



**Amherst County Board of Supervisors
County Ordinance No. 2021-0009**

AN ORDINANCE, NO. 2021-0009

Amending §707.02, of Section 707 General Commercial District B-2, of Article VII, Use Requirements By Zoning Districts, to the Code of the County of Amherst, relating to retail sale of self-storage and or accessory structures subject to all landscaping requirements in section 1605.

Approved as to form and legality by the Amherst County Attorney

**FIRST READING: Board of Supervisors, December 7, 2021
PUBLIC HEARING: Board of Supervisors, December 21, 2021**

THE COUNTY OF AMHERST HEREBY ORDAINS:

§ 1. That Section 707.02 of the Code of Amherst County, 1987, as amended, is amended, reenacted, and recodified 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;

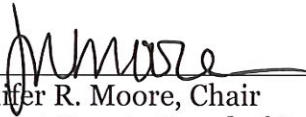
10. Public utilities such as poles, lines, transformers, pipes, meters and related or similar facilities; water sewer distribution lines;
11. Retail nurseries and greenhouses;
12. Retail service stores such as bakeries, barber shops, beauty parlors, shoe shops, self-service laundries, and establishments 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. Solar generation facilities, small;
- 79. Food trucks, trailers and or carts as provided in Section 924, provided that the food truck (trailer and/or cart) does not remain on the property for longer than seventy-two (72) consecutive hours;
- 80. Retail sale of self-storage and or accessory structures subject to all landscaping requirements in section 1605;
- 81. 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.


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

Adopted this 21st day of December 2021.



 Jennifer R. Moore, Chair
 Amherst County Board of Supervisors

Member	Vote
Jennifer R. Moore, Chair.....	<u>AYE</u>
David W. Pugh, Jr., Vice-Chair.....	<u>ABSENT</u>
Tom Martin.	<u>AYE</u>
L. J. "Jimmy" Ayers, III	<u>AYE</u>
Claudia D. Tucker	<u>AYE</u>

ATTEST:


 Dean C. Rodgers, Clerk
 Amherst County Board of Supervisors