

- (15) General location of solid waste and recycling storage containers with final location approved during permitting.
- (16) Proposed location of facility lighting, to include light poles with height.
- (17) Other information needed to process the site plan application may be requested such as but not limited to - Utilities, including type, grades, (may be on separate sheet), dimensions (may be on separate sheet), pipe sizes (may be on separate sheet), and authorization to connect to existing public water and sewer systems or install private water and sewer systems; - Provisions for adequate disposition of natural and storm water (may be on separate sheet) as required by local or state code, indicating all proposed temporary and permanent control measures; - Proposed erosion and sediment control measures (may be on separate sheet) as required by local or state code, indicating all proposed temporary and permanent control measures.

#### Site Plan Review Process.

- (1) The Administrator shall review any Permitted Uses and forward any site plan to the Planning Commission for its consideration if requested by the Applicant or is a Special Use and may forward the site plan to other agencies and departments as needed.
- (2) There shall be no land disturbance of any site without issuance of a permit based on a grading and/or erosion and sediment control plan approval
- (3) Such plans must comply as follows: the plans must meet certain rules and regulations of the state health department; plans and specifications for construction shall comply with the standards of the state department of transportation, unless otherwise approved by that department; and plans must meet all applicable policies, ordinances, and plans of the county.
- (4) No building permit or certificate of occupancy will be issued until all provisions of the approved site plan are met to the satisfaction of the Administrator and/or Planning Commission.

### **DISTRICT 4 - BUSINESS DISTRICT (B-1)**

#### **Purpose**

This district is established to cover the portion of the County's communities 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 or retail goods or by any nuisance factors other than those, occasioned by incidental light and noise of congregations of people and passenger vehicles. The intent of these regulations is not to limit business development in the County, but to encourage it by rezoning at the specific and appropriate locations where it will not produce noise, pollution, congestion, or safety problems for quieter, residential uses.

## **Permitted Uses**

Within the Business District (B-1) the following uses are permitted:

Antique Shops  
Apartments as a secondary use (i.e. apartment above businesses)  
Art, Craft and Hobby Stores (Supplies and Works)  
Auto Truck Sales, Agricultural/Industrial Equipment, used & new  
Barber & Beauty Shops  
Caterers  
Cemeteries, family only for currently existing, upon additional interments, an affidavit signed by the owner of the land which shall be recorded in the Circuit Court Clerk's Office, indicating the existence of the cemetery and its approximate location.  
Cemeteries – newly established – a plat indicating the specific location of the grave will accompany the affidavit  
Churches  
Convenience Stores  
Day Care Centers  
Drug Stores  
Dry Cleaning & Laundry Service drop-off/pick-up stations  
Emergency Service Facilities  
Financial Institutions, Including But Not Limited to Banks, Savings and Loans and Credit Unions  
Food Stores – Bakery, Butcher, Candy  
Funeral Homes  
Garages, Private  
Golf Courses & Driving Ranges  
Greenhouses, Garden shop, Nurseries  
Hardware Stores  
Libraries  
Lube Shops , Auto Repair, Towing Service  
Medical Clinics  
Manses. Church-Owned Dwellings  
Motels. Hotels, Bed & Breakfast  
Museums  
Off-Street Parking  
Parks & Playgrounds  
Offices, Professional  
Restaurants – Some Indoor Seating – no Alcoholic Beverage Consumption-7/12/99  
Retail Stores – gift/novelty shops, apparel stores, Sporting Goods Shop (without shooting range), Jewelry etc.

### **Special Use Permits**

The following uses shall be permitted only by special use permit approved by the Buckingham County Board of Supervisors:

Amusement Centers – Bowling Alleys, Pool Halls, Skating Rinks, Swim Clubs, Theaters  
Assembly Halls – community centers, lodge halls  
Auction Barns  
Automotive Wash Operations – 10/9/01  
Automotive Sales Lot to Include the Sale of Recreational Vehicles, Trailers, and Boats - 8/13/01  
Clubs, Public & Private – country clubs  
Colleges  
Community Centers  
Dog Businesses – Kennels, Grooming, Boarding, Training, Trials  
Dormitories  
Drive-In Restaurants  
Drive-in Theatres  
Flea Markets  
Laundromats & Dry Cleaners  
Lodge Halls  
Parking Facilities, Commercial  
Public Facilities  
Public Garages  
Public Utilities  
Radio & TV Stations  
Restaurants – With some on Premises Alcoholic Beverage Consumption – 7/12/99  
Schools, Public & Private  
Tattoo Parlors/Galleries – 11/20/03  
Telecommunications- non-concealed attached and non-concealed freestanding towers (See Article 9)  
Warehousing to include Mini-Storage Facilities – 9/11/00

### **Area Regulations**

There are no minimum areas or size except as may be required by the Board of Supervisors. Notwithstanding any definitive area requirement, the minimum permitted size of any commercial lot, parcel, or tract shall be subject to approval by the Department of Health.

### **Setback Requirements**

In Business District (B-1), a minimum front setback (from the nearest point on any structure to the front property line) of fifty (50) feet shall be allowed for any structure fronting on a Primary Road, twenty-five (25) feet shall be allowed for any structure on a Secondary Road. The Board of Supervisors may approve lower front setbacks upon request. However, all requests will be reviewed on the bases of projected traffic count

and flow and the Comprehensive Plan.

In the Business District (B-1), the side and back setback shall be a minimum of:

- (1) twenty-five (25) feet from the nearest point on any structure to the property line adjoining a residential or agricultural district.
- (2) Ten (10) feet from the nearest point on any structure to the property line adjoining a business district.
- (3) Fifty (50) feet from the nearest point on any structure to the property line adjoining a industrial district.

### **DISTRICT 5 – INDUSTRIAL DISTRICT - LIGHT (M-I)**

#### **Purpose**

This district is established to encourage the development of manufacturing and wholesale business establishments which do not produce high levels of smoke, smell, noise, light, dust, and other nuisances, which operate primarily within enclosed structures, and which do not deal with large volumes of customers on a continuous basis throughout the day. Limitations on height of building, horsepower, heating, flammable liquids or explosives, controlling emissions of fumes, odors, or noise, and landscaping may be imposed to protect and foster environmental desirability while permitting industries to locate near a labor supply, provided buffering districts or buffering land is provided.

#### **Permitted Uses**

Within the Light Industrial District (M-I) the following uses are permitted but not limited to the following:

Uses that are Assembling in nature

Manufacturing uses are only permitted if there is no discharge other than sewer and low levels of noise, smell, light and dust.

Churches – cemeteries, manses

Food and Food products – frozen food manufacturing, candy manufacturing, bakery, beverage and bottling

Furniture, Electronics, and Hardware –, upholstery, Hardware store, jewelry and watch manufacturing,

Grocery, Gas and Convenience Stores – automobile wash stations

Garages – lube shops, machine shop,

Motels/Hotels

Professional offices – contractors'

Retail- Hobby shop, Novelty shop,

Warehouses

Wood/Lumber products – lumber manufacturing, pulpwood processing, woodworking shop, Welding