

B-4

Neighborhood Commercial

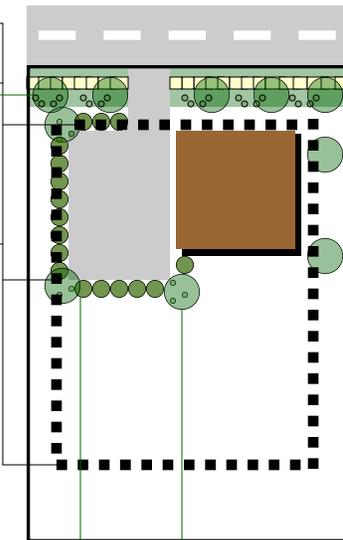
Purpose: Intended to provide light commercial (e.g. office, retail, or personal service) businesses to serve the needs of nearby neighborhoods. These businesses are not characterized by frequent delivery or automobile activity, as they serve as a transition from residential to more intensive uses. Elements such as lighting, landscaping, signage, building layout, and screening, are designed to preserve the residential character of these areas.

Building Setbacks

- Front: 25' min.
- Side: 20' min.
(15' landscape buffer if adjacent to residential)
- Rear: 25' min.
(20' landscape buffer if adjacent to residential)

Landscaping

- 1 street tree per 50'
- 20' front setback
- 5' parking buffer
- 5% internal parking
- 10% tree canopy



Lot Size

No minimum

Height

Maximum 35'

Outdoor Display

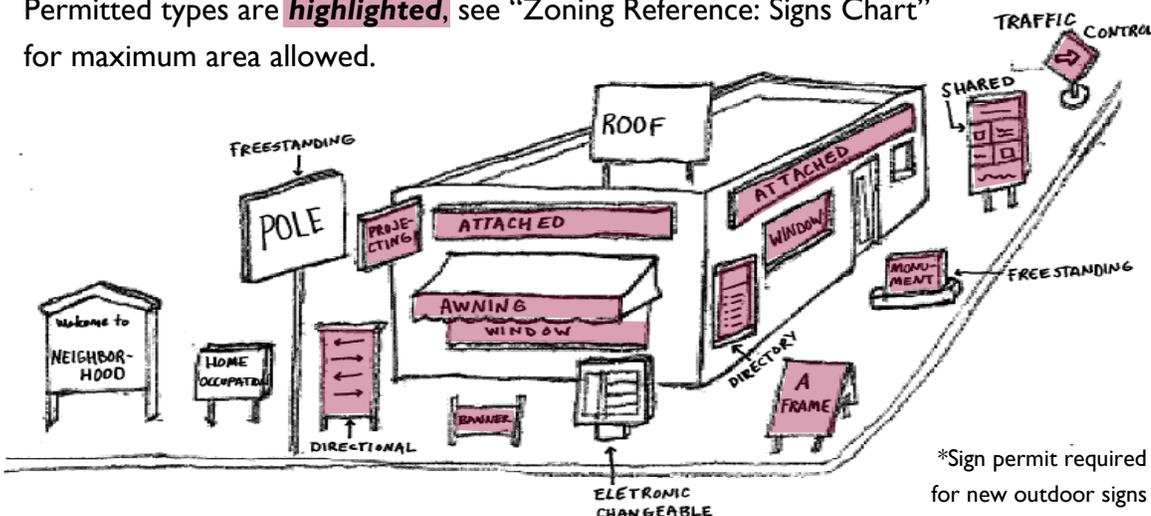
Yes, but not located within the 20' front landscape setback; no chain link fencing or attention getting devices such as flag banners or wind socks

Outdoor Storage

Yes, if screened from view from public right-of-way or residential properties (see screening materials on back of sheet)

Signs

Permitted types are **highlighted**, see "Zoning Reference: Signs Chart" for maximum area allowed.



*Sign permit required for new outdoor signs



Parking

Parking minimum for common businesses:

- Office = 1 per 300 SF
- Retail = 1 per 300 SF
- Art gallery or museum = 1 per 400 SF

Parking lot connection to adjacent lot required, administrative exception available

Shared parking encouraged, when available

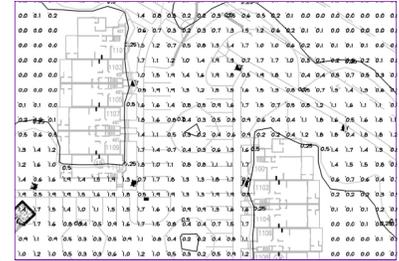
Outdoor Lighting

Full cutoff design fixtures, dark sky compliant

Maximum 0.5 foot-candle at boundary

Maximum 20' height from ground to highest point

Dominion
full-cutoff fixture



Example lighting throw pattern sheet

Architecture

Preferred residential architecture (e.g. roof pitch between 6:12 and 12:12, dormers, no blank walls, 4-sided consistent materials) with parking to the side or rear

Preferred 20%-25% min. windows on front façade



Utilities

Backflow preventer may be required if warranted by Virginia Department of Health regulations

Potential strong waste surcharge for restaurants, schools, or facilities with commercial kitchens

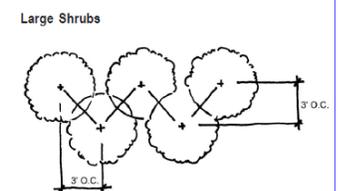
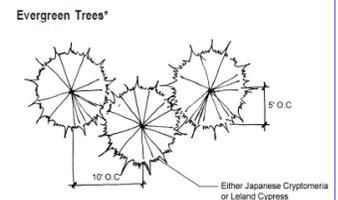
Contact Hanover DPU for commercial water/sewer rates at (804)365-6019 or visit their website: hanovercounty.gov/Public-Utilities

Screening

Screen commercial dumpsters and mechanical units from public view with a minimum 6' high screen

Materials:

- Wall
- Fencing (no chain link)
- Evergreen or large shrubs
- Main building materials



Questions or Comments

Contact the Town of Ashland Department of Planning and Community Development at (804) 798-1073.