

Sec. 6.4 B-2, Established Corridor Commercial District

6.4.1 Description

The B-2, Established Corridor Commercial District is established solely to accommodate previously approved corridor commercial development and to permit reasonable development of lands within existing B-2 zoning Districts. The district is not intended to be available for future rezonings, nor as a means of expanding the boundaries of existing B-2 Districts.

6.4.2 Use Regulations

Uses are allowed in the B-2 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” or an “M” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the appropriate Special Exception or Minor Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2.

B-2 Uses			
Use		Use Standards	Definition
Commercial Uses			
Bank with drive-in facility	S		Sec. 18.1.14
Bank without drive-in facility	P		Sec. 18.1.14
Bowling alley	P		Sec. 18.20
Brewpub	P	Sec.9.3.2.1	Sec. 18.1.20.1
Brewpub with Silo	S	Sec. 9.3.2.1	Sec. 18.1.20.1
Microbrewery	P/S	Sec. 9.3.13.1	Sec. 18.1.104.1
Car wash	S	Sec. 9.3.3	Sec. 18.1.27
Cattery	S	Sec. 9.3.12.1	Sec. 18.1.27.1
Child care center	S		Sec. 18.1.29
Commercial Inn	P		Sec. 18.1.86
Conference center	M		Sec. 18.1.37
Convenience food store	S	Sec. 9.3.8	Sec. 18.1.39
Dance Studio	P		Sec. 18.1.40.1
Doggy Day Care	S	Sec 9.3.12.2	Sec 18.1.43.2
Doggy Day Care with Accessory Kennel	S	Sec 9.3.12.2	
Eating establishment with drive-in facility	S		Sec. 18.1.55
Eating establishment without drive-in facility	P	Sec. 9.3.9	Sec. 18.1.55
Electric and/or plumbing supply	S	Sec. 9.3.10	
Emergency care facility	M		Sec. 18.1.58
Exercise Studio	P		Sec. 18.1.59.2
Funeral Home	P		Sec. 18.1.69
Crematorium (Accessory to a Funeral Home)	S	Sec. 9.3.6.1	Sec. 18.1.69
Home occupation	P		Sec. 18.1.80
Hotel/motel	P		Sec. 18.1.83
Kennel	S	Sec. 9.3.12	Sec. 18.1.88
Lumber and/or building material sales without outdoor	P	Sec. 9.3.13	Sec. 18.1.101

Article 6 | Nonresidential Districts
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B-2 Uses			
Use		Use Standards	Definition
storage/display			
Lumber and/or building material sales with outdoor storage/display	M	Sec. 9.3.13	Sec. 18.1.101
Mailing Services	P		Sec. 18.1.102
Nursery	M		Sec. 18.1.119
Office	P		Sec. 18.1.121
Outdoor storage	P/S	Sec. 9.3.17.2	Sec. 18.1.127
Outdoor storage, Vehicles	S		
Parking structure, private	M	Sec. 9.3.18	Sec. 18.1.135
Personal Services	P	Sec. 9.3.19	Sec. 18.1.168
Pharmacy	P		Sec. 18.1.139
Printing and/or publication	P		Sec. 18.1.148
Recreation facility	P	Sec. 9.3.21	Sec. 18.1.156
Retail centers under 100,000 square feet and/or retail uses	P		Sec. 18.1.158, Sec. 18.1.159
Retail centers over 100,000 square feet	S	Sec. 9.3.17.1	Sec. 18.1.158
School, special instruction	P	Sec. 9.3.23	Sec. 18.1.164
Service station	S	Sec. 9.3.24	Sec. 18.1.169
Telecommunications Facility: Antenna	P	Sec. 9.3.26	Sec. 18.1.7
Telecommunications Facility: Monopole	S	Sec. 9.3.26	Sec. 18.1.108
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems	P/S	Sec. 9.3.26.F	Sec. 18.1.39.3
Telecommunications Facility: Transmission Tower	S	Sec. 9.3.26	Sec. 18.1.192
Temporary Mobile Land-Based Telecommunications Testing Facility	P	Sec. 9.3.26 D	
Theater, indoor	P		Sec. 18.1.189
Vehicle and/or equipment service facility	S	Sec. 9.3.29	Sec. 18.1.197
Vehicle sales and/or rental facility	S	Sec. 9.3.28	Sec. 18.1.196
Veterinary hospital	M	Sec. 9.3.30	Sec. 18.1.198
Video rental store with drive-in facility	S		
Research & Development, Production and Warehousing Uses			
Mini-warehouse facility	S	Sec. 9.3.14	Sec. 18.1.105
Production	P/S	Sec 9.3.22	Sec. 18.1.150.1
Research & Development	P/S	Sec. 9.3.22	Sec. 18.1.157
Institutional and Community Service Uses			
Club	P		Sec. 18.1.30
College or University	P		Sec. 18.1.33
Fire and/or rescue facility	P		Sec. 18.1.64
Hospital	S		Sec. 18.1.82
Library	P		Sec. 18.1.89
Museum	P		Sec. 18.1.111
Park, public	P		

B-2 Uses			
Use		Use Standards	Definition
Parking structure, public	P	Sec. 9.3.18	Sec. 18.1.134
Place of worship	P		Sec. 18.1.141
Recreation facility	P	Sec. 9.3.21	Sec. 18.1.156
School, general education	M		Sec. 18.1.162
School, public	P		Sec. 18.1.163
School, technical	S		Sec. 18.1.165
Temporary commuter parking lot	S	Sec. 9.3.27	Sec. 18.1.185
U.S. Postal Service	P		Sec. 18.1.146
Residential Uses			
Multiple-family (6 or more dwelling units)	M	Sec. 9.3.15	Sec. 18.1.110
Multiple-family (up to 5 dwelling units)	P	Sec. 9.3.15	Sec. 18.1.110
Utility Uses			
Public utility, major	S	Sec. 9.3.31	Sec. 18.1.153
Public utility, minor	P	Sec. 9.3.31	Sec. 18.1.154

6.4.3 Density/Intensity and Dimensional Standards

All development in the B-2 District shall be subject to the following standards (See also Article 10):

B-2 District Standards	
A. Minimum Lot Area (square feet)	
All Development	20,000
B. Minimum Lot Width (feet)	
All Development	100
C. Maximum Floor Area Ratio	
	None
D. Minimum Yards/Setbacks (feet)	
Front	20[1][3]
Side	10[3]
Rear	20[3]
E. Maximum Building Height (feet)	
Residential	35
Nonresidential	45[2]
F. Minimum Zoning District Area (acres)	
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- [1] New or expanded developments within the B-2 District may have up to a minimum front yard setback of 5 feet if the development of the lot or a development of a combination of abutting lots has at least 400 feet of front yard road frontage. The 5-foot setback is also subject to the following provisions:
- Parking or loading areas for motor vehicles or storage of materials or equipment shall not be located within the reduced front yard setback.
 - The total square footage of all structures shall not exceed the maximum allowable square footage permissible within the required setbacks.
 - The Director of Plan Review shall determine that such development will not interfere with necessary public improvements or required landscaping.

- d. The front facade of a building shall have as its primary orientation the adjacent roadway from which the front yard setback reduction is requested.
 - e. Fencing or wall located within the front yard setback shall not exceed 42 inches above grade.
- [2] See Sec. 10.4.5.F.
- [3] Pursuant to the process outlined in Section 3.18, the setbacks may be waived or modified by the Town Council.

Sec. 6.5 B-3, Community Retail/Commercial District

6.5.1 Description

The B-3, Community Retail/Commercial District is intended primarily to accommodate moderate-size, retail and service-oriented land uses that serve Leesburg area residents. Uses within the B-3 District typically draw from a trade area of 3 to 5 miles. The district is generally appropriate for application in areas designated in the Town Plan for “Community Commercial” development.

6.5.2 Use Regulations

Uses are allowed in the B-3 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” or an “M” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the appropriate Special Exception or Minor Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2.

B-3 Uses			
Use		Use Standards	Definition
Commercial Uses			
Bank with drive-in facility	S		Sec. 18.1.14
Bank without drive-in facility	P		Sec. 18.1.14
Bowling alley	S		Sec. 18.1.20
Brewpub	P	Sec.9.3.2.1	Sec. 18.1.20.1
Brewpub with Silo	S	Sec. 9.3.2.1	Sec. 18.1.20.1
Microbrewery	S/P	Sec. 9.3.13.1	Sec. 18.1.104.1
Car wash	S	Sec. 9.3.3	Sec. 18.1.27
Cattery	S	Sec. 9.3.12.1	Sec. 18.1.27.1
Child care center	P	Sec. 9.3.4	Sec. 18.1.29
Commercial Inn	P		Sec. 18.1.86
Conference center	M		Sec. 18.1.37
Convenience food store	<u>S</u>	Sec. 9.3.8	Sec. 18.1.39
Dance Studio	<u>P</u>		Sec. 18.1.40.1
Doggy Day Care	<u>S</u>	Sec 9.3.12.2	Sec. 18.1.43.2
Doggy Day Care with Accessory Kennel	<u>S</u>	Sec. 9.3.12.2	
Eating establishment with drive-in facility	S		Sec. 18.1.55
Eating establishment without drive-in facility	P	Sec. 9.3.9	Sec. 18.1.55
Electric and/or plumbing supply	S	Sec. 9.3.10	
Emergency care facility	P		Sec. 18.1.58