

Account ▶ Cases ▶ Proffers ▶ Actions ▶ Fees ▶ Reports ▶ Comments ▶ Help ▶

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BASIC DATA... (Click to Hide)

Title	J.H. Fisher Offices & Warehouse
Case Number	SP-0147-2003,J.H. Fisher Offices & Wareh
Applicant Name	Ralph Simmons
Applicant Company	Simmons Engineering, Inc.
Applicant Fax	(757)258-5950
Applicant Address	5000 New Point Rd.
Applicant Address	Suite 3201
Applicant City	Williamsburg
Applicant Zip	23188
Applicant Phone	(757)258-5000
Applicant Email	
Planner Name	Matt Arcieri
Application Date	19-Dec-2003
Last Updated	31-Jan-2007
Internal Comments	6144-Renovate existing office (1,260 sq.ft.) Add new warehouse (3,500 sq. ft.) and new office (4,800 sq. ft.)
External Comments	
Acres	0.97
Applying for Cluster	No
Building Sqft.	9560
Lots	0
Units	
Proposed Zoning	Select One...
Proposed Land Use	
HouseType	NA No Housing Units
Affordable Housing Units	Unknown
In a Cluster?	No
Closed Out?	<input checked="" type="checkbox"/>
Water Conservation Agreement Required?	Unknown
Water Conservation Agreement Approved	Unknown
Resubmittal Charges Apply	<input type="checkbox"/>
Adjacent Locality Buffer	Unknown

ACTIONS... (Click to Hide)

Action Group	Action Type	Date
Planning Division	Comment Letter	01/16/2004
Planning Division	Comment Letter	03/11/2004
Planning Division	Resubmittal	03/25/2004
Planning Division	Comment Letter	01/22/2004
Planning Division	Resubmittal	02/11/2004
Engineering and Resource Protection	Trans.Rcd.	01/27/2004
Engineering and Resource Protection	Trans.Rcd.	04/05/2004
Engineering and Resource Protection	Trans.Rcd.	03/18/2004
Engineering and Resource Protection	Trans.Rcd.	03/18/2004
Health	Trans.Rcd.	12/29/2003
County Engineer	Trans.Rcd.	12/23/2003
Fire	Trans.Rcd.	02/25/2004
Fire	Trans.Rcd.	01/08/2004
James City Service Authority	Trans.Rcd.	01/22/2004
James City Service Authority	Trans.Rcd.	03/31/2004
James City Service Authority	Trans.Rcd.	03/23/2004
VA Dept. of Transportation	Trans.Rcd.	02/24/2004
VA Dept. of Transportation	Trans.Rcd.	01/15/2004
Planning Division	Final Approval	04/06/2004
Planning Division	Preliminary Approval	01/22/2004

COMMENTS... (Click to Hide)

There is no data found.

PROPERTIES... (Click to Hide)

TaxMapID	Address	Sub Division	District	Property Owner	PSA	Water Type	AFD	Sewage Type	Land Use	Zones	InFlood	Plain
23202B00037431	RICHMOND ROAD	Norge	1-Stone	SOUL SHINE PROPERTIES LLC	Yes	Unknown	U	Unknown	Neighborhood Commercial B1	Unknown		

PROFFERS... (Click to Hide)

There is no data found.

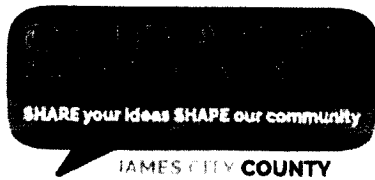
FEES... (Click to Hide)

<u>FeeDesc</u>	<u>FeeDate</u>	<u>Receipt</u>	<u>Amount</u>
E&S Fee	12/19/2003	2146	\$582.00
JCSA Fee	12/19/2003	2146	\$233.20
Planning Fee	12/19/2003	2146	\$799.20

HOUR LOG... (Click to Hide)

There is no data found.

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P.O. Box 8784 Williamsburg, VA 23187-8784
Hours of Operation 8:00 a.m. - 5:00 p.m. Monday-Friday
Privacy Practices and Security Policy

**Community Development**

101-A Mounts Bay Road

P.O. Box 8784

Williamsburg, VA 23187-8784

P: 757-253-6671

F: 757-253-6822

community.development@jamescitycountyva.gov

jamescitycountyva.gov

Building Safety & Permits

757-253-6620

Neighborhood Development

757-253-6640

Planning

757-253-6685

Zoning

757-253-6671

March 1, 2021

Dear Property Owner:

As described in the letter mailed to you in January of 2021, James City County is considering a change to the Future Land Use Map designation of your property. This proposed change and other changes to the Future Land Use Map will be presented for review and discussion by the Planning Commission Working Group (PCWG) at its upcoming meetings in March, which are scheduled for March 8th, March 22nd and March 24th. Due to the COVID-19 pandemic, these meetings will be hosted via Zoom and can be accessed through the link provided within the meeting agenda, which can be found at <https://jamescitycountyva.gov/3717/Planning-Commission-Working-Group-PCWG-A>.

The process for reviewing the Land Use Applications is planned as follows:

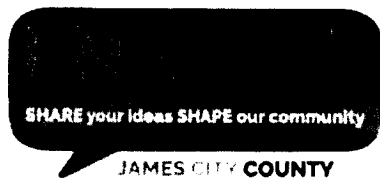
- **March 8:** Staff can go over staff's recommendation and rationale and/or PCWG members can ask questions about the information provided. This meeting is not intended for deliberation/votes.
- **March 22:** Tentatively Land Use Applications 1-17 Discussion and Vote. If time allowed, additional applications could also be discussed and voted on at this meeting.
- **March 24:** Tentatively Land Use Applications 18-27 Discussion and Vote.

In addition to the results of the Land Use Questionnaire, public comment submitted prior to these meetings will be included with the land use applications for the PCWG's consideration. Staff encourages you to provide any written comments via email at planning@jamescitycountyva.gov. Alternatively, you can leave a voice message at 757-253-6750. All comments will be shared with the PCWG.

After its deliberations, the PCWG will forward the applications and their recommendations to the Planning Commission and Board of Supervisors for final deliberations and public hearings as part of the Comprehensive Plan review process. Staff recommends subscribing for electronic updates on meetings and news for the Engage 2045 process at (<https://jamescitycountyva.gov/3687/Stay-Connected>).

Respectfully,

Thomas Wysong
Senior Planner

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757-253-6685

Zoning

757-253-6671

March 12, 2021

Dear Property Owner:

As described in the letter mailed to you on March 1 of 2021, the County is considering a change to the Future Land Use Map Designation of your property. This proposed change and other changes to the Future Land Use Map will be presented for review and discussion by the Planning Commission Working Group at their upcoming meetings in March. On March 8, the PCWG met and had an initial review of the Land Use Applications. On March 22nd and March 24th, the PCWG will meet to discuss and vote on all Land Use Applications. The meetings, which start at 4 p.m., will be accessible on public access cable channel TV48 or the County's YouTube channel (youtube.com/user/jamescitycounty). Materials for the meetings will be posted a week in advance at: <https://jamescitycountyva.gov/3717/Planning-Commission-Working-Group-PCWG-A>.

- **March 22:** Tentatively Land Use Applications 1-17 Discussion and Vote. If time allows, the PCWG may also discuss and vote on additional applications at this meeting.
- **March 24:** Tentatively Land Use Applications 18-27 Discussion and Vote. Note that if time allowed, some of the applications in this group may be discussed and voted on at the March 22nd meeting.

In addition to the results of the Land Use Questionnaire, public comment submitted prior to these meetings will be included with the land use applications for the Planning Commission Working Group's consideration. Staff encourages you to provide any written comments via email at planning@jamescitycountyva.gov or via US Mail to the Planning Commission Secretary, PO Box 8784, Williamsburg, VA 23187. Alternatively, you can leave a voice message at 757-253-6750.

After their deliberations, the Working Group will forward the applications and their recommendations to the Planning Commission and Board of Supervisors for final deliberations and public hearings as part of the Comprehensive Plan review process. Staff recommends subscribing for electronic updates on meetings and news for the Engage 2045 process at (<https://jamescitycountyva.gov/3687/Stay-Connected>).

Respectfully,

Thomas Wysong
Senior Planner

- (3) No accessory structure which is within ten feet of any lot line shall be more than one story high. All accessory structures shall be less than the main structure in height.
- (4) Heights of communications facilities shall be permitted in accordance with division 6, communications facilities, antennas, towers and support structures.

(Ord. No. 31A-88, § 20-86, 4-8-85; Ord. No. 31A-89, 9-9-85; Ord. No. 31A-143, 5-4-92; Ord. No. 31A-145, 7-6-92; Ord. No. 31A-166, 1-23-96; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-180, 9-8-98; Ord. No. 31A-223, 4-11-06; Ord. No. 31A-232, 12-11-07; Ord. No. 31A-262, 1-10-12; Ord. No. 31A-321, 11-8-16)

Sec. 24-397. - Building coverage limits.

Building coverage shall not exceed 30 percent of the total lot area and the floor area ratio shall not exceed 60 percent.

(Ord. No. 31A-180, 9-8-98; Ord. No. 31A-262, 1-10-12)

Sec. 24-398. - Sign regulations and parking requirements.

- (a) To assure an appearance and condition which is consistent with the purposes of the General Business District, B-1, outdoor signs on the properties within the district shall comply with the regulations for exterior signs in article II, division 3 of this chapter.
- (b) Off-street parking and off-street loading shall be provided as required in article II, division 2 of this chapter.

(Ord. No. 31A-88, § 20-86.1, 4-8-85; Ord. No. 31A-180, 9-8-98; Ord. No. 31A-262, 1-10-12; Ord. No. 31A-291, 8-13-13)

Sec. 24-399. - Site plan review.

All buildings or complexes of buildings erected, altered or restored within the district shall be subject to site plan review in accordance with article III of this chapter.

(Ord. No. 31A-88, § 204-86.3, 4-8-85; Ord. No. 31A-180, 9-8-98; Ord. No. 31A-262, 1-10-12; Ord. No. 31A-291, 8-13-13)

Sec. 24-400. - Pedestrian accommodations.

Sidewalks shall be required for all projects requiring site plan review in accordance with section 24-35.

(Ord. No. 31A-180, 9-8-98; Ord. No. 31A-262, 1-10-12)

Sec. 24-401. - Landscaping.

To assure an appearance and condition which is consistent with the purposes of the General Business District, B-1, landscaping on the properties within the district shall comply with article II, division 4 of this chapter.

(Ord. No. 31A-180, 9-8-98; Ord. No. 31A-262, 1-10-12)

Secs. 24-402—24-409. - Reserved.

(b) All accessory structures shall be located at least ten feet from any side or rear lot line.

(Ord. No. 31A-88, § 20-84.1, 4-8-85; Ord. No. 31A-100, 4-6-87; Ord. No. 31A-123, 7-2-90; Ord. No. 31A-180, 9-8-98; Ord. No. 31A-262, 1-10-12)

Sec. 24-394. - Special provisions for the waiver of yard requirements.

The following may be eligible for a waiver from any part of section 24-393:

The subdivision of commercial property on which commercial units for sale, for sale in condominium, or for lease are both:

- (a) Constructed as part of a multiunit structure in which the units share common walls, or as part of a multiple-structure commercial development; and
- (b) The entire development has been planned and designed as a comprehensive coordinated unit under a single master plan which has been legislatively approved by the board of supervisors.

In these instances, the planning director may grant, at his discretion, a waiver from any part of section 24-393 upon finding:

- (1) The overall complex or structure, if considered as a single unit, meets all of the requirements of section 24-393;
- (2) Adequate parking is provided as per the requirements of this chapter and, where determined necessary by the planning commission, adequate easements or other agreements are recorded to guarantee access and maintenance of the parking areas and other common areas;
- (3) Adequate provisions are made to assure compliance with article II, division 3 of this chapter and, where determined necessary by the planning commission, adequate easements, or agreements are recorded to allow grouping of signs on one standard, placement of signs in common areas or other appropriate arrangements made necessary because of the reduced yard area of the individual units; and
- (4) The complex or structure is adequately designed and serviced from the standpoint of safety, and that the county fire chief certifies that the fire safety equipment to be installed is adequately designed and the county building official certifies the complex is designed to conform to the BOCA Code, so as to offer adequate protection to life and property.
- (5) *Appeals.* In the event the planning director disapproves plans submitted under the provisions of this section or recommends conditions or modifications which are unacceptable to the applicant, the applicant may appeal the decision of the planning director to the development review committee who shall forward a recommendation to the planning commission.

(Ord. No. 31A-88, § 20-84.2, 4-8-85; Ord. No. 31A-123, 7-2-90; Ord. No. 31A-180, 9-8-98; Ord. No. 31A-262, 1-10-12)

Sec. 24-395. - Reserved.

Sec. 24-396. - Height of structures.

Structures may be erected up to 60 feet in height from grade to the top of the structure, including all church spires, belfries, cupolas, athletic field lighting, monuments, flagpoles, penthouse, electrical, plumbing, elevator, water tank or other accessory functions which are part of or on top of the structure, in accord with the following criteria:

- (1) A structure in excess of 60 feet in height but not in excess of 100 feet from grade to the top of the structure, including all church spires, belfries, cupolas, athletic field lighting, monuments, flagpoles, penthouse, electrical, plumbing, elevator, water tank or other accessory functions which are part of or on top of the structure may be erected only upon the granting of a height limitation waiver by the board of supervisors. Upon application for a height limitation waiver, the payment of appropriate fees, notification of adjacent property owners and following a public hearing, the board of supervisors may grant a height limitation waiver upon finding that:
 - a. The regulations of section 24-397 regarding building coverage, floor area ratio and open space are met;
 - b. Such structure will not obstruct light from adjacent property;
 - c. Such structure will not impair the enjoyment of historic attractions and areas of significant historic interest and surrounding developments;
 - d. Such structure will not impair property values in the surrounding area;
 - e. Such structure is adequately designed and served from the standpoint of safety and the county fire chief finds that the fire safety equipment to be installed is adequately designed and the building is reasonably well located in relation to fire stations and equipment, so as to offer adequate protection to life and property; and
 - f. Such structure would not be contrary to the public health, safety or general welfare.
- (2) Parapet walls may be up to four feet above the height of the building on which the walls rest.

Industrial Uses	Processing, assembly and manufacture of light industrial products or components, with all storage, processing, assembly and manufacture conducted indoors or under cover, with no dust, noise, odor or other objectionable effect.		SUP
	Waste disposal facilities		SUP

(Ord. No. 31A-88, § 20-82, 4-8-85; Ord. No. 31A-96, 4-7-86; Ord. No. 31A-102, 6-1-87; Ord. No. 31A-121, 5-21-90; Ord. No. 31A-143, 5-4-92; Ord. No. 31A-145, 7-6-92; Ord. No. 31A-167, 3-26-96; Ord. No. 31A-174, 1-28-97; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-180, 9-8-98; Ord. No. 31A-236, 8-12-08; Ord. No. 31A-244, 2-9-10; Ord. No. 31A-262, 1-10-12; Ord. No. 31A-291, 8-13-13; Ord. No. 31A-298, 6-9-15; Ord. No. 31A-321, 11-8-16; Ord. No. 31A-332, 12-13-16)

Sec. 24-391. - Area requirements.

No area requirements.

(Ord. No. 31A-88, § 20-83, 4-8-85; Ord. No. 31A-262, 1-10-12)

Sec. 24-392. - Setback requirements.

Structures shall be located 50 feet or more from any street right-of-way which is 50 feet or greater in width. Where the street right-of-way is less than 50 feet in width, structures shall be located 75 feet or more from the centerline of the street.

- (1) Setbacks may be reduced to 25 feet from any street right-of-way which is 50 feet or greater in width or 50 feet from the centerline of the street where the street right-of-way is less than 50 feet in width with approval of the planning director.
A site shall not be considered for a setback reduction if it is located on a planned road that is designated for widening improvements. A planned road includes any road or similar transportation facility as designated on the Comprehensive Plan, Six-Year Primary or Secondary Road Plan, Peninsula Area Transportation Plan or any road plan adopted by the board of supervisors. The planning director will consider a setback reduction only if the setback reduction will achieve results which clearly satisfy the overall purposes and intent of article II, division 4 of this chapter (Landscaping and Tree Preservation Requirements); if the setbacks do not negatively impact adjacent property owners; and if one or more of the following criteria are met:
 - (a) The site is located on a Community Character Corridor or is designated a Community Character Area on the Comprehensive Plan Land Use Map, and proposed setbacks will better complement the design standards of the Community Character Corridor.
 - (b) The adjacent properties have setbacks that are non-conforming with this section, and the proposed setbacks will better complement the established setbacks of adjacent properties, where such setbacks help achieve the goals and objectives of the Comprehensive Plan.
 - (c) The applicant has offered site design which meets or exceeds the Development Standards of the Comprehensive Plan.
- (2) In areas where the board of supervisors has adopted specific design guidelines that call for reduction of setbacks in excess of those permitted in sub-section (1), the planning director can approve reductions upon finding substantial conformance with recommendations from the guidelines and compliance with the criteria from sub-section (1) above.
- (3) *Appeals.* In the event the planning director disapproves plans submitted under the provisions of this section or recommends conditions or modifications which are unacceptable to the applicant, the applicant may appeal the decision of the planning director to the development review committee who shall forward a recommendation to the planning commission.

(Ord. No. 31A-88, § 20-84, 4-8-85; Ord. No. 31A-180, 9-8-98; Ord. No. 31A-241, 6-9-09; Ord. No. 31A-262, 1-10-12; Ord. No. 31A-291, 8-13-13)

Sec. 24-393. - Yard requirements.

- (a) Buildings shall be located 20 feet or more from side or rear property lines. However, the minimum side yard shall be 50 feet if the side yard adjoins property in a residential district or an agricultural district that is designated for residential use on the Comprehensive Plan. The minimum rear yard shall be 50 feet if the rear yard adjoins property in a residential district or an agricultural district that is designated for residential use on the Comprehensive Plan. The minimum side and rear yards shall be increased an additional one foot for each one foot of building height in excess of 35 feet.

Utility	Communications facilities (public or private), including, but not limited to, antennas, towers and support structures up to a height of 40 feet; or multi-antenna systems up to a height of 60 feet. All facilities shall comply with article II, division 6 of this chapter.	P	
	Communications facilities (public or private), including, but not limited to, antennas, towers and support structures greater than a height of 40 feet; or multi-antenna systems greater than a height of 60 feet. All facilities comply with article II, division 6 of this chapter.		SUP
	Communications facilities (public or private), including, but not limited to, antennas, towers and support structures, that utilize alternative mounting structures and/or are camouflaged. All facilities shall comply with article II, division 6 of this chapter.	P	
	Electrical generation facilities (public or private), steam generation facilities, and electrical substations with a capacity of 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more		SUP
	Railroad facilities including tracks, bridges and stations. Spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way and track and safety improvements in existing railroad rights-of-way, are permitted generally and shall not require a special use permit		SUP
	Telephone exchanges and telephone switching stations	P	
	Transmission pipelines, public or private, including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids. Extensions for private connections to existing pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and shall not require a special use permit		SUP
	Water facilities, public or private, and sewer facilities (public), including, but not limited to, treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment such as pumps to be owned and operated by political jurisdictions. However, the following are permitted generally and shall not require a special use permit: (a) Private connections to existing mains that are intended to serve an individual customer and that are accessory to existing or proposed development, with no additional connections to be made to the line; and (b) Distribution lines and local facilities within a development, including pump stations		SUP
Open	Timbering, in accordance with <u>section 24-43</u>	P	

	Retail and service stores, including the following stores: alcohol, appliances, books, cabinets, cameras, candy, carpet, coin, department, dressmaking, electronics, florist, furniture, furrier, garden supply, gift, gourmet foods, greeting cards, handicrafts, hardware, home appliance, health and beauty aids, ice cream, jewelry, locksmith, music, office supply, optical goods, paint, pet, photography, picture framing, plant supply, secretarial services, shoes, sporting goods, stamps, tailor, tobacco and pipes, toys, travel agencies, upholstery, variety, wearing apparel, and yard goods	P	
	Retail food stores	P	
	Security service offices	P	
	Small-scale alcohol production	P	
	Taxi service	P	
	Theme parks greater than 10 acres in size		SUP
	Tourist homes	P	
	Vehicle repair and service, including tire, transmission, glass, body and fender, and other automotive product sales, new and/or rebuilt (with major repair limited to a fully enclosed building and storage of parts and vehicles screened from adjacent property by landscaping and fencing)	P	
	Vehicle and trailer sales and services (with major repair limited to a fully enclosed building)	P	
	Vehicle rentals	P	
	Vehicle service stations; if fuel is sold, then in accordance with <u>section 24-38</u>		SUP
	Veterinary hospitals (with all activities limited to a fully enclosed building with the exception of supervised animal exercise while on a leash)	P	
	Wholesale and warehousing (with storage limited to a fully enclosed building)	P	
Civic	Fire stations	P	
	Governmental offices	P	
	Libraries	P	
	Nonemergency medical transport		SUP
	Places of public assembly	P	
	Post offices	P	
	Schools		SUP

	Machinery sales and service (with storage and repair limited to a fully enclosed building)	P	
	Marinas, docks, piers, yacht clubs, boat basins, boat storage and servicing, repair and sale facilities for the same; if fuel is sold, then in accordance with <u>section 24-38</u>	P	
	Marine or waterfront businesses to include the receipt, storage and transshipment of waterborne commerce or seafood receiving, packaging or distribution	P	
	Medical clinics or offices	P	
	Mobile food vending vehicles in accordance with <u>Section 24-49</u>	P	
	Museums	P	
	New and/or rebuilt automotive parts sales (with storage limited to a fully enclosed building)	P	
	Nursing homes		SUP
	Off-street parking as required by article II, division 2 of this chapter	P	
	Office supply stores	P	
	Outdoor centers of amusement, including miniature golf, bumper boats and waterslide parks		SUP
	Outdoor sports facilities, including golf driving ranges, batting cages and skate parks		SUP
	Parking lots, structures or garages	P	
	Pet stores and pet supply sales	P	
	Photography, artist and sculptor stores and studios	P	
	Plumbing and electrical supply and sales (with storage limited to a fully enclosed building)	P	
	Printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments	P	
	Radio and television stations and accessory antenna or towers which are 60 feet or less in height	P	
	Research, development and design facilities or laboratories	P	
	Restaurants, including fast food restaurants, tea rooms, coffee shops, and taverns	P	

	Convenience stores which sell and dispense fuel in accordance with <u>section 24-38</u>		SUP
	Convention centers		SUP
	Country clubs and golf courses, public or private		SUP
	Drug stores	P	
	Dry cleaners and laundries	P	
	Farmer's market	P	
	Feed, seed and farm supply stores	P	
	Firearms sales and service	P	
	Firing and shooting ranges, limited to a fully enclosed building		SUP
	Flea markets		SUP
	Funeral homes	P	
	Gift and souvenir stores	P	
	Grocery stores	P	
	Health and exercise clubs, fitness centers	P	
	Heliports and helistops, as an accessory use		SUP
	Hospitals		SUP
	Hotels and motels	P	
	Indoor centers of amusement including billiard halls, arcades, pool rooms, bowling alleys, dance clubs and bingo halls	P	
	Indoor sport facilities (excluding firing and shooting ranges)	P	
	Indoor theaters	P	
	Janitorial service establishments	P	
	Kennels and animal boarding facilities	P	
	Limousine services (with maintenance limited to a fully enclosed building)	P	
	Lodges, civic clubs, fraternal organizations and service clubs	P	
	Lumber and building supply (with storage limited to a fully enclosed building or screened from view with landscaping and fencing with a maximum height of 12 feet)	P	

DIVISION 10. - GENERAL BUSINESS DISTRICT, B-1

Sec. 24-389. - Statement of intent.

Generally, the General Business District, B-1, covers that portion of the community 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 truck traffic other than stocking and delivery of light retail goods or by any factors other than occasioned by incidental light and noise commonly associated with the congregation of people and passenger vehicles.

(Ord. No. 31A-88, § 20-81, 4-8-85; Ord. No. 31A-262, 1-10-12)

Sec. 24-390. - Use list.

Reference section 24-11 for special use permit requirements for certain commercial uses and exemptions.

In the General Business District, B-1, structures to be erected or land to be used, shall be for one or more of the following uses:

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Residential	An apartment or living quarters for a guard, caretaker, proprietor or the person employed on the premises, which is clearly secondary to the commercial use of the property	P	
Commercial	Accessory uses and structures, as defined in <u>section 24-2</u>	P	
	Adult day care centers	P	
	Amphitheaters		SUP
	Antique shops	P	
	Arts and crafts, hobby and handicraft shops	P	
	Auction houses	P	
	Bakeries or fish markets	P	
	Banks and other financial institutions	P	
	Barber and beauty salons	P	
	Business and professional offices	P	
	Campgrounds		SUP
	Catering and meal preparation	P	
	Child day care centers	P	
	Contractor offices (with storage of materials and equipment limited to a fully enclosed building)	P	