

King George County Zoning Ordinance – Commercial

Source: <http://www.municode.com/Resources/gateway.asp?pid=12064&sid=46>

Retrieved April 03, 2008

Sec. 2.10. C-2 General trade district regulations.

2.10.1. **Intent.** The intent of this district is to recognize existing commercial and/or service trade uses within the county which may include exterior storage or displays, and may involve limited manufacturing or processing activities, and provide an opportunity to expand these and related general trade opportunities.

2.10.2. **Uses permitted by right.**

1. **All uses permitted by right within the retail commercial district (C-1).**
2. Auto repair facility.
3. Boat sales.
4. Commercial indoor recreational facilities.
5. Contractors equipment yard.
6. Construction material supply business with storage under cover, but not to include fabricating.
7. Farm supply sales including vehicular equipment.
8. Florist including greenhouse and exterior display area.
9. Garage, commercial.
10. Hospital.
11. Mobile home and modular home sales.
12. Parking lot, commercial.
13. Public use.
14. Radio/television station.
15. Structure for public utilities not involving outside storage of equipment or materials.
16. Veterinary hospital/clinic with no outside facilities [additional requirements in article 4, section 4.8].
17. Vehicle sales and service.
18. Warehouse, mini.

2.10.3. **Additional uses permitted only by special exception.**

1. Amusement enterprises.
2. Flea market.
3. Veterinary hospital/clinic with outside facilities [additional requirements in article 4, section 4.8].
4. All commercial permitted by special exception within the retail commercial district (C-1).

2.10.4. **Lot area and other dimensional regulations.** Except as provided for nonconforming lots of record elsewhere in this ordinance, every lot within the C-2 district shall meet the lot area and other dimensional regulations set forth as follows:

1. **Lot area and width.** Every lot in this district shall comply with the lot area and width requirements of the C-1 district.
2. **Minimum yard requirements.** All minimum yard requirements of the C-1 district shall apply in this district.

(Amend. of 1-3-95)

NOTE: Other rules, regulations apply.

King George County Community Development phone number: **540.775.7111.**

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Sec. 2.9. C-1 Retail commercial district regulations.

2.9.1. *Intent.* The intent of this district is to recognize existing light commercial uses and to provide an opportunity to expand these and other retail opportunities within the county.

2.9.2. *Uses permitted by right.*

1. Accessory uses and structures incidental to permitted uses [additional requirements in article 3, section 3.8].
2. Arts and crafts shop (Products sold/manufactured on premises).
3. Bakery.
4. Bank or similar financial institution.
5. Bowling alley.
6. Building, public.
7. Building, semi-public.
8. Building supply/lumber sales.
9. Car wash.
10. Cemetery, commercial.
11. Club, private.
12. Community center.
13. Day care facility.
14. Dental laboratory.
15. Dwelling units located in the same building with and ancillary to commercial uses.
16. Dwellings, one family, in existence on September 3, 1987, the date of adoption of this ordinance.
17. Fast-food restaurant.
18. Florist within an enclosed building.
19. Funeral home.
20. General store.
21. Group care facility.
22. Indoor commercial recreational facility.
23. Laundry service.
24. Marina, commercial.
25. Medical/dental office.
26. Miniature golf.
27. Motel.
28. Nursery school.
29. Nursing home.
30. Office building.
31. Personal service establishment.
32. Public use.
33. Repair service establishment.
34. Restaurant.
35. Retail sales establishment conducting business entirely within an enclosed building.
36. Service station [additional requirements in article 4, section 4.5].
37. Shared water system [additional requirements article 4, section 4.9a].
38. Telephone exchange equipment.

NOTE: Other rules, regulations apply.

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39. Theater, indoor.
40. Utility pipelines, transmission lines and appurtenances.
41. Vehicle sales.
42. Veterinary hospital/clinic with no outside facilities [additional requirements in article 4, section 4.8].

2.9.3. *Additional uses permitted only by special exception.*

1. Amusement enterprises.
2. Hospital.
3. Public utilities structures (no outside storage).
4. Telecommunication facilities [additional requirements in article 4, section 4.12].
5. Water/sewer treatment plant [additional requirements in article 4, section 4.10].
6. Water storage and/or pumping facilities [additional requirements in article 4, section 4.9].

2.9.4. *Lot area and other dimensional regulations.* Except as provided for nonconforming lots of record elsewhere in this ordinance, every lot within the C-1 district shall meet the lot area and other dimensional regulations set forth as follows:

2.9.4.1. *Lot area and width.* Every lot shall have an area and width not less than shown below for each utility situation.

TABLE INSET:

Utilities Available	Minimum Lot Dimensions	
	Area (sq. ft.)	Width (feet)
Both community water and sewer	5,000	50
Either community water or sewer	25,000	100
Neither community water nor sewer	30,000	100

2.9.4.2. *Minimum yard requirements.*

- a. *Front yards.* 30 feet.
- b. *Side and rear yards.* None required, except in cases where such uses abut an existing residential or agricultural district and then the same as required for the abutting district.

NOTE: Other rules, regulations apply.

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