

Section 9A. B-O Business Office district, Hanover County VA

9A.1 Purpose of the district. The purpose of this district shall be primarily to provide for and serve the needs of nonretail office business uses which may be appropriate in areas where retail uses might cause adverse impacts due to traffic congestion, late hours, or other characteristics not normally evidenced by the uses permitted herein. To enhance the general character and compatibility of this district, signs, landscaping requirements and other features of this district are strictly regulated, and retail uses are strictly limited.

9A.2 Permitted uses. A building or land shall be used only for the following purposes:

1. Business, governmental, professional, or medical office.
2. Data processing center.
3. Studios for artists, photographers, teachers, sculptors or musicians.
4. Telephone station or booth, including drive-in or talk-from-car stations.
5. Facilities and structures necessary for rendering utility service, including poles, wires, transformers, telephone booths and the like, for normal electrical power distribution or communication service, pipelines or conduits for electrical, gas sewer, or water service, and pipelines, conduits and transmission lines located within the Suburban Service Area as depicted on the Phased Suburban Development Plan in the Hanover County Comprehensive Plan and used to connect to the public water and sewer system owned by the County, but not including buildings, treatment plants, pumping or regulator stations, substations and power transmission lines which are permitted as conditional uses.

(Ord. No. 04-02, § 7, 5-12-04)

9A.3 Permitted accessory uses. In connection with a use permitted in this district there shall also be allowed accessory uses, not otherwise prohibited, which uses are customarily accessory and incidental to the permitted use.

1. Swimming and/or tennis club, commercially operated.
2. Telecommunications arrays, located on an existing structure, in accordance with the requirements in article 5, section 1.3-17. (Ord. No. 01-09, § 9, 2-27-02)
3. (a) As an accessory use in an office building having a floor area of not less than 10,000 square feet, the following specific uses may be permitted as accessory use, subject to the specific limitations of subsection (b) below:
 - (1) Barbershops or beauty parlors.
 - (2) Dry cleaning, pressing, or laundry pickup stations where no cleaning, pressing, or laundering is conducted on the premises (floor area no greater than 1500 square feet).
 - (3) Shops for retail sale of fresh flowers and related products but with no greenhouses or nurseries.
 - (4) Restaurants, but not drive-in restaurants.
 - (5) Shoeshine shops.
 - (6) Stores or shops for the conduct of retail business, limited to the following principal items: Drugs, office supplies, books, stationery, and similar items closely related to the conduct of the principal office use.
 - (7) Travel agencies.
 - (8) Banks, but not drive-in banks.
 - (9) Printshop (floor area no greater than 1500 square feet).
 - (10) Bakery (floor area no greater than 1500 square feet).
 - (11) Photo finishing, self-contained units only (floor area no greater than 1500 square feet).

(b) The accessory uses listed in item (a) above shall be subject to the following limitations:

- (1) The aggregate of all accessory uses in any one building shall be limited to twenty-five (25) percent of the floor area of the building in which the uses are located.
- (2) Except for required emergency egress, accessory uses shall be accessible only from the interior of the building in which they are located.
- (3) Reserved.
- (4) Show windows or outside windows displaying merchandise shall be limited to one window of fifty (50) square feet.
- (5) No more than two (2) electronic or video games shall be permitted in each retail establishment.

9A.4 Signs. Signs are permitted as regulated in article 7, section 3.

9A.5 *Conditional uses.* The following uses may be permitted as conditional uses if approved by the Board of Supervisors in accordance with the procedures, guides, and standards of articles 7 and 10:

1. Schools, libraries, fire stations (volunteer or otherwise) parks, parkways, and playgrounds.
2. Public utilities or public service uses, buildings, generating, purification or treatment plants, pumping or regulator stations, substations, and power transmission lines not otherwise allowed as a permitted use.
3. Hotel, or motel, or motor lodge, including an accessory convention hall or conference center.
4. Private club, lodge, or meeting hall.
5. Hospitals and medical clinics.
6. Dry cleaning, pressing, or laundry pickup stations where no cleaning, pressing, or laundering is conducted on the premises; printshop; bakery. Floor area of 1500 square feet to 2500 square feet.
7. Private heliport or helistop primarily for use by an establishment located on the premises, subject to FAA approval.

(Ord. No. 04-02, § 8, 5-12-04)

9A.6 *Uses permitted as special exceptions.* The following uses may be permitted as special exceptions if approved by the Board of Supervisors in accordance with the procedure, guides, and standards of article 9:

1. Garage or parking lot as a principal use.
2. Reserved.

9A.7 *Lot size requirements.* There are no minimum lot size requirements except as may be required to meet sanitary standards.

9A.8 *Yard requirements.*

TABLE INSET:

Minimum in Feet				
	Front Yard	Side Yard Minimum	Side Yard Aggregate	Rear Yard
Any structure	35	10	--	25

Side and rear yards required only if adjacent to a Residential District.

The front yard setback shall be measured from the future right-of-way line as shown on the Major Thoroughfare Plan.

9A.9 *Height requirements.*

1. Office buildings and other permitted structures not specifically exempted in article 7.3: three (3) stories but not to exceed 45 feet.
2. Office buildings, hotels, motels, convention halls and conference centers, with a special height exception from the Board of Supervisors: 12 stories but not to exceed 120 feet.

9A.10 *Off-street parking, loading, and stacking requirements.* Off-street parking, loading, and stacking requirements are contained in article 7.

9A.11 *Access.* Access shall be provided according to the standards specified in article 7.

9A.12 *Development standards.* Standards are as specified in article 7.

(Ord. No. 82-7, § 2, 5-26-82; Ord. No. 83-9, § 1, 4-27-83; Ord. No. 84-12, § 1(a), (b), 10-24-84; Ord. No. 90-34, § 2, 9-25-91)