

- 17-607.03-6 Open storage of machinery, materials, and supplies;
- 17-607.03-7 Satellite dish as the primary structure on a single lot of record or mounted to the roof of a primary structure as provided for in Article 17-700;
- 17-607.03-8 Recycling facilities;
- 17-607.03-9 Outpatient mental health and substance abuse center. ⁴⁶
- 17-607.04 Requirements for Permitted Uses and Special Exceptions in Central Business District B-1.**
- 17-607.04-1 Final grading and site finishing are required on all sites developed in the B-1 district. The execution of this requirement must take into consideration traffic hazards. Landscaping will be restricted to a height of three (3) feet within fifty (50) feet of the intersection of two roads.
- 17-607.05 Accessory Uses. Where a lot is devoted to a permitted principal use, customary accessory uses and structures are authorized. The following rules are applicable:
 - 17-607.05-1 Living quarters in the main building of persons employed on the premises or renters;
 - 17-607.05-2 Private parking garage;
 - 17-607.05-3 Temporary buildings for uses incidental to construction work, provided that such buildings shall be removed upon completion or abandonment of the construction work;
 - 17-607.05-4 Signs as provided for in Article 17-700; 17-
 - 607.05-5 Satellite dish as provided for in Article 17-700.

**SECTION 17-608
GENERAL BUSINESS DISTRICT B-2**

17-608.01 Intent of the General Business District B-2.

Generally, this district covers that portion of the town 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 of congregation of people and passenger vehicles. This includes such uses as retail stores, banks, business offices, printing presses, restaurants and taverns, and garages and service stations.

17-608.02 Permitted Uses.

Within the General Business District B-2 the following uses are permitted:

- 17-608.02-1 Department stores, variety stores, specialty shops, discount shops, and appliance stores;
- 17-608.02-2 Bakeries;

⁴⁶ 02/17/2014: Added as a special exception use by Council action.

- 17-608.02-3 Laundries, dry cleaning shops, and clothes dyeing establishments;
- 17-608.02-4 One- or two-family dwellings but not including single-family, two-family developments;
- 17-608.02-5 Retail stores and shops;
- 17-608.02-6 Theaters, assembly halls, playhouses and dinner theaters;
- 17-608.02-7 Hotels;
- 17-608.02-8 Banks and loan and finance offices, including drive-in types;
- 17-608.02-9 Churches and other places of worship, and church school buildings;
- 17-608.02-10 Libraries;
- 17-608.02-11 Hospitals;
- 17-608.02-12 Funeral homes and/or mortuaries;
- 17-608.02-13 Automobile service stations and public garages (with major repair in an enclosed building);
- 17-608.02-14 Clubs and lodges;
- 17-608.02-15 Automobile sales;
- 17-608.02-16 Lumber and building supply (with storage in an enclosed building);
- 17-608.02-17 Plumbing and electrical supply (with storage in an enclosed building);
- 17-608.02-18 Carpenter, electrical, plumbing, heating, appliance, bicycle, watch and shoe repair, painting, publishing, lithographing, upholstering, gunsmith or similar shops provided that any use shall be conducted within a, completely enclosed building and provided that no part of a building for such use shall have any opening other than stationary windows or required fire exits within one hundred (100) feet of any Residential District;
- 17-608.02-19 Public utilities;
- 17-608.02-20 Public service and storage buildings;
- 17-608.02-21 Restaurants including dairy product stores and soda fountains, and drive-in restaurants;
- 17-608.02-22 Newspaper offices and printing shops;
- 17-608.02-23 Business and professional offices, and medical offices;⁴⁷
- 17-608.02-24 Greenhouses;
- 17-608.02-25 Police, fire, and rescue squad stations;

⁴⁷ 02/17/2014: Council action deleted the term “clinics” and replaced with “medical offices”.

- 17-608.02-26 Post offices;
- 17-608.02-27 Bus stations and taxi stands;
- 17-608.02-28 Radio and television broadcasting studios;
- 17-608.02-29 Public buildings and properties of a cultural, administrative, or service type;
- 17-608.02-30 Individual residential uses associated with a permitted use such as the residence of an entrepreneur.
- 17-608.02-31 Parking garages and parking lots;
- 17-608.02-32 Business and vocational schools;
- 17-608.02-33 Signs as provided in Article 17-700;
- 17-608.02-34 Off-street parking as required by this Ordinance;
- 17-608.02-35 Museums;
- 17-608.02-36 Picture frame manufacturing and assembling;
- 17-608.02-37 Studios.
- 17-608.02-38 Foster homes or group homes serving the mentally retarded, developmentally disabled or others, rest homes, homes for adults, or nursing homes provided that licensing requirements are met;
- 17-608.02-39 Towers less than 35 feet in height, measured from the ground.

17-608.03 Special Exceptions.

When after review of an application and hearing thereon, in accordance with Article 17-800 herein, the Narrows Town Council finds a fact that the proposed use is compatible with surrounding uses, is consistent with the intent of this Ordinance and of the Comprehensive Plan, is in the public interest, and will comply with all other provisions of law and ordinances of the Town of Narrows, the following uses may be permitted with appropriate conditions:

- 17-608.03-1 Public billiard parlors and pool rooms, bowling alleys, dance halls, and similar forms of public amusement;
- 17-608.03-2 Strip mall;
- 17-608.03-3 Athletic fields, stadiums, and arenas;
- 17-608.03-4 Beverage manufacturing, bottling or distribution stations and food processing, packaging, or distribution stations;

- 17-608.03-5 Drive-in theaters provided all parts of such drive-in shall be distant at least two hundred (200) feet from any Residential District and provided that the screen shall be located as not to be visible from adjacent streets or highways and it shall be set back not less than two hundred (200) feet from the established right-of-way of said street or highway;
- 17-608.03-6 Livestock market and sales pavilions;
- 17-608.03-7 Recreational developments including campgrounds and recreational vehicle parks with the minimum requirement that the "Rules and Regulations of the Board of Health of the Commonwealth of Virginia Governing Campgrounds" are met;
- 17-608.03-8 Shooting range or gallery;
- 17-608.03-9 Wholesale business, storage, processing or warehouse not objectionable because of noise or odors provided that any such use shall be at least fifty (50) feet from any Residential District;
- 17-608.03-10 Conversion of a single-family dwelling or a commercial building to a multi-family use; ⁴⁸
- 17-608.03-11 Kennels and animal hospitals provided that any structure or premise used for such purposes shall be located at least two hundred (200) feet from any residential lot;
- 17-608.03-12 Swimming pools, skating rinks, golf driving ranges, miniature golf courses, or similar recreational use or facility if located at least two hundred (200) feet from any residential lot;
- 17-608.03-13 Fabricating and welding of metal within a completely enclosed building;
- 17-608.03-14 Open storage of machinery, materials, and supplies;
- 17-608.03-15 Satellite dish as the primary structure on a single lot of record or mounted to the roof of a primary structure as provided for in Article 17-700;
- 17-608.03-16 Recycling facilities;
- 17-608.03-17 Single and two family developments and townhouse developments meeting the requirements of this ordinance;
- 17-608.03-18 Outpatient mental health and substance abuse center. ⁴⁹
- 17-608.04 Requirements for Permitted and Special Exceptions in General Business District B-2.**
- 17-608.04-1 Final grading and site finishing are required on the parcels where uses are permitted in this district. The execution of this requirement must take into consideration traffic hazards. Landscaping will be restricted to a height of three (3) feet within fifty (50) feet of the intersection of two roads.
- 17-608.05 Accessory Uses.**
- Where a lot is devoted to a permitted principal use, customary accessory uses and structures are authorized. The following rules are applicable:
- 17-608.05-1 Living quarters in the main building of persons employed on the premises;

⁴⁸02/17/2014: Council action added "or a commercial building".

⁴⁹02/17/2014: Added as a special exception use by Council action.

- 17-608.05-2 Private parking garages;
- 17-608.05-3 Temporary buildings for uses incidental to construction work, such buildings shall be removed upon completion or abandonment of the construction work;
- 17-608.05-4 Mobile office building;
- 17-608.05-5 Signs as provided for in Article 17-700; 17-
- 608.05-6 Parking as provided for in Article 17-700; 17-608.05-
- 7 Satellite dish as provided for in Article 17-700.
- 17-608.05-8 Swimming pool associated with a private residence or multi-family development.

**SECTION 17-609
LIGHT INDUSTRIAL DISTRICT M-1**

17-609.01 Intent of Light Industrial District M-1.

The intent of the M-1 Industrial District is to accommodate industrial uses that provide desirable employment consistent with the goal of maintaining environmental quality. The M-1 District is to permit the manufacturing, compounding, processing, packaging, assembly, sales and/or treatment of finished or semi-finished products from previously prepared material.

17-609.02 Permitted Uses.

Within the Light Industrial District the following uses are permitted:

- 17-609.02-1 Assembly of electrical appliances, electronic instruments and devices, and electrical parts.
- 17-609.02-2 Automobile assembling, painting, upholstering, repairing, re-building, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping or battery manufacture;
- 17-609.02-3 Open storage of wrecked automobiles for reconditioning, body or fender work, repainting or repairing, up to twelve (12) in number;
- 17-609.02-4 Blacksmith shop, welding or machine shop; 17-
- 609.02-5 Laboratories-pharmaceutical and/or medical;
- 17-609.02-6 Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries or food products;
- 17-609.02-7 Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stones, shell, straw, textiles, tobacco, wood, yarn, or paint;