

AN ORDINANCE TO AMEND CHAPTER 180 OF THE WARREN COUNTY CODE (ZONING ORDINANCE) TO ADD A NEW DEFINITION FOR "BUILDING SERVICE ESTABLISHMENT", TO AMEND THE DISTRICT REGULATIONS FOR THE AGRICULTURAL ZONING DISTRICT TO ADD "BUILDING SERVICE ESTABLISHMENT" AS A USE PERMITTED BY CONDITIONAL USE PERMIT, TO AMEND THE LISTED USE FOR HOME SERVICE ESTABLISHMENT IN THE COMMERCIAL AND VILLAGE RESIDENTIAL ZONING DISTRICT REGULATIONS AND TO ADD SUPPLEMENTARY REGULATIONS FOR BUILDING SERVICE ESTABLISHMENT.

BE IT ORDAINED BY THE WARREN COUNTY BOARD OF SUPERVISORS that Sections 180-8C, 180-25D(10), and 180-27B(15) be amended and re-ordained and that Sections 180-21D(50) and 180-36.1 be enacted as follows:

1. Subsection 180-8C is amended to add a new definition for "building service establishment," as follows:

Chapter 180. Zoning
Article II. Application
§180-8. Definitions.

A. General usage.

...

C. Definitions of words and terms. As used in this chapter, the following words and terms shall have the meanings indicated:

...

BUILDING SERVICE ESTABLISHMENT:

A facility providing services for residential, commercial, institutional, or light industrial structures such as exterminator, plumber, decorator, electrician or heating, ventilation and air conditioning (HVAC) or other appliance service and related equipment storage, staging and repairs. This use shall comply with the supplementary regulations set forth in § 180-36.1 of this chapter.

...

2. Subsection 180-21D(50) is enacted to make "building service establishment" permissible only by conditional use permit in the Agricultural zoning district, as follows:

Chapter 180. Zoning
Article IV. District Regulations
§ 180-21. Agricultural (A) District

A. Statement of intent. This district is intended for areas where general agricultural pursuits are practiced, where low density residential developments may be situated without degrading the environment and where expanses of open spaces best exist for parks, playgrounds, game preserves and similar uses.

...

D. Uses allowed by conditional use permit. The following named uses may be permitted upon issuance of a conditional use permit by the Board of Supervisors:

...

(50) Building service establishment.

...

3. Subsection 180-25D(10) is amended to replace “home service establishment (exterminator, plumber, decorator, appliance service, etc.)” with “building service establishment” as a use permissible only by conditional use permit in the Village Residential zoning district, as follows:

Chapter 180. Zoning

Article IV. District Regulations

§ 180-25. Village Residential (VR) District

A. Statement of intent. This district is to accommodate established villages/ settlements which existed prior to the adoption of this chapter and which are designated on the Zoning Map adopted as a part of this chapter. Such areas have a combination of medium density housing and commercial establishments.

...

D. Uses allowed by conditional use permit. The following named uses may be permitted upon issuance of a conditional use permit by the Board of Supervisors:

...

~~(10) Home service establishment (exterminator, plumber, decorator, appliance service, etc.)~~**Building service establishment.**

...

4. Subsection 180-27B(15) is amended to replace “home service establishment such as exterminator, plumber, decorator or appliance service” with “building service establishment” as a use permitted by right in the Commercial zoning district, as follows:

Chapter 180. Zoning

Article IV. District Regulations

§ 180-27. Commercial (C) District

- A. Statement of intent. This district is intended for areas suitable for the conduct of general business not characterized by either constant heavy trucking or nuisance factors and to which the public requires direct and frequent access.
- B. Uses permitted by right. Any one or more of the following uses is permitted as a matter of right on each lot, parcel or tract of land in the Commercial District:

...

(15) ~~Home service establishment such as exterminator, plumber, decorator or appliance service~~ **Building service establishment.**

...

- 5. Subsection 180-36.1 is enacted to add supplementary regulations for “building service establishment,” as follows:

Chapter 180. Zoning
 Article V. Supplementary Regulations
§ 180-36.1. Building service establishment.

Building service establishments on parcels of land zoned agricultural shall be subject to the following requirements and restrictions:

- A. **Any parcel of land used for a building service establishment must front upon and have access to a state-maintained road, and the entrance to the property shall have Virginia Department of Transportation (VDOT) approval for this type of use.**
- B. **An illustrative development plan must be submitted to the Planning Department and approved prior to issuance of a Certificate of Zoning. The development plan shall include details on proposed building locations, off-street parking, storage area locations with setback distances to property lines, ingress/egress, screening, landscaping, outdoor lighting, and signage.**
- C. **The building used for the building service establishment shall meet the requirements of Warren County Building Inspections and the Warren County Health Department prior to commencing the use. The number of employees shall not exceed the maximum occupancy as determined by the certificate of occupancy issued for the building or the operation permit issued for the onsite sewage disposal system, whichever is lesser.**
- D. **Onsite customer service and retail sales in conjunction with the building service establishment shall be prohibited.**
- E. **Areas used for outdoor storage or staging of equipment shall be fully screened from view and shall be set back a minimum of twenty-five feet (25') from all adjacent property lines.**
- F. **Off-street parking shall be provided in the amount of 2.0 spaces per employee on the main shift.**

- G. The property shall meet the landscaping requirements of § 180-49.1 and the lighting requirements of § 180-49.2.
- H. The hours of operation shall be specified in the conditional use permit.
- I. The use of the property for commercial auto repairs shall be prohibited unless otherwise approved for a commercial repair garage through the conditional use permit process. The use of the property for auto salvage and as a junkyard shall be prohibited.

THIS ORDINANCE SHALL BE EFFECTIVE UPON ADOPTION

Language proposed to be deleted is lined through.
Language proposed to be added is underlined.

Adopted: October 21, 2025



Zachary Henderson, Deputy Clerk
Warren County Board of Supervisors