

Town of Dumfries Zoning Ordinance revisions effective September 20, 2011
(to be updated to Municode.com at a later date)

B-1 Zone

Section 70-247(A). Allowable Uses

- (a) Structures to be erected or land to be used shall be for one of the following uses. Only one main structure and its accessory building shall be erected on any lot or parcel of land in this district.
- (1) Antique shop
 - (2) Apparel, clothing store
 - (3) Art gallery
 - (4) Art supply store
 - (5) Bakery, provided all products produced on the premises shall be sold at retail on the premises
 - (6) Banks and financial institutions without drive-through windows
 - (7) Barber, beauty shop
 - (8) Beauty supply and accessories
 - (9) Bookstore, newsstand
 - (10) Bowling alley
 - (11) Candy store
 - (12) Clock shop sales and repair
 - (13) Computer store or personal electronic sales and service
 - (14) Data or computer services
 - (15) Dog grooming, without indoor or outdoor kennel facilities
 - (16) Drug store a without drive-through window
 - (17) Fast food restaurants without a drive-through window
 - (18) Fire station
 - (19) Florist, gift shop
 - (20) Food store: Grocery store, supermarket (excluding convenience or quick service food stores)
 - (21) Furniture store
 - (22) Government offices
 - (23) Hardware, paint and wallpaper store
 - (24) Hobby, craft shop
 - (25) Hospitals
 - (26) Hotels and motels
 - (27) Jewelry, engraving store
 - (28) Library
 - (29) Locksmith
 - (30) Medical and/or dental office and clinic
 - (31) Museums
 - (32) Musical instruments, sheet music, and recorded music sales
 - (33) Office, general business or professional
 - (34) Photographic equipment sales and service and photographic studio
 - (35) Printing, photocopying, photographic processing or blueprinting
 - (36) Repair services or businesses, including repair of lamps, microwave ovens, radios, shoes, television sets, toasters, toys, watches, and similar items
 - (37) Rescue squads
 - (38) Research and development (Non-hazmat)

Town of Dumfries Zoning Ordinance revisions effective September 20, 2011
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- (39) Restaurant, full-service, cafe, catering business, delicatessens or ice cream parlors, for service of food for consumption primarily on the premises, including outdoor eating area, but not drive-in or fast food restaurants
- (40) Retail stores and businesses
- (41) Roller rinks
- (42) Shoe sales and repair store
- (43) Sporting goods store
- (44) Stamp and coin stores
- (45) Stationery store
- (46) Tailor, seamstress shop
- (47) Tanning salon
- (48) Tobacco store
- (49) Tourist information and orientation facilities
- (50) Toy store
- (51) Universities, colleges, and seminaries

Section 70-247(B). Uses Allowable Pursuant to a Conditional Use Permit.

- (a) Structures to be erected or land to be used for one of the following uses shall be allowed subject to a Conditional Use Permit in accordance with Sec. 70-10 of the Zoning Ordinance. Only one main structure and its accessory building shall be erected on any lot or parcel of land in this district.

- (1) Amusement parlors
- (2) Banks and financial institutions with a drive-through
- (3) Bicycle sales and repair
- (4) Child care or adult day care center
- (5) Churches and places of worship
- (6) Contractors, where all services are performed offsite and where there is no storage of supplies or equipment outside the building
- (7) Convenience stores and service establishments such as, but not limited to automatic self-service laundries
- (8) Cultural arts and entertainment centers
- (9) Drug store with a drive-through window
- (10) Fast food restaurants with a drive-through window
- (11) Garages and public parking
- (12) Household appliance sales and service store
- (13) Live theaters, live entertainment centers
- (14) Miniature golf courses and golf driving ranges
- (15) Movie theaters and assembly halls
- (16) Off premises sales of beer and wine
- (17) Pet shops, including boarding kennels on the premises
- (18) Philanthropic and charitable institutions
- (19) Private clubs and lodges
- (20) Residential, multifamily, located above a commercial, retail or office use on the ground floor
- (21) School, K-12
- (22) Uses with a drive-through window
- (23) Veterinary hospitals and boarding kennels
- (24) Video sales and rental store

Town of Dumfries Zoning Ordinance revisions effective September 20, 2011
(to be updated to Municode.com at a later date)

- (25) Wholesale businesses, with parking to the rear of the building

Section 70-247(C). Accessory Uses.

Accessory uses, buildings, and structures permitted in accordance with section 70-16.

- (1) Public utilities such as poles, lines, distribution transformers, pipes, meters, water and sewer lines. New and/or upgraded/improved electric and communications utilities shall be installed underground
- (2) Parking lots, parking spaces, parking areas and parking structures

B-2 Zone

Section 70-281. Intent.

This district is intended to provide a limited range of retail, commercial and convenience business uses to serve public need at the neighborhood level. This district is intended to create an environment to encourage a mix of living and working areas that is comfortable for pedestrians and bicyclists as well as automobiles, that contains uses that might not always require a trip by automobile, and to create a sense of community character as the heart of the historic town of Dumfries.

Section 70-282(A). Allowable Uses.

- (a) Structures to be erected or land to be used shall be for one of the following uses. Only one main structure and its accessory building shall be erected on any lot or parcel of land in this district.
- (1) Antique shop
 - (2) Apparel, clothing store
 - (3) Art gallery
 - (4) Art supply store
 - (5) Bakery, provided all products produced on the premises shall be sold at retail on the premises
 - (6) Banks and financial institutions without drive-through windows
 - (7) Barber, beauty shop
 - (8) Beauty supply and accessories
 - (9) Bookstore, newsstand
 - (10) Candy store
 - (11) Clock shop sales and repair
 - (12) Computer store or personal electronic sales and service
 - (13) Drug store a without drive-through window
 - (14) Florist, gift shop
 - (15) Food store: Grocery store, supermarket (excluding convenience or quick service food stores)
 - (16) Government offices
 - (17) Hardware, paint and wallpaper store
 - (18) Hobby, craft shop
 - (19) Jewelry, engraving store
 - (20) Library
 - (21) Medical and/or dental office and clinic

Town of Dumfries Zoning Ordinance revisions effective September 20, 2011
(to be updated to Municode.com at a later date)

- (22) Musical instruments, sheet music, and recorded music sales
 - (23) Office, general business or professional
 - (24) Park, public
 - (25) Photographic equipment sales and service and photographic studio
 - (26) Recreation facility, public
 - (27) Repair services or businesses, including repair of lamps, microwave ovens, radios, shoes, television sets, toasters, toys, watches, and similar items
 - (28) Restaurant, full-service, cafe, catering business, delicatessens or ice cream parlors, for service of food for consumption primarily on the premises, including outdoor eating area, but not drive-in or fast food restaurants
 - (29) Shoe sales and repair store
 - (30) Stamp and coin stores
 - (31) Stationery store
 - (32) Tailor, seamstress shop
 - (33) Tanning salon
 - (34) Tobacco store
 - (35) Tourist information and orientation facilities
 - (36) Toy store
 - (37) Universities, colleges, and seminaries
- (b) Off-street parking shall be located to the rear or side of the principal structure
- (c) For permitted uses in this district, the primary entrance of the principal structure shall face the street.
- (d) Direct access to a public right-of-way shall not be permitted through the rear or side yard of double-frontage lots.

Section 70- 282(B). Uses Allowable Pursuant to a Conditional Use Permit.

- (a) Structures to be erected or land to be used for one of the following uses shall be allowed subject to a Conditional Use Permit in accordance with Sec. 70-10 of the Zoning Ordinance. Only one main structure and its accessory building shall be erected on any lot or parcel of land in this district.
- (1) Amusement parlors
 - (2) Banks and financial institutions with a drive-through
 - (3) Bed and breakfast inn
 - (4) Child care or adult day care center
 - (5) Churches and places of worship
 - (6) Cultural arts and entertainment centers
 - (7) Dog grooming, without indoor or outdoor kennel facilities
 - (8) Drug store with a drive-through window
 - (9) Furniture store, with retail floor area not exceeding 20,000 square feet
 - (10) Locksmith
 - (11) Museum
 - (12) Off premises sales of beer and wine
 - (13) Philanthropic and charitable institutions
 - (14) Residential, multifamily, located above a commercial, retail or office use on the ground floor
 - (15) School, K-12

Town of Dumfries Zoning Ordinance revisions effective September 20, 2011
(to be updated to Municode.com at a later date)

- (16) Uses with a drive-through window

Section 70-282(C). Accessory Uses.

Accessory uses, buildings, and structures permitted in accordance with section 70-16.

- (1) Parking lots, parking spaces, parking areas and parking structures
- (2) Public utilities such as poles, lines, distribution transformers, pipes, meters, water and sewer lines. New and/or upgraded/improved electric and communications utilities shall be installed underground

FB/O-1 Zone

Sec. 70-482. - Allowable Uses.

Structures to be erected or land to be used shall be for one of the following uses. Only one main structure shall be erected on any lot or parcel in this district. Two or more main buildings may be constructed with a conditional use permit.

- (1) Allowable uses in B-1 and B-2 zoning districts
- (2) Alarm systems operations office
- (3) Ambulance service (commercial)
- (4) Bicycle sales and repair
- (5) Building Supplies and service with storage under cover
- (6) Business school
- (7) Churches and places of worship
- (8) Civic club
- (9) Commercial artist or photographer's studio
- (10) Contractors, where all services are performed offsite and where there is no storage of supplies or equipment outside the building
- (11) Convenience stores and service establishments such as, but not limited to automatic self-service laundries
- (12) Cultural arts and entertainment centers
- (13) Electronic component assembly or repair
- (14) Furniture and upholstery repair
- (15) Glass and mirror sales and service establishments (excluding automobile glass repair or replacement)
- (16) Medical and/or dental laboratory
- (17) Package, telecommunications and courier services
- (18) Photographic processing laboratory
- (19) Recording studio
- (20) Repair services or businesses, including repair of guns, bicycles, washers, dryers, stoves, refrigerators, and similar items
- (21) Self-storage facility without a live-in manager
- (22) Trade or convention center

Sec. 70-483. - Uses Allowable Pursuant to a Conditional Use Permit.

- (a) Structures to be erected or land to be used for one of the following uses shall be allowed subject to a Conditional Use Permit in accordance with Sec. 70-10 of the Zoning Ordinance. Only one main structure and its accessory building shall be erected on any lot or parcel of land in this district.

Town of Dumfries Zoning Ordinance revisions effective September 20, 2011
(to be updated to Municode.com at a later date)

- (1) Automobile Uses
 - a. Automobile and truck sales and sales and service establishments meeting the following conditions:
 - i) Automobile sales, lot size shall be not less than 20,000 square feet.
 - ii) Automobile sales and service, lot size shall be not less than one acre.
 - iii) Truck sales and truck sales and service, lot size shall be not less than one and two acres respectively.
 - iv) All automobiles or trucks whether for sale, lease or waiting for service or repair, when not inside a work bay, shall be placed in a marked parking space conforming to section 70-13
 - v) Site plans for new establishments or tenant layouts for alteration of existing establishments shall contain a certified parking plan, a vehicle delivery statement, a landscaping plan and a lot parking calculation table. Site plans shall conform to article III, division 11 of this chapter and tenant layouts shall be drawn to scale.
 - vi) Vehicle lifts and pits, dismantled and wrecked vehicles and all parts and supplies shall be located inside a building enclosed on all sides and all repair and servicing of all vehicles shall be conducted in a building enclosed on all sides. Truck stops are excluded from this zoning district.
 - vii) Existing motor vehicle sales and service and rental establishments shall have 90 days after approval of the ordinance from which this section is derived to mark the parking spaces on their lot as required by subsection (2)d of this section
 - b. Automobile rental agencies meeting the following conditions:
 - i) Fueling of vehicles will be conducted off the premises.
 - ii) Mechanical repairs on the premises is strictly prohibited with the exception of adding fluids, changing a flat tire, and routine interior cleaning.
 - iii) Minimum off-street parking must be provided in accordance with section 70-13
 - iv) The storage of wrecked or inoperative vehicles on-site is strictly prohibited.
 - v) The size of a rental vehicle parked on-site is limited to a three-quarter-ton vehicle with a GVW (gross vehicle weight) not to exceed 7,500 pounds.
- (2) Banks and financial institutions with a drive-through
- (3) Child care or adult day care center
- (4) Commercial radio or television broadcasting stations, studios, or offices
- (5) Electronic equipment and component manufacturing
- (6) Funeral Homes without crematories and live animal slaughter
- (7) Gasoline filling stations
- (8) Laundry, cleaning, and dyeing works in which no combustible solvent is used
- (9) Manufacture of precast concrete decorative and/or structural architectural components, (nonHAZMAT)
- (10) Marina
- (11) Metal fabrication
- (12) Mobile Home sales
- (13) Model car racetracks
- (14) Pawn Shops operated by a licensed pawnbroker
- (15) Philanthropic and charitable institutions
- (16) Private clubs and lodges
- (17) Processing or manufacturing establishments that are not objectionable because smoke, odor, dust or noise, but only when such processing or manufacturing is incidental to a retail

Town of Dumfries Zoning Ordinance revisions effective September 20, 2011
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business conducted on premises and more than 10 employees employed on the premises engaged in processing or manufacturing activities may be permitted

- (18) Public maintenance and storage facilities
- (19) Rental of tools, appliances, machinery, party supplies and similar equipment to the general public, and wherein the items to be rented are stored and/or repaired within a building
- (20) Shooting range, indoor
- (21) Stand-alone car wash
- (22) Wholesale business, with parking to the rear of the building

Sec. 70-484. – Accessory Uses.

Accessory uses, buildings, and structures permitted in accordance with section 70-16.

- (1) Commercial parking
- (2) Off-street parking
- (3) Outside storage of materials and supplies incidental to the conduct of any use listed above, provided such storage shall be screened or fenced and such screen or fence shall be not less than six feet in height.
- (4) Public utilities such as poles, lines, distribution transformers, pipes, meters, water and sewer lines. New and/or upgraded/improved electric and communications utilities shall be installed underground