

406. - Business District B-1.

Statement of intent: Generally this district covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise due to the congregation of people and passenger vehicles.

406.1. Uses permitted by right: In Business District B-1, structures to be erected or land to be used shall be for one or more of the following:

- (a) Retail food stores.
- (b) Bakeries.
- (c) Drycleaners.
- (d) Laundries or laundromats.
- (e) Wearing apparel stores.
- (f) Drugstores.
- (g) Barber and beauty shops.
- (h) Auto and home appliance services.
- (i) Theaters, assembly halls.
- (j) Hotels and motels.

(Mo. of 4-10-1995)

- (k) Office buildings (see professional offices).

(Ord. of 9-12-2011, § 24)

- (l) Churches.
- (m) Libraries.
- (n) Hospitals, general.
- (o) Animal hospital or clinic, veterinary office.
- (p) Funeral homes.
- (q) Services stations (with major repair under cover), and garages.
- (r) Clubs and lodges.
- (s) Auto sales and service.
- (t) Lumber and building supply (with storage under cover).
- (u) Plumbing and electrical supply (with storage under cover).
- (v) Machinery sales and service.
- (w) Furniture stores.
- (x) Restaurants.
- (y) Public utilities.
- (z) Commercial recreation, tourist and scenic attractions.
- (aa) Off-street parking for permitted uses in this district as required by this ordinance.
- (bb)—(ee) Reserved.

(Res. No. 2017-12-05, § 1, 12-11-2017)

- (ff) Pet stores.

(Ord. of 9-17-1990)

(gg) Banks.

(Ord. of 9-17-1990)

(hh) Photographers, photographic services.

(Ord. of 11-12-1990)

(ii) Bookstore.

(Ord. of 11-12-1990)

(jj) General retail stores.

(Mo. of 4-10-1995)

(kk) Businesses for the rental or sale of equipment of all sizes and designs and rental of supplies or any other items, except that no equipment or other items for rental or sale shall be stored outside.

(Mo. of 11-8-1999)

(ll) Country inn.

(Res. No. 2005-05-02, 5-9-2005)

(mm) Small winery operation.

(Ord. of 5-10-2010, § 2)

(nn) Microbrewery.

(Ord. of 5-10-2010, § 2)

(oo) Electronic occupations.

(Ord. of 9-12-2011, § 10)

(pp) Home occupation.

(Ord. of 9-12-2011, § 18)

(qq) Mixed-use development.

(Ord. of 5-9-2016(1), § 2)

(rr) Schools.

(Ord. of 3-13-2017(1))

(ss) Bed and breakfast homes.

(Ord. of 5-8-2017, § 3)

(tt) Lodging houses.

(Ord. of 5-8-2017, § 3)

(uu) Accessory buildings.

(Res. No. 2017-12-05, § 2, 12-11-2017)

406.2. Uses permitted by special permit:

(a) Apartment houses.

(b) Wholesale houses.

(Mo. of 4-10-1995)

- (c) Public billiard parlors and poolroom, bowling alleys, dance halls, and similar forms of public amusement. The governing body shall request that the planning commission submit a recommendation to it concerning such use applications. In approving any such application, the governing body may establish such special requirements and regulations for the protection of adjacent property, set the hours of operation, and make requirements as it may deem necessary in the public interest.
- (d) Temporary mobile homes and temporary mobile home parks as set forth in section 508.
- (e) Fire, police, and rescue squad stations.
- (f) Other uses not specifically permitted, which are not expected to be recurring or of general application.

(Ord. of 4-28-1980, § 1)

- (g) Manufactured home, if it meets the following requirements:
 1. If it is a structure, transportable in two or more sections, which in the traveling mode in ten body feet or more in width or 40 body feet or more in length, or when erected on site is 800 or more square feet, and which is built on a permanent chassis and designed to be used as a single-family dwelling with a permanent foundation when connected to the required utilities, and includes the plumbing, heating and electrical systems contained therein.
 2. The special use permit application must be reviewed by the Luray Planning Commission and approved by the Luray Town Council.
 3. The axles, wheels and towbar/hitch must be removed.
 4. The roof must be constructed of shingles, or other materials customarily and normally used for conventional dwelling roofing, and must be approved by the planning commission and the Luray Town Council.
 5. The underpinning shall consist of a permanent, continuous masonry foundation.
 6. Siding must be of any material commonly used in conventional homes.
 7. Front, rear and all other steps and landings must be constructed in accordance with all legal requirements.
 8. All other Town of Luray zoning requirements must be met.

(Ord. of 3-12-1990; Ord. of 8-12-1991, § 4)

(h) Single-family dwellings.

(Amendment of 12-9-1991)

(i) Preschool, child care facilities.

(Ord. of 7-9-1990, § 2)

(j) Mini-storage units.

(Ord. of 12-11-1989)

(k) Homes for adults.

(Ord. of 4-12-1993)

(l) Reserved.

(Ord. of 6-9-1997; Res. No. 2005-05-02, 5-9-2005; Ord. of 8-8-2016(1); Ord. of 5-8-2017, § 4)

(m) Two-family dwellings.

(Ord. of 8-11-1997)

(n) Townhouses for sale or rental in accordance with section 510.

(Ord. of 8-11-1997)

(o) Tattoo parlor.

(Ord. of 10-13-2009, § 2)

406.3. Area regulations: None.

406.4. Setback regulations: None.

406.5. Frontage and yard regulations: For permitted uses, the minimum side yard or rear yard adjoining or adjacent to a residential district shall be 25 feet and off-street parking shall be in accordance with the provisions contained herein.

406.6. Height regulations:

- (a) Buildings may be erected up to 45 feet in height from grade.
- (b) Church spires, belfries, cupolas, monuments, cooling towers, municipal water towers, chimneys, flues, flag poles, television antennae, and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.

406.7. Requirements for permitted uses: Before a building permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, detailed site plans (three copies) in sufficient detail to show the operations and processes shall be submitted to the zoning administrator for study. The administrator may refer these plans to the planning commission for their recommendations. Modification of the plans may be required. A use permitted by special permit shall also receive approval or rejection by the town council. Such site plan shall be proposed in accordance with section 515.

406.8. Signs: As provided in article VIII.

(Ord. of 8-8-2016(1))