

## CHAPTER 3: USES

### Contents:

#### 3.01 Uses Generally

#### 3.02 Use Tables

#### 3.03 Accessory Uses

#### 3.04 Temporary Uses

### 3.01 Uses Generally

- A. **Use Regulations.** Section 3.02 (Tables 3.02.01-1 through 3.02.03-1) establishes the principal uses permitted by right, by special exception, or by minor special exception in the Urban, Suburban, Transition, Rural, and JLMA zoning districts.
- B. **Organization of Use Tables.** Section 3.02, Tables 3.02.01-1 through 3.02.03-1 ("Use Tables") organize the uses in each Zoning District by Use Classifications, Use Categories, and specific Uses.
  1. *Use Classifications.* The Use Classifications are identified by the green shaded rows in each use table. The Use Classifications organize Uses into broad general classifications (e.g., Residential, Lodging, Commercial, Public/Civic/Institutional, Industrial/Production, Infrastructure, Agriculture, etc.).
  2. *Use Categories.* Use Classifications are further divided into Use Categories (the yellow shaded rows in each use table). The Use Categories describe the major sub-groups of the Use Classification. For example, the residential Use Classification is divided into two major Use Categories: Household Living and Group Living.
  3. *Use.* The Use Classifications or Use Categories are then divided into specific Uses (the white and pale-highlighted rows in each use table). For example, single-family detached dwellings, multifamily dwellings, and single-family attached dwellings are Uses in the Household Living Use Category.
- C. **Use Categories and Uses Defined.** Use Categories and Uses listed in Section 3.02 are defined in Chapter 13.
- D. **Permitted and Special Exception Uses.** Use Tables establish the following categories of uses:

**Table 3.01-1 Key to Use Table**

Notation	Category	Description
<b>P</b>	By Right	A "P" indicates that a specific Use is permitted by right (as a permitted use) in the applicable zoning district, subject to compliance with all applicable standards and regulations in the Zoning Ordinance and all other applicable County ordinances.
<b>S</b>	Special Exception	An "S" indicates that a Use may be allowed in the applicable zoning district as a Special Exception subject to conditions imposed by the Board of Supervisors, in accordance with the procedures and standards for special exceptions in Section 11.11.01.
<b>M</b>	Minor Special Exception	An "M" indicates that a Use may be permitted in the applicable zoning district as a Minor Special Exception subject to conditions of approval imposed by the Board of Supervisors, in accordance with the procedures and standards for minor special exceptions in Section 11.11.02.
<b>P/S, M/S, or P/M</b>	Varies	In some instances and based on the Use-Specific Standards (Chapter 4), a Use will be a Permitted Use under certain conditions or may be allowed by Special Exception or Minor Special Exception approval under other conditions. Those instances are identified as "P/S," "M/S," or "P/M," as appropriate.
	Prohibited	A blank cell indicates that the use is not permitted in the applicable district.

- E. **Use-Specific Standards.** Some Principal Uses in Tables 3.02.01 through 3.02.05 and Accessory Uses in Table 3.03-1 are subject to certain Use-Specific Standards prescribed in Chapter 4 of the Zoning Ordinance. In those instances, the Use Table includes a cross-reference to the applicable section in Chapter 4.

**F. Multiple Uses on Lots.**

1. Only 1 of the same principal permitted use is permitted on a lot. For example, 2 Kennels are not permitted on a lot, but 2 different principal permitted uses, such as a Kennel and an Animal Hospital, are permitted on a lot.
2. Each different principal permitted use must meet the minimum acreage requirement for each use when 1 or more of the uses has a minimum lot size specified in Chapter 4, Use-Specific Standards.
3. Where 2 or more different principal uses are located on 1 parcel, the parcel size must be the larger of the 2 or more use requirements and not the sum of all the minimum lot sizes.
4. For single-family detached dwellings, a principal dwelling may not be located on the same lot with any other principal use or structure, except:
  - a. Accessory uses as permitted by Section 3.03.
  - b. Accessory dwelling units in accordance with Section 4.02.01.
  - c. Telecommunications Uses and/or Structures in accordance with the applicable zoning district standards and the Use Specific Standards in Section 4.07.06.
  - d. Agricultural uses and structures.

**G. Uses Not Defined.**

1. If a proposed use is not identified in Section 3.02 or Section 3.03, the Zoning Administrator may determine whether that use falls within the definition of an identified principal or accessory use. In determining whether the proposed use falls within the definitions of an identified use, the Zoning Administrator must refer to:
  - a. The most recent edition of Webster's Unabridged Dictionary.
  - b. If a proposed use is not defined in Webster's Unabridged Dictionary, the North American Industry Classification Manual (Executive Office of the President, Office of Management and Budget, 2017)("NAICS").
  - c. If the proposed use is not defined in the NAICS, the American Planning Association, Land-Based Classification Standards LBCS Tables (April 1, 2001).
2. If the Zoning Administrator determines that an unlisted proposed use does not fall within the definition of a use identified and defined in the Zoning Ordinance, the use is not permitted unless the Board of Supervisors, in its discretion, approves a Zoning Ordinance Amendment (Section 11.10.02) to allow such use.

**H. Stream Restoration and Wetland Mitigation.** Stream Restoration and Wetland Mitigation are exempt from the Zoning District requirements in Chapter 2, but are subject to the applicable regulations prescribed in Section 5.03 Floodplain Overlay District, Section 5.04 Mountainside Overlay District, Section 5.05 Limestone Overlay District, and Chapter 6: Natural and Environmental Resources.

## 3.02 Use Tables

### 3.02.01 Urban and Suburban Policy Area Zoning Districts Use Table

Table 3.02.01-1														
Principal Use Table for Urban and Suburban Policy Area Zoning Districts														
Note: P = By Right   S = Special Exception   M = Minor Special Exception   blank cell = Prohibited														
	Urban				Suburban									Use-Specific Standard
	TRC Inner Core	TRC Outer Core	TRC TDSA	UE	SN-4	SN-6	SCN-8	SCN-16	SCN-24	TC Core	TC Fringe	CC (NC)	CC (CC)	
Residential														
Household Living:														
Accessory Dwelling		P	P		P	P	P	P	P	P	P			4.02.01
Caretaker or guard residence														
Dwelling, single-family attached			P		P	P	P	P	P	P	P			4.02.09
Dwelling, multifamily	P	P	P		P	P	P	P	P	P	P			4.02.10
Dwelling, single-family detached			P		P	P	P	P		P	P			4.02.09
Live/Work Dwelling					S	S	P	P	P					4.02.04
Manufactured Home							S	S	S					4.02.05
Guest House														4.02.03
Group Living:														
Rooming and Boarding	P	P	P							S	S			
Congregate Housing	P	P	P		S	S	S	S	S	P	P			
Continuing care facility					S	S	S	S	S	P/S	P/S	P	P	4.02.02
Religious Housing					S	S	S	S	S					4.02.07
Tenant Dwelling														4.02.11
Dormitory, Seasonal Labor														4.02.08
Lodging														
Bed and breakfast homestay														4.03.01
Bed and breakfast inn														4.03.01
Camp, Day and Boarding														4.03.02
Campground														4.03.03
Country inn														4.03.01
Guest farm or ranch														4.03.04
Hotel/Motel	P	P	P	P						P	P/S			4.03.05
Rural resort														4.03.01
Recreational Vehicle Park														
Commercial														
Animal Services:														
Animal Care Business														
Animal hospital			P	P/S						S	S	S	S	4.04.01
Kennel														4.04.16
Kennel, indoor														4.04.16
Veterinary service												S	S	

**Table 3.02.01-1**

**Principal Use Table for Urban and Suburban Policy Area Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Urban				Suburban									Use-Specific Standard
	TRC Inner Core	TRC Outer Core	TRC TDSA	UE	SN-4	SN-6	SCN-8	SCN-16	SCN-24	TC Core	TC Fringe	CC (NC)	CC (CC)	
<b>Day Care:</b>														
Adult day care	P	P	P	P	S	S	S	S	S	P	P	P	P	
Child Day Care	P	P	P	P	S	S	S	S	S	P	P	P	P	4.04.08
Child Day Home					P	P	P	P	P	P	P			4.04.08
<b>Financial Services:</b>														
Bank or financial institution	P	P	P/S	P						P/S	P	P	P	4.04.12
<b>Food and Beverage Sales/Service:</b>														
Banquet/Event Facility										P	P			4.04.05
Craft beverage manufacturing	P	P	P	P						P	P	P	P	4.04.11
Farm market														4.04.14
Farm market (off-site production)														4.04.14
<b>Food Preparation</b>														
Food store	P	P	P	P						P	P	P	P	
Restaurant, carry-out only	P	P	P	P						P	P	P	P	
<b>Restaurant, Sit-Down</b>	P	P	P	P						P	P	P	P	4.04.19
Restaurant, fast food with drive-through facility										S	P		S	4.04.12
Restaurant, fast-food, excluding drive-through facilities	P	P	P	P						P	P			
Snack or beverage bars														4.04.21
<b>Office, Business and Professional:</b>														
Office	P	P	P	P						P	P	P/S	P/S	
Small Business, Agricultural and Rural														
<b>Personal/Business services:</b>														
Business Support Services	P	P	P	P						P	P	P	P	4.04.07
Dry Cleaning Plant														
Farm Machinery														4.04.13
Maintenance and Repair Services														
Personal Services	P	P	P	P						P	P	P	P	4.04.18
Postal services	P	P	P	P						P	P	P	P	
<b>Retail:</b>														
Antique Shop, Art Gallery, Studio or Craft Shop	P	P	P	P						P	P	P	P	4.04.02
Auction	P	P	P	P						P	P			4.04.03
Convenience store	P	P	P	P						P	P	P	P	

**Table 3.02.01-1**

**Principal Use Table for Urban and Suburban Policy Area Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Urban				Suburban									Use-Specific Standard
	TRC Inner Core	TRC Outer Core	TRC TDSA	UE	SN-4	SN-6	SCN-8	SCN-16	SCN-24	TC Core	TC Fringe	CC (NC)	CC (CC)	
Convenience Store (with Gasoline Sales)			S									S	S	
Feed and farm supply center														4.04.15
Machinery and equipment sales and services										P		P	S	
Nursery, Commercial														4.04.09
Retail, General	P	P	P/S*	P						P	P	P	P	4.04.12
<b>Automotive:</b>														
Automobile Car Sharing	P	P	P	P						P	P			4.04.04
Car Wash											S	S		
Vehicle Repair, Heavy														4.04.22
Vehicle Repair, Light											S			4.04.23
Vehicle Sales	P	P	P	P										
Vehicle Service Station			S								S	S	S	
Vehicle Wholesale Auction														4.04.24
<b>Public/Civic/Institutional</b>														
<b>Assembly:</b>														
Civic, social, and fraternal meeting place	P/S	P/S	P/S	P/S	S	S	S	S	S	P	P		P	4.05.04
Community center	P	P	P	P	S	S	S	S	S	P	P	P	P	
Convention or exhibition facility	P	P	P	P						S	S			4.05.04
Religious assembly	P	P	P	P	S	S	S	S	S	P	P			4.05.04
<b>Death Care Services:</b>														
Cemetery					S									4.05.08
Crematorium										S	S	S	S	4.05.08
Funeral services	S	S	S	S	P					P	P			4.05.08
Mausoleum					S									4.05.08
<b>Government/Non-Profit:</b>														
Government (general) (not otherwise listed)					S	S	S	S	S					
Public safety	P	P	P	P	S	S	S	S	S	P	P	S	S	
<b>Education:</b>														
Agricultural education or research														
Business/technical school														
College or university	P/S	P/S	P/S	P/S						P	P			
Educational institution	P/S	P/S	P/S	P/S						P	P			
Library	P	P	P	P	S	S	S	S	S	P	P		P	
Personal instructional services	P	P	P	P						P	P	P	P	
Rural retreat														

**Table 3.02.01-1**

**Principal Use Table for Urban and Suburban Policy Area Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Urban				Suburban									Use-Specific Standard
	TRC Inner Core	TRC Outer Core	TRC TDSA	UE	SN-4	SN-6	SCN-8	SCN-16	SCN-24	TC Core	TC Fringe	CC (NC)	CC (CC)	
School	M	M	M	M	P/M	P/M	P/M	P/M	P/M	S/M	M	M	M	
Conference and Training facility	P	P	P	P						P	P	S	S	
<b>Medical:</b>														
Hospital	S	S	S								S			4.05.13
Medical care facility	P/S	P/S	P/S	P/S						P	P	P	P	
Medical office										P	P	P/S	P/S	
<b>Arts, Entertainment, and Recreation:</b>														
Agricultural Cultural Center														
Agritainment														
Amphitheater				P						P/S	P/S			4.05.01
Art Studio	P	P	P	P						P	P	P	P	
Cultural facility	P	P	P	P						P	P	P	P	
Cultural tourism														
Dinner theater	P	P	P	P						P	P		P	
Dog Park		S	S		S	S	S	S	S		S			
Entertainment facility										S	S			
Equestrian Event Facility														
Health and fitness center	P	P	P	P						P	P	P	P	4.05.12
Nature Preserve					P									
Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	
Park, Community	P	P	P	P	P	P	P	P	P			P	P	
Park, Passive					P	P	P	P	P					
Park, Regional					S	S	S	S	S					
Recreation, indoor	P/S	P/S	P/S	P/S						P	P	S	P/S	
Recreation, outdoor or major		S	S	S	S	S	S	S	S	S	P/S			
Shooting range, indoor														
Theater	P/S	P/S	P/S	P/S						P	P		P	
Urban deck	S	S								S	S			
<b>Industrial/Production</b>														
<b>Manufacturing and Employment:</b>														
Agricultural processing														
Contractor	P	P	P	P						P	P	P	P	4.06.01
Data center										P	P			4.06.02
Extractive industries														4.06.03
Flex building				S							S			4.06.04
Manufacturing, General				S						S	S			
Manufacturing, Intensive														

**Table 3.02.01-1**

**Principal Use Table for Urban and Suburban Policy Area Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Urban				Suburban									Use-Specific Standard
	TRC Inner Core	TRC Outer Core	TRC TDSA	UE	SN-4	SN-6	SCN-8	SCN-16	SCN-24	TC Core	TC Fringe	CC (NC)	CC (CC)	
Research and Development	P	P	P	P						P	P			4.06.08
Sawmill														4.06.09
Wood, metal and stone crafts														
Warehousing, Storage and Distribution:														
Building and landscaping materials supplier														
Energy Storage														
Freight														
Industrial storage														4.06.06
Mini-warehouse		S	S								S			4.06.05
Outdoor storage														4.06.06
Outdoor storage, vehicles														4.06.06
Vehicle storage and impoundment														4.06.06
Wholesale distribution, warehousing and storage											S			4.06.10
Infrastructure														
Transportation/Parking:														
Airport														
Ground passenger transportation (e.g. taxi, charter bus)		S												
Heliport or helistop	S	S	S	S						S	S			
Marina														
Parking facility	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P	P	4.07.01
Transit facilities	P	P	P	P/S						S	S	S	S	
Utilities:														
Electric generating plant														
Public utility service center, with outdoor storage														
Public utility service center, without outdoor storage												S	P	
Solar Facility, Utility Scale														4.07.04
Utility, Minor	P/S	P/S	P/S	P/S	S	S	S	S	S	P	P/S	P/S	P/S	
Utility, Major					S	S	S	S	S		S	S	S	4.07.02
Communications facilities:														
Communications facility	P	P	P	P	S	S	S	S	S	P/S	P/S		P	
Telecommunications facility	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P	P/S	4.07.06
Testing station														

**Table 3.02.01-1**

**Principal Use Table for Urban and Suburban Policy Area Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Urban				Suburban									Use-Specific Standard
	TRC Inner Core	TRC Outer Core	TRC TDSA	UE	SN-4	SN-6	SCN-8	SCN-16	SCN-24	TC Core	TC Fringe	CC (NC)	CC (CC)	
<b>Waste-related:</b>														
Composting facility														
Junkyard														
Recycling collection center			P	S	P	P	P	P	P	P	P	P	P	4.07.03
Material Recovery Facility (MRF)														4.07.03
Solid waste facility														4.07.03
Stockpiling														
Vegetative waste management facility														
<b>Agriculture</b>														
Agriculture												P	P	
Animal Husbandry														
Auction Facility, Livestock														
Brewery, Limited														
Community garden	P	P	P		P	P	P	P	P					
Custom Operators														
Farm co-ops														
Farm distribution hub														
Feedlot														
Horticulture										P	P	P	P	
Nursery, Production														4.04.09
Stable or Livery														
Stable, private														
Wayside stand														
Winery, Commercial														
Winery, Virginia farm														
<b>Miscellaneous</b>														
Temporary Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	
Adaptive Reuse	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	4.09
See Section 2.01 for Transit Related Center (TRC) and Urban Employment (UE) Zoning District regulations. See Section 2.02 for Suburban Neighborhood (SN), Suburban Compact Neighborhood (SCN), Town Center (TC), Commercial Center (Neighborhood Center) CC(NC), and Commercial Center (Community Center) CC(CC) Zoning District Regulations. * TRC TDSA - single retail use up to and including 10,000 SF permitted, single retail use in excess of 10,000 SF special exception required														



**3.02.02 Legacy Suburban Policy Area Zoning Districts Use Table**

Table 3.02.02-1																
Principal Use Table for Legacy Suburban Policy Area Zoning Districts																
Note: P = By Right   S = Special Exception   M = Minor Special Exception   blank cell = Prohibited																
	Suburban															Use-Specific Standard
	R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (SC)	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB	CLI	
Residential																
Household Living:																
Accessory dwelling	P	P	P	P	P							P	P			4.02.01
Caretaker or guard residence															P	
Dwelling, single-family attached					P	P						P	P			4.02.09
Dwelling, multifamily						P	P					P	P			4.02.10
Dwelling, single-family detached	P	P	P	P	P							P	P			4.02.09
Live/Work Dwelling																4.02.04
Manufactured Home					S	S										4.02.05
Guest House																4.02.03
Group Living:																
Rooming and Boarding													S			
Congregate housing	S	S	S	S	S	S	S						P			
Continuing care facility	S	S			S	S	S					S	P/S		P	4.02.02
Religious Housing																4.02.07
Tenant Dwelling																4.02.10
Dormitory, Seasonal Labor																4.02.08
Lodging																
Bed and breakfast homestay	P	P														4.03.01
Bed and breakfast inn	M	M														4.03.01
Camp, Day and Boarding	S															4.03.02
Campground	S	S									P					4.03.03
Country inn																4.03.01
Guest farm or ranch																4.03.04
Hotel/Motel								P	P	P	P		P		P	4.03.05
Rural resort																4.03.01
Recreational Vehicle Park											P					
Commercial																
Animal Services:																
Animal Care Business																
Animal hospital								S	S				S	P	P	4.04.01
Kennel	S													S	P	4.04.16
Kennel, indoor								S	S							4.04.16
Veterinary service								S	S					P	P	
Day Care:																
Adult day care	S	S	S	S	S	S	S	P	P	P			P	P	P	

**Table 3.02.02-1**

**Principal Use Table for Legacy Suburban Policy Area Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Suburban															Use-Specific Standard
	R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (SC)	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB	CLI	
Child day care	P	P	P	P	P	P	P	P	P	P			P	P	P	4.04.08
Child day home	P	P	P	P	P	P							P			4.04.08
<b>Financial Services:</b>																
Bank or financial institution								P	P	P			P	P	S	4.04.12
<b>Food and Beverage Sales/Service:</b>																
Banquet/Event Facility	S												P		P/S	4.04.05
Craft beverage manufacturing								P	P	M	P		P	S	M	4.04.11
Farm market																4.04.14
Farm market (off-site production)																4.04.14
Food preparation														P	P	
Food store								P	P				P			
Restaurant, carry-out only								P	P	P			P	P	S	
Restaurant, sit-down								P	P	S	P		P		S	
Restaurant, fast food with drive-through facility								P	P				S		S	4.04.12
Restaurant, fast-food, excluding drive-through facilities													P		S	
Snack or beverage bars																
<b>Office, Business and Professional:</b>																
Office								P/S	P/S	P	P		P		P	
Small business, agricultural and rural																
<b>Personal/Business services:</b>																
Business support services								P	P	P	P		P	P	P	4.04.07
Dry cleaning plant																
Farm machinery														P		4.04.13
Maintenance and repair services																
Personal services								P	P	S	P		P	P	S	
Postal services								P	P	P			P	P	P	
<b>Retail:</b>																
Antique Shop, Art Gallery, Studio or Craft Shop								P	P	P	P		P		P	4.04.02
Auction													P			
Convenience store								P	P				P/S	P	S	

**Table 3.02.02-1**

**Principal Use Table for Legacy Suburban Policy Area Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Suburban															Use-Specific Standard
	R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (SC)	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB	CLI	
Convenience store (with gasoline sales)								S	S					S	S	
Feed and farm supply center											P					
Machinery and equipment sales and services													P/S	P		
Nursery, Commercial														P	P	4.04.10
Retail, general								P	P	P	P		P		S	4.04.12
<b>Automotive:</b>																
Automobile Car Sharing													P			
Car Wash								P	P				S	S	S	
Vehicle repair, heavy														P		
Vehicle repair, light								P	P				S	P	S	
Vehicle sales								P/S	S				P	P	S	
Vehicle service station								S	S				S	S	S	
Vehicle wholesale auction																
<b>Public/Civic/Institutional</b>																
<b>Assembly:</b>																
Civic, social, and fraternal meeting place	S	S	S	S	S	S	S	P	P				P		S	
Community center	P	P	P	P	P	P	P	P	P			P	P			
Convention or exhibition facility											P		S		P	
Religious assembly	S	S	S	S	S	S	S			P		P	P	S	P	
<b>Death Care Services:</b>																
Cemetery	S	S	S	S												
Crematorium								S	S				S	S		
Funeral services													S		P	
Mausoleum	S	S	S	S												
<b>Government/Non-Profit:</b>																
Government (general) (not otherwise listed)	S	S	S	S	S	S	S						P			
Public safety	S	S	S	S	S	S	S	S	S	S	P	S	P	S	P	
<b>Education:</b>																
Agricultural education or research										P						
Business / technical school																
Colleges or universities										P	P		P/S			
Educational institution										P	P		P	P	P	
Library	P	P	P	P	P	P	P	P	P	P	P		P		P	
Personal instructional services								P	P				P	P	P	

**Table 3.02.02-1**

**Principal Use Table for Legacy Suburban Policy Area Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Suburban															Use-Specific Standard
	R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (SC)	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB	CLI	
Rural retreat																
School	P/M	P/M	P/M	P/M	P/M	P/M	P/M	M	M	M	M		M			
Conference and Training facility								P	P	P	P		P		P	
<b>Medical:</b>																
Hospital										S	P		S			
Medical care facility								P	P	S		P	P	P	P	
Medical office								P/S	P/S	P			P			
<b>Arts, Entertainment, and Recreation:</b>																
Agricultural Cultural Center																
Agritainment																
Amphitheater													S			4.05.01
Art Studio								P	P				P			
Cultural facility								P	P	P	P		P		P	
Cultural tourism																
Dinner theater								P	P	P	P		P			
Dog Park													P			
Entertainment facility								S	S							
Equestrian event facility																
Health and fitness center								P	P	P	P	P	P	P	P	
Nature Preserve	P	P	P	P	P											
Open Space				P	P	P	P	P	P	P	P		P	P		
Park, Community	P	P	P	P	P	P	P	P	P		P		P	P	P	
Park, Passive				P	P	P	P					P				
Park, Regional	S	S	S	S	S	S	S									
Recreation, indoor								P/S	P/S		P		P			
Recreation, outdoor or major	S	S	S	S	S	S	S			S	P	P	P/S			
Shooting range, indoor																
Theater								P	P	P	P		P			
Urban deck													S			
<b>Industrial/Production</b>																
<b>Manufacturing and Employment:</b>																
Agricultural processing																
Contractor								P	P				P	P	S	4.06.01
Data center										P					S	
Extractive industries	S													S		
Flex building													S		P	4.06.04
Manufacturing, General										S			S		P	

**Table 3.02.02-1**

**Principal Use Table for Legacy Suburban Policy Area Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Suburban															Use-Specific Standard
	R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (SC)	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB	CLI	
Manufacturing, Intensive																
Research and Development										P			P		P	4.06.08
Sawmill																4.06.09
Wood, metal and stone crafts																
Warehousing, Storage and Distribution:																
Building and landscaping materials supplier																
Energy Storage																
Freight																
Industrial storage																
Mini-warehouse													S			
Outdoor storage																
Outdoor storage, vehicles																
Vehicle storage and impoundment														P		
Wholesale distribution, warehousing and storage													S	P/S	P/S	4.06.10
Infrastructure																
Transportation/Parking:																
Airport											P					
Ground passenger transportation (e.g. taxi, charter bus)																
Heliport or helistop										S		S	S		S	
Marina																
Parking facility	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P	P	P	P		P/M	P/S		
Transit facilities	P	P	P					S	S	S	P	P	S	S	P	
Utilities:																
Electric generating plant																
Public utility service center, with outdoor storage														S	S	
Public utility service center, without outdoor storage								P	P	P					P	
Solar facility, commercial																
Utility, Minor	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P	P/S	P/S	P/S	P	
Utility, Major	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	4.07.02
Communications facilities:																
Communications facility	S	S	S	S	S	S	S	P	P	P/S	S		P/S	S	S	
Telecommunications facility	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	
Testing station																

**Table 3.02.02-1**

**Principal Use Table for Legacy Suburban Policy Area Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Suburban															Use-Specific Standard
	R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (SC)	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB	CLI	
<b>Waste-related:</b>																
Composting facility																
Junkyard																
Recycling collection center	P/S	P	P	P	P	P	P	P	P	P			P/S	P/S		4.07.03
Material Recovery Facility (MRF)																4.07.03
Solid waste facility																
Stockpiling																
Vegetative waste management facility																
<b>Agriculture</b>																
Agriculture	P	P	P	P				P	P	P	P			P		
Animal Husbandry																
Auction Facility, Livestock																
Brewery, Limited																
Community garden													P			
Custom Operators																
Farm co-ops																
Farm distribution hub																
Feedlot																
Horticulture	P	P	P	P				P	P	P	P		P	P		
Nursery, Production																
Stable or Livery																
Stable, private																
Wayside stand	P															
Winery, Commercial																
Winery, Virginia farm																
<b>Miscellaneous</b>																
Temporary Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Adaptive Reuse	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	4.09

See Section 2.02.05 for Single Family Residential (R-1, R-2, R-3, R-4, R-8, R-16, and R-24), Planned Development-Commercial Center (Small Regional Center) (PD-CC(SC)), Planned Development-Commercial Center (Regional Center) (PD-CC(RC)), Planned Development-Research and Development Park (PD-RDP), Planned Development-Special Activity (PD-SA), Planned Development-Active Adult Age Restricted (PD-AAAR), Planned Development-Mixed Use Business (PD-MUB), General Business (GB), and Commercial Light Industrial (CLI) Legacy Zoning District regulations.

**3.02.03 Transition, Rural, and JLMA Policy Area Zoning Districts Use Table**

<b>Table 3.02.03-2</b> <b>Principal Use Table for Transition, Rural, and Joint Land Management Area (JLMA) Policy Area Zoning Districts</b> <i>Note: P = By Right   S = Special Exception   M = Minor Special Exception   blank cell = Prohibited</i>												
	Transition						Rural		JLMA			Use-Specific Standard
	TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3	
<b>Residential</b>												
<b>Household Living:</b>												
Accessory dwelling	P	P	P	P	P		P	P	P	P	P	4.02.01
Caretaker or guard residence	P											
Dwelling, single-family attached					P							4.02.09
Dwelling, multifamily						P						4.02.10
Dwelling, single-family detached	P	P	P	P	P		P	P	P	P	P	4.02.09
Live/work dwelling				P		P						4.02.04
Manufactured home	P	P	P	P	P		P	P	P	P	P	4.02.05
Guest House	P	P	P						P	P	P	4.02.03
<b>Group Living:</b>												
Rooming and Boarding							P	P				
Congregate housing	S	S	S	S	S				S	S	S	
Continuing care facility	S	S	S						S	S	S	4.02.02
Religious Housing	S	S	S	S	P	P	P/S	P/S			S	4.02.07
Tenant Dwelling*	P/S	P/S	P/S				M	M	S	S	S	4.02.11
Dormitory, Seasonal Labor							S	S				4.02.08
<b>Lodging</b>												
Bed and breakfast homestay	P	P	P				P	P	P	P	P	4.03.01
Bed and breakfast inn	P	P	M				P	P	M	M	M	4.03.01
Camp, Day and Boarding	P/S	P/S					P/S	P/S	S	S	S	4.03.02
Campground	P/S	P/S					P/M	P/M	S	S	S	4.03.03
Country Inn	M/S	M/S					P/M	P/M			M/S	4.03.01
Guest farm or ranch							P	P			P	4.03.04
Hotel/Motel												4.03.05
Rural resort	S						M	M			S	4.03.01
Recreational Vehicle Park												
<b>Commercial</b>												
<b>Animal Services:</b>												
Animal care business	P	P	P	P			P	P	P	P	P	
Animal hospital	S	S				S	P	P			S	4.04.02
Kennel	P	S					S	S			S	4.04.17
Kennel, indoor	P	P					M	M			P	4.04.17
Veterinary service	P	P	P	S			P	P			P	
<b>Day Care:</b>												
Adult day care	S	S	S	P	P	P	S	S	S	S	S	

**Table 3.02.03-2**

**Principal Use Table for Transition, Rural, and Joint Land Management Area (JLMA) Policy Area Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Transition						Rural		JLMA			Use-Specific Standard
	TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3	
Child day care	S	S	S	S	S	P	S	S	S	S	S	4.04.09
Child day home	P	P	P	P	P		P	P	P	P	P	4.04.09
<b>Financial Services:</b>												
Bank or financial institution				S	S	P						4.04.13
<b>Food and Beverage Sales/Service:</b>												
Banquet/Event Facility	M	M					M	M			S	4.04.06
Craft beverage manufacturing												4.04.11
Farm market*	P	P	P	P	P	P	P	P	P/S	P/S	P/S	4.04.15
Farm market (off-site production)				S	S	S						4.04.15
Food preparation					S	M						
Food store					S	P						
Restaurant, carry-out only					S	P						4.04.18
Restaurant, sit-down					P	P	P/M	P/M		S	S	4.04.20
Restaurant, fast food with drive-through facility												4.04.20
Restaurant, fast-food, excluding drive-through facilities						S						4.04.20
Snack or beverage bars				S	S	P	P	P				
<b>Office, Business &amp; Professional:</b>												
Office				S	S	P						
Small business, agricultural and rural	P/S	P/S	P/S				P/M	P/M	P/S	P/S	P/S	4.04.21
<b>Personal/Business services:</b>												
Business support services						P						4.04.08
Dry cleaning plant												
Farm machinery	S						P	P	P/S	P/S	P/S	4.04.14
Maintenance and repair services												
Personal services					S	P						4.04.19
Postal services						P						
<b>Retail:</b>												
Antique Shop, Art Gallery, Studio or Craft Shop	S				S	P	P	P				4.04.02
Auction							S	S				
Convenience store						P						



**Table 3.02.03-2**

**Principal Use Table for Transition, Rural, and Joint Land Management Area (JLMA) Policy Area Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Transition						Rural		JLMA			Use-Specific Standard
	TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3	
Convenience store (with gasoline sales)						S						
Feed and farm supply center	S						P	P	S	S	S	4.04.16
Machinery and equipment sales and services												
Nursery, Commercial	S	S					S	S	S	S	S	4.04.09
Retail, general	S				S	P						4.04.13
<b>Automotive:</b>												
Automobile Car Sharing												
Car Wash						S						4.04.23
Vehicle repair, heavy												4.04.24
Vehicle repair, light												
Vehicle sales												
Vehicle service station												
Vehicle wholesale auction												4.04.24
<b>Public/Civic/Institutional</b>												
<b>Assembly:</b>												
Civic, social, and fraternal meeting place	S	S	S				S	S			S	
Community center	P	P	P	S	S	P			P/S	P/S	P/S	
Convention or exhibition facility												
Religious assembly	P/S	P/S	P/S	S	S	P	P/S	P/S	P/S	P/S	P/S	4.05.04
<b>Death Care Services:</b>												
Cemetery	S	S	S	S	S	S	S	S	S	S	S	4.05.08
Crematorium	S	S	S			S	S	S	S	S	S	4.05.08
Funeral services					S	P						4.05.08
Mausoleum	S	S	S	S	S	P	S	S	S	S	S	4.05.08
<b>Government/Non-Profit:</b>												
Government (general) (not otherwise listed)	S	S	S	S	S	S	S	S	S	S	S	
Public safety	S	S	S	S	S	S	P	P	S	S	S	4.05.15
<b>Education:</b>												
Agricultural education or research	S	S		S		S	P/M	P/M				4.05.03
Business/technical school		S	S			P	S	S				
Colleges or universities	S	S	S									
Educational institution											S	
Library					S	P			S	S	S	
Personal instructional services					S	P						

**Table 3.02.03-2**

**Principal Use Table for Transition, Rural, and Joint Land Management Area (JLMA) Policy Area Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Transition						Rural		JLMA			Use-Specific Standard
	TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3	
Rural retreat	S						P	P			S	4.05.17
School	P/M	P/M	P/M	P/M	P/M	P/M	S	S	P/M	P/M	P/M	
Conference and Training facility	S						P/M	M				4.05.06
<b>Medical:</b>												
Hospital											S	4.05.13
Medical care facility						S						
Medical office						P					S	
<b>Arts, Entertainment, and Recreation:</b>												
Agricultural cultural center						P	S	S				
Agritainment							P	P				
Amphitheater				S	S	P	S	S				4.05.01
Art Studio	P/S			S	P	P	P	P	S	S	S	4.04.03
Cultural facility	P	P		S	S	P	P	P			S	
Cultural tourism	P	P	P	S			P	P	P	P	P	
Dinner theater						P						
Dog Park												
Entertainment facility						S						
Equestrian event facility	P/M/S	P/M/S	P/S	P		P	P	P	P/S	P/S	P/S	4.05.12
Health and fitness center						S						
Nature Preserve												
Open Space												
Park, Community	S	S	S	S	S	S	S	S	S	S	S	
Park, Passive	P	P	P	P	P	P	P	P	P	P	P	4.05.16
Park, Regional	S	S	S	S	S	S	S	S	S	S	S	4.05.16
Recreation, Indoor						S						
Recreation, Outdoor or Major	P/S	S	S	S	S	S	P/S	P/S	S	S	S	4.05.16
Shooting range, indoor												
Theater												
Urban Deck												
<b>Industrial/Production</b>												
<b>Manufacturing and Employment:</b>												
Agricultural processing	S	S					P	P	P	P	P	
Contractor						P						4.06.01
Data center												4.06.02
Extractive industries												4.06.03
Flex building												4.06.04
Manufacturing, General												

**Table 3.02.03-2**

**Principal Use Table for Transition, Rural, and Joint Land Management Area (JLMA) Policy Area Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Transition						Rural		JLMA			Use-Specific Standard
	TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3	
Manufacturing, Intensive												
Research and Development												4.06.08
Sawmill							S	S				4.06.09
Wood, metal and stone crafts												
<b>Warehousing, Storage and Distribution:</b>												
Building and landscaping materials supplier												
Energy Storage												
Freight												
Industrial storage												4.06.07
Mini-warehouse												4.06.06
Outdoor storage												4.06.07
Outdoor storage, vehicles												4.06.07
Vehicle storage and impoundment												4.06.07
Wholesale distribution, warehousing, and storage												4.06.10
<b>Infrastructure</b>												
<b>Transportation/Parking:</b>												
Airport	S						S	S				
Ground passenger transportation (e.g. taxi, charter bus)												
Heliport or helistop												
Marina												4.07.01
Parking facility					S	P			P/S	P/S	P/S	
Transit facilities						S						
<b>Utilities:</b>												
Electric generating plant												
Public utility service center, with outdoor storage	S	S	S						S	S	S	4.07.04
Public utility service center, without outdoor storage	P	P	P	S		S						
Solar facility, utility scale												4.07.04
Utility, Minor	P/S	P/S	P/S	S	S	S	P/S	P/S	P/S	P/S	P/S	
Utility, Major	S	S	S	S	S	S	P/S	P/S	P/S	P/S	P/S	4.07.02
<b>Communications facilities:</b>												
Communications facility	S	S	S	S	S	S	S	S	S	S		
Telecommunications facility	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	4.07.06

**Table 3.02.03-2**

**Principal Use Table for Transition, Rural, and Joint Land Management Area (JLMA) Policy Area Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Transition						Rural		JLMA			Use-Specific Standard
	TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3	
Testing Station												
<b>Waste-related:</b>												
Composting facility	S	S					S	S				
Junkyard												
Recycling collection center	P/S	P/S	P/S		P/S	P/S	P	P	P/S	P/S	P	4.07.03
Material Recovery Facility (MRF)												4.07.03
Solid waste facility												4.07.03
Stockpiling	S						S	S				4.07.05
Vegetative waste management facility	S	S					M	S				
<b>Agriculture</b>												
Agriculture*	P	P	P	P			P	P	P	P	P	4.08.02
Animal Husbandry*	P	P	P	P			P	P	P	P	P	4.08.02
Auction facility, livestock							S	S				
Brewery, Limited							P	P				
Community garden*				P	P	P						
Custom operators	P	P	P	P			P	P	P	P	P	
Farm co-ops*	P	P	P	P	P	P	P	P	P	P	P	
Farm distribution hub	S			S			P	P				
Feedlot							P	P				4.08.02
Horticulture*	P	P	P	P			P	P	P	P	P	
Nursery, Production*	P	P		P			P	P	P	P	P	4.04.09
Stable or Livery*	P/M	P/M	P/S	P			P	P	P/S	P/S	P/S	
Stable, private*	P	P	P	P			P	P	P	P	P	4.08.08
Wayside stand*	P	P	P	P			P	P	P	P	P	
Winery, Commercial							P/S	P/S				
Winery, Virginia farm	P	P		P			P	P	P	P	P	
<b>Miscellaneous</b>												
Temporary Uses	P	P	P	P	P	P	P	P	P	P	P	
Adaptive Reuse	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	4.09

See Section 2.03 for Transitional Residential-10, -3, -1 (TR-10 TR-3, TR-1), Transition Small Lot Neighborhood (TSN), Transition Compact Neighborhood (TCN), Transition Community Center (TCC) Zoning District regulations.

See Section 2.04 for Agricultural Rural-1 (AR-1) and Agricultural Rural-2 (AR-2) Zoning District regulations.

See Section 2.05 for Joint Land Management Area-1, -2, -3 (JLMA-1, JLMA-2, JLMA-3) Zoning District regulations.

\*Use permitted in required Open Space in the TR and AR Zoning Districts.

**3.02.04 Legacy Transition, Rural, and JLMA Policy Area Zoning Districts Use Table**

Table 3.02.04-3 Principal Use Table for Legacy Transition, Rural, and JLMA Policy Area Zoning Districts <i>Note: P = By Right   S = Special Exception   M = Minor Special Exception   blank cell = Prohibited</i>													
	Tran- sition	Rural										JLMA	
	TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD- RV Con <sup>1</sup>	PD- RV Res <sup>2</sup>	PD- RV Work <sup>3</sup>	JLMA- 20	Use- Specific Standard
<b>Residential</b>													
<b>Household Living:</b>													
Accessory dwelling	P	P	P	P	P	P	P	P	P	P		P	4.02.01
Caretaker or Guard Residence												P	
Dwelling, single-family attached								P		P			4.02.09
Dwelling, multifamily								P					4.02.10
Dwelling, single-family detached	P	P	P	P	P	P	P	P	P	P		P	4.02.09
Live/Work Dwelling													4.02.04
Manufactured Home	P								P			P	4.02.05
Guest House	P	P	P	P	P	P	P		P			P	4.02.03
<b>Group Living:</b>													
<b>Rooming and Boarding</b>													
Congregate Housing	S	S	S	S	S	S	S						
Continuing care facility	S		S	S	S					S	P/S		4.02.02
Religious Housing**	S	S	S						P	S	P		4.02.07
Tenant Dwelling*	P/S	P/S	P/S	P/S	P/S				P			P	4.02.11
Dormitory, Seasonal Labor		S	S									S	4.02.08
<b>Lodging</b>													
Bed and breakfast homestay	P	P	P	P	P			P	P	P		P	4.03.01
Bed and breakfast inn	M	P	P	S	S	S		P		P	P	P	4.03.01
Camp, Day and Boarding		S	S	S								P/S	4.03.02
Campground		S	S	S								S	4.03.03
Country Inn		M/S	S	M/S	M/S	M/S	M/S	P			P	M/S	4.03.01
Guest farm or ranch		P/S	P/S						P				4.03.04 Update
Hotel/Motel								P		S	S		4.03.05
Rural resort		S	S	S					S		S	S	4.03.01
Recreational Vehicle Park													
<b>Commercial</b>													
<b>Animal Services:</b>													
Animal care business	P											P	
Animal hospital		S	S	S				P			S	S	4.04.01
Kennel		S	S	S								S	4.04.16

Table 3.02.04-3

Principal Use Table for Legacy Transition, Rural, and JLMA Policy Area Zoning Districts

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Tran- sition	Rural										JLMA	
	TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD- RV Con <sup>1</sup>	PD- RV Res <sup>2</sup>	PD- RV Work <sup>3</sup>	JLMA- 20	Use- Specific Standard
Kennel, indoor													4.04.16
Veterinary service	P		S	S				P	P		P	P	
<b>Day Care:</b>													
Adult day care	S	S	S	S	S	S	S	S	P/S	P/S	P		
Child Day Care	S	S	S	S	S	S	S	S	P/S	P/S	P		4.04.08
Child Day Home	P	P	P	P	P	P	P	P					4.04.08
<b>Financial Services:</b>													
Bank or Financial Institution								P			P		4.04.12
<b>Food and Beverage Sales/Service:</b>													
Banquet/Event Facility		M	M	S	S	S	S	P			S	M	
Craft beverage manufacturing								P/M					4.04.12
Farm market*	P	S	S					P			P	P	
Farm market (off-site production)													
<b>Food Preparation</b>													
Food store								P					
Restaurant, carry-out only													
Restaurant, Sit-Down								P			P	S	
Restaurant, fast food with drive-through facility													
Restaurant, fast-food, excluding drive-through facilities													
<b>Snack or Beverage Bars</b>													
<b>Office, Business and Professional:</b>													
Office								P		S	P/S		
Small business, agricultural and rural	P/S	P/S	P/S						P			S	
<b>Personal/Business services:</b>													
Business Support Services								P		S	P		4.04.08
Dry Cleaning Plant													
Farm Machinery		P	P					P	P		S	P	
Maintenance and Repair Services													
Personal Services								P		S	P/S		

Table 3.02.04-3

Principal Use Table for Legacy Transition, Rural, and JLMA Policy Area Zoning Districts

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Tran- sition	Rural										JLMA	
	TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD- RV Con <sup>1</sup>	PD- RV Res <sup>2</sup>	PD- RV Work <sup>3</sup>	JLMA- 20	Use- Specific Standard
Postal services**								P		S	P		
<b>Retail:</b>													
Antique Shop, Art Gallery, Studio or Craft Shop								P		S	S		4.04.02
Auction			S					S					
Convenience store								P			P		
Convenience store (with gasoline sales)											S		
Feed and farm supply center		P	P					P	P				
Machinery and Equipment Sales and Services													
Nursery, Commercial			S					P			S	P	4.04.09
Retail, General								P		S	P/S		4.04.12
<b>Automotive:</b>													
Automobile Car Sharing													
Car Wash											S		
Vehicle Repair, Heavy													
Vehicle Repair, Light								S					
Vehicle Sales								S					
Vehicle Service Station								S			S		
Vehicle Wholesale Auction													
<b>Public/Civic/Institutional</b>													
<b>Assembly:</b>													
Civic, social, and fraternal meeting place	S	S	S	S	S	S	S	S			S		
Community center	P	S	S	S	S	S	S	P		S	P		
Convention or exhibition facility													
Religious assembly**	P/S	S	S	S	S	S	S	P		S	P	P/S	
<b>Death Care Services:</b>													
Cemetery	S	S	S	S	S	S	S		S			S	
Crematorium		S	S	S				S				S	
Funeral services								S					
Mausoleum	S	S	S	S	S	S	S					S	
<b>Government/Non- Profit:</b>													
Government (General) (not otherwise listed)**	S	S	S	S	S	S	S			S	P	S	
Public safety	S	S	S	S	S	S	S	S			P	S	

Table 3.02.04-3

Principal Use Table for Legacy Transition, Rural, and JLMA Policy Area Zoning Districts

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Tran- sition	Rural										JLMA	
	TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD- RV Con <sup>1</sup>	PD- RV Res <sup>2</sup>	PD- RV Work <sup>3</sup>	JLMA- 20	Use- Specific Standard
<b>Education:</b>													
Agricultural Education or Research												P	
Business/technical school	S											S	
Colleges or universities	S												
Educational institution		S	S										
Library**				S	S	S	S	P		S	P		
Personal instructional services								P					
Rural Retreat		P/S	P/S						S		S	S	
School**	P/M		P/M	P/M	P/M	P/M	P/M	M	M	M	M	P/M	
Conference and Training facility								S				S	
<b>Medical:</b>													
Hospital			S										
Medical care facility													
Medical office								P			P		
<b>Arts, Entertainment, and Recreation:</b>													
Agricultural cultural center													
Agritainment												P	
Amphitheater													4.05.01
Art Studio								P		P	P		
Cultural facility**			S						S	S	P	P	
Cultural Tourism	P											P	
Dinner Theater													
Dog Park													
Entertainment Facility													
Equestrian event facility	P/S	P/S	P/S						P			P	
Health and fitness center													
Nature Preserve		P	P	P	P	P	P		P				
Open Space**								P	*p	*p	*p		
Park, Community	S	P/S	S	S	S	S	S	P				S	
Park, Passive	P											P	
Park, Regional	S	S	S	S	S	S	S		S			S	
Recreation, Indoor			S					S					
Recreation, outdoor or major	S	S	S	S	S	S	S	S	S			P/S	
Shooting Range, Indoor													



Table 3.02.04-3

Principal Use Table for Legacy Transition, Rural, and JLMA Policy Area Zoning Districts

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Tran- sition	Rural										JLMA	
	TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD- RV Con <sup>1</sup>	PD- RV Res <sup>2</sup>	PD- RV Work <sup>3</sup>	JLMA- 20	Use- Specific Standard
Theater**								P		S	P		
Urban Deck													
Industrial/Production													
Manufacturing and Employment:													
Agricultural processing*		S	S					P				P	
Contractor								P			P		4.06.01
Data center													
Extractive Industries		S	S										
Flex Building													
Manufacturing, General											S		
Manufacturing, Intensive													
Research and Development													4.06.08
Sawmill		S	S									S	4.06.09
Wood, Metal and Stone Crafts											S		
Warehousing, Storage, Distribution:													
Building and Landscaping Materials Supplier													
Energy Storage													
Freight													
Industrial Storage													
Mini-warehouse											S		
Outdoor storage											S		
Outdoor storage, vehicles											S		
Vehicle Storage and Impoundment													
Wholesale distribution, warehousing, and storage											S		4.06.10
Infrastructure													
Transportation/Parking:													
Airport		S	S									S	
Ground Passenger Transportation (e.g. Taxi, Charter Bus)													
Helipoint or helistop													
Marina			S										
Parking Facility		P/S	P/S	P/S	P/S	P/S	P/S	P					

**Table 3.02.04-3**

**Principal Use Table for Legacy Transition, Rural, and JLMA Policy Area Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Tran- sition	Rural										JLMA	
	TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD- RV Con <sup>1</sup>	PD- RV Res <sup>2</sup>	PD- RV Work <sup>3</sup>	JLMA- 20	Use- Specific Standard
Transit Facilities								S	P				
Utilities:													
Electric generating plant													
Public utility service center, with outdoor storage	S		P	S								S	
Public utility service center, without outdoor storage	P							P					
Solar facility, utility scale													4.07.04
Utility, Minor	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P		S	P/S	
Utility, Major	S	S	P/S	S	S	S	S	S	P/S			S	4.07.02
Communications facilities:													
Communications Facility	S		S	S	S	S	S						
Telecommunications facility	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P	P/S	P	
Testing Station													
Waste-related:													
Composting Facility		S	S										
Junkyard													
Recycling Collection Center	P/S	P	P/S	P/S	P	P	P	P	P			P	4.07.03
Material Recovery Facility (MRF)													4.07.03
Solid Waste Facility													
Stockpiling													
Vegetative waste management facility		S	S										
Agriculture													
Agriculture*	P	P	P	P	P	P	P	P	P			P	
Animal Husbandry*	P											P	
Auction Facility, Livestock								S					
Brewery, Limited		P	P										
Community garden*													
Custom operators	P											P	
Farm co-ops*	P											P	
Farm Distribution Hub													
Feedlot												P	
Horticulture*	P	P	P	P	P	P	P	P	P			P	
Nursery, Production*		P	P	P					P				4.04.09

**Table 3.02.04-3**

**Principal Use Table for Legacy Transition, Rural, and JLMA Policy Area Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Tran- sition	Rural										JLMA	
	TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD- RV Con <sup>1</sup>	PD- RV Res <sup>2</sup>	PD- RV Work <sup>3</sup>	JLMA- 20	Use- Specific Standard
Stable or Livery*	P/S	P/S	P/S	P/S					P			P	
Stable, private*	P	P	P	P					P			P	
Wayside stand*	P	P	P	P				P	P			P	
Winery, Commercial												S	
Winery, Virginia farm												P	
Miscellaneous													
Temporary Uses	P	P	P	P	P	P	P	P	P	P	P	P	
Adaptive Reuse	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	4.09

See Section 2.03.05 for Transitional Residential-2 (TR-2) Legacy Zoning District regulations.

See Section 2.04.03 for Agricultural-10 (A-10), Agricultural/Residential-3 (A-3), Countryside Residential-1, -2, -3, -4 (CR-1, -2, -3, -4), Rural Commercial (RC), and Planned Development-Rural Village (PD-RV) Legacy Zoning Districts regulations.

See Section 2.05.02 for Joint Land Management Area-20 (JLMA-20) Legacy Zoning District regulations.

<sup>1</sup>PD-RV Village Conservancy and Satellite Conservancy Subdistricts

<sup>2</sup>PD-RV Village Center - Residential Area

<sup>3</sup>PD-RV Village Center - Commercial and Workplace Areas

\*Use permitted in required Open Space in the TR-2 Zoning District.

\*\*Use permitted on a Civic Lot in the Village Center of a PD-RV Zoning District.

### 3.02.05 Countywide Zoning Districts Use Table

Table 3.02.05-1					
Principal Use Table for Countywide Zoning Districts					
Note: P = By Right   S = Special Exception   M = Minor Special Exception   blank cell = Prohibited					
	Countywide				Use-Specific Standard
	OP	IP	GI	MR-HI	
Residential					
Household Living:					
Accessory Dwelling					4.02.01
Caretaker or guard residence		P		P	
Dwelling, single-family attached					4.02.09
Dwelling, multifamily					4.02.10
Dwelling, single-family detached					4.02.09
Live/Work Dwelling					4.02.04
Manufactured Home					4.02.05
Guest House					4.02.03
Group Living:					
Rooming and Boarding					
Congregate Housing					
Continuing care facility					4.02.02
Religious Housing					4.02.07
Tenant Dwelling					4.02.11
Dormitory, Seasonal Labor					4.02.08
Lodging					
Bed and breakfast homestay					4.03.01
Bed and breakfast inn					4.03.01
Camp, Day and Boarding		S			4.03.02
Campground		S			4.03.03
Country inn					4.03.01
Guest farm or ranch					4.03.04
Hotel/Motel	P/S	P/S			4.03.05
Rural resort					4.03.01
Recreational Vehicle Park					
Commercial					
Animal Services:					
Animal Care Business					
Animal hospital		P	P	P	4.04.01
Kennel			P	P	4.04.16
Kennel, indoor					4.04.16
Veterinary service			P	P	
Day Care:					
Adult day care	P	P			
Child Day Care	P	P			4.04.08
Child Day Home					4.04.08

**Table 3.02.05-1**

**Principal Use Table for Countywide Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Countywide				Use-Specific Standard
	OP	IP	GI	MR-HI	
<b>Financial Services:</b>					
Bank or financial institution	P	P			4.04.12
<b>Food and Beverage Sales/Service:</b>					
Banquet/Event Facility					4.04.05
Craft beverage manufacturing	S	M	M		4.04.11
Farm market					4.04.14
Farm market (off-site production)					4.04.14
<b>Food Preparation</b>		P	P	P	
Food store					
Restaurant, carry-out only	S	P	P		
<b>Restaurant, Sit-Down</b>	S	S	S		
Restaurant, fast food with drive-through facility					4.04.12
Restaurant, fast-food, excluding drive-through facilities	S	S			
Snack or beverage bars					
<b>Office, Business and Professional:</b>					
Office	P	P/S			
Small Business, Agricultural and Rural					
<b>Personal/Business services:</b>					
Business Support Services	P	P	P	P	4.04.07
Dry Cleaning Plant		S	P	S	
Farm Machinery					4.04.13
Maintenance and Repair Services		P	P		
Personal Services	S	S	S		4.04.18
Postal services	P	P	P		
<b>Retail:</b>					
Antique Shop, Art Gallery, Studio or Craft Shop					4.04.02
Auction		P	P		4.04.03
Convenience store	S	S			
<b>Convenience Store (with Gasoline Sales)</b>	S	S	S	S	
Feed and farm supply center			P		4.04.15
Machinery and Equipment Sales and Services		S	P	P	
Nursery, Commercial				P	4.04.09
<b>Retail, General</b>					4.04.12
<b>Automotive:</b>					
Automobile Car Sharing					4.04.04
Car Wash	S	S			
<b>Vehicle Repair, Heavy</b>		S	P	P	4.04.22
<b>Vehicle Repair, Light</b>		P	P	P	4.04.23
Vehicle Sales		P/S	P		
<b>Vehicle Service Station</b>	S	S	S	S	

**Table 3.02.05-1**

**Principal Use Table for Countywide Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Countywide				Use-Specific Standard
	OP	IP	GI	MR-HI	
Vehicle Wholesale Auction			P		4.04.24
<b>Public/Civic/Institutional</b>					
<b>Assembly:</b>					
Civic, social, and fraternal meeting place		P	S		
Community center					
Convention or exhibition facility					
Religious assembly	P	P	S		
<b>Death Care Services:</b>					
Cemetery				S	4.05.08
Crematorium			S	S	4.05.08
Funeral services		P			4.05.08
Mausoleum				S	4.05.08
<b>Government/Non-Profit:</b>					
<b>Government (General)</b> (not otherwise listed)					
Public safety	S	S	S	S	
<b>Education:</b>					
Agricultural education or research	P	P	P		
Business/technical school		S	S		
Colleges or universities					
Educational institution	P	P			
Library	P				
Personal instructional services	S	P			
<b>Rural Retreat</b>					
School	M	M	S		
Conference and Training facility	P	P	P		
<b>Medical:</b>					
Hospital	S	S			4.05.13
Medical care facility	P	P			
Medical office	P				
<b>Arts, Entertainment, and Recreation:</b>					
Agricultural Cultural Center					
Agritainment					
Amphitheater					4.05.01
Art Studio					
Cultural Facility		P			
Cultural Tourism					
Dinner theater					
Dog Park					
Entertainment Facility					
Equestrian event facility					

**Table 3.02.05-1**

**Principal Use Table for Countywide Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Countywide				Use-Specific Standard
	OP	IP	GI	MR-HI	
Health and fitness center	P	P	P/S		4.05.12
Nature Preserve					
Open Space	P	P	P	P	
Park, Community	P	P	P	P	
Park, Passive					
Park, Regional					
Recreation, Indoor		P/S	P/S		
Recreation, outdoor or major	S	P/S	S	P/S	
Shooting Range, Indoor		S	P	P	
Theater					
Urban deck					
<b>Industrial/Production</b>					
<b>Manufacturing and Employment:</b>					
Agricultural processing					
Contractor		P/S	P	P	4.06.01
Data center	P	P	P		4.06.02
Extractive Industries			S	P/S	4.06.03
Flex Building		P	P		4.06.04
Manufacturing, General		P	P	P	
Manufacturing, Intensive			S	P	
Research and Development	P	P	P		4.06.08
Sawmill			S	P	4.06.09
Wood, Metal and Stone Crafts					
<b>Warehousing, Storage and Distribution:</b>					
Building and Landscaping Materials Supplier			S	P	4.06.07
Energy Storage			S	S	
Freight			P		
Industrial Storage			P/S	P	4.06.07
Mini-warehouse		S	P	S	4.06.06
Outdoor storage					4.06.07
Outdoor storage, vehicles			S	P	4.06.07
Vehicle Storage and Impoundment				P	4.06.07
Wholesale Distribution, Warehousing and Storage		P	P	P	4.06.10
<b>Infrastructure</b>					
<b>Transportation/Parking:</b>					
Airport					
Ground Passenger Transportation (e.g. Taxi, Charter Bus)			S		
Heliport or helistop	S	S			
Marina					
Parking Facility	P	P/S	P	S	4.07.01

**Table 3.02.05-1**

**Principal Use Table for Countywide Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Countywide				Use-Specific Standard
	OP	IP	GI	MR-HI	
Transit Facilities	S	S	S	S	
<b>Utilities:</b>					
Electric generating plant					
Public utility service center, with outdoor storage		S	P		
Public utility service center, without outdoor storage	P	S	P		
Solar Facility, Utility Scale			S	S	4.07.04
Utility, Minor	P/S	P	P	P	
Utility, Major	S	S	S	S	4.07.02
<b>Communications facilities:</b>					
Communications Facility	P/S	P	P		
Telecommunications facility	P/S	P/S	P	P	4.07.06
Testing station					
<b>Waste-related:</b>					
Composting Facility					
Junkyard			S	S	
Recycling Collection Center	P	P/S	P/S		4.07.03
Material Recovery Facility (MRF)			S	S	4.07.03
Solid Waste Facility			S	S	
Stockpiling					
Vegetative waste management facility			S	S	
<b>Agriculture</b>					
Agriculture	P	P	P	P	
Animal Husbandry					
Auction Facility, Livestock					
Brewery, Limited					
Community garden					
Custom Operators					
Farm co-ops					
Farm Distribution Hub					
Feedlot					
Horticulture	P	P	P	P	
Nursery, Production					
Stable or Livery					
Stable, private					
Wayside stand					
Winery, Commercial					
Winery, Virginia farm					
<b>Miscellaneous</b>					
Temporary Uses	P	P	P	P	
Adaptive Reuse	P/S	P/S	P/S	P/S	4.09



**Table 3.02.05-1**

**Principal Use Table for Countywide Zoning Districts**

*Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited*

	Countywide				Use-Specific Standard
	OP	IP	GI	MR-HI	

See Section 2.06 for Office Park (OP), Industrial Park (IP), General Industry (GI), and Mineral Resource-Heavy Industrial (MR-HI) Zoning District regulations.

### 3.03 Accessory Uses

#### A. Applicability

1. This Section applies to uses and structures that are accessory to the principal use of the lot or parcel.
2. A use or structure is “accessory” when it is associated with and incidental to the principal use or building.
3. This section lists general standards for accessory uses. Accessory uses are also subject to Use-Specific Standards listed in Chapter 4. To the extent that a Use-Specific Standard in Chapter 4 conflicts with a more general standard in this Section, the Use-Specific Standard in Chapter 4 controls.
4. Unless qualified by another provision of this Zoning Ordinance, accessory uses and structures are permitted in the same manner as, and in connection with, the principal use in any Zoning District subject to the standards in this Section.

- B. Specific Uses.** Permitted accessory uses and structures are limited to those identified in Table 3.03-1 and any additional uses and structures the Zoning Administrator finds are similar to those listed in scope, size, and impact, in accordance with Section 3.01(G), and are otherwise in compliance with this Zoning Ordinance.

**Table 3.03-1 Permitted Accessory Uses and Structures**

Accessory Use/Structure	Principal Use Category
Above ground deck	All
Accessory dwelling or Guest house	Residential
Caretaker or guard residence	Agriculture, Commercial, Lodging, Industrial, Public/Civic (allowed only if accessory to a non-residential principal use)
Bus shelter or bus stand	All
Communications tower for public facilities, up to a maximum height of 100 feet and no closer to the property line than the height of the tower	Public/Civic
Dog houses and pens	Agriculture, Commercial, Residential
Donation Drop-Off Boxes	Agriculture, Commercial, Public/Civic, Lodging, Industrial, Infrastructure, pursuant to subsection G
Dumpster and dumpster pads	Agriculture, Commercial, Public/Civic, Lodging, Industrial, Infrastructure
Emergency power generators	All
Enclosed areas devoted to collection of recyclables generated by the principal use	Lodging, Residential
Fence or wall	All
Freestanding air conditioning machinery	All
Home occupation	Residential, pursuant to subsection E
Mobile Vendor	All, pursuant to subsection I
Office	Agriculture, Commercial, Public/Civic, Lodging, Industrial, Infrastructure
Outdoor sales, accessory	Commercial, pursuant to subsection J

**Table 3.03-1 Permitted Accessory Uses and Structures**

Accessory Use/Structure	Principal Use Category
Outdoor storage	Industrial, pursuant to 4.06.07
Parking uses and structures	All
Patio, porch, gazebo	All
Play equipment and playhouses	Public/Civic, Lodging, Residential
Private greenhouse	Agriculture, Lodging, Public/Civic, Residential
Private swimming pool	Lodging, Public/Civic, Residential
Private tennis or outdoor recreational court	Lodging, Public/Civic, Residential
Public utility or communication tower, setback a minimum of one (1) foot for each one (1) foot in height	Commercial, Industrial, Infrastructure, Public/Civic
Radio or satellite/TV antennas, free standing or on roof, setback from required yards a minimum of one (1) foot for each one (1) foot in height	All, except in Historic Districts designated by the County
Recreational and athletic fields	Public/Civic
Recycling facilities	Agriculture, Commercial, Industrial, Infrastructure, Public/Civic
Religious housing	Public/Civic
Retail sales	Commercial, Lodging, Industrial, Infrastructure, Public/Civic pursuant to subsection D
Solar facility, site-specific	All
Storage shed for personal, non-commercial use	Residential
Storage sheds not exceeding 200 square feet	Agriculture, Commercial, Lodging, Industrial, Infrastructure, Public/Civic
Stormwater management facilities	All
Studios and workshops without outdoor display for personal use	Residential
Training facility	Agriculture, Commercial, Industrial, Public/Civic
Utility substation, dedicated	All
Warehousing, indoor storage, and distribution, excluding bulk storage of gasoline, petroleum products, natural gas, and chemicals	Agriculture, Commercial, Industrial, Infrastructure, Public/Civic
Vehicle service	Agriculture, Commercial, Industrial, Public/Civic, pursuant to subsection H

**C. General Standards.** The following limitations apply to accessory uses or structures:

1. Accessory uses or structures must be located on the same lot as the principal structure or use.
2. Accessory structures must be included in the calculation required by this Zoning Ordinance for the purpose of complying with height, bulk, and coverage regulations.
3. Except as permitted in Section 7.01, no accessory use or structure is permitted to be located in a required yard.
4. No accessory use or structure is permitted to create a nuisance or hazard.
5. No accessory structure is permitted to be used as a dwelling or for lodging, except as explicitly provided (e.g., Accessory dwelling or Guest house, Caretaker or guard).
6. Except in the case of home occupations conducted within a tenant house and in the case of a Utility substation, dedicated, an accessory use or structure must be operated and maintained under the same ownership as the principal use.
7. No accessory use is permitted to be established until the principal use is established.
8. Parking of two-axle vehicles such as automobiles, pick-up trucks, and/or service vans utilized in connection with a permitted use is permitted.

- D. **Accessory Uses in Industrial Districts.** The following apply to accessory uses in the OP, IP, GI, CLI, MR-HI, and PD-RDP Zoning Districts, as indicated below:
1. *Floor Area Limitation.* Uses accessory to Intensive Manufacturing or General Manufacturing permitted in the IP districts must not exceed 30% of the gross floor area of the use.
  2. *Retail Sales Accessory to principal uses in the Industrial/Production Category.*
    - a. No additional sign area is permitted for the retail use.
    - b. In lieu of Sec. 7.06 (Parking Standards), the retail use requires 1 parking space per 500 gross square feet.
    - c. All business, service, storage, and display of goods must be conducted within the principal building and be completely enclosed.
    - d. . Retail sales accessory to Industrial Principal Category uses must not exceed 10% of the gross floor area of the use.
    - e. Retail goods must be manufactured and/or warehoused as part of the principal use or otherwise be directly related to the principal use.
  3. *Accessory Uses in OP.* The following accessory uses are permitted in a building in the OP Zoning District provided they do not occupy in aggregate more than 25% of the floor area of such building:
    - a. Postal services
    - b. Convenience store
    - c. Personal services
    - d. Pharmacies, laboratories, testing, engineering, and research, and establishments for the production, fitting or sale of optical or prosthetic appliances
    - e. Restaurant, carry-out
    - f. Restaurant, sit down
    - g. Retail sales
  4. *Accessory Uses in CLI.* The following accessory uses are permitted in a building in the CLI Zoning District provided they do not occupy in aggregate more than 25% of the floor area of such building:
    - a. Personal services
    - b. Retail sales
    - c. Restaurant, carry-out
    - d. Restaurant, sit down
  5. *Accessory Use in PD-RDP.* Accessory uses are permitted in a building in the PD-RDP Zoning District provided they do not occupy in aggregate more than 20% of the floor area of such building.
- E. **Home Occupations.** Home occupations are permitted within any dwelling unit, accessory building associated with a dwelling unit, or tenant dwellings permitted pursuant to Section 3.02.
1. *Nature of Use.* The use of the dwelling unit for the home occupation must be clearly incidental and subordinate to the use of the dwelling unit for residential purposes by the home occupation operator.
  2. *Employees.*
    - a. Members of the home occupation operator's family residing on the premises may be engaged in the home occupation.
    - b. One employee (1 full-time equivalent), other than members of the home occupation operator's family residing on premises, may be permitted to work on site.
  3. *Parking.* An employee permitted to work on-site pursuant to subsection E.2 above requires 1 off-street parking space in addition to the minimum off-street parking requirements for the dwelling unit under Section

7.06.02 of this Zoning Ordinance. Any other need for parking generated by a home occupation must be met solely by off-street parking. Off-street parking required by this subsection must not be located in a required front yard, unless located within an existing driveway.

4. *Visibility.* No visible evidence of the conduct of the home occupation is be permitted other than signs permitted pursuant to Section 8.01 of this Zoning Ordinance.
  5. *Retail Sales.* No retail sales on the premises, other than items handcrafted on the premises, are permitted in connection with a home occupation. Office use to support retail sales off-premises are permitted. Up to 25% of the gross floor area of the dwelling unit, or 25% of that gross floor area if conducted in an accessory building, may be used to store merchandise for retail sales off-premises.
  6. *Trip Generation.* The home occupation must not generate more than 10 additional vehicle trips (5 round trips) per day, including deliveries.
  7. *Impacts.* Equipment or processes used in the home occupation must not create noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. Equipment or processes must not create visual or audible electrical interference in any radio or television receivers off the premises, or cause fluctuations in line voltage off the premises.
- F. **Donation Drop-Off Boxes.** Donation drop-off boxes are permitted as an accessory use to such principal uses as shopping centers, convenience stores and offices. Donation drop-off boxes are subject to the following standards:
1. *Property Owner's consent.* Written consent must be provided by the property owner or authorized agent or representative of the property on which the donation drop-off box is located. Such written consent must be submitted with the required zoning permit.
  2. *Location.* Donation drop-off boxes are not permitted in the following areas:
    - a. Any property zoned for a residential use or containing a residential structure.
    - b. Public rights-of-way.
    - c. Within a required front or side yard or within 20 feet of the public right-of-way, whichever is greater.
    - d. Any required off-street parking space, loading space, or proffered parking space.
    - e. Within a required landscape area, open space area, buffer yard, or easement.
    - f. Any pedestrian path, private street, vehicular access or inter-parcel connection.
    - g. Within any area that obstructs visibility at intersections and entrances as determined by Section 7.07.04 of this Zoning Ordinance and in accordance with Virginia Department of Transportation standards.
    - h. Any area that would restrict vehicular, bicycle or pedestrian circulation within the property.
    - i. Within any area restricted by the USBC and Fire Code regulations.
  3. *Number.* No more than 2 donation drop-off boxes are permitted on any lot. Additional boxes may be permitted, subject to review and approval of a Special Exception or as allowed by Section 3.03(G)(7).
  4. *Enclosure.*
    - a. Donation drop-off boxes must be placed upon a solid concrete or asphalt surface.
    - b. Donation drop-off boxes must be located within an enclosure of no more than 120 square feet.
    - c. The enclosure must have four sides, one of which must include an access opening or gate.
    - d. The enclosure must be constructed of materials similar to that of the principal structure or that of existing enclosures and of a similar architectural design.
    - e. The enclosure must be constructed to a height of no greater than 7 feet, 6 feet in width and 6 feet in length.
  5. *Maintenance.*

- a. Donation boxes must be well maintained and in good condition.
  - b. All donated items must be located completely within the enclosure.
  - c. All donated items must be collected on a regular basis or within 48 hours of a request by the property owner or authorized agent. Items and materials including trash may not be located outside the donation drop-off box for more than 24 hours and must be removed by the property owner, operator of the donation drop-off box, or their authorized agent.
6. **Signage.** A separate zoning permit is required for signage. The donation box enclosure must include no more than 3 signs that:
  - a. Are constructed of durable materials.
  - b. Are no larger than 9 square feet.
7. **Exceptions.** Associated Principal Use. When associated with a nonprofit charitable organization operating as a principal use, the number of donation drop-off boxes may exceed 2 with the following requirements:
  - a. Boxes are located as shown on a site plan as reviewed and approved by the County.
  - b. Boxes comply with all other location and maintenance standards within this section.
  - c. Boxes are screened from any adjacent residential use or property located in a residential zoned district.
  - d. Boxes are located in the rear of the property.
8. **Zoning Permit.** Donation drop-off boxes must submit and receive approval of a zoning permit prior to installation.
9. **Enforcement/Revocation.** The Zoning Administrator may modify these standards due to unique physical conditions on the subject property or impose reasonable conditions of approval to ensure compliance. The zoning permit may be revoked for violation of this subsection, conditions of the permit, and any applicable County codes, regulations, or ordinances. Notice of such revocation must be provided in writing by certified mail, setting forth the reasons for the revocation, the date upon which the revocation is effective, and the appeals procedure.
- G. **Vehicle Service.** Principal uses that inherently involve parking or storage of vehicles onsite may provide ancillary service and minor repair to only those vehicles that are parked or stored onsite as an accessory use.
- H. **Mobile Vendor.** This section does not apply to mobile vendors operating within the public right-of-way.
  1. Mobile vendors permitted in conjunction with a principal use must operate within the normal business hours of the principal use or temporary special event. Mobile vendors are permitted on a construction site during hours of on-going construction activity.
  2. A maximum of 3 mobile vendors are permitted at any 1 location at the same time or as approved by a temporary special event (Section 3.04.D).
  3. Mobile vendors when located on private property must obtain the written consent of the property owner or authorized agent.
  4. Mobile vendors, including any associated outdoor seating, must be removed daily from the site of operation. If any mobile vendor or associated component is not removed, it will be considered a principal use and is subject to all regulations applying to principal uses.
  5. Mobile vendors must receive approval of a County issued transit business license and approval by the Health Department prior to operation.
6. **Location and Site Standards.**
  - a. **Placement in Required Parking.** Mobile vendors and any associated outdoor seating must not occupy parking spaces required to fulfill the minimum requirements of the principal use.
  - b. **Placement Surface.** Mobile vendors must be located on a level, paved, or gravel surface with safe pedestrian access.

- c. **Clearance.** Mobile vendors must not be located in any fire lane, travel lane, entrance, or exit.
- d. **Noise.** No audio amplification is allowed as part of the mobile vendor operation.
- e. **Waste Disposal.** Trash receptacles must be provided. The mobile vendor is responsible for the proper disposal of waste and trash associated with the operation. The mobile vendor must keep all areas within 5 feet of the vehicle, trailer, or cart and any associated seating area clean of grease, trash, paper, cups or cans associated with the vending operation. No liquid waste or grease is to be disposed in tree pits, storm drains or onto the sidewalks, streets, or other public space. Under no circumstances can grease be released or disposed of in the County's sanitary sewer system.

**I. Outdoor Sales.**

- 1. Accessory outdoor sales area must be shown on the site plan or zoning permit exhibit.
- 2. Accessory outdoor sales must not occupy parking spaces required to fulfill the minimum requirements of the principal use.
- 3. Accessory outdoor sales area must be included in the parking calculation for the use, as if the accessory outdoor sales area consisted of gross floor area.
- 4. Accessory outdoor sales area must not block fire lanes, travel lanes, entrances, exits, or windows.

### 3.04 Temporary Uses

- A. **Applicability.** This section applies to the temporary uses described in subsections B through F below. These uses are permitted in all Zoning Districts, subject to the following:

**B. Construction Related Temporary Uses.**

**1. Construction and Sales Trailers.**

- a. Erection of temporary buildings, including but not limited to, construction and sales trailers and storage of materials are permitted in conjunction with the construction of buildings and infrastructure or other land development, when limited to the duration of the construction.
- b. Temporary buildings may be erected after preliminary subdivision plat or site plan approval so long as zoning requirements are met for the lot on which the temporary buildings are placed and appropriate building permits have been obtained.
- c. Temporary buildings must be removed as a condition of final bond release.

2. **Temporary Dwelling unit in conjunction with construction of a dwelling.** A temporary dwelling unit is permitted during the construction of a permanent dwelling, subject to obtaining a zoning permit issued concurrently with or after the issuance of the building permit for the permanent dwelling. Such temporary dwelling unit:

- a. Must be located on the same lot as the permanent dwelling unit.
- b. May be erected and occupied for up to 12 months. The Zoning Administrator, at his discretion, may extend in 6 month increments
- c. Must be removed within 1 month of the completion of construction of the permanent dwelling.

3. **Sales and leasing.** **Residential** and nonresidential sales and leasing are permitted as a temporary use in a dwelling, a model home, or temporary building located in the same subdivision or development where the dwellings or nonresidential buildings are to be located and offered for sale or lease. The sales use is permitted until the issuance of the last occupancy permit within the subdivision or development.

**4. Model Homes.**

- a. Single family detached model homes are permitted in all Zoning Districts where **Residential** uses are allowed, subject to the following:



1. Single family detached model homes may be constructed prior to record plat approval, provided zoning requirements are met for the lot on which the home is constructed and appropriate building permits have been obtained.
2. If a model home has been constructed prior to record plat approval, it must be depicted on the record plat.
- b. Single family attached model homes and multifamily model units are permitted in all Zoning Districts where such **Residential** uses are allowed, subject to first obtaining record plat or site plan approval.
- c. If any model home incorporates features that are atypical to the ultimate **Residential** use of the home, such as, but not limited to, utilization of the garage for a sales office without the provision of adequate on-site parking, or provision of a centralized parking area for a model court, then:
  1. The use is also subject to review and approval through a site plan amendment process or
  2. The model home may be incorporated in the construction plans and profiles of the applicable development subdivision or site plan; and
  3. The County may require a bond as appropriate to ensure that the atypical features including temporary parking lots will be removed or brought into conformance prior to conversion of the unit for **Residential** occupancy; and
  4. Nothing herein shall be construed as requiring a garage in a model home to be utilized for parking, if the unit or lot otherwise meets the parking requirements of this Zoning Ordinance.
- d. Any model home must obtain an occupancy permit prior to **Residential** occupancy.

**C. Temporary Sales.**

1. Temporary sales of produce, Christmas trees, fireworks, and other seasonal goods, may be permitted on application for a temporary zoning permit to the Zoning Administrator. Such permit may impose conditions necessary to alleviate any adverse impacts such as provisions for adequate parking, traffic safety, fire safety, hours of operation, provision for sewage disposal, and other health and safety concerns the Zoning Administrator may deem necessary.
2. The owner must posting of a bond to ensure timely removal of structures and materials and restoration of the area.
3. A temporary zoning permit for temporary sales is valid for a period not to exceed 45 days, unless extended by the Zoning Administrator, and all structures and materials must be removed within such time period. At a minimum:
  - a. Structures for temporary sales must not exceed 400 square feet in floor area nor be closer than 35 feet to a right-of-way or prescriptive easement of a road.
  - b. Entrances and exits to roads must be clearly delineated.
  - c. Entrances and exits must be located to provide safe ingress and egress from roads and must be channeled to prevent unrestricted access to and from the premises.

**D. Special Events.** Special events may be permitted in all Zoning Districts on application for a temporary zoning permit to the Zoning Administrator, subject to the following standards and requirements:

**1. Exemptions.**

**a. Special Events Approved as Part of a Special Exception Use.**

1. Special events that are expressly approved as part of a special exception use are exempt from this subsection's requirements for a temporary zoning permit.
2. If specific facilities or areas will be constructed or used to host the proposed special events, they must be shown on the site plan required for the special exception use.

3. Such special events must comply with any applicable conditions stated in the special exception approval, and all other applicable provisions in the Zoning Ordinance, and other County ordinances.
    - b. **Special Events in Required Publicly Accessible Gathering Space in TRC, TC and PD-MUB.** Any special event held in the required publicly accessible gathering space provided pursuant to Section 2.01.01.G.1, Table 2.02.03-4, or Section 2.02.05.11.H is not required to obtain a temporary zoning permit unless the special event requires construction of a stage or other structure.
  2. **Residential Locations.** Special events on **Residential** property must contain a total gross acreage of at least 2 acres.
  3. **Alterations.** Permanent alterations to the site are prohibited unless the Zoning Administrator specifically approves the alteration so that the permit applicant can comply with this subsection.
  4. **Signs.**
    - a. Permanent signs associated with a temporary special event use are prohibited.
    - b. Temporary signs associated with a temporary special event use are permitted only for the duration of the temporary special event, subject to an approved sign permit and compliance with Section 8.09.
  5. **Duration of Special Event.** A temporary zoning permit for a special event authorized pursuant to this subsection is limited to a maximum duration of 14 consecutive days, unless otherwise specifically authorized or extended by the Zoning Administrator.
    - a. A permittee may request an extension as provided in Section 11.04.G.4.f.
    - b. All structures and materials related to the special event must be removed within the approval time period or as such period may be extended.
  6. **Maximum Number of Non-exempt Special Events.** Within any single calendar year, the same lot or **Parcel** may host no more than 10 special events pursuant to this subsection.
    - a. The temporary use permits for these special events may be reviewed and approved concurrently.
    - b. A minimum of 14 days must lapse between special events on any one lot or **Parcel**, or the subsequent special event must be a minimum of 2,000 feet from the location of the previous event.
- E. **Temporary Fire and/or Rescue Station.**
1. **Emergency Event.**
    - a. The erection of a new structure and/or occupancy of a legally existing structure for a temporary Fire and/or Rescue Station is permitted under the following **Emergency** events:
      1. Instances of catastrophic natural disasters and/or accidents.
      2. An existing Fire and/or Rescue Station is destroyed or is so damaged that it is rendered uninhabitable and/or unusable.
      3. An incident affecting the public safety.
    - b. The temporary Fire and/or Rescue Station must be removed within 90 days of cessation of the **Emergency** event.
    - c. All new structures associated with the Temporary Fire and/or Rescue Station must be set back a minimum of 15 feet from any lot line, or the minimum yard or setback of the underlying zoning district, whichever is less restrictive.
  2. **During Construction of a Permanent Station.** The erection of a new structure and/or occupancy of a legally existing structure for temporary Fire and/or Rescue Station is permitted during the period of construction of a Fire and/or Rescue Station within the same Fire, Rescue and **Emergency** Management service area, subject to the following:



- a. The zoning permit for such temporary Fire and/or Rescue Station may be approved after the approval of a zoning permit for the associated permanent Fire and/or Rescue Station.
  - b. A plan is required at the time of zoning permit, depicting all new structures set back a minimum of 15 feet from any lot line, or the minimum yard or setback of the underlying Zoning District, whichever is less restrictive.
  - c. The temporary Fire and/or Rescue Station must be removed within 90 days of completion of construction of the permanent Fire and/or Rescue Station.
- F. **Other Temporary Uses.** Other temporary activities for compensation not otherwise specifically addressed in this Section 3.04 may be permitted upon application for a temporary zoning permit to the Zoning Administrator.
1. The temporary zoning permit may include conditions imposed by the Zoning Administrator regarding hours of operation, volume of amplified music, type and intensity of outdoor lighting, and similar matters affecting the health, safety, and public welfare, provided the Zoning Administrator determines such conditions are necessary to alleviate any adverse impact of the activity upon neighboring roads and properties.
  2. Other temporary activities permitted by temporary zoning permits under this subsection F must be clearly incidental and subordinate to the permitted principal use of the property.

Draft 1/19/23