

# Culpeper County C-3 Zoning

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## Sec. 27-58. General commercial district C-3.

(a) *Statement of intent.* The C-3 district covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access and is characterized by constant heavy traffic and by noise of congestion of people and passenger vehicles. The district is located mostly on primary arteries and outside the central business district.

(b) *Permitted uses.* The following uses are permitted by right:

- (1) All uses permitted in C-2 districts, with the same restrictions on residential uses.
- (2) Hospitals, special care and medical care.
- (3) Motor vehicle garage.
- (4) Motor vehicle and trailer sales and service; provided that any repair and services are conducted wholly within a building.
- (5) Cabinet and furniture repair.
- (6) Car wash, self-service and not self-service.
- (7) Drive-in businesses.
- (8) Frozen food lockers.
- (9) Plant nurseries.
- (10) Restaurant, carryout, fast food/drive-in.
- (11) Sign printing shops, if conducted wholly within a building.
- (12) Office parks.

(c) *Conditional uses.*

(1) Adult bookstores, massage establishments, mini-motion picture theaters, adult motion picture theaters, subject to securing a use permit and meeting additional standards as stated below:

- a. Such use shall be located only within a community shopping center.
- b. No such use shall be permitted within one thousand (1,000) feet of the property line of a private residential dwelling unless such residence is itself in a C-3 district.
- c. No such use shall be permitted within one thousand (1,000) feet of the property line of any church, school, hospital or public library.
- d. No two (2) such uses shall be permitted within one thousand (1,000) feet of each other.

(2) Commercial recreation/entertainment.

(3) Crematoriums, provided,

- a. Crematorium is an accessory use to the operation of a funeral home or animal hospital.
- b. Evidence is required which indicates the operator of a crematorium is a trained operator.

(4) Structures or buildings up to a maximum height of five (5) stories, subject to the applicant providing the following:

- a. Narrative or other descriptive illustrations to ensure the building(s) are compatible with the surrounding neighborhood;
- b. A plan indicating that increased buffering and landscaping features will be installed;
- c. Commitment to use quality building materials, such as brick or stone facades;
- d. Provide visual representation showing that the proposed building(s) will facilitate the creation of a convenient, attractive, and harmonious community;
- e. The provision of public amenities, such as transportation improvements, bike rack, pedestrian plaza, etc.; and
- f. Any other design, feature, or amenity that promotes health, safety, and general welfare of the occupants and the citizens of the community

(d) *Height regulations.* Buildings may be erected up to four (4) stories. For structures permitted above the height limit, see article XI of this chapter.

(e) *Area requirements.* The following area regulations shall apply as minimums for development in this district:

TABLE INSET:

	<i>Commercial</i>	<i>Multi-family</i>	<i>Single-family</i>	<i>Two-family</i>	<i>Village House</i>	<i>Townhouse</i>
Open space requirements	--	15%	--	--	1,000 square feet/lot, or 20%, whichever is more	1,000 square feet/lot
Lot width at setback (feet)	--	60	80	80	50	20 30-end lots
Area requirements (square feet)	--	15,000	10,000	10,000	5,000	2,000
Lot coverage	85% standard restaurant 90% all other uses	80%	--	--	--	--
Side yard (feet)	6 with windows 0 without; 30 where abuts "R" District	6	10	10	5	10
Rear yard (feet)	10 30 where abuts "R" District	25	25	25	25	25

(f) *Setback regulations.* The setback line for lots in the C-3 district shall be located ten (10) feet from all street right-of-way lines.  
(Ord. of 5-8-01; Ord. No. O-2006-004, 1-20-06; Ord. of 6-12-07)