



**Amherst County Board of Supervisors  
County Ordinance No. 2019-0007**

**AN ORDINANCE, NO. 2019-0007**

Amending § 712.03 – Special exceptions of Appendix A – Zoning & Subdivisions, Article VII – Use Requirements By Zoning Districts, to the Code of the County of Amherst to add restaurants to special exceptions.

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Approved as to form and legality by the County Attorney

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**PUBLIC HEARING: Planning Commission, July 18, 2019**  
**FIRST READING: Board of Supervisors, August 6, 2019**  
**PUBLIC HEARING: Board of Supervisors, August 20, 2019**

**THE COUNTY OF AMHERST HEREBY ORDAINS:**

**§ 1. That Section 712.03 – Special exceptions of Appendix A – Zoning & Subdivisions, Article VII – Use Requirements By Zoning Districts, to the Code of the County of Amherst, be and hereby is amended as follows:**

712. - Residential Mixed Use District RMU-1.

712.03 Special exceptions:

1. Emergency services.
2. Limited assisted living facility.
3. Personal wireless service facilities as provided in Section 919.
4. Signs for uses not specified in the permitted use section and as provided in Section 907.
5. Short-term tourist rental of a dwelling as provided in Section 916.
6. Bicycle sales and repair shops provided no items can be stored outdoors.
7. Catering establishments and meal delivery services.
8. Child care centers, babysitting services.

9. Churches and parish houses, except rescue missions and revival tents.
10. Schools, including child care, charitable, cultural, and other community service activities on school property, and colleges and universities, including educational, scientific and other related research facilities.
11. County-owned or county-leased buildings and properties of a conservation, cultural, administrative or public service type and publicly-owned or publicly-leased buildings of a recreational type, with approval of a site plan, in accordance with Article XI of Appendix A to the County Code, Zoning and Subdivisions.
12. Furniture, television and appliance sales, service and repair, including service and repair of any type of home appliance provided no items can be stored outdoors.
13. Grocery or general convenience store, except that no individual store shall contain more than three thousand (3,000) square feet of floor area designated for retail sales and the sale of gasoline shall not be allowed.
14. Drying and dry cleaning retail laundry or cleaning and pressing establishments employing not more than three (3) persons in the actual cleaning process. Establishments shall use nonflammable cleaning solvents, fully enclosed cleaning and solvent reclamation processes, fully enclosed pressing equipment with no outside steam exhaust, and other devices or arrangements necessary to fully protect adjacent properties from noise, odors, and vapors.
15. Studios and shops for artists, photographers, writers, teachers, jewelers, tailors and dressmakers, taxidermists, weavers and other craftsmen, sculptors and musicians, provided no such studio or shop shall contain more than three thousand (3,000) square feet.

16. Single-family dwelling and a retail sales or service store within the same main structure, provided the single-family dwelling unit occupies fifty (50) percent or more of the structure.
17. Two-family dwelling which has an outward appearance of a single-family dwelling.
18. Restaurants.
19. Any other use which the planning director determines is consistent with the statement of intent for this district and is of the same general character as special exception uses in this district.

**§ 2. That this ordinance shall be in force and effect upon adoption.**

Adopted this 20<sup>th</sup> day of August, 2019.

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L. J. Ayers III, Chairman  
Amherst County Board of Supervisors

**ATTEST:**

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Dean C. Rodgers, Clerk  
Amherst County Board of Supervisors

**Ayes** \_\_\_\_\_

**Nays** \_\_\_\_\_

**Abstentions** \_\_\_\_\_