i>See 1 below.</i>	None	None

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

b. Additional Setback Regulations:

- i. For nonconforming lots of record see Section 10-3 Nonconforming lots of record.
- ii. There is no setback requirement for fences or retaining walls, however on corner lots they must comply with Article 9E Other Regulations “Visibility at Intersections” Section 9E-30 and fences within the Highway Corridor Overlay District must comply with Article 6A Highway Corridor Development District setbacks.
- iii. 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.
- iv. **There is no setback requirement for residential utilities and utility shelters such as well pump houses, heating, ventilation, and air conditioning (HVAC) units, generators, and the like.**
- v. **Where a development requiring a site plan is proposed to encompass and be situated on multiple existing lots, the lot lines separating said lots shall be vacated through the preparation and**

recordation of a plat in accordance with the subdivision ordinance. There shall be no fee for boundary line vacation plats necessitated by this requirement. The recordation of such plat shall be required prior to site plan approval. In the event the development proposed can stand alone on each of the lots and in compliance with all applicable setback, parking, and other zoning requirements, then vacation of the lot lines shall not be required. Buildings cannot straddle property lines unless they meet building code requirements and are located in a zoning district where setback requirements do not apply.

(6) Building Requirements. Maximum footprint and height

	Maximum Footprint	Maximum Height
Principal Building / Structure	None	50 feet <i>See i & ii below.</i>
Accessory Building / Structure	None	35 feet <i>See iii below.</i>

i - The height limitations do not apply to buildings/ structures used for agricultural purposes or to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except where the height of such structures will constitute a hazard to the safe landing and take-off of aircraft at an established airport. For uses such as commercial communication facilities, solar energy facilities, utilities, and wind energy facilities see associated Article 9B Supplementary Use Regulations.

*ii - The maximum permitted height of principal buildings located in designated special flood hazard areas inundated by the one hundred (100) year flood shall be **an additional five (5) feet above the** height limitation set forth **above**.*

iii - If an accessory building meets principal building setback requirements, it may also utilize the same maximum height.

(7) Other Requirements. (None)

(8) Other Regulations

- a. See Article 6A Highway Corridor Development District. For lots located along Route 17 additional requirements apply.
- b. See Article 9A for Supplementary Regulations applicable to all Districts.

- c. See Article 9B for Supplementary Use Regulations
- d. See Article 9C for Screening and Buffering regulations
- e. See Article 9D for regulations related to Temporary and Accessory Uses/Structures.
- f. See Article 10 for regulations related to Nonconformities.
- g. See Article 11 for regulations related to Off-Street Parking and Loading Facilities.
- h. See Article 12 for regulations related to Signs.