



**Amherst County Board of Supervisors  
County Ordinance No. 2020-0003**

**AN ORDINANCE, NO. 2020-0003**

Amending Section 707, specifically subsection 707.03, of Appendix A to the Code of the County of Amherst, to allow for dual use structures limited to single family dwelling use and business use in the B-2 General Commercial District, and allowing on-site directional signs that are greater than 18 inches in width and/or 42 inches in height as a special exception use in the B-2 General Commercial District.

---

Approved as to form and legality by the County Attorney

---

**FIRST READING: Board of Supervisors, July 7, 2020  
PUBLIC HEARING: Board of Supervisors, August 18, 2020**

**THE COUNTY OF AMHERST HEREBY ORDAINS:**

**§ 1. That Section 707, specifically subsection 707.03 of Appendix A to the Code of the County of Amherst be and hereby is amended, as follows:**

707. - General Commercial District B-2.

*707.01. Intent of General Commercial District B-2.* This district covers those areas intended for the conduct of any retail, service or contracting business, for siting of public facilities, and for other similar uses as determined by the zoning administrator. Uses requiring extended hours of operation and generating high volumes of traffic are permitted in this district. The permitted and special exception uses identified in subsection 707.02 and 707.03 may not be listed in alphabetical order.

*707.02 Permitted uses.* Within the General Commercial District B-2, the following uses are permitted:

1. Accessory buildings and uses as provided in Section 901;
2. Banks and savings and loan institutions;
3. Clinics and medical offices;
4. Clubs and lodges, fraternal, civic and patriotic;
5. Drug stores and other establishments for the filling of prescriptions and sale of pharmaceutical and similar supplies;
6. Emergency services;

7. Food stores;
8. General convenience stores;
9. Professional office buildings;
10. Public utilities such as poles, lines, transformers, pipes, meters and related or similar facilities; water sewer distribution lines;
11. Retail nurseries and greenhouses;
12. Retail service stores such as bakeries, barber shops, beauty parlors, shoe shops, self-service laundries, and establishments for receiving and distributing articles for laundering, drying and dry cleaning;
13. Signs as provided in Section 907;
14. U.S. post offices;
15. Antique and gift shops;
16. Automobile service stations as provided in Section 902;
17. Cemeteries;
18. Churches, manses, parish houses and adjacent cemeteries;
19. Day care centers;
20. Garages, public;
21. Hardware stores;
22. Motels, motor hotels and motor inns;
23. Restaurants;
24. Retail stores and shops;
25. Schools;
26. School support facilities;
27. Shopping center, subject to restrictions of Section 909;
28. Shopping complex;
29. Single-family dwelling and a retail sales and/or service store within the same main structure;
30. Telephone repeater substations, with no external antennas;
31. Car wash, provided that a paved area shall be located on the same lot for the storage of vehicles awaiting entrance to the washing process;
32. Bakeries employing not more than ten (10) persons other than clerks and vehicle drivers;
33. Cabinet making shops;
34. Catering establishments;
35. Cold storage plants and frozen food lockers not including lard rendering and abattoirs;
36. Dry cleaning plants;
37. Funeral homes;
38. Furniture stores;

39. Printing plants and newspaper offices;
40. Radio and TV offices and studios;
41. Retail automotive parts stores;
42. Satellite dish antenna sales and service establishments;
43. Theaters, indoor;
44. Wholesale and jobbing establishments, with all material stored entirely in buildings enclosed on all sides or screened in accordance with Section 1607;
45. Bowling alleys, roller skating and ice skating rinks, billiard parlors, pool rooms, dance halls, game rooms, pinball parlors, electronic game centers, golf driving ranges and similar forms of amusement;
46. Call centers;
47. Colleges;
48. Community centers;
49. Contractor facilities and storage yards and establishments for installation and servicing the following: air conditioning, electrical service, flooring, heating, interior decorating, painting, plumbing, roofing, steel erection, tiling or ventilating with all material stored entirely in buildings enclosed on all sides or screened in accordance with Section 1607;
50. Dormitories;
51. Excavation contractor's facilities and yards for storage of equipment intended for off-site use;
52. Feed and seed stores;
53. Golf driving range;
54. Governmental facilities;
55. Kennels;
56. Light manufacturing, processing or packaging of products provided all operations are conducted in a building which shall not have any opening other than a stationary window within one hundred (100) feet of a residential, or public lands district; shall not store or otherwise maintain any parts or waste material outside such building unless such parts or waste material are screened in accordance with Section 1607; and shall not create conditions of smoke, fumes, noise, odor or dust detrimental to health, safety or general welfare of the community; and shall be permanently screened from adjoining residential lots and districts by a wall, fence, evergreen hedge and/or other suitable enclosure of a minimum height of seven (7) feet at the original elevation of the property line;
57. Pest exterminating businesses;
58. Public utilities: public water and sewer transmission lines, treatment facilities, and pumping stations; electrical power transmission lines and substations; oil and gas transmission pipelines and pumping stations; microwave and radio wave transmission and relay towers and substations; telephone exchange centers, offices, equipment storage, dispatch centers and warehouse facilities;
59. Radio and TV transmission towers which are set back from any lot line at a distance equal to the maximum height of the tower above ground level;
60. Radio and TV transmitters;

61. Sign manufacturing;
62. Truck stop;
63. Veterinary hospitals and clinics;
64. Libraries;
65. Public utilities;
66. Public streets;
67. Personal wireless service facilities as provided in Section 919;
68. Short-term tourist rental of dwelling as provided in Section 916;
69. Breweries;
70. Use, temporary;
71. Museums;
72. Warehousing and distribution facilities, with all material stored entirely in buildings enclosed on all sides or screened in accordance with Section 1607.
73. Automobile sales subject to landscaping requirements in Section 1607;
74. Travel trailer sales;
75. Tattoo establishments;
76. Self-service mini-storage and warehouse facilities;
77. Marine sales and service. All service operations shall be conducted in a building. Openings in all buildings shall be located a minimum of one hundred (100) feet from a residential, agricultural, or public lands district. Parts or waste material shall not be stored outside the building;
78. 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 permitted uses in this district.

*707.03. Special Exceptions (General Commercial District—B-2 zone).*

1. Bulk storage and sale of sand, gravel and rock;
2. Building and excavating contractor facilities with outside storage;
3. Building materials dealer, not including handling of bulk materials such as sand and gravel;
4. Machinery sales and services;
5. Arenas, auditoriums or stadiums;
6. Automotive repair garage, mechanical and body, provided all operations are conducted in a building which shall not have any opening other than a stationary window within one hundred (100) feet of a residential or public lands district and which shall not store or otherwise maintain any parts or waste material outside such building unless such parts or waste material are screened in accordance with Section 1607;
7. Tire recapping, provided all operations are conducted in a building which shall not have any opening other than a stationary window within one hundred (100) feet of a residential, agricultural or school district and which shall not store or otherwise maintain any parts or waste material outside such building;

8. Adult entertainment establishments in accordance with Section 915;
9. Auction house;
10. Display of and sale of wholesale and retail modular homes;
11. Small wind energy systems as provided in Section 918;
12. Substance abuse treatment facility;
13. Above ground liquefied petroleum gas containers between one hundred twenty-five (125) gallons water capacity and two thousand (2,000) gallons water capacity, provided there is a distance of three (3) feet between other liquefied petroleum gas containers. Liquefied petroleum gas containers shall be set back twenty-five (25) feet from roads and lot lines of adjoining properties and fifty (50) feet from all structures and installed in a manner to reduce exposure and proximity to vehicular traffic. The board of supervisors may impose greater setbacks if above ground liquefied petroleum gas containers are located in close proximity to the following non-exhaustive list of land uses: dwellings, schools, churches, government facilities, or other uses in which higher densities of people gather. The board of supervisors may provide for a reduction in setbacks if engineered provisions are made for blast containment. All requirements shall be in accordance with Section 4-27, as amended;
14. Off-site directional signs compliant with the requirements of Section 907.04;
15. Pawnbrokers;
16. Oil and gas exploration, extraction and production, provided the entity conducting these activities complies with Chapter 22.1 of Title 45.1 (Code of Virginia, § 45.1-361.1 et seq.), and adheres to the oil and gas rules and regulations promulgated by the Virginia Department of Labor and Industry;
17. Personal wireless service facilities as provided in Section 919;
18. Substance abuse treatment clinic; and
19. Truck business.
20. Dual use structure limited to a single-family dwelling use and a business use;
21. On-site directional signs greater than 18" in width and/or 42" in height.
- ~~20~~ 22. Any other use which the zoning administrator 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 18<sup>th</sup> day of August, 2020.

---

Claudia D. Tucker, Chair  
Amherst County Board of Supervisors

**Member**

**Vote**

Claudia D. Tucker, Chair..... \_\_\_\_\_  
Jennifer R. Moore, Vice-Chair..... \_\_\_\_\_  
David W. Pugh, Jr. .... \_\_\_\_\_  
Tom Martin ..... \_\_\_\_\_  
L. J. "Jimmy" Ayers III ..... \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Dean C. Rodgers, Clerk  
Amherst County Board of Supervisors