

**Martinsville, VA**

**SECTION XV. - C-C, CORRIDOR COMMERCIAL DISTRICT**

**A. - Purpose and intent.**

The C-C, Corridor Commercial District (formerly C-3) provides for large-scale retail, and other commercial uses, at a lower density than is found in zones C-N and C-UB. The C-C District emphasizes efficient and convenient automobile access and circulation for city residents, and for those traveling from other locations in the region, as well as sign and landscape regulations that improve the appearance of important city corridors. Parcels zoned C-C are found primarily along major city streets, including Memorial Boulevard, Commonwealth Boulevard, and portions of Church Street outside of the central business district.

Uses typically found in the C-C District include regional and community shopping centers, big-box development on individual lots, and automobile/vehicle sales and service establishments. Despite the large size, and parking needs, of these uses, this ordinance encourages functional and visual improvements to Martinsville's major corridors through improved landscaping, access, and organization. Multifamily residential uses are permitted, but single family dwellings and other residential uses are not.

Significant portions of the C-C Highway Commercial District are also covered by the EC-O Entrance Corridor Overlay District. In these areas, additional review is used to ensure attractive architectural and landscape solutions to improve the look and transportation function of the city's major entrance corridors.

**B. - Lot and building standards.**

Regulated by Table 15.1; see following page.

LOT AND BUILDING STANDARDS	(Table 15.1)		C-C	
	By-Right Uses	Special Permit Uses*	Residential Uses*	Mixed Use*
Minimum District Size (Acres)	District Size to Conform with Official Zoning Map			
Non-Residential FAR (Maximum)	0.5**	0.5**		
Lot Area (SF, Minimum)	15,000 sf***	15,000 sf***		
Lot Width (Minimum)			Multifamily Residential by Special Use Permit, Subject to Site Plan Approval*	Mixed-Use Permitted in TND Overlay, Subject to TND-O District Requirements*
Interior	120***			
Corner	150***	Regulations for Special Permit Uses		
Lot Depth (Minimum)	100***	Established by Site Plan*		
Building Height (Maximum)	45			

Front Setback (Minimum) 30\*\*\*

Side Setback (Minimum)

Interior, abutting ED or C district

20\*

Interior, abutting R or T district

30\*

Corner, abutting any district

30

Rear Setback (Minimum)

Abutting ED or C district

20\*

Abutting R or T district

25\*

Maximum Lot Coverage (%)

85%

Open Space (% , Minimum)

nr

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**P** = Permitted Use    **SP** = By Special Use Permit  
**NP** = Not Permitted  
**nr** = Not Regulated

**\*** = See Additional Regulations  
**\*\*** = Conditioned on Parking Regulations  
**\*\*\*** = Modified Per Site Plan Approval  
**Units in feet (!) unless otherwise noted**

**C-UB**

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C. - Uses permitted by right.

1. Accessory uses and structures.
2. Alcoholic beverage retail sales.
3. Artisan craft production.
4. Artist studio.
5. Assisted living facilities.
6. Automobile parking (as a stand-alone use).
7. Automobile repair and service.
8. Automobile sales, including display lot.
9. Bakery or specialty food store.
10. Banks and financial services.
11. Car wash.
12. Catering establishment.
13. Churches and places of worship.

14. Coffee shop.
15. Commercial indoor entertainment.
16. Commercial indoor sports and recreation.
17. Commercial pool, tennis, or recreation facility.
18. Community gardens.
19. Conference center or performance venue.
20. Convenience store.
21. Data center or call center.
22. Day care, for children or adults.
23. Drug store or pharmacy.
24. Dry cleaning or laundromat.
25. Funeral home or mortuary.
26. Gasoline sales.
27. Grocery store.
28. Gym or health club.
29. Home occupations.
30. Hospital.
31. Hotel or motel.
32. Library.
33. Medical or dental office or laboratory.
34. Micro-brewery or tap room.
35. Movie theater.
36. Museum or historic site.
37. Nursing home.
38. Personal services establishment.
39. Pet grooming and boarding.
40. Plant nursery or landscape sales.
41. Private club, lodge, or fraternal organization.
42. Professional office space.
43. Public parks, playgrounds, and open space.
44. Radio or television station.
45. Repair services establishment.
46. Research and development.
47. Restaurant.
48. Restaurant, fast food.
49. Retail sales establishment.
50. Schools, colleges and academic institutions.

51. Shopping center.
52. Tailoring, alterations or shoe repair.
53. Urgent care center.
54. Veterinary clinic.
55. Vocational or trade school.
56. Wholesale sales and trade.
57. Hydroponic agriculture.

(Ord. No. [2019-Z-1](#), 1-22-2019)

D. - Uses permitted by special use permit.

1. Automobile auction establishment.
2. Cemetery or mausoleum.
3. Contractor or building trades workshop.
4. Golf course.
5. Heavy equipment sales and service.
6. Heliport or helipad associated with a permitted use.
7. Hydroponic agriculture.
8. Lumber yard.
9. Manufacturing, processing, and assembly.
10. Multifamily dwelling.
11. Outside storage.
12. Pawn shop.
13. Public buildings, infrastructure, and other facilities.
14. Rail or bus transit terminal.
15. Residential uses in accord with Table 15.1 herein above.
16. Telecommunications equipment and towers.
17. Temporary marketing offices for new residential development.
18. Warehouse or self-storage facility.
19. Wholesale food and beverage production.

E. - Prohibited uses.

The specific uses which follow shall not be permitted in the C-C District:

1. Adult entertainment establishments.
2. Any use, establishment or activity which in the opinion of the city council would be injurious, offensive, or noxious by reason of odor, fumes, dust, smoke, vibration, glare, noise or other cause which may be deemed as hazardous to the health, welfare and safety of the public.
3. Prohibited uses in the ED-G and ED-I District regulations.

F. - Additional regulations.

1. An environmental impact statement may be required for any permitted or special permit use. All uses shall conform to federal, state and city environmental regulations and performance standards and design criteria as related to:
  - a. Air pollution.
  - b. Fire and explosion hazards.
  - c. Radiation hazards.
  - d. Electromagnetic radiation and interference hazards.
  - e. Liquid, gas and solid wastes hazards.
  - f. Noise standards.
  - g. Vibration standards.
  - h. Illumination and glare.
  - i. Water quality.
2. In the evaluation of design and construction standards for any permitted or special permit use in the C-C District, the city council, at its sole discretion, may impose other conditions and additional restrictions to that use for the purposes of ensuring the mitigation of impacts and promulgating the health, safety and general welfare of the citizens of Martinsville.
3. All uses shall be subject to site plan approval.
4. All refuse stored on-site shall be contained in completely enclosed and screened facilities.
5. A freestanding use shall have no more than two (2) curb cuts for commercial entrances on any single right-of-way, and such curb cuts shall have a minimum distance of one hundred (100) feet between them.
6. Outdoor storage shall be subject to a special use permit. The location and use of outdoor storage, loading and display areas shall be limited to the designated area(s) on the approved site plan. The outdoor area devoted to storage, loading and display of goods shall be limited to a maximum of fifteen (15) percent of the total lot area and as otherwise designated on an approved site plan. Outdoor storage, loading and display areas in excess of fifteen (15) percent may be approved under special circumstances when the applicant can demonstrate need and provide expanded and enhanced screening, buffers and landscaping.
7. Gasoline pump islands, canopies and structural elements shall be governed by the same regulations as applied to a principal structure
8. Where a lot is contiguous to property located in an R- district, a landscaped buffer yard shall be provided, with landscape materials and placement subject to site plan approval. Fencing may be required in such cases with fence material and heights subject to site plan approval.
9. All site development activities shall comply with the state stormwater management regulations in effect at the time of site plan application. The applicant shall be responsible for obtaining and providing the city will all requisite state and federal permits.
10. Refer any city-adopted design and construction standards and policies for public infrastructure, transportation improvements, stormwater management, low impact development, and other site improvements requirements.
11. Child or adult day care centers shall comply with all applicable state regulations and requirements.
12. Additional requirements for pawn shops:
  - a. Establishment must maintain and file a daily report, as specified by the Code of Virginia § 54.1-4009, electronically with local law enforcement.

- b. All of the items collected must be contained within the confines of the actual pawnshop.
  - c. An approved anti-crime security system must be installed to safeguard the premises.
  - d. Establishment shall not be located within one thousand (1,000) feet of a similar establishment.
  - e. Establishment must be located at least one thousand (1,000) feet from churches, schools, playgrounds.
  - f. Establishment cannot open for business prior to 10:00 a.m. and must close by 9:00 p.m.
13. See section III.N. for requirements related to short-term rental occupancy.