ORDINANCE # 1028

APPROVED BY THE BOARD OF SUPERVISORS: JUNE 11, 2002

ORDINANCE - To Add Section 24-29.1 Entitled "Provisional uses permitted" to the Code of the County of Henrico and to Amend and Reordain Section 24-36.1 Entitled "Provisional uses permitted," To Allow B-1 Uses in Multi-Family Residential Structures In the R-5 and R-6 Districts

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF HENRICO, VIRGINIA:

1. That a new Section 24-29.1 be added to the Code of the County of Henrico as follows:

Sec. 24-29.1. Provisional uses permitted.

(a) Any principal use permitted in the B-1 district may be located in the first or second story of a structure exceeding two stories in height, subject to the following requirements:

(1) *Floor area*. B-1 uses may not occupy more than 35 percent of the floor area of the structure.

(2) *Parking required.* The required parking for B-1 uses may be reduced by up to 50 percent if the parking is shared between residential and B-1 uses.

(3) *Signage.* Each tenant may have one attached sign if the tenant's space has direct access from the exterior of the building. No sign shall exceed 15 square feet of sign area per tenant.

(4) <u>The requirements of section 24-122.1 of this code.</u>

2. That Section 24-36.1 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 24-36.1. Provisional uses permitted.

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(b) Any principal use permitted in the B-1 district may be located in the first or second story of a structure exceeding two stories in height, subject to the following requirements:

(1) *Floor area*. B-1 uses may not occupy more than 35 percent of the floor area of the structure.

(2) *Parking required.* The required parking for B-1 uses may be reduced by up to 50 percent if the parking is shared between residential and B-1 uses.

(3) *Signage.* Each tenant may have one attached sign if the tenant's space has direct access from the exterior of the building. No sign shall exceed 15 square feet of sign area per tenant.

(4) The requirements of section 24-122.1 of this code.

3. That this ordinance shall be in full force and effect on and after its passage as provided by law.