



## *XII. Ordinances*

### **Town Code**

The Bluefield Town Code is constantly being reviewed along with the Comprehensive Plan since both serve as the foundation on which future decisions must be based. Future development within the Town will be subject to ordinances governing the subdivision of land, flood plains, erosion and sediment control, and zoning. The Town Code also spells out the responsibility of the Town in providing services to existing and developing areas. In 2001, the Town contracted with Municipal Code Corporation to complete a recodification of the Town Code. As part of the recodification, the code will be reformatted for easier reading and was placed on the Town's web page so that it is more readily accessible to the citizens.

The Town has recently adopted a set of standard specifications to which all new construction must comply. Currently the Town is enforcing the 2012 Uniform Statewide Building Code.

Developers and contractors are held responsible for following the Town's Code of Ordinances. The Town is responsible for making sure that the developers and contractors have all the information available. Chapter 62 of the Town Code established the requirements and guidelines for the control of erosion and sedimentation and Stormwater management programs. Erosion and sedimentation can severely alter drainage patterns resulting in flooding and property damage. To better inform developers about the control of erosion and sedimentation, a copy of the "Virginia Erosion and Sediment Control Handbook" will be available upon request for review in the Office of the Zoning Administrator. The Municipal Guidance Document and the Guide to the Zoning and Development Process are available. These packets include information on applicable ordinances, requirements, procedures, and penalties.

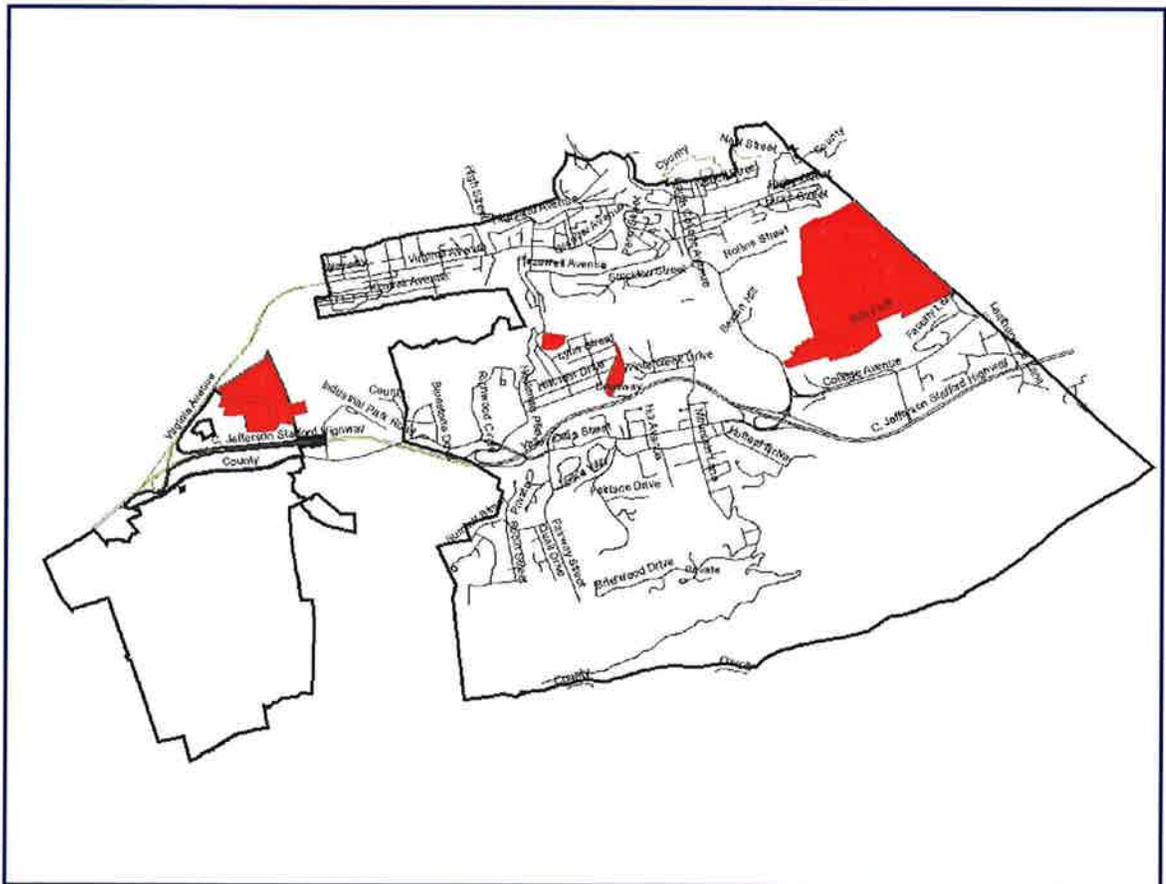


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### **Zoning Districts - Town of Bluefield**

#### **O-1: Open Space**

This district is intended to provide for permanent open spaces in the community. Limited development is allowed in these areas. The principal building and all accessory buildings on a lot in this district shall not cover more than 5% of the total lot area.

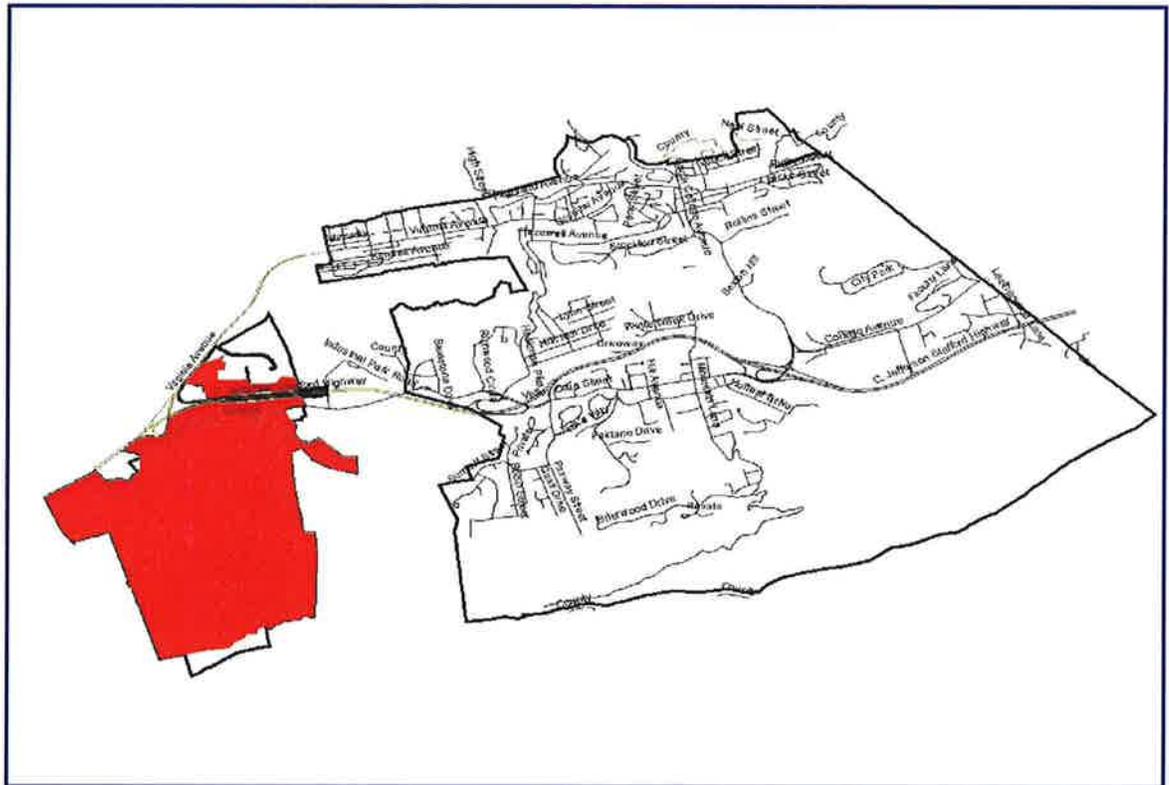




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### **A-5: Agricultural**

The purpose of this district is intended to preserve and enhance the character and resources of the portions of the town where agriculture and forest uses are predominate, but contain numerous non-farm uses. The intent of this district is to preserve agricultural, forest, and open space land, to allow other compatible uses within such an agricultural area, defer urban development until the town council determines adequate public facilities and services can be provided at reasonable costs, and serve as a buffer to farming operations by providing living opportunities in a country environment while helping to minimize incompatibilities between farmland and urban or suburban uses, thus assisting in the long-term integrity of farm, forest, and open-space uses.

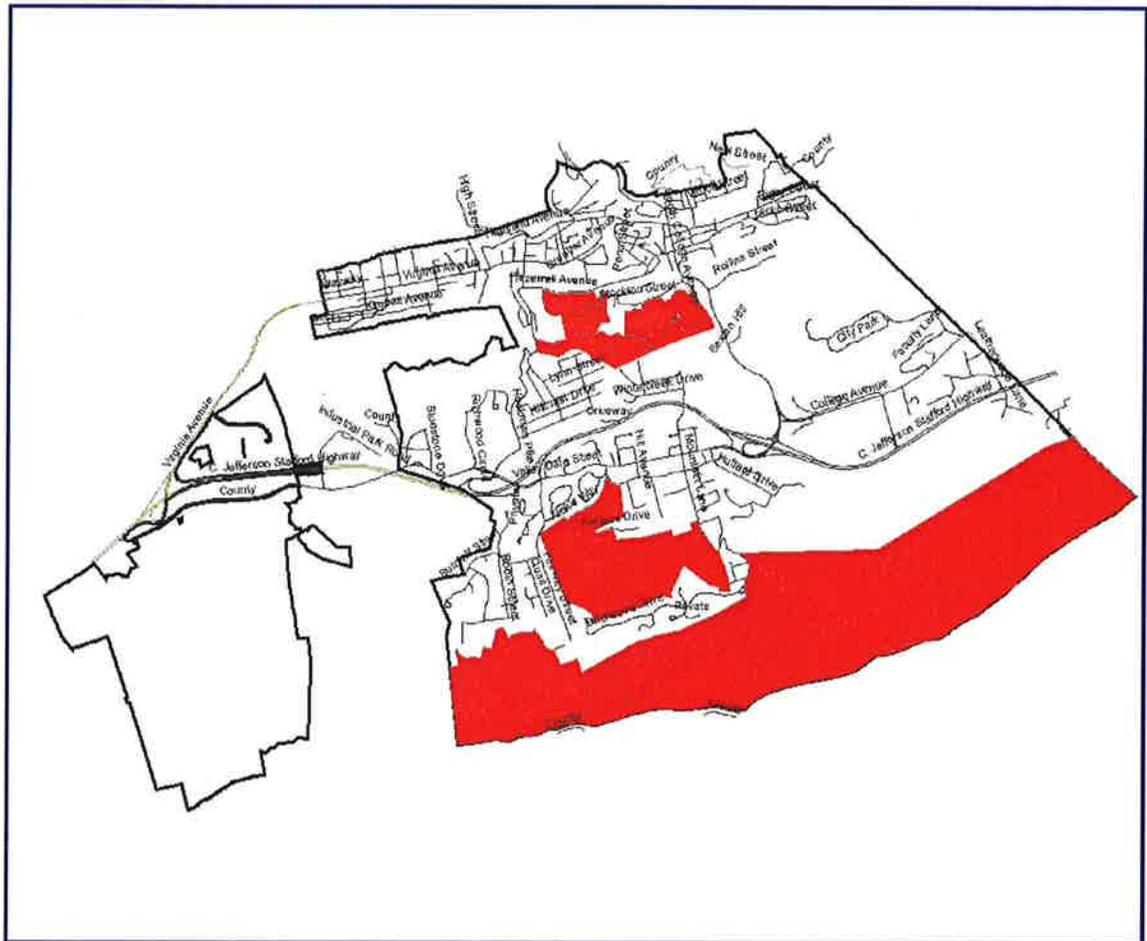




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### **R-1A: Residential Estates**

This district is intended to allow development of homes on marginal lands usually too steep to properly allow extensive residential development. Minimum lot size in this district is one acre and all buildings shall not cover more than 20% of the total lot area.

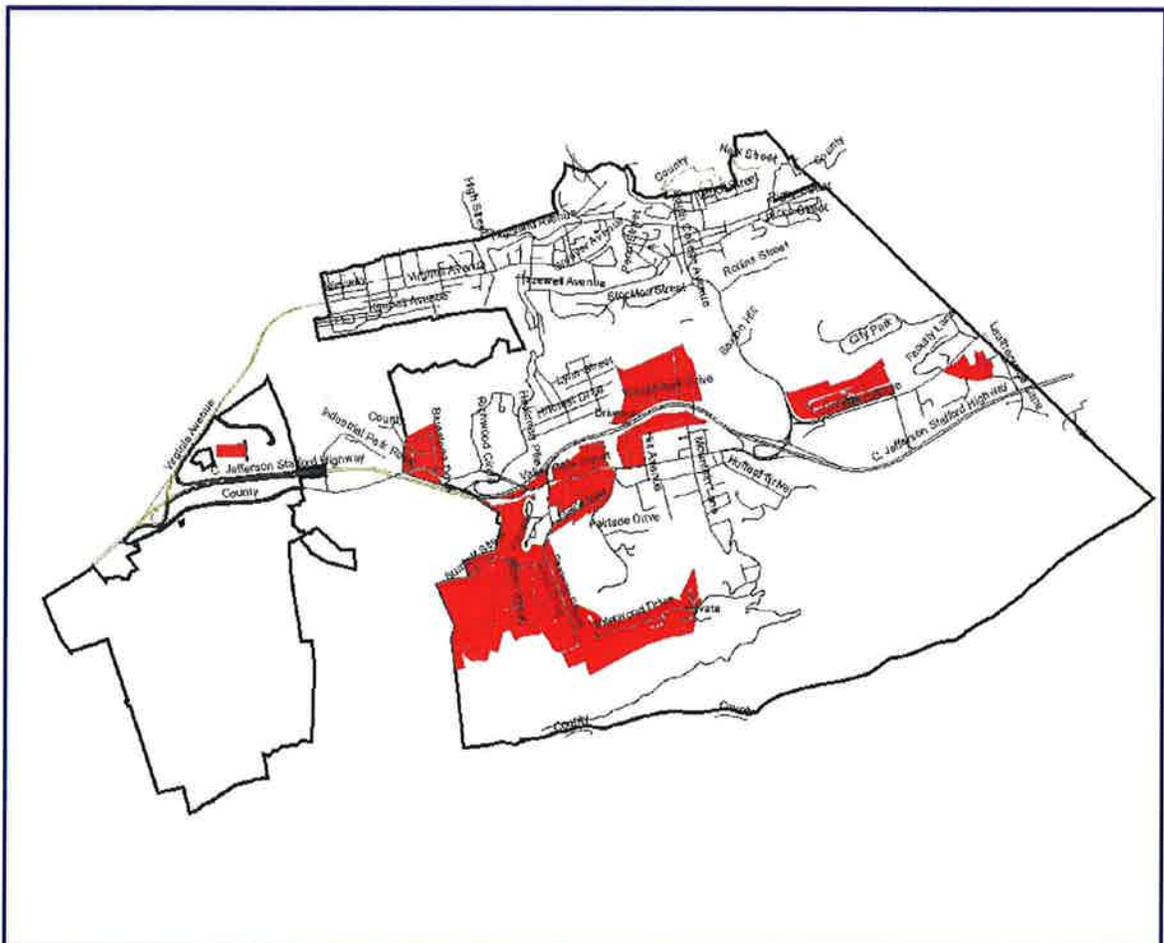




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### **R-1: Residential Limited**

This district is intended for low-density residential areas plus certain open areas where similar development appears likely to occur. No commercial activity is allowed in this district. Minimum lot size is 12,000 square feet and the buildings shall not cover more than 40% of the total lot area.

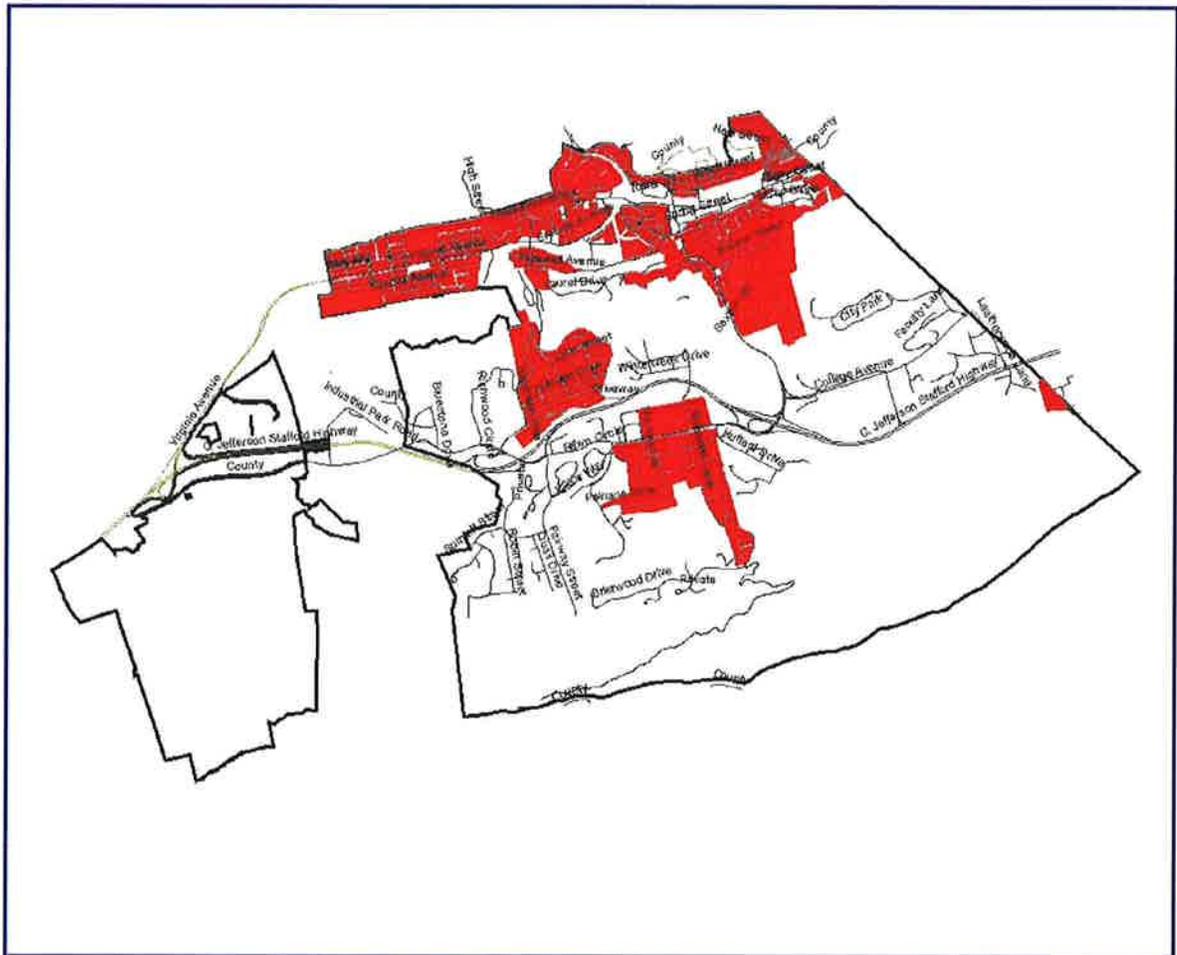




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### **R-2: Residential Limited**

This district is intended for medium-density residential areas. Minimum lot size is 7,500 square feet and the buildings shall not cover more than 40% of the total lot area.

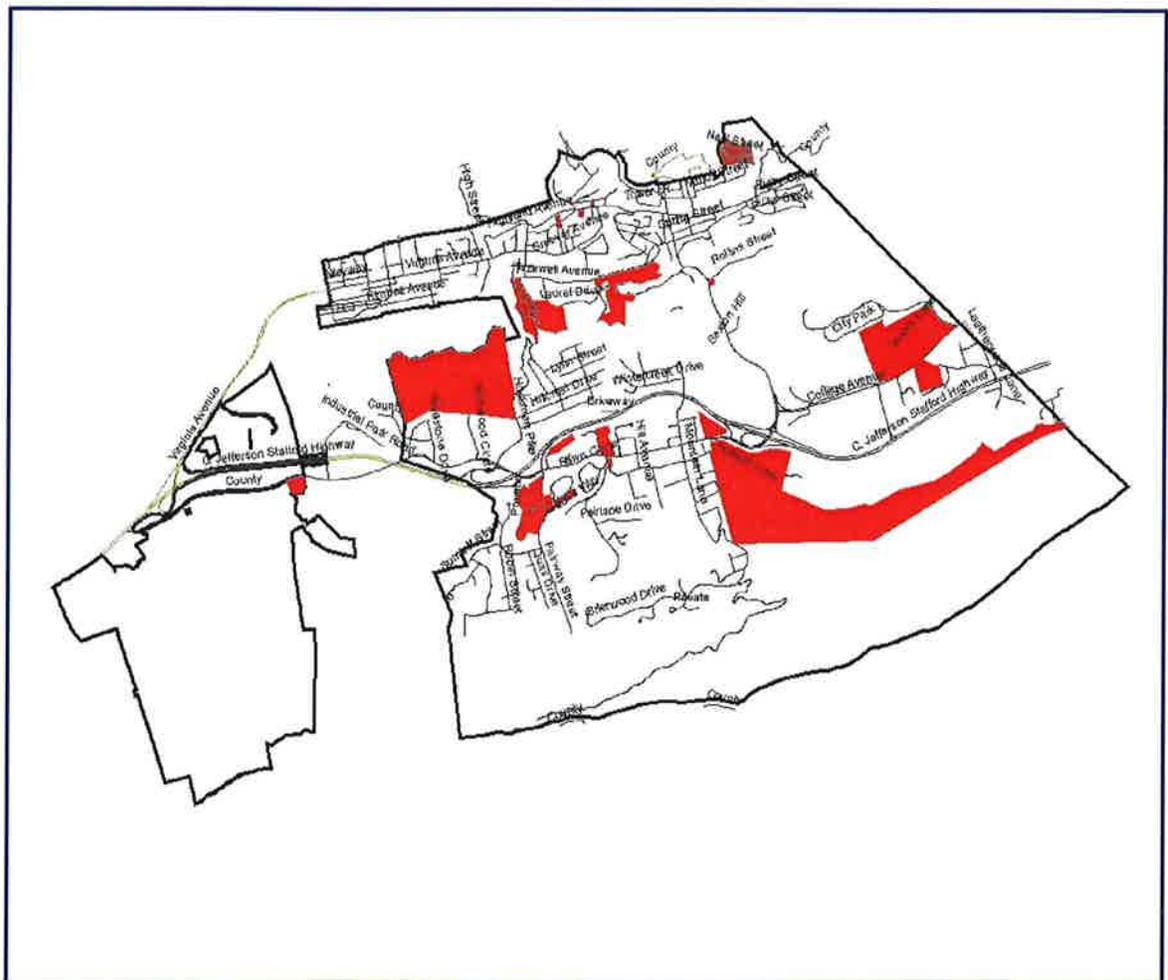




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### **R-3: Medium- to High-Density Residential**

This district is intended for medium and high-density residential areas. Minimum lot size is 7,500 square feet for single-family dwellings. For multi-family units, the minimum lot size is 7,500 square feet for the first unit and an additional 2,500 square feet for each additional unit. All buildings shall not cover more than 35% of the total lot area.

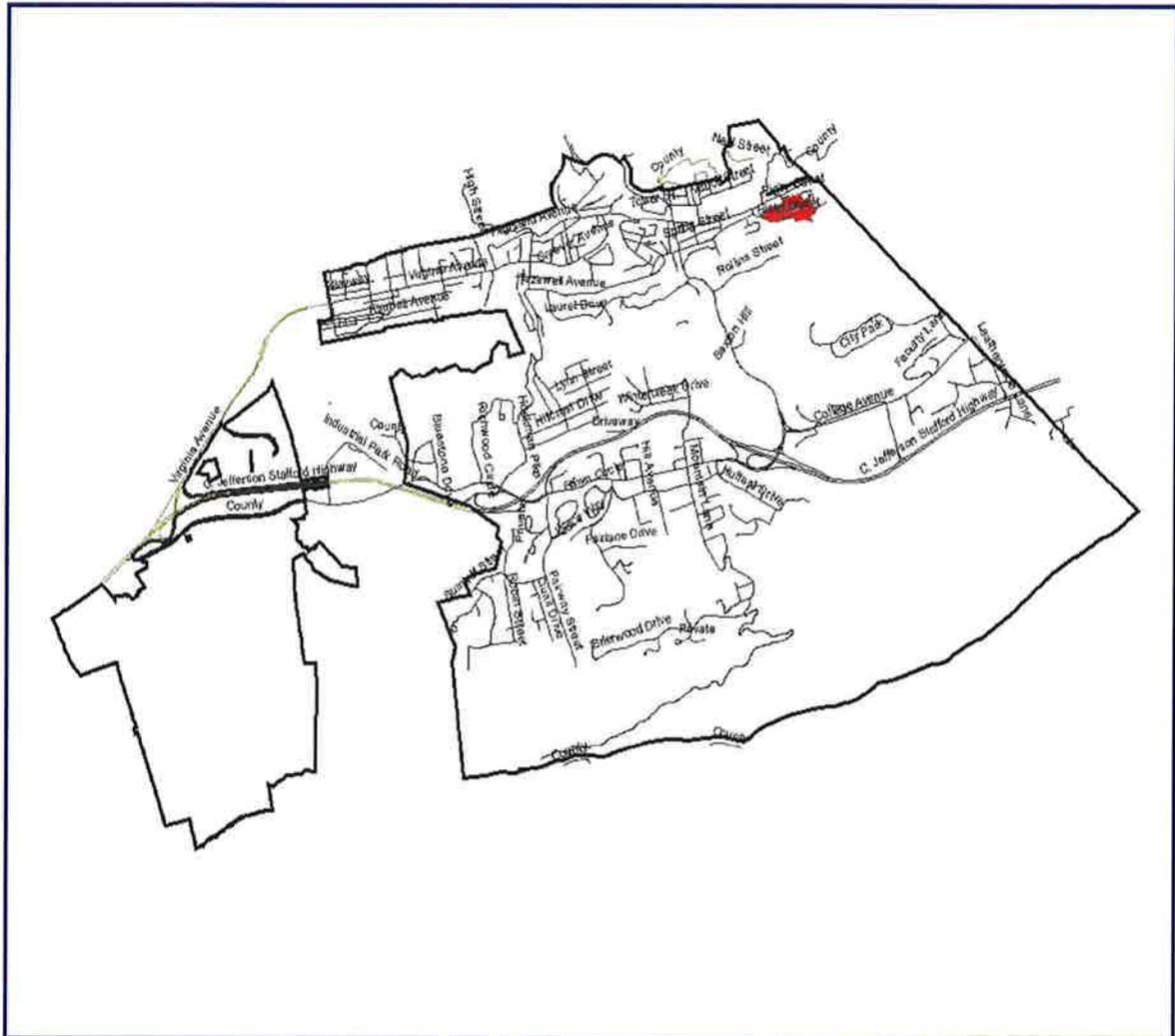




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### **R-4: Residential Limited with Mobile Homes**

This district is identical to R-2 with the additional provision that mobile homes may be located within this district.

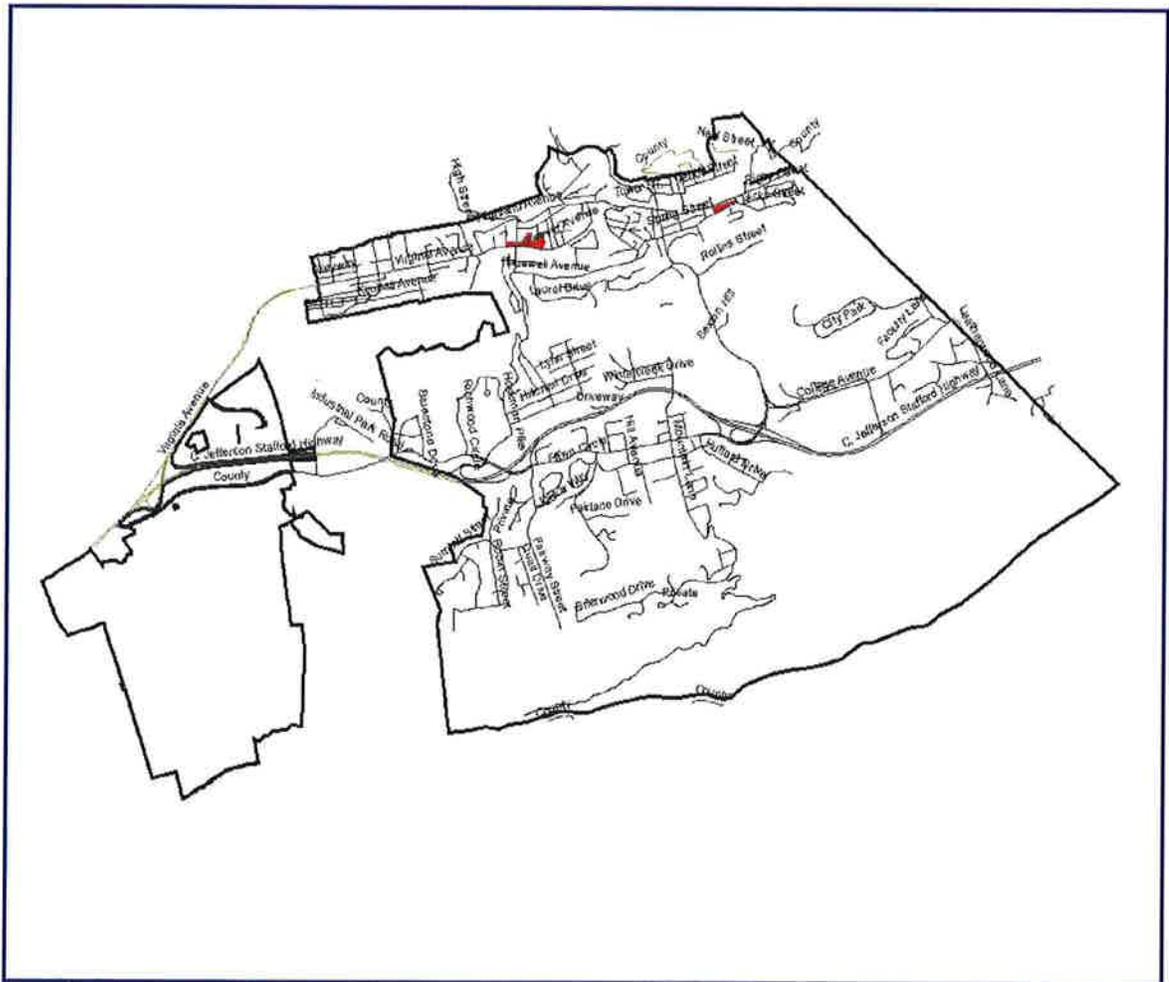




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### **B-1: Limited Business**

The purpose of this district is to establish and protect a business district that will serve surrounding residential districts. Traffic and parking congestion is to be held to a minimum to preserve property values in surrounding residential districts. There are no lot size regulations; however, all buildings shall not cover more than 40% of the total lot area. Business uses in this district must be approved by the Town Council upon recommendation from the Planning Commission.

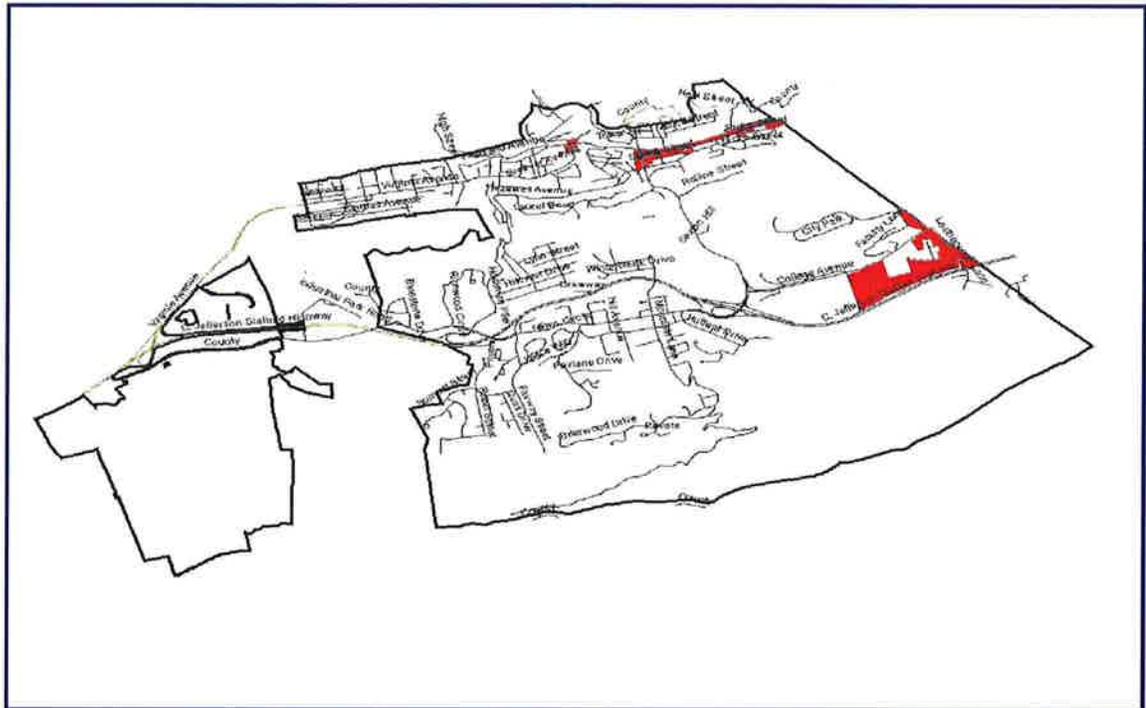




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### **B-2: General Business**

The purpose of this district is to provide business areas that serve the entire town and surrounding areas. There are no lot size or lot coverage regulations.



### **B-3: Intermediate Business**

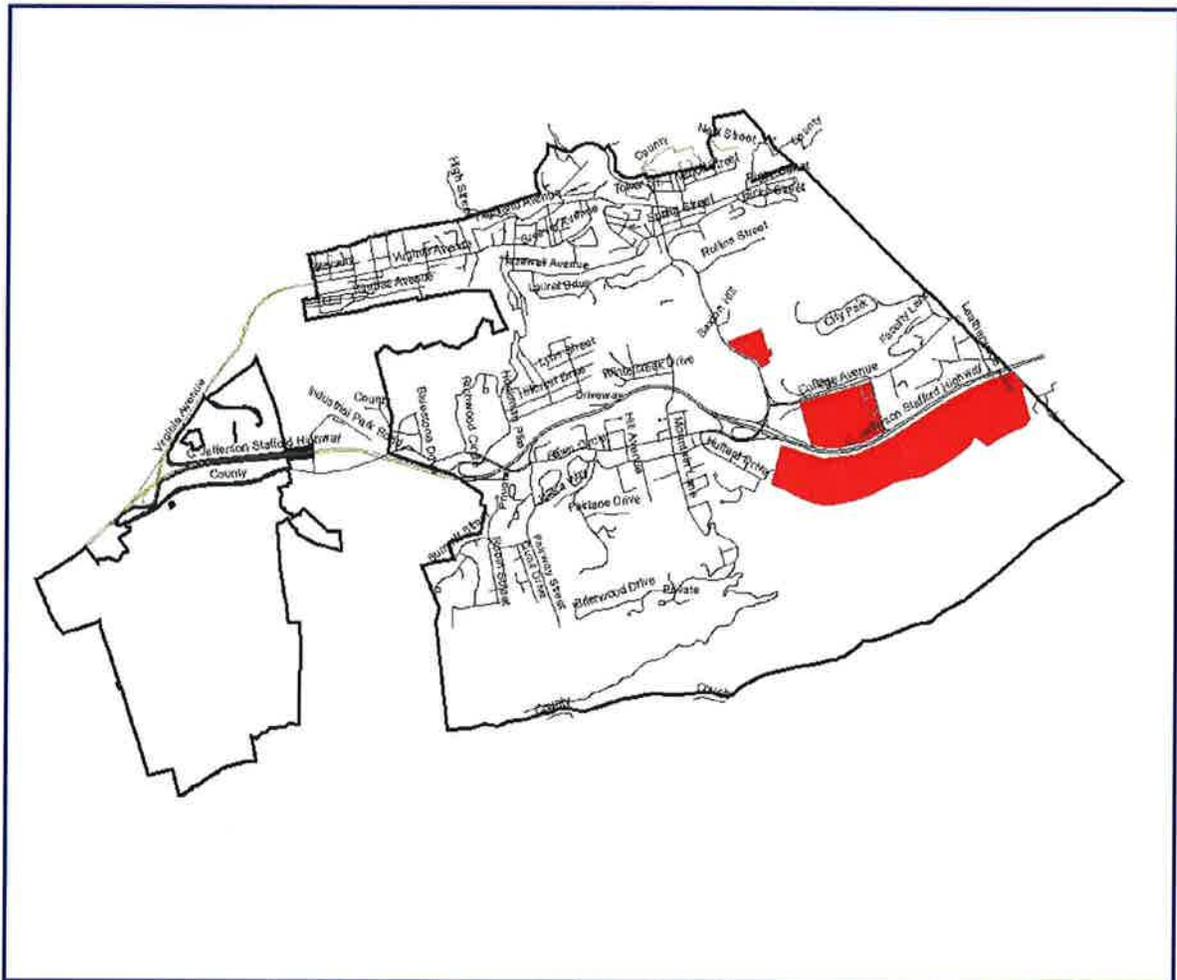
The purpose of this district is to provide an area for business that does not require a central location and is not suitable to be located in the B-1 district. There are no lot size regulations, however all buildings shall not cover more than 60% of the total lot area. The B-3 district is intended to have more open space between and around buildings than is desirable in the B-2 district. No areas in town are currently zoned B-3.



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### **SC-1: Shopping Center**

The purpose of this district is to provide commercial areas that would be attractive for a wide range of retail uses and places of amusement, designed in such a manner as to accommodate a high volume of traffic in a safe and conducive manner. The combined size of all buildings shall not exceed 30% of the total lot area. One parking space per 200 square feet of floor space must be provided.

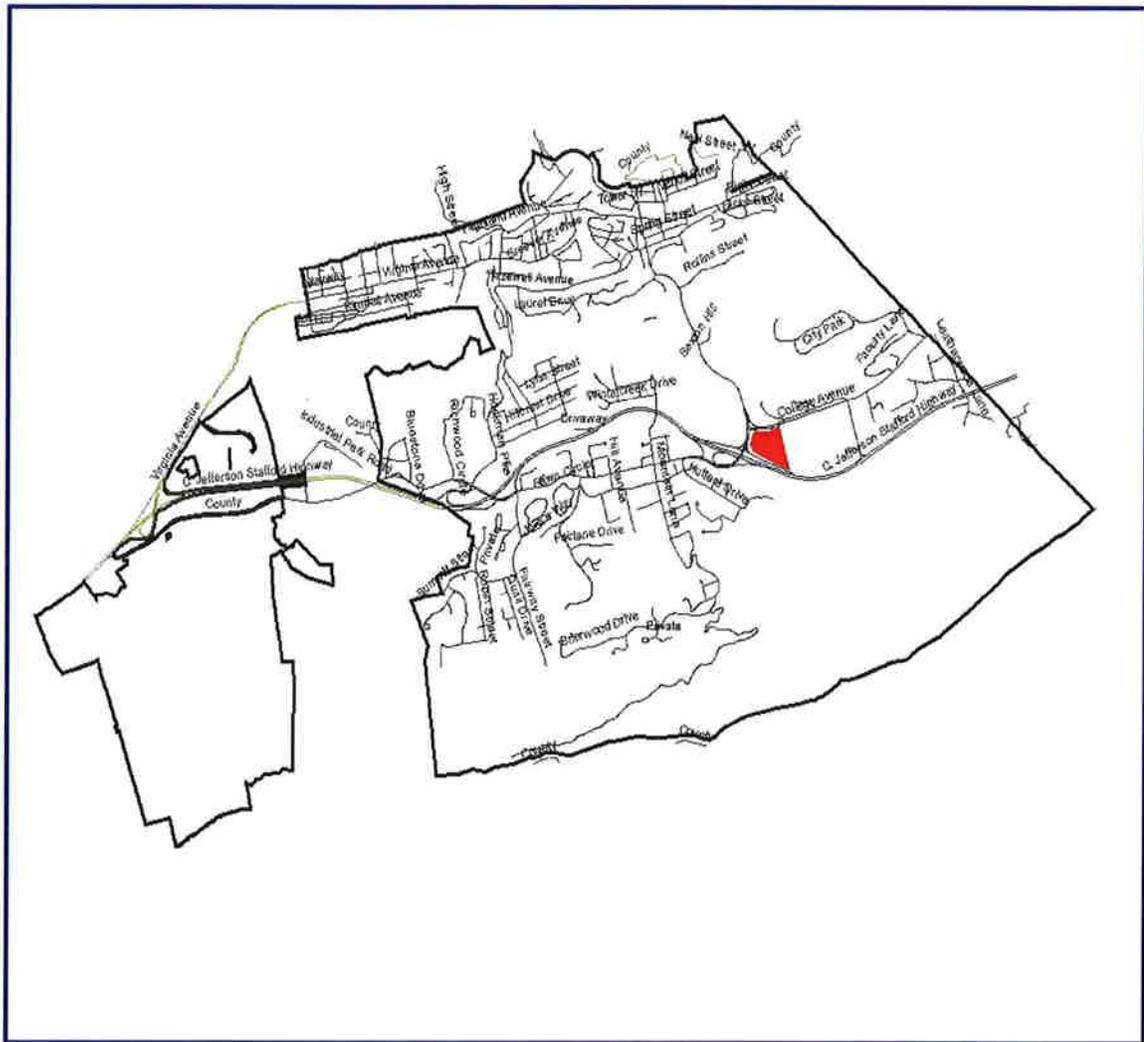




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### **SC-OP: Shopping Center-Out Parcel**

The purpose of this district is to establish commercial areas in a small scale which would be attractive for a wide range of retail uses, places of amusement, and restaurants, designed in such a manner as to accommodate a high volume of traffic in a safe and conductive manner.

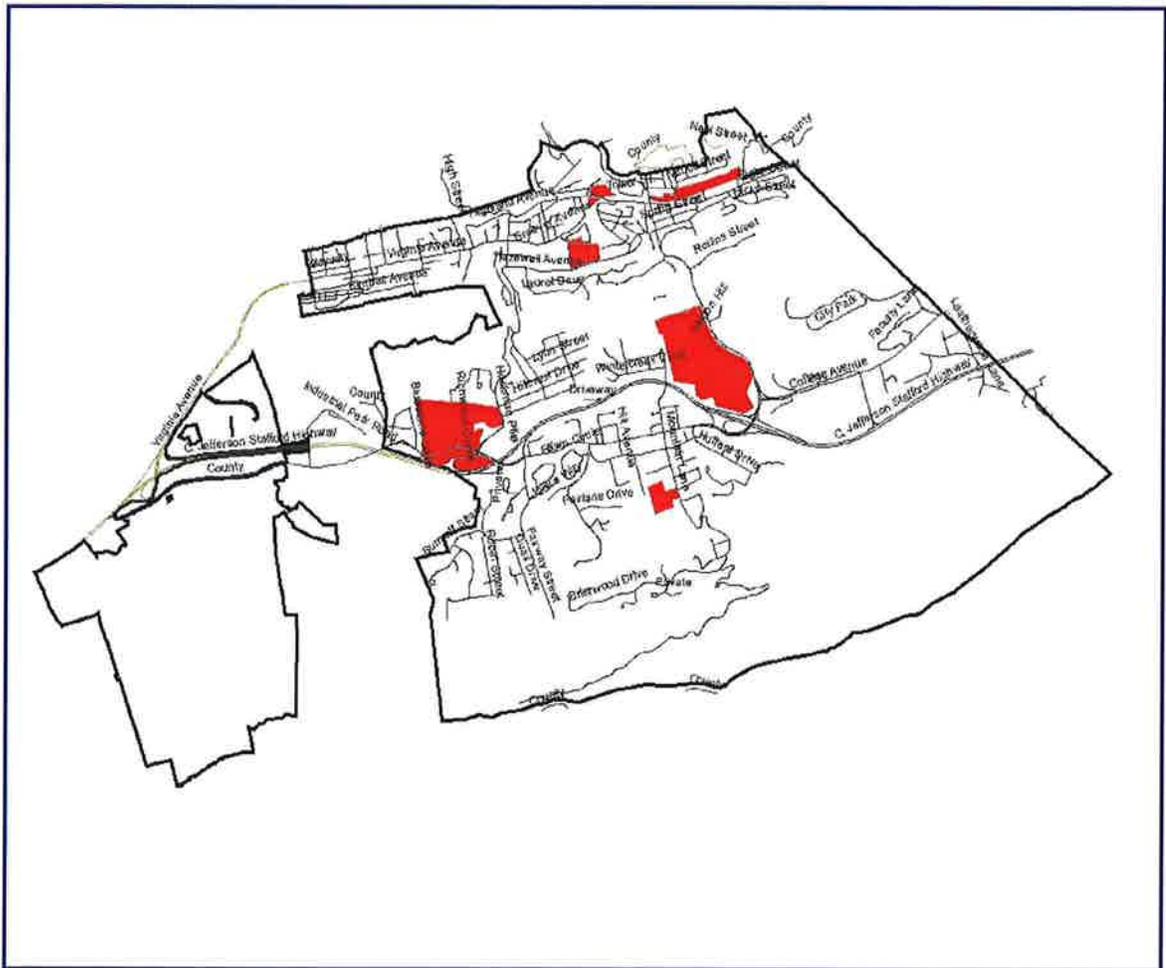




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### **M-1: Light Industries**

This district is intended for areas of industrial and related uses. There are no lot size regulations, however all buildings shall not cover more than 50% of the total lot area.

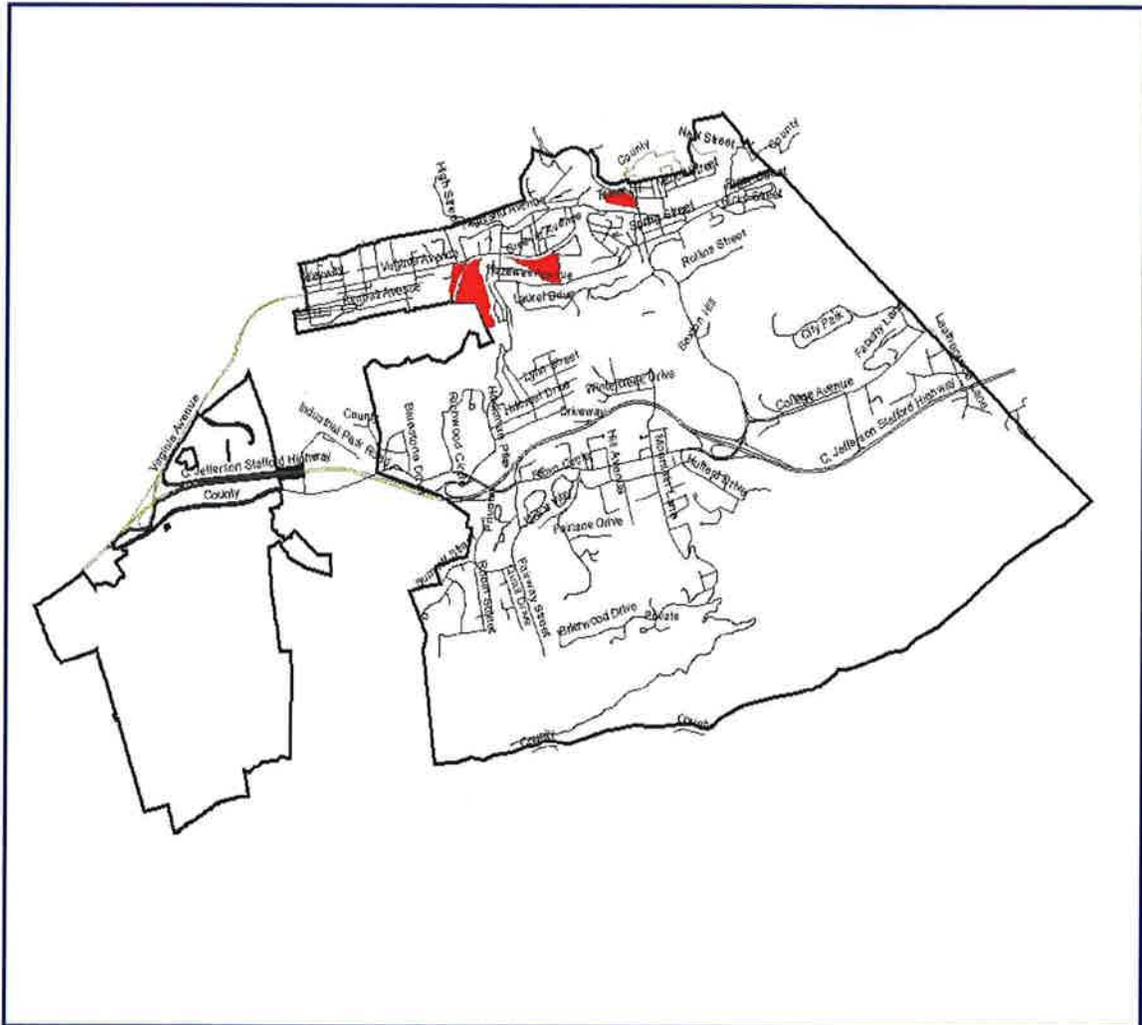




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### **M-2: Heavy Industries**

This district is intended for areas of industrial and related uses of such a nature that they require isolation from many other kinds of land uses. There are no lot size regulations, however all buildings shall not cover more than 50% of the total lot area.

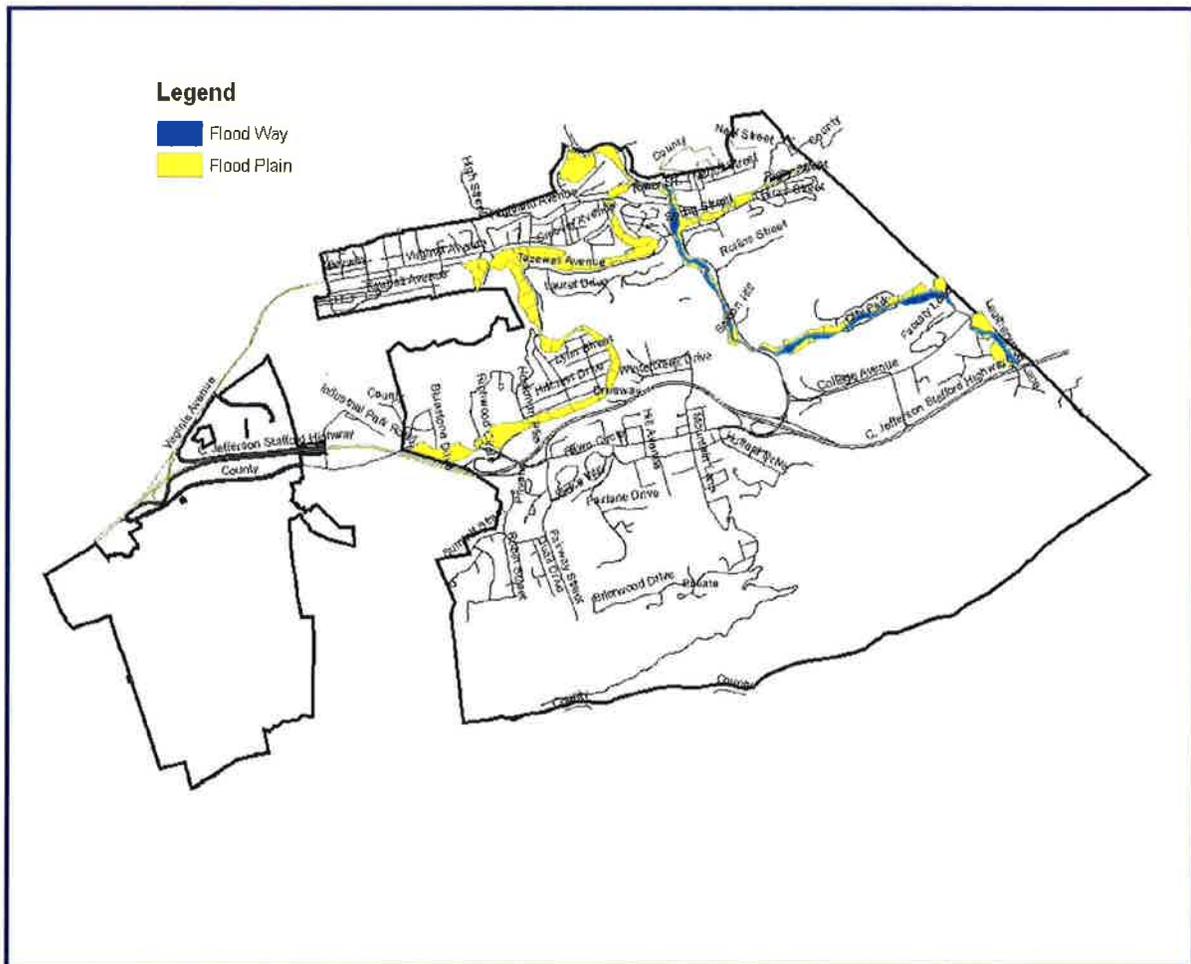




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### Floodplain

This district includes all areas subject to inundation by waters of the 100-year flood. The basis shall be the Federal Emergency Management Agency (FEMA) flood insurance study dated February 18, 2011 and any subsequent revisions. No development is permitted in the floodplain district except where the effect on flood heights is fully offset by accompanying improvements that have been approved by local and/or state authorities.





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### Conditional Zoning

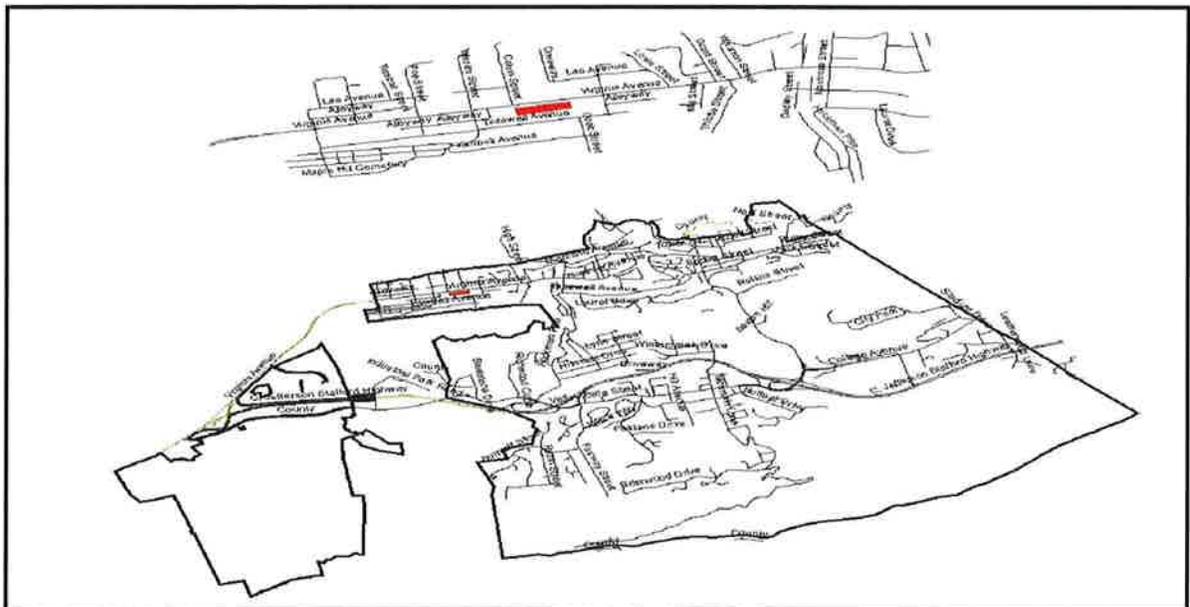
Two areas in town are conditionally zoned. The reason for conditional zoning is to allow a more flexible and adaptable zoning method. The applicant or owner of the property may be put under more restrictive conditions to meet the use he or she is requesting to be harmonious with the surrounding uses.

#### CZ- B-2

Effective date: 09/04/04

Area: Tax Parcels 024A104360001-0015

The property was requested to be rezoned to facilitate resale of said property and to more accurately reflect what was occurring on the ground. The parcels are zoned B-2 with only the following uses allowed: personal business and professional services, auto sales and service, churches, full and self service carwashes and fueling stations.





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### CZ-R-3

Effective date: 10/11/04

Area: Tax Parcels 024A3220001-0004A, 024A3A0075

The property was requested to be rezoned to facilitate resale of said property. The zoning is R-3 with only the following uses allowed: Personal business and professional services, auto sales and service, churches, full and self service carwashes and fueling stations.

