

## **CHAPTER 25. ZONING**

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CHAPTER 25. ZONING.

DIVISION E. BUSINESS DISTRICTS

Article XXVIII. Airport Business (AB)

**§ 25-281. Purpose.**

A. Airport Business Districts are intended to provide space for airports licensed by the Virginia Department of Aviation or any United States government or military air facility.

B. Also permitted are office and business uses within and adjoining the airport facility that are compatible with an airport environment.

**§ 25-282. Permitted uses.**

The following uses shall be permitted within Airport Business Districts without Administrative or Special Use Permit:

A. Airports.

B. Aircraft sales.

C. Facilities for refueling aircraft.

D. Retail service for passenger accommodations.

E. Airport terminals.

F. Aircraft charter service.

G. Flight instructions.

H. Police, fire and rescue squad stations as accessory uses to the airport.

I. Businesses compatible with an airport environment, including but not necessarily limited to: hotels, motels, tourist courts, bus and other transit passenger terminals, taxi stands, motor vehicle parking, travel arranging services, motor vehicle rental services, gasoline retail outlets, restaurants and retail stores.

J. Offices.

**§ 25-282.1. Accessory uses.**

Accessory uses customary and clearly incidental to a permitted use and which will not create a nuisance or hazard shall be permitted in Airport Business Districts, subject to the applicable provisions of article V of division A of this chapter.

**§ 25-283. Uses permitted by Administrative Permit.**

The uses listed in this section shall be permitted within Airport Business Districts only upon the issuance of an Administrative Permit by the Zoning Administrator pursuant to the provisions of article LVI of division I of this chapter.

A. General standards applicable to all Administrative Permits. No Administrative Permit shall be issued except upon a finding that in addition to conformity with any standards set forth in this chapter for Administrative Permit uses, the following general standards will be met either by the proposal made in the application or by the proposal as modified or amended and made part of the Administrative Permit:

1. *Conformity with comprehensive plan and policies.* The proposal as submitted or as modified shall conform to the Comprehensive Plan of the county or to specific elements of such plan, and to official policies adopted in relation thereto, including the purposes of this chapter.

2. *Impact on neighborhood.* The proposal as submitted or as modified shall not have undue adverse impact on the surrounding neighborhood. Among matters to be considered in this connection are traffic congestion, noise, lights, dust, odor, fumes and vibration, with due regard for timing of operation, screening or other matters which might be regulated to mitigate adverse impact.

B. Off-site office trailers, buildings, parking lots, and equipment or materials storage areas or facilities in connection with temporary construction.

The temporary placement, development or use of off-site office trailers, buildings, parking lots or equipment or materials storage areas or facilities in connection with construction projects may be permitted by Administrative Permit provided:

1. Items permitted are in connection with specific construction projects.
2. Items permitted are placed no sooner than thirty (30) days prior to the beginning of construction and removed within thirty (30) days after completion or suspension of construction.
3. Items permitted are placed within reasonable proximity of the construction project.

**§ 25-284. Prohibited uses.**

All uses except those listed in §§ 25-282, 25-282.1 and 25-283 are specifically prohibited.

**§ 25-285. Lot area.**

The minimum lot area shall be sufficient for compliance with all the provisions of this article.

**§ 25-285.1. Lot width.**

The minimum lot width at any point shall be:

A. One hundred fifty feet (150'); or

B. One hundred feet (100') if:

1. Curb and guttering is installed along the entire road frontage in accordance with applicable standards of the Virginia Department of Transportation; and
2. The lot has only one highway entrance and it is a commercial entrance in accordance with applicable standards of the Virginia Department of Transportation and is shared with one or more other lots.

**§ 25-285.2. Yard and setback requirements.**

A. Front lot lines.

1. No building or other structure shall be erected, altered, located, reconstructed or enlarged nearer to the right-of-way line of a public or private street identified by the board of supervisors as a "designated thoroughfare" than fifty feet (50').
2. No building or other structure shall be erected, altered, located, reconstructed or enlarged nearer to the right-of-way line of any other public or private street than thirty-five feet (35').
3. In the absence of proof to the contrary the width of a public street shall be presumed to be thirty feet (30'), and the setback may be measured by adding fifteen feet (15') to the required setback and measuring from the center of the general line of passage.
4. If a lot, tract or parcel fronts on two or more streets, the foregoing minimum setbacks shall be required on all streets.

5. For an exception to front line setback requirements, see § 25-13 of article II, division A, of this chapter.

B. Other lot lines adjoining airport business zones.

There are no minimum setbacks required from lot lines, other than front lines, where the other lot line is a boundary with property zoned for airport business use under this article.

C. Lot lines not adjoining airport business zones.

No building or other permanent improvement shall be erected, altered or enlarged nearer than fifty feet (50') to any property not zoned Airport Business.

**§ 25-286. Lot frontage.**

Every lot shall have at least:

A. One hundred fifty feet (150') of frontage on a public street; or

B. One hundred feet (100') of frontage on a public street if:

1. Curb and guttering is installed along the entire road frontage in accordance with applicable standards of the Virginia Department of Transportation; and

2. The lot has only one highway entrance and it is a commercial entrance in accordance with applicable standards of the Virginia Department of Transportation and is shared with one or more other lots.

**§ 25-287. Height limitations.**

In Airport Business Districts, all buildings and structures shall be subject to the following height limitations:

A. No building or structure shall exceed fifty feet (50') in height.

B. In no case shall the height of any building or structure exceed the height limitations of the transitional surface, approach surface, horizontal surface and conical surface as required in any airport overlay district.

C. For exceptions to height limitations, see § 25-15 of article II, division A, of this chapter.

Sections 25-288 through 25-290 reserved.

*[Article XXVIII, Division E, Chapter 25 was comprehensively revised on 11/26/02, eff. 1/1/03]*

