

CHAPTER 3: USES

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3.01 Uses Generally

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3.01 Uses Generally

- A. **Use Regulations.** Section 3.02 (Tables 3.02.01-1 through 3.02.03-1) establishes the principal uses as permitted, Special Exception, or Minor Special Exception in the Urban, Suburban, Transition, Rural, JLMA, and Office and Industrial Zoning Districts. Use approvals and ~~Zoning Districts~~ zoning districts are organized into Use Tables in Section 3.02, organized as follows:

Table 3.01-1. Use Regulations		
Zoning District	Acronym	Table
Urban		
Transit Related Center	TRC	3.02.01
Urban Employment	UE	
Suburban		
Commercial Center	CC	3.02.01
Suburban Compact Neighborhood	SNSCN	3.02.01
Suburban Compact Neighborhood	SCNSN	
Town Center	TC	
Commercial Center	CC	
Legacy Suburban		
Commercial Light IndustrySingle-Family Residential	R-1, R-2, R-3, R-4, R-8CLI	3.02.02
Townhouse/Multifamily ResidentialGeneral Business	R-16GB	
Multifamily Residential	R-24	
Planned Development-Housing - Active Adult/Age Restricted	PD-HAAAR	
Planned Development--Commercial Center (Regional Center)	PD-CC(RC)	
Planned Development - Mixed Use Business	PD-MUB	
Planned Development--Research and Development Park	PD-RDP	
Planned Development--Special Activity	PD-SA	
Planned Development-Active Adult/Age RestrictedSingle-Family Residential	PD-AAARR-1, R-2, R-3, R-4, R-8	
Planned Development-Mixed Use BusinessTownhouse/Multifamily Residential	R-16PD-MUB	
General BusinessMultifamily Residential	GBR-24	
Commercial Light Industry	CLI	
Transition		
Transition Community Center	TCC	3.02.03
Transition Compact Neighborhood	TCN	
Transitional Residential	TR-10, TR-3, TR-1	
Transition Small Lot	TSN	
Transition Compact Neighborhood	TCN	
Transition Community Center	TCC	

Table 3.01-1. Use Regulations

Zoning District	Acronym	Table
Urban		
Legacy Transition		
Transitional Residential-2	TR-2	3.02.04
Rural		
Agricultural Rural-1	AR-1	3.02.03
Agricultural Rural-2	AR-2	
Legacy Rural		
Agricultural Residential-3 Agriculture-10	AR-10A-3	3.02.04
Agriculture-10 Agricultural Residential-3	A-3AR-10	
Countryside Residential	CR-1, CR-2, CR-3, CR-4	
Planned Development-Rural Commercial Village	RCPD-RV	
Planned Development-Rural Village Commercial	PD-RVRC	
Joint Land Management Area		
Joint Land Management Area	JLMA-1, JLMA-2, JLMA-3	3.02.03
Legacy Joint Land Management Area		
Joint Land Management Area-20	JLMA-20	3.02.04
Office and Industrial		
Office Park General Industry	OPGI	3.02.05
Industrial Park	IP	
General Industry	GI	
Mineral Resource-Heavy Industry	MR-HI	
Office Park	OP	
Planned Unit Development		
Planned Unit Development	PUD	

- B. **Organization of Use Tables.** Section 3.02, Tables 3.02.01-1 through 3.02.05-1 (Use Tables) organize the uses in each ~~Zoning District~~ 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 alternating white and highlighted rows in each use table). For example, single-family detached dwellings, multifamily dwellings, and single-family attached dwellings are ~~Uses~~ uses in the Household Living Use Category.
- C. **Use Categories and Uses Defined.** Use Categories and ~~Uses~~ uses listed in Section 3.02 are defined in Chapter 12.
- D. **Use Approvals.** Use Tables establish the following use approvals:

Table 3.01-1. Key to Use Table

Notation	Approval	Description
P	Permitted	A "P" indicates that a specific Use is permitted in the Zoning District zoning district, subject to compliance with all standards and regulations in the Zoning Ordinance and all other applicable County ordinances.
S	Special Exception	An "S" indicates that a Use may be allowed in the Zoning District 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 10.11.01.
M	Minor Special Exception	An "M" indicates that a Use may be permitted in the Zoning District 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 10.11.02.
P/S, M/S, or P/M	Varies	In some instances and based on the Chapter 4, 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 district.

- E. **Use-Specific Standards.** Some ~~Principal Uses~~ principal uses in Tables 3.02.01 through 3.02.05 and ~~Accessory Uses~~ accessory uses in Table 3.03-1 are subject to certain ~~Use-Specific Standards~~ 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 Principal Uses on Lots.** Each principal permitted use must meet the minimum lot area requirement for each use when 1 or more of the uses has a minimum lot area specified in Chapter 4, Use-Specific Standards.
- 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 pursuant to Section 10.02.
 2. In determining whether the proposed use falls within the definitions of an identified use, the Zoning Administrator must refer to the Merriam-Webster online dictionary (www.merriam-webster.com).
 3. 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 10.10.02) to allow such use.
- H. **Stream Restoration and Wetland Mitigation.** Stream Restoration and Wetland Mitigation are exempt from the ~~Zoning District~~ 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

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3.02.05 Office and Industrial Zoning Districts Use Table

3.02.01 Urban and Suburban Zoning Districts Use Table

Table 3.02.01-1.

Principal Use Table for Urban and Suburban Zoning Districts

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

	Use-Specific Standard	Urban ²				Suburban ³									
		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	CC-SC
Residential															
Household Living															
Caretaker or Guard Residence															
Dwelling, Accessory	4.02.01		P	P		P	P	P	P	P	P	P			
Caretaker or Guard Residence															
Dwelling, Single-Family Attached Live/Work	4.02.0703			P		P	P	P	P	P	P	P			
Dwelling, Multifamily	4.02.08	P	P	P		P	P	P	P	P	P	P			
Dwelling, Single-Family Attached	4.02.07			P		P	P	P	P	P	P	P			
Dwelling, Single-Family Detached	4.02.07			P		P	P	P	P		P	P			
Dwelling, Live/Work Tenant	4.02.0309			P		S	S	P	P	P	P	P			
Manufactured Home	4.02.04							P	P	S					
Dwelling, Tenant	4.02.09														
Group Living															
Rooming and Boarding	4.02.05	P	P	P							S	S			
Congregate Housing		P	P	P		S	S	S	S	S	P	P			
Continuing Care Facility	4.02.02	P/S	P/S	P/S	P/S	S	S	S	S	S	P/S	P/S	P	P	
Religious Housing	4.02.05					S	S	S	S	S					
Dormitory, Seasonal Labor	4.02.06														
Religious Housing	4.02.05					S	S	S	S	S					
Rooming and Boarding	4.02.05	P	P	P							S	S			
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														
Hotel/Motel	4.03.04	P	P	P	P						P	P/S			P

Table 3.02.01-1.

Principal Use Table for Urban and Suburban Zoning Districts

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

	Use-Specific Standard	Urban ²				Suburban ³									
		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	CC-SC
Rural Resort	4.03.01														
Recreational Vehicle Park															
Short-Term Rental, Commercial Whole House	4.03.05					S	S	S			S	S			
Commercial															
Animal Services															
Animal Care Business															
Animal Hospital	4.04.01			P	P/S						S	S	S	S	S
Companion Animal/Pet Grooming		P	P	P	P						P	P	P	P	P
Kennel	4.04.16														
Kennel, Indoor	4.04.16	P	P	P	P						P	P	P	P	P
Veterinary Service													S	S	S
Day Care															
Adult Day Care		P	P	P	P	S	S	S	S	S	P	P	P	P	P
Child Day Center	4.04.08	P	P	P	P	S	S	S	S	S	P	P	P	P	P
Child Day Home	4.04.08			P		P	P	P	P	P	P	P			
Financial Services															
Bank or Financial Institution	4.04.12	P	P	P/S	P						P/S	P	P	P	P
Food and Beverage Sales/Service															
Banquet/Event Facility	4.04.05	P	P	P	P						P	P			
Craft Beverage Manufacturing	4.04.11	P	P	P	P						P	P	P	P	P
Farmers Market	4.04.14														
Farmers Market (off-site production)	4.04.14														
Food Preparation	4.04.06	P	P	P	P						P	P	P	P	P
Restaurant	4.04.10	P	P	P	P						P/S	P	P	P/S	P
Restaurant, Rural	4.04.18														
Office, Business, and Professional															
Office, Professional	4.04.17	P	P	P	P						P	P	P/S	P/S	P/S
Small Business, Agricultural and Rural	4.04.19														
Personal/Business Services															

Table 3.02.01-1.

Principal Use Table for Urban and Suburban Zoning Districts

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

	Use-Specific Standard	Urban ²				Suburban ³									
		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	CC - SC
Business Support Services	4.04.07	P	P	P	P						P	P	P	P	P
Dry Cleaning Plant															
Farm Machinery Sales and Service	4.04.13														
Maintenance and Repair Services															
Personal Services		P	P	P	P						P	P	P	P	P
Postal Services		P	P	P	P						P	P	P	P	P
Retail															
Antiques, Art, and Crafts	4.04.02	P	P	P	P						P	P	P	P	P
Auction	4.04.03	P	P	P	P						P	P			
Convenience Store		P	P	P	P						P	P	P	P	P
Convenience Store (with Gasoline Sales)				S								S	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	4.04.12	P	P	P/S* <u>S</u>	P						P	P	P	P	P
Automotive															
Car Share	4.04.04	P	P	P	P						P	P			
Car Wash												S	S	<u>S</u>	P
Vehicle Repair, Heavy	4.04.20														
Vehicle Repair, Light	4.04.21			S								S			P
Vehicle Sales and/or Rental	4.04.23														P <u>S</u>
Vehicle Service Station				S								S	S	S	S
Vehicle Wholesale Auction	4.04.22														
Public/Civic/Institutional															
Assembly															
Civic, Social, and Fraternal Meeting Place		P/S	P/S	P/S	P/S	S	S	S	S	S	P	P		P	P
Community Center	4.05.14	P	P	P	P	P/S	P/S	P/S	P/S	P/S	P	P	P	P	P

Table 3.02.01-1.

Principal Use Table for Urban and Suburban Zoning Districts

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

	Use-Specific Standard	Urban ²					Suburban ³									
		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	CC-SC	
Convention or Exhibition Facility		S	S	S	S						S	S				
Religious Assembly	4.05.04	P	P	P	P	S	S	S	S	S	P	P				
Death Care Services																
Cemetery	4.05.08															
Crematorium											S	S	S	S	S	
Funeral Home	4.05.08	S	S	S	S						P	P				
Government																
Government (General) (not otherwise listed)		P	P	P	P	S	S	S	S	S	P	P	P	P	P	
Public Safety	4.05.15	P	P	P	P	S	S	S	S	S	P	P	S	S	S	
School, Public	4.05.18	M	M	M	M	P	P	P	P	P	S	M	M	M	M	
Education																
Agricultural Education or Research	4.05.03															
School, Trade		S	S	S							S	S	S	S	S	
College or University	4.05.20	P/S	P/S	P/S	P/S						P	P				
Conference and Training Facility	4.05.06	P	P	P	P						P	P	S	S	P	
Library		P	P	P	P	S	S	S	S	S	P	P		P	P	
Personal Instructional Services		P	P	P	P						P	P	P	P	P	
Rural Retreat	4.05.17															
School, Private	4.05.19	M	M	M	M	P/M	P/M	P/M	P/M	P/M	S	M	M	M	M	
Conference and Training Facility	4.05.06	P	P	P	P						P	P	S	S	P	
Medical																
Hospital	4.05.13	S	S	S								S				
Medical Care Facility		P	P	P	P						P	P	P	P	P	
Medical Office	4.04.17	P	P	P	P						P	P	P/S	P/S	P/S	
Arts, Entertainment, and Recreation																
Agricultural Cultural Center																
Amphitheater	4.05.01	S	S	S	S						S	S				
Art Studio	4.04.02	P	P	P	P						P	P	P	P	P	
Cultural Facility	4.05.05	P	P	P	P	P/S					P	P	P	P	P	
Cultural Tourism	4.05.10															
Dinner Theater		P	P	P	P						P	P		P	P	

Table 3.02.01-1.

Principal Use Table for Urban and Suburban Zoning Districts

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

	Use-Specific Standard	Urban ²				Suburban ³									
		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	CC-SC
Dog Park		M	M	M		M	M	M	M	M	M	M			
Entertainment Facility		<u>S</u>	<u>S</u>	<u>S</u>							S				S
Health and Fitness Center	4.05.12	P	P	P	P						P	P	P	P	P
Open Space		P	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	P
Park, Passive		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Park, Regional						S	S	S	S	S					
Recreation, Indoor	4.05.16	P/ <u>S</u>	P/ <u>S</u>	P/ <u>S</u>	P/S						P	P	S	P	P/S
Recreation, Outdoor or Major	4.05.16		S	S	S	S	S	S	S	S	S	P/S			
Shooting Range, Indoor															
Theater	4.05.21	P	P	P	P						P	P		P	P
Urban Deck		S	S								S	S			
Zoo			S	S											
Industrial/Production															
Manufacturing and Employment															
Contractor	4.06.01	P	P	P	P						P	P	P	P	P
Data Center	4.06.02										<u>S</u>	<u>S</u>			
Extractive Industries	4.06.03														
Flex Building	4.06.04				P							S			
Manufacturing, General	4.06.05				S						S	S			
Manufacturing, Intensive	4.06.11														
Research and Development	4.06.08	P	P	P	P						P	P			
Sawmill	4.06.09														
Slaughterhouse															
Wood, Metal and Stone Crafts															
Warehousing, Storage and Distribution															
Building and Landscaping Materials Supplier	4.06.07														
Industrial Storage/Freight	4.06.07														
Mini-Warehouse/Industrial Storage	4.06.07-06		<u>S</u>	<u>S</u>								<u>S</u>			

Table 3.02.01-1.

Principal Use Table for Urban and Suburban Zoning Districts

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

	Use-Specific Standard	Urban ²				Suburban ³									
		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	CC-SC
Moving and Storage Mini-Warehouse	4.06.06		S	S								S			
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											S			
Infrastructure															
Transportation/Parking															
Airport/Landing Strip	4.07.01														
Ground Passenger Transportation (e.g. Taxi, Charter bus)			S												
Heliport or Helistop		S	S	S	S						S	S			
Marina															
Parking Facility	4.07.03	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
Transit Facility	4.07.10	P	P	P	P						S	S	S	S	S
Utilities															
Electric Generating Plant and Transmission Facility/Utility Generating Plant or Transmission Facility															
Energy Storage, Utility Scale	4.07.02														
Electric Generating Plant and Transmission Facility/Utility Generating Plant or Transmission Facility															
Public Service Center, with Outdoor Storage	4.06.07														
Public Service Center, without Outdoor Storage													S	P	P

Table 3.02.01-1.

Principal Use Table for Urban and Suburban Zoning Districts

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

	Use-Specific Standard	Urban ²					Suburban ³								
		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	CC-SC
Solar Facility, Utility Scale	4.07.06														
Utility, Minor	4.07.11	P	P	P	P	P/S	P/S	P/S	P/S	P/S	P	P	P	P	P
Utility, Major	4.07.04		S			P/S	P/S	P/S	P/S	P/S		P/S	P/S	P/S	P/S
Communications Facilities															
Recording Studio		P	P	P	P						P	P		P	P
Telecommunications Facility	4.07.08	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	P/S
Waste-Related															
Composting Facility															
Junkyard	4.07.05														
Material Recovery Facility (MRF)	4.07.05														
Recycling Collection Center	4.07.05			P	S	P	P	P	P	P	P	P	P	P	P
Material Recovery Facility (MRF)	4.07.05														
Solid Waste Facility	4.07.05														
Stockpiling	4.07.07														
Vegetative Waste Management Facility	4.07.05														
Agriculture															
Agricultural Processing	4.08.12														
Agriculture	4.08.02												P	P	P
Agritainment	4.08.03														
Animal Husbandry	4.08.02														
Auction Facility, Livestock	4.08.11														
Brewery, Limited	4.08.05														
Community Garden		P	P	P		P	P	P	P	P	P	P			
Equestrian Event Facility	4.08.10														
Farm Co-ops	4.08.03														
Farm Distribution Hub	4.08.04														
Feedlot	4.08.03														
Horticulture	4.08.02										P	P	P	P	P
Mill, Feed and Grain															
Nursery, Production															
Pet Farm	4.08.09														

Table 3.02.01-1.

Principal Use Table for Urban and Suburban Zoning Districts

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

	Use-Specific Standard	Urban ²				Suburban ³										
		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	CC-SC	
Stable, Livery	4.08.06															
Stable, Private																
Wayside Stand	4.08.07															
Winery, Commercial	4.08.08															
Winery, Virginia Farm																
Miscellaneous																
Temporary Uses	3.04	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Adaptive Reuse	4.09	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	
Temporary Uses	3.04	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

TABLE NOTES:

¹TRC TDSA - A single retail use up to and including 10,000 sf is permitted, and a single retail use in excess of 10,000 sf requires Special Exception approval.

²See Section 2.01 for Transit Related Center (TRC) and Urban Employment (UE) Zoning District regulations.

³See Section 2.02 for Suburban Neighborhood (SN), Suburban Compact Neighborhood (SCN), Town Center (TC), Commercial Center (Neighborhood Center) (CC-NC), Commercial Center (Community Center) (CC-CC) and Commercial Center (Small Regional Center) (CC-SC) 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 Zoning Districts Use Table

Table 3.02.02-1.

Principal Use Table for Legacy Suburban Zoning Districts

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

	Use-Specific Standard	Suburban ³													
		R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB	CLI
Residential															
Household Living															
Caretaker or Guard Residence															P
Dwelling, Accessory	4.02.01	P	P	P	P	P						P	P		
Caretaker or Guard Residence															
Dwelling, Live/Work	4.02.03														P
Dwelling, Single-Family	4.02.07					P	P	P				P	P		
Attached Multifamily	4.02.08														
Dwelling, Multifamily															
Single-Family Attached	4.02.09		P	P	P	P	P	P				P	P		

Table 3.02.02-1.

Principal Use Table for Legacy Suburban Zoning Districts

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

	Use-Specific Standard	Suburban ³													
		R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB	CLI
Dwelling, Single-Family Detached	4.02.07	P	P	P	P	P						P	P		
Dwelling, Live/Work Tenant	4.02.0309														
Manufactured Home	4.02.04					S	S								
Dwelling, Tenant	4.02.09														
Group Living															
Rooming and Boarding	4.02.05												S		
Congregate Housing		S	S	S	S	S	S	S					P		
Continuing Care Facility	4.02.02	S	S			S	S	S				S	P/S		S
Religious Housing	4.02.05														
Dormitory, Seasonal Labor	4.02.06														
Religious Housing	4.02.05														
Rooming and Boarding	4.02.05												S		
Lodging															
Bed and Breakfast Homestay	4.03.01	P	P												
Bed and Breakfast Inn	4.03.01	M	M												
Camp, Day and Boarding	4.03.02	S	S												
Campground	4.03.03	S	S								P				
Country Inn	4.03.01														
Hotel/Motel	4.03.04								P	P	P		P		P
Rural Resort	4.03.01														
Recreational Vehicle Park											P				
Short-Term Rental, Commercial Whole House	4.03.05	M	M	S	S	S							S		
Commercial															
Animal Services															
Animal Care Business															
Animal Hospital	4.04.01								S				S	P	P
Companion Animal/Pet Grooming		S							P					P	P

Table 3.02.02-1.

Principal Use Table for Legacy Suburban Zoning Districts

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

	Use-Specific Standard	Suburban ³													
		R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB	CLI
Kennel	4.04.16	S												S	
Kennel, Indoor	4.04.16	S							P					S	P
Veterinary Service									S					P	P
Day Care															
Adult Day Care		S	S	S	S	S	S	S	P	P/M ¹			P	P	P
Child Day Center	4.04.08	P	P	P	P	P	P	P	P	P/M ¹			P	P	P
Child Day Home	4.04.08	P	P	P	P	P	P						P		
Financial Services															
Bank or Financial Institution	4.04.12								P	P			P/S	P	S
Food and Beverage Sales/ Service															
Banquet/Event Facility	4.04.05	S							P				P		P/S
Craft Beverage Manufacturing	4.04.11								P	M	P		P	S	M
Farmers Market	4.04.14														
Farmers Market (off-site production)	4.04.14														
Food Preparation	4.04.06								P				P	P	P
Restaurant*	4.04.10								P	P/S/M/S ¹	P		P/S	P	P/SS ¹
Restaurant, Rural	4.04.18														
Office, Business, and Professional															
Office, Professional	4.04.17								P/S	P	P		P		P
Small Business, Agricultural and Rural	4.04.19														
Personal/Business Services															
Business Support Services	4.04.07								P	P/M ¹	P		P	P	P
Dry Cleaning Plant															
Farm Machinery Sales and Service	4.04.13													P	
Maintenance and Repair Services															
Personal Services*									P	S/P/M ¹	P		P	P	P/SS ¹
Postal Services									P	P			P	P	P
Retail															
Antiques, Art, and Crafts	4.04.02								P	P	P		P		P
Auction	4.04.03												P		
Convenience Store									P				P/SS ²	P	S

Table 3.02.02-1.

Principal Use Table for Legacy Suburban Zoning Districts

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

	Use-Specific Standard	Suburban ³													
		R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB	CLI
Convenience Store (with Gasoline Sales)									S					S	S
Feed and Farm Supply Center	4.04.05-15										P				
Machinery and Equipment Sales and Services													P/S	P	
Nursery, Commercial	4.04.09													P	P
Retail, General*	4.04.12								P				P/S		P/S ¹
Automotive															
Car Share	4.04.04												P		
Car Wash									P				S	S	S
Vehicle Repair, Heavy	4.04.20													P	
Vehicle Repair, Light	4.04.21								P				S	P	S
Vehicle Sales and Rental	4.04.23								S				P/S	P	S
Vehicle Service Station									S				S	S	S
Vehicle Wholesale Auction	4.04.22														
Public/Civic/Institutional															
Assembly															
Civic, Social, and Fraternal Meeting Place		S	S	S	S	S	S	S	P				P		S
Community Center	4.05.14	P	P	P	P	P	P	P	P			P	P		
Convention or Exhibition Facility											P		S		S
Religious Assembly	4.05.04	S	S	S	S	S	S	S		P		P	P	S	P
Death Care Services															
Cemetery	4.05.08	S	S	S	S										
Crematorium									S				S	S	
Funeral Home	4.05.08												S		P
Government															
Government (General) (not otherwise listed)		S	S	S	S	S	S	S					P		
Public Safety	4.05.15	S	S	S	S	S	S	S	S	S	P	S	P	S	P
School, Public	4.05.18	P	P	P	P	P	P	P	M	M	M		M		
Education															

Table 3.02.02-1.

Principal Use Table for Legacy Suburban Zoning Districts

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

	Use-Specific Standard	Suburban ³													
		R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB	CLI
Agricultural Education or Research	4.05.03									P					
College or University School, Trade	4.05.20									P	P		P/S	P	P
Conference and Training Facility College or University	4.05.2006								P	P	P		P/S	P	P
Library		P	P	P	P	P	P	P	P	P	P		P		P
Personal Instructional Services									P				P	P	P
Rural Retreat	4.05.17														
School, Private	4.05.19	P/M	P/M	P/M	P/M	P/M	P/M	P/M	M	M	M		M		
School, Trade Conference and Training Facility	4.05.06								P	P	P		P		P
Medical															
Hospital	4.05.13									S	P		S		
Medical Care Facility									P	SP/M ¹		P	P	P	P
Medical Office	4.04.17								P/S	P			P		
Arts, Entertainment, and Recreation															
Agricultural Cultural Center															
Amphitheater	4.05.01												S		
Art Studio	4.04.02								P				P		
Cultural Facility	4.05.05	P/S	P/S	P/S	P/S	P/S			P	P	P		P		P
Cultural Tourism	4.05.10														
Dinner Theater									P	P	P		P		
Dog Park		M	M	M	M	M	M	M					MP		
Entertainment Facility									S						
Health and Fitness Center	4.05.12								P	P	P	P	P	P	P
Open Space					P	P	P	P	P	P	P		P	P	
Park, Community		P	P	P	P	P	P	P	P		P		P	P	P
Park, Passive		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Park, Regional		S	S	S	S	S	S	S							
Recreation, Indoor	4.05.16								P		P		P		
Recreation, Outdoor or Major	4.05.16	S	S	S	S	S	S	S		S	P	P	P/S		

Table 3.02.02-1.

Principal Use Table for Legacy Suburban Zoning Districts

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

	Use-Specific Standard	Suburban ³													
		R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB	CLI
Shooting Range, Indoor															
Theater	4.05.21								P	P	P		P		
Urban Deck													S		
Zoo											P				
Industrial/Production															
Manufacturing and Employment															
Contractor	4.06.01								P				P	P	P/S
Data Center	4.06.02									P S					S
Extractive Industries	4.06.03														
Flex Building	4.06.04												S		P
Manufacturing, General	4.06.05									S			S	P	P
Manufacturing, Intensive	4.06.11														
Research and Development	4.06.08									P			P		P
Sawmill	4.06.09														
Slaughterhouse															
Wood, Metal and Stone Crafts															
Warehousing, Storage and Distribution															
Building and Landscaping Materials Supplier	4.06.07														
Industrial Storage Freight	4.06.07														
Mini-Warehouse Industrial Storage	4.06.07-06												S		
Moving and Storage Mini-Warehouse	4.06.06												S		
Outdoor Storage	4.06.07														
Outdoor Storage, Vehicles	4.06.07														
Vehicle Storage and Impoundment	4.06.07													P	
Wholesale Distribution, Warehousing and Storage	4.06.10												S	P	P S
Infrastructure															

Table 3.02.02-1.

Principal Use Table for Legacy Suburban Zoning Districts

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

	Use-Specific Standard	SuburbanSuburban ³													
		R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB	CLI
Transportation/Parking															
Airport/Landing Strip	4.07.01										P				
Ground Passenger Transportation (e.g. Taxi, Charter Bus)															
Heliport or Helistop										S		S	S		S
Marina															
Parking Facility	4.07.03	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P	P/S/M	P/S	P
Transit Facility	4.07.10								S	S	P		S	S	P
Utilities															
<u>Electric Generating Plant and Transmission Facility/Utility</u> <u>Generating Plant or Transmission Facility</u> <u>Energy Storage, Utility Scale</u>	4.07.02														
<u>Energy Storage, Utility Scale</u> <u>Electric Generating Plant and Transmission Facility/Utility</u> <u>Generating Plant or Transmission Facility</u>	<u>4.07.02</u>									<u>S</u>					<u>S</u>
Public Service Center, with Outdoor Storage	4.06.07													S	S
Public Service Center, without Outdoor Storage									P	P					P
Solar Facility, Utility Scale	4.07.06														
Utility, Minor	4.07.11	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility, Major	4.07.04	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
Communications Facilities															
Recording Studio									P	P	P		P	P	P
Telecommunications Facility	4.07.08	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
Waste-Related															
Composting Facility															
Junkyard	4.07.05														

Table 3.02.02-1.

Principal Use Table for Legacy Suburban Zoning Districts

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

	Use-Specific Standard	SuburbanSuburban ³													
		R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB	CLI
Material Recovery Facility (MRF)	4.07.05														
Recycling Collection Center	4.07.05	P	P	P	P	P	P	P	P	P			P	P	
Material Recovery Facility (MRF)	4.07.05														
Solid Waste Facility	4.07.05														
Stockpiling	4.07.07														
Vegetative Waste Management Facility	4.07.05														
Agriculture															
Agricultural Processing	4.08.12														
Agriculture	4.08.02	P	P	P	P				P	P	P			P	
Agritainment	4.08.03														
Animal Husbandry	4.08.02														
Auction Facility, Livestock	4.08.11														
Brewery, Limited	4.08.05														
Community Garden													P		
Equestrian Event Facility	4.08.10														
Farm Co-ops	4.08.03														
Farm Distribution Hub	4.08.04														
Feedlot	4.08.03														
Horticulture	4.08.02	P	P	P	P				P	P	P		P	P	
Mill, Feed and Grain															
Nursery, Production															
Pet Farm	4.08.09														
Stable, Livery	4.08.06														
Stable, Private															
Wayside Stand	4.08.07	P													
Winery, Commercial	4.08.08														
Winery, Virginia Farm															
Miscellaneous															
Temporary Uses	3.04	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Adaptive Reuse	4.09	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
Temporary Uses	3.04	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Table 3.02.02-1.

Principal Use Table for Legacy Suburban Zoning Districts

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

	Use-Specific Standard	Suburban ³													
		R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB	CLI

TABLE NOTES:

¹See Section 3.03.D.

²Convenience Store located in a stand-alone building requires Special Exception approval pursuant to Section 10.11.

³See 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 (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 Industry (CLI) Legacy Zoning District regulations.

* See Section 3.03.D.

3.02.03 Transition, Rural, and JLMA Zoning Districts Use Table

Table 3.02.03-1.

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

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

Use-Specific Standard	Transition ²							Rural ³		JLMA ⁴		
	TR-10	TR-3	TR-1	TSN	TCN	TCC		AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3
Residential												
Household Living												
Dwelling, Accessory	4.02.01	P	P	P	P	P		P	P	P	P	P
Caretaker or Guard Residence		P										
Dwelling, Accessory	4.02.01									P	P	P
Dwelling, Live/Work	4.02.03				P	P						
Dwelling, Multifamily	4.02.08					P						
Dwelling, Single-Family Attached	4.02.07					P						
Dwelling, Multifamily	4.02.08					P						
Dwelling, Single-Family Detached	4.02.07	P	P	P	P	P		P	P	P	P	P
Dwelling, Live/Work Tenant ¹	4.02.03/09	P	P	P	P	P		M	M	S	S	S
Manufactured Home	4.02.04	P	P	P	P	P		P	P	P	P	P
Dwelling, Tenant*	4.02.09	P	P	P				M	M	S	S	S
Group Living												
Rooming and Boarding	4.02.05							P/S	P/S			
Congregate Housing		S	S	S	S	S				S	S	S
Continuing Care Facility	4.02.02	S	S	S						S	S	S
Dormitory, Seasonal Labor	4.02.06	S	S	S				M	M			

Table 3.02.03-1.

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

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

	Use-Specific Standard	Transition ¹ Transition ²						Rural ³		JLMA ⁴		
		TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3
Religious Housing	4.02.05	S	S	S	S	P	P	P/S	P/S			S
Dormitory, Seasonal Labor Rooming and Boarding	4.02.06	S	S	S				MP/S	MP/S			
Lodging												
Bed and Breakfast Homestay	4.03.01	P	P	P				P	P	P	P	P
Bed and Breakfast Inn	4.03.01	P	P	M			P	P	P	M	M	M
Camp, Day and Boarding	4.03.02	P/S	P/S					P/S	P/S	S	S	S
Campground	4.03.03	P/S	P/S					P/M	P/M	S	S	S
Country Inn	4.03.01	M/S	M/S				P	P/M	P/M			M/S
Hotel/Motel	4.03.04											
Rural Resort	4.03.01	S						M	M			S
Recreational Vehicle Park												
<u>Rural Resort</u>	<u>4.03.01</u>	<u>S</u>						<u>M</u>	<u>M</u>			<u>S</u>
Short-Term Rental, Commercial Whole House	4.03.05	P	P	M	S	S		P	P	M	M	M
Commercial												
Animal Services												
Animal Care Business		P	P	P	P			P	P	P	P	P
Animal Hospital	4.04.01	S	S				S	P	P			S
Companion Animal/Pet Grooming		P	P			S	P	M	M			P
Kennel	4.04.16	P	S					S	S			S
Kennel, Indoor	4.04.16	P	P			S	P	M	M			P
Veterinary Service		P	P	P	S			P	P			P
Day Care												
Adult Day Care		S	S	S	P	P	P	S	S	S	S	S
Child Day Center	4.04.08	S	S	S	S	S	P	S	S	S	S	S
Child Day Home	4.04.08	P	P	P	P	P		P	P	P	P	P
Financial Services												
Bank or Financial Institution	4.04.12				S	S	P					
Food and Beverage Sales/Service												
Banquet/Event Facility	4.04.05	M	M					M	M			S
Craft Beverage Manufacturing	4.04.11											
Farmers Market*Market¹	4.04.14	P	P	P	P	P	P	P	P	P/S	P/S	P/S
Farmers Market (off-site production)	4.04.14				S	S	S			<u>S</u>	<u>S</u>	<u>S</u>
Food Preparation	4.04.06					S	S	P	P			

Table 3.02.03-1.

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

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

	Use-Specific Standard	Transition ¹ Transition ²						Rural ³		JLMA ⁴		
		TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3
Restaurant	4.04.10					P	P				S	S
Restaurant, Rural	4.04.18							P/M	P/M			
Office, Business, & Professional												
Office, Professional	4.04.17				S	S	P					
Small Business, Agricultural and Rural	4.04.19	P/S	P/S	P/S				P/M	P/M	P/S	P/S	P/S
Personal/Business Services												
Business Support Services	4.04.07						P					
Dry Cleaning Plant												
Farm Machinery Sales and Service	4.04.13	S						P	P	P/S	P/S	P/S
Maintenance and Repair Services												
Personal Services						S	P					
Postal Services							P					
Retail												
Antiques, Art, and Crafts	4.04.02	S				S	P	P	P			
Auction	4.04.03							S	S			
Convenience Store							P					
Convenience Store (with Gasoline Sales)							S					
Feed and Farm Supply Center	4.04.15	S						P	P	S	S	S
Machinery and Equipment Sales and Services												
Nursery, Commercial	4.04.09	S	S					S	S	S	S	S
Retail, General	4.04.12	S				S	P					
Automotive												
Car Share	4.04.04											
Car Wash							S					
Vehicle Repair, Heavy	4.04.20											
Vehicle Repair, Light	4.04.21											
Vehicle Sales and Rental	4.04.23											
Vehicle Service Station							S					
Vehicle Wholesale Auction	4.04.22											
Public/Civic/Institutional												
Assembly												
Civic, Social, and Fraternal Meeting Place		S	S	S				S	S			S
Community Center	4.05.14	P	P	P	P/S	P/S	P			P/S	P/S	P/S

Table 3.02.03-1.

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

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

	Use-Specific Standard	Transition ¹ Transition ²						Rural ³		JLMA ⁴		
		TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3
Convention or Exhibition Facility												
Religious Assembly	4.05.04	P/S	P/S	P/S	S	S	P	P/S	P/S	P/S	P/S	P/S
Death Care Services												
Cemetery	4.05.08	S	S	S	S	S	S	S	S	S	S	S
Crematorium		S	S	S			S	S	S	S	S	S
Funeral Home	4.05.08					S	S					
Government												
Government (General) (not otherwise listed)		S	S	S	S	S	S	S	S	S	S	S
Public Safety	4.05.15	S	S	S	S	S	S	P	P	S	S	S
School, Public	4.05.18	P	P	P	P	P		S	S	P	P	P
Education												
Agricultural Education or Research ⁵ Research ¹	4.05.03	S	S	S	S		S	P/M	P/M			
School, Trade			S	S			P	S	S			
College or University	4.05.20	S	S	S								
Conference and Training Facility	4.05.06	S						P/M	P/M			
Library						S	P	S	S	S	S	S
Personal Instructional Services						S	P					
Rural Retreat	4.05.17	S						P	P			S
School, Private	4.05.19	P/M	P/M	P/M	P/M	P/M	S	S	S	P/M	P/M	P/M
School, Trade Conference and Training Facility	4.05.06	S	S	S			P	P/M	M			
Medical												
Hospital	4.05.13											S
Medical Care Facility							S					
Medical Office	4.04.17						P					S
Arts, Entertainment, and Recreation												
Agricultural Cultural Center ⁶ Center ¹							P	S	S			
Amphitheater	4.05.01				S	S	P					
Art Studio	4.04.02	P/S			S	P	P	P	P	S	S	S
Cultural Facility	4.05.05	P/S	P/S		S	S	P	P/S	P/S			S
Cultural Tourism	4.05.10	P	P	P	S			P	P	P	P	P
Dinner Theater							P					
Dog Park		M	M	M	M	M		M	M	M	M	M
Entertainment Facility							S					
Health and Fitness Center	4.05.12						S					

Table 3.02.03-1.

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

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

	Use-Specific Standard	Transition ¹ Transition ²						Rural ³		JLMA ⁴		
		TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3
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
Park, Regional		S	S	S	S	S	S	S	S	S	S	S
Recreation, Indoor	4.05.16						S					
Recreation, Outdoor or Major	4.05.16	S	S	S	S	S	S	S	S	S	S	S
Shooting Range, Indoor												
Theater	4.05.21											
Urban Deck												
Zoo												
Industrial/Production												
Manufacturing and Employment												
Contractor	4.06.01						P					
Data Center	4.06.02											
Extractive Industries	4.06.03											
Flex Building	4.06.04											
Manufacturing, General	4.06.05											
Manufacturing, Intensive	4.06.11											
Research and Development	4.06.08											
Sawmill	4.06.09							S	S			
Slaughterhouse								S	S			
Wood, Metal and Stone Crafts												
Warehousing, Storage, and Distribution												
Building and Landscaping Materials Supplier	4.06.07											
Industrial Storage/Freight	4.06.07											
Mini-Warehouse/Industrial Storage	4.06.07-06											
Moving and Storage/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											
Infrastructure												
Transportation/Parking												

Table 3.02.03-1.

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

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

	Use-Specific Standard	Transition ²						Rural ³		JLMA ⁴		
		TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3
Airport/Landing Strip	4.07.01	S						S	S			
Ground Passenger Transportation (e.g. Taxi, Charter Bus)												
Heliport or Helistop												
Marina												
Parking Facility	4.07.03	P	P	P	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
Transit Facility	4.07.10						S					
Utilities												
Electric Generating Plant and Transmission Facility/Utility Generating Plant or Transmission Facility												
Energy Storage, Utility Scale	4.07.02	S								S	S	S
Electric Generating Plant and Transmission Facility/Utility Generating Plant or Transmission Facility												
Public Service Center, with Outdoor Storage	4.06.07	S	S	S						S	S	S
Public Service Center, without Outdoor Storage		P	P	P	S		S					
Solar Facility, Utility Scale	4.07.06											
Utility, Minor*Minor ¹	4.07.11	P	P	P	P/S	P/S	P/S	P	P	P	P	P
Utility, Major	4.07.04	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
Communications Facilities												
Recording Studio												
Telecommunications Facility*Facility ¹	4.07.08	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
Waste-Related												
Composting Facility		S	S					S	S			
Junkyard	4.07.05											
Material Recovery Facility (MRF)	4.07.05											
Recycling Collection Center	4.07.05	P	P	P		P	P	P	P	P	P	P
Material Recovery Facility (MRF)	4.07.05											
Solid Waste Facility	4.07.05											
Stockpiling	4.07.07	S						S	S			

Table 3.02.03-1.

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

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

	Use-Specific Standard	Transition ²						Rural ³		JLMA ⁴		
		TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3
Vegetative Waste Management Facility	4.07.05	S	S					M	S			
Agriculture												
Agricultural Processing* <u>Processing</u> ¹	4.08.12	S	S					P/S	P/S	P	P	P
Agriculture	4.08.02	P	P	P	P			P	P	P	P	P
Agritainment	4.08.03							P	P			
Animal Husbandry* <u>Husbandry</u> ¹	4.08.02	P	P	P	P			P	P	P	P	P
Auction Facility, Livestock	4.08.11							S	S			
Brewery, Limited	4.08.05							P	P			
Community Garden* <u>Garden</u> ¹		P	P	P	P	P	P	P	P			
Equestrian Event Facility	4.08.10	P						P	P			
Farm Co-ops* <u>ops</u> ¹	4.08.03	P	P	P	P	P	P	P	P	P	P	P
Farm Distribution Hub	4.08.04	S	S	S	S			P	P			
Feedlot	4.08.03							P	P			
Horticulture* <u>Horticulture</u> ¹	4.08.02	P	P	P	P			P	P	P	P	P
Mill, Feed and Grain												
Nursery, Production* <u>Production</u> ¹		P	P	P	P			P	P	P	P	P
Pet Farm* <u>Farm</u> ¹	4.08.09	P	P	P				P	P	P	P	P
Stable, Livery* <u>Livery</u> ¹	4.08.06	P	P	P	P			P	P	P	P	P
Stable, Private* <u>Private</u> ¹		P	P	P	P			P	P	P	P	P
Wayside Stand* <u>Stand</u> ¹	4.08.07	P	P	P	P			P	P	P	P	P
Winery, Commercial	4.08.08							P/S	P/S			
Winery, Virginia-Farm		P	P					P	P	P	P	P
Miscellaneous												
Temporary Uses	3.04	P	P	P	P	P	P	P	P	P	P	P
Adaptive Reuse	4.09	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
Temporary Uses	3.04	P	P	P	P	P	P	P	P	P	P	P

TABLE NOTES:

¹See Use allowed in required Open Space in the TR and AR Zoning Districts, except Utility, Minor permitted only in AR open space.

²See Section 2.03 for Transitional Residential-10, -3, -1 (TR-10 TR-3, TR-1), Transition Small Lot Neighborhood (TSN), Transition Compact Neighborhood (TCN), and Transition Community Center (TCC) Zoning District regulations.

³See Section 2.04 for Agricultural Rural-1 (AR-1) and Agricultural Rural-2 (AR-2) Zoning District regulations.

⁴See 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, except Utility, Minor permitted only in AR open space.

3.02.04 Legacy Transition, Rural, and JLMA Zoning Districts Use Table

Table 3.02.04-1.

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

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

	Use-Specific Standard	Trans- sitions ⁴	Rural ⁵										JLMA
		TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con ¹ Con	PD-RV- Res ² Res	PD-RV- Work ² Work	JLMA- 2020 ⁶
Residential													
Household Living													
Caretaker or Guard Residence													P
Dwelling, Accessory	4.02.01	P	P	P	P	P	P	P	P	P	P		P
Dwelling, Live/Work	4.02.03												
Caretaker or Guard ResidenceDwelling, Multifamily	4.02.08								P				P
Dwelling, Single-Family Attached	4.02.07								P		P		
Dwelling, Multifamily	4.02.08								P				
Dwelling, Single-Family Detached	4.02.07	P	P	P	P	P	P	P	P	P	P		P
Dwelling, Live/Work Tenant ²	4.02.0309	P	P	P	P	P				P			P
Manufactured Home	4.02.04	P	P	P						P			P
Dwelling, Tenant*	4.02.09	P	P	P	P	P				P			P
Group Living													
Rooming and Boarding	4.02.05												
Congregate Housing		S	S	S	S	S	S	S					
Continuing Care Facility	4.02.02	S		S	S	S					S	P/S	
Religious Housing	4.02.05	S	S	S						P	S	P	
Dormitory, Seasonal Labor	4.02.06	S	S	S	S	S							S
Religious Housing	4.02.05	S	S	S						P ³	S ³	P ³	
Rooming and Boarding	4.02.05												
Lodging													
Bed and Breakfast Homestay	4.03.01	P	P	P	P	P			P	P	P		P
Bed and Breakfast Inn	4.03.01	M	P	P	S	S	S		P		P	P	P
Camp, Day and Boarding	4.03.02		S	S	S								P/S
Campground	4.03.03		S	S	S								S
Country Inn	4.03.01		M/S	S	M/S	M/S	M/S	M/S	P			P	M/S
Hotel/Motel	4.03.04								P		S	S	
Rural Resort	4.03.01		S	S	S					S		S	S
Recreational Vehicle Park													
Short-Term Rental, Commercial Whole House	4.03.05	M	P	P	M	M	M	M	P	P	P		P
Commercial													

Table 3.02.04-1.

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

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

	Use-Specific Standard	Trans- sition ⁴	Rural ⁵										JLMA
		TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con ¹ Con	PD-RV Res ² Res	PD-RV Work ³ Work	JLMA- 2020 ⁶
Animal Services													
Animal Care Business		P											P
Animal Hospital	4.04.01		S	S	S				P			S	S
Companion Animal/Pet Grooming			S	S	S								S
Kennel	4.04.16		S	S	S								S
Kennel, Indoor	4.04.16		S	S	S								S
Veterinary Service		P		S	S				P	P		P	P
Day Care													
Adult Day Care		S	S	S	S	S	S	S	S	P/S	P/S	P	
Child Day Center	4.04.08	S	S	S	S	S	S	S	S	P/S	P/S	P	
Child Day Home	4.04.08	P	P	P	P	P	P	P	P	P	P		
Financial Services													
Bank or Financial Institution	4.04.12								P			P	
Food and Beverage Sales/Service													
Banquet/Event Facility	4.04.05		M	M	S	S	S	S	P			S	M
Craft Beverage Manufacturing	4.04.11								P/M				
Farmers Market*Market ²	4.04.14	P	S	S					P			P	P
Farmers Market (off-site production)	4.04.14												
Food Preparation	4.04.06								P				
Restaurant	4.04.10								P			P	S
Restaurant, Rural	4.04.18												
Office, Business, and Professional													
Office, Professional	4.04.17								P		S	P/S	
Small Business, Agricultural and Rural	4.04.19	P/S	P/S	P/S						P/S			P/S
Personal/Business Services													
Business Support Services	4.04.07								P		S	P	
Dry Cleaning Plant													
Farm Machinery Sales and Service	4.04.13		P	P					P	P		S	P
Maintenance and Repair Services													
Personal Services									P		S	P	
Postal Services**Services ³									P		S	P	
Retail													

Table 3.02.04-1.

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

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

	Use-Specific Standard	Trans- sition ⁴	Rural ⁵										JLMA
		TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con ² Con	PD-RV Res ² Res	PD-RV Work ² Work	JLMA-2020 ⁶
Antiques, Art, and Crafts	4.04.02								P		S	S	
Auction	4.04.03			S					S				
Convenience Store									P			P	
Convenience Store (with Gasoline Sales)									S			S	
Feed and Farm Supply Center	4.04.15		P	P					P	P			
Machinery and Equipment Sales and Services													
Nursery, Commercial	4.04.09			S					P			S	P
Retail, General	4.04.12								P		S	P/S ¹	
Automotive													
Car Share	4.04.04												
Car Wash												S	
Vehicle Repair, Heavy	4.04.20												
Vehicle Repair, Light	4.04.21								S				
Vehicle Sales and Rental	4.04.23								S				
Vehicle Service Station									S			S	
Vehicle Wholesale Auction	4.04.22												
Public/Civic/Institutional													
Assembly													
Civic, Social, and Fraternal Meeting Place		S	S	S	S	S	S	S	S			S	
Community Center	4.05.14	P	S	S	S	S	S	S	P		S	P	
Convention or Exhibition Facility													
Religious Assembly ^{**Assembly³}	4.05.04	P/S	S	S	S	S	S	S	P		S	P	P/S
Death Care Services													
Cemetery	4.05.08	S	S	S	S	S	S	S		S			S
Crematorium			S	S	S				S				S
Funeral Home	4.05.08								S				
Government													
Government (General) (not otherwise listed) ^{**1} ³		S	S	S	S	S	S	S			S	P	S
Public Safety	4.0405.15	S	S	S	S	S	S	S	S			P	S
School, Public ^{**Public³}	4.05.18	P		P	P	P	P	P	M	M	M	M	P
Education													

Table 3.02.04-1.

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

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

	Use-Specific Standard	Trans- sition ⁴	Rural ⁵										JLMA
		TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con ² Con	PD-RV Res ² Res	PD-RV Work ² Work	JLMA-2020 ⁶
Agricultural Education or Research	4.05.03												P
School, Trade		S											S
College or University	4.05.20	S	S	S									
Conference and Training Facility	4.05.06								S				S
Library**Library³					S	S	S	S	P		S	P	
Personal Instructional Services									P				
Rural Retreat	4.05.17		P/S	P/S						S		S	S
School, Private	4.05.19	P/M		P/M	P/M	P/M	P/M	P/M	M	M	M	M	P/M
Conference and Training Facility School, Trade	4.05.06	S							S				S
Medical													
Hospital	4.05.13			S									
Medical Care Facility													
Medical Office	4.04.17								P			P	
Arts, Entertainment, and Recreation													
Agricultural Cultural Center													
Amphitheater	4.05.01												
Art Studio	4.04.02								P		P	P	
Cultural Facility**Facility³	4.05.05		P/S	P/S	P/S	P/S	P/S	P/S		P	S	P	P/S
Cultural Tourism	4.05.10	P											P
Dinner Theater													
Dog Park		M	M	M	M	M	M	M			M		M
Entertainment Facility													
Health and Fitness Center	4.05.12												
Open Space**									P	*P	*P	*P	
Park, Community		S	S	S	S	S	S	S	P				S
Park, Passive		P	P	P	P	P	P	P	P	P	P	P	P
Park, Regional		S	S	S	S	S	S	S		S			S
Recreation, Indoor	4.05.16			S					S				
Recreation, Outdoor or Major	4.05.16	S	S	S	S	S	S	S	S	S			P/S
Shooting Range, Indoor													
Theater**Theater³	4.05.21								P		S	P	
Urban Deck													
Zoo													

Table 3.02.04-1.

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

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

	Use-Specific Standard	Trans- sition ⁴	Rural ⁵										JLMA
		TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con ¹ Con	PD-RV- Res ² Res	PD-RV- Work ² Work	JLMA- 2020 ⁶
Industrial/Production													
Manufacturing and Employment													
Contractor	4.06.01								P			P	
Data Center	4.06.02												
Extractive Industries	4.06.03												
Flex Building	4.06.04												
Manufacturing, General	4.06.05											S	
Manufacturing, Intensive	4.06.11												
Research and Development	4.06.08												
Sawmill	4.06.09		S	S									S
Slaughterhouse			S	S									
Wood, Metal and Stone Crafts												S	
Warehousing, Storage, and Distribution													
Building and Landscaping Materials Supplier	4.06.07												
Industrial Storage/Freight	4.06.07												
Mini-Warehouse/Industrial Storage	4.06.07-06											S	
Moving and Storage/Mini-Warehouse	4.06.06											S	
Outdoor Storage	4.06.07											S	
Outdoor Storage, Vehicles	4.06.07											S	
Vehicle Storage and Impoundment	4.06.07												
Wholesale Distribution, Warehousing and Storage	4.06.10											S	
Infrastructure													
Transportation/Parking													
Airport/Landing Strip	4.07.01		S	S									S
Ground Passenger Transportation (e.g. Taxi, Charter Bus)													
Heliport or Helistop													
Marina				S									
Parking Facility	4.07.03	P	P/S	P/S	P/S	P/S	P/S	P/S	P	P			
Transit Facility	4.07.10								S				
Utilities													

Table 3.02.04-1.

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

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

	Use-Specific Standard	Trans- sition ⁴	Rural ⁵										JLMA
		TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con ³ Con	PD-RV- Res ² Res	PD-RV- Work ³ Work	JLMA- 2020 ⁶
Electric Generating Plant and Transmission Facility/Utility Generating Plant or Transmission Facility Energy Storage, Utility Scale	4.07.02												
Energy Storage, Utility Scale Electric Generating Plant and Transmission Facility/Utility Generating Plant or Transmission Facility	4.07.02												S
Public Service Center, with Outdoor Storage	4.06.07	S		P/S	S								S
Public Service Center, without Outdoor Storage		P							P				
Solar Facility, Utility Scale	4.07.06												
Utility, Minor	4.07.11	P	P	P	P	P	P	P	P	P	P	S	P
Utility, Major	4.07.04	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S			P/S
Communications Facilities													
Recording Studio													
Telecommunications Facility	4.07.08	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P	P/S	P
Waste-Related													
Composting Facility			S	S									
Junkyard	4.07.05												
Material Recovery Facility (MRF)	4.07.05												
Recycling Collection Center	4.07.05	P	P	P	P	P	P	P	P	P			P
Material Recovery Facility (MRF)	4.07.05												
Solid Waste Facility	4.07.05												
Stockpiling	4.07.07												
Vegetative Waste Management Facility	4.07.05		S	S									
Agriculture													
Agricultural Processing	4.08.12		P	P					P				P
Agriculture* Agriculture ²	4.08.02	P	P	P	P	P	P	P	P	P			P
Agritainment	4.08.03												P
Animal Husbandry* Husbandry ²	4.08.02	P											P

Table 3.02.04-1.

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

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

	Use-Specific Standard	Transitions ⁴	Rural ⁵										JLMA
		TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con ³ Con	PD-RV Res ² Res	PD-RV Work ² Work	JLMA-2020 ⁶
Auction Facility, Livestock	4.08.11								S				
Brewery, Limited	4.08.05		P	P									
Community Garden [*] Garden ²													
Equestrian Event Facility	4.08.10												P
Farm Co-ops [*] ops ²	4.08.03	P											P
Farm Distribution Hub	4.08.04												
Feedlot	4.08.03												P
Horticulture [*] Horticulture ²	4.08.02	P	P	P	P	P	P	P	P	P			P
Mill, Feed and Grain			S	S					P				
Nursery, Production [*] Production ²			P	P	P					P			
Pet Farm [*] Farm ²	4.08.09	P	P	P	P	P	P	P					P
Stable, Livery [*] Livery ²	4.08.06	P	P	P	P					P			P
Stable, Private [*] Private ²		P	P	P	P					P			P
Wayside Stand [*] Stand ²	4.08.07	P	P	P	P				P	P			P
Winery, Commercial	4.08.08												S
Winery, Virginia-Farm			P	P									P
Miscellaneous													
Temporary Uses	3.04	P	P	P	P	P	P	P	P	P	P	P	P
Adaptive Reuse	4.09	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
Temporary Uses	3.04	P	P	P	P	P	P	P	P	P	P	P	P

TABLE KEY:

PD-RV Con = Village Conservancy and Satellite Conservancy Subdistricts

PD-RV Res = Village Center - Residential Area

PD-RV Work = Village Center - Commercial and Workplace Areas

TABLE NOTES:

See

¹PD-RV Village Center - Commercial and Workplace Areas refer to Section 2.04.03.05.B.

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

³Use permitted on a Civic Lot in the Village Center of a PD-RV Zoning District.

⁴See Section 2.03.05 for Transitional Residential-2 (TR-2) Legacy Zoning District regulations.

⁵See 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.

⁶See Section 2.05.02 for Joint Land Management Area-20 (JLMA-20) Legacy Zoning District regulations.

¹PD-RV Village Conservancy and Satellite Conservancy Subdistricts

²PD-RV Village Center - Residential Area

³PD-RV Village Center - Commercial and Workplace Areas

⁴PD-RV Village Center - Commercial and Workplace Areas refer to Section 2.04.03.05.B.

^{*}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 Office and Industrial Zoning Districts Use Table

Table 3.02.05-1. Principal Use Table for Office and Industrial Zoning Districts <i>Note: P = Permitted S = Special Exception M = Minor Special Exception blank cell = Prohibited</i>					
	Use-Specific Standard	Countywide Office and Industrial ¹			
		OP	IP	GI	MR-HI
Residential					
Household Living					
Dwelling, Accessory	4.02.01				
Caretaker or Guard Residence			P		P
Dwelling, Accessory	4.02.01				
Dwelling, Live/Work	4.02.03				
Dwelling, Multifamily	4.02.08				
Dwelling, Single-Family Attached	4.02.07				
Dwelling, Multifamily	4.02.08				
Dwelling, Single-Family Detached	4.02.07				
Dwelling, Live/Work Tenant	4.02.0309				
Manufactured Home	4.02.04				
Dwelling, Tenant	4.02.09				
Group Living					
Rooming and Boarding/Continuing Care Facility	4.02.0502				
Congregate Housing					
Continuing Care Facility	4.02.02				
Religious Housing	4.02.05				
Dormitory, Seasonal Labor	4.02.06				
Religious Housing	4.02.05				
Rooming and Boarding	4.02.05				
Lodging					
Bed and Breakfast Homestay	4.03.01				
Bed and Breakfast Inn	4.03.01				
Camp, Day and Boarding	4.03.02		S		
Campground	4.03.03		S		
Country Inn	4.03.01				
Hotel/Motel	4.03.04	P/S	P/S		
Rural Resort	4.03.01				
Recreational Vehicle Park					
Short-Term Rental, Commercial Whole House	4.03.05				
Commercial					
Animal Services					
Animal Care Business					
Animal Hospital	4.04.01		P	P	P
Companion Animal/Pet Grooming		S	P	P	P
Kennel	4.04.16			P	P
Kennel, Indoor	4.04.16	S	S	P	P

Table 3.02.05-1.

Principal Use Table for Office and Industrial Zoning Districts

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

	Use-Specific Standard	Countywide Office and Industrial ¹			
		OP	IP	GI	MR-HI
Veterinary Service				P	P
Day Care					
Adult Day Care		P	P		
Child Day Center	4.04.08	P	P		
Child Day Home	4.04.08				
Financial Services					
Bank or Financial Institution*Institution ²	4.04.12	P	P	P/M	
Food and Beverage Sales/Service					
Banquet/Event Facility	4.04.05				
Craft Beverage Manufacturing	4.04.11	S	M	M	
Farmers Market	4.04.14				
Farmers Market (off-site production)	4.04.14				
Food Preparation	4.04.06		P	P	P
Restaurant*Restaurant ²	4.04.10	P/M	P/M	P/M	
Restaurant, Rural	4.04.18				
Office, Business, and Professional					
Office, Professional	4.04.17	P	P/S		
Small Business, Agricultural and Rural	4.04.19				
Personal/Business Services					
Business Support Services	4.04.07	P	P	P	P
Dry Cleaning Plant			S	P	S
Farm Machinery Sales and Service	4.04.13				
Maintenance and Repair Services			P	P	
Personal Services*Services ²		P/M	P/M	P/M	
Postal Services		P	P	P	
Retail					
Antiques, Art and Crafts	4.04.02				
Auction	4.04.03		P	P	
Convenience Store*Store ²		P/M	P/M	P/M	S
Convenience Store (with Gasoline Sales)		S	S	S	S
Feed and Farm Supply Center	4.04.15			P	
Machinery and Equipment Sales and Services			S	P	P
Nursery, Commercial	4.04.09				P
Retail, General*General ²	4.04.12	P			
Automotive					
Car Share	4.04.04				
Car Wash		S	S		
Vehicle Repair, Heavy	4.04.2120		S	P	P
Vehicle Repair, Light	4.04.2021		P	P	P
Vehicle Sales and Rental	4.04.23		S	S	

Table 3.02.05-1.

Principal Use Table for Office and Industrial Zoning Districts

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

	Use-Specific Standard	Countywide Office and Industrial ¹			
		OP	IP	GI	MR-HI
Vehicle Service Station		S	S	S	S
Vehicle Wholesale Auction	4.04.22			P	
Public/Civic/Institutional					
Assembly					
Civic, Social, and Fraternal Meeting Place			P	S	
Community Center	4.05.14				
Convention or Exhibition Facility			S		
Religious Assembly	4.05.04	P	P	S	
Death Care Services					
Cemetery	4.05.08				S
Crematorium				S	S
Funeral Home	4.05.08		P		
Government					
Government (General) (not otherwise listed)		S	S	S	S
Public Safety	4.05.15	S	S	S	S
School, Public	4.05.18	M	M	S	
Education					
Agricultural Education or Research	4.05.03	P	P	P	
School, Trade			P	P	P
College or University	4.05.20	P	P		
<u>Conference and Training Facility</u>	<u>4.05.06</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Library		P			
Personal Instructional Services		P	P		
Rural Retreat	4.05.17				
School, Private	4.05.19	M	M	S	
Conference and Training Facility <u>School, Trade</u>	4.05.06	P	P	P	<u>P</u>
Medical					
Hospital	4.05.13	S	S		
Medical Care Facility		P	P		
Medical Office	4.04.17	P			
Arts, Entertainment, and Recreation					
Agricultural Cultural Center					
Amphitheater	4.05.01				
Art Studio	4.04.02				
Cultural Facility	4.05.05		P		
Cultural Tourism	4.05.10				
Dinner Theater					
Dog Park		M	M		
Entertainment Facility					
Health and Fitness Center	4.05.12	P	P	P/S	

Table 3.02.05-1.

Principal Use Table for Office and Industrial Zoning Districts

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

	Use-Specific Standard	Countywide Office and Industrial ¹			
		OP	IP	GI	MR-HI
Open Space		P	P	P	P
Park, Community		P	P	P	P
Park, Passive		P	P	P	P
Park, Regional					
Recreation, Indoor	4.05.16		P/S	P/S	
Recreation, Outdoor or Major	4.05.16	S	P/S	S	P/S
Shooting Range, Indoor			S	P	P
Theater	4.05.21				
Urban Deck					
Zoo					
Industrial/Production					
Manufacturing and Employment					
Contractor	4.06.01		P/S	P	P
Data Center	4.06.02	PS	P	P	P
Extractive Industries	4.06.03			S	P/S
Flex Building	4.06.04		P	P	
Manufacturing, General	4.06.05		P	P	P
Manufacturing, Intensive	4.06.11			S	P
Research and Development	4.06.08	P	P	P	
Sawmill	4.06.09			S	P
Slaughterhouse				S	
Wood, Metal and Stone Crafts					
Warehousing, Storage, and Distribution					
Building and Landscaping Materials Supplier	4.06.07			S	P
Freight				P	
Industrial Storage	4.06.07			P/S	P/S
Mini-Warehouse	4.06.06		SM	P	S
Moving and Storage				P	
Outdoor Storage	4.06.07				
Outdoor Storage, Vehicles	4.06.07			S	P
Vehicle Storage and Impoundment	4.06.07				P
Wholesale Distribution, Warehousing and Storage	4.06.10		P	P	P
Infrastructure					
Transportation/Parking					
Airport/Landing Strip	4.07.01				
Ground Passenger Transportation (e.g. taxi, charter bus)				S	
Heliport or Helistop		S	S		
Marina					
Parking Facility	4.07.03	P/S	P/S	P/S	P/S
Transit Facility	4.07.10	S	S	S	S

Table 3.02.05-1.

Principal Use Table for Office and Industrial Zoning Districts

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

	Use-Specific Standard	Countywide Office and Industrial ¹			
		OP	IP	GI	MR-HI
Utilities					
Electric Generating Plant and Transmission Facility/Utility Generating Plant or Transmission Facility	4.07.02	M	P	PS	PS
Energy Storage, Utility Scale					
Electric Generating Plant and Transmission Facility/Utility Generating Plant or Transmission Facility	4.07.02	S	M	SM	SM
Public Service Center, with Outdoor Storage	4.06.07		S	P	
Public Service Center, without Outdoor Storage		P	S	P	
Solar Facility, Utility Scale	4.07.06			P/S	S
Utility, Minor	4.07.11	P	P	P	P
Utility, Major	4.07.04	P/S	P/S	P/S	P/S
Communications Facilities					
Recording Studio		P	P	P	
Telecommunications Facility	4.07.08	P/S	P/S	P	P
Waste-Related					
Composting Facility					
Junkyard	4.07.05			S	S
Material Recovery Facility (MRF) Recycling Collection Center	4.07.05	P	P	PS	S
Recycling Collection Center Material Recovery Facility (MRF)	4.07.05	P	P	SP	S
Solid Waste Facility	4.07.05			S	S
Stockpiling	4.07.07				
Vegetative Waste Management Facility	4.07.05			S	S
Agriculture					
Agricultural Processing	4.08.12				
Agriculture	4.08.02	P	P	P	P
Agritainment	4.08.03				
Animal Husbandry	4.08.02				
Auction Facility, Livestock	4.08.11			S	
Brewery, Limited	4.08.05				
Community Garden					
Equestrian Event Facility	4.08.10				
Farm Co-ops	4.08.03				
Farm Distribution Hub	4.08.04				
Feedlot	4.08.03				
Horticulture	4.08.02	P	P	P	P
Mill, Feed and Grain					
Nursery, Production					

Table 3.02.05-1. Principal Use Table for Office and Industrial Zoning Districts <i>Note: P = Permitted S = Special Exception M = Minor Special Exception blank cell = Prohibited</i>					
	Use-Specific Standard	Countywide Office and Industrial ¹			
		OP	IP	GI	MR-HI
Pet Farm	4.08.09				
Stable, Livery	4.08.06				
Stable, Private					
Wayside Stand	4.08.07				
Winery, Commercial	4.08.08				
Winery, Virginia Farm					
Miscellaneous					
Temporary Uses	3.04	P	P	P	P
Adaptive Reuse	4.09	P/S	P/S	P/S	P/S
Temporary Uses	3.04	P	P	P	P
TABLE NOTES: ¹ See Section 2.06 for Office Park (OP), Industrial Park (IP), General Industry (GI), and Mineral Resource-Heavy Industrial (MR-HI) Zoning District regulations. ² See Section 3.03.D.					

3.03 Accessory Uses

A. Applicability.

- Section 3.03 applies to uses and structures that are accessory to the principal use of the lot or parcel.
- A use or structure is “accessory” when it is associated with and incidental to the principal use or building.
- This ~~Section~~ section lists general standards for accessory uses. Accessory uses are also subject to ~~Use-Specific Standards~~ use-specific standards listed in Chapter 4. To the extent that a ~~Use-Specific Standard~~ use-specific standard in Chapter 4 conflicts with a more general standard in this section, the ~~Use-Specific Standard~~ use-specific standard in Chapter 4 controls.
- 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~~ zoning district subject to the standards in this ~~Section~~ 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 Classification
Above ground deck	All
Accessory dwelling	Residential, pursuant to Section 4.02.01
Agricultural processing	Agriculture, pursuant to Section 4.08.12
Bus shelter or bus stand	All
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
Dog houses and pens	Agriculture, Commercial, Residential

Table 3.03-1. Permitted Accessory Uses and Structures

Accessory Use/Structure	Principal Use Classification
Donation Drop-Off Boxes	Agriculture, Commercial, Public/Civic/Institutional, Lodging, Industrial, Infrastructure, pursuant to 3.03.F
Dumpster and dumpster pads	All, pursuant to Section 7.04.05
Energy Storage, site-specific	All, pursuant to Section 4.07.02
Emergency power generators	All
Fence or wall	All
Freestanding air conditioning machinery	All
Home occupation	Residential, pursuant to Section 3.03.E.
Mobile Vendor	All, pursuant to Section 3.03.H.
Office, professional	Agriculture, Commercial, Public/Civic/Institutional. Lodging, Industrial, Infrastructure
Outdoor Sales, Accessory	Commercial, pursuant to Section 3.03.I.
Outdoor storage	Industrial, pursuant to Section 4.06.07
Parking Facility	All, pursuant to Section 4.07.03
Patio, porch, gazebo	All
Play equipment and playhouses	Public/Civic/Institutional, Lodging, Residential
Private greenhouse	Agriculture, Lodging, Public/Civic/Institutional, Residential
Private swimming pool	Lodging, Public/Civic/Institutional, Residential
Private tennis or outdoor recreational court	Lodging, Public/Civic/Institutional, Residential
Public utility or communication tower, setback a minimum of 1 foot for each 1 foot in height	Commercial, Industrial, Infrastructure, Public/Civic/Institutional
Radio or satellite/TV antennas, free standing or on roof, setback from required yards a minimum of 1 foot for each 1 foot in height	All, except in Historic Districts designated by the County
Recreational and athletic fields	Public/Civic/Institutional
Recycling facilities	Agriculture, Commercial, Industrial, Infrastructure, Public/Civic/Institutional
Religious housing	Public/Civic
Retail sales	Commercial, Lodging, Industrial, Infrastructure, Public/Civic/Institutional pursuant to Section 3.03.D.1.
Short-Term Rental, Residential Accessory	Residential Classification, Household Living, limited to the following uses: Dwelling, Accessory; Dwelling, Single-Family Attached; Dwelling, Multifamily, and Dwelling, Single-Family Detached
Solar facility, site-specific	All, pursuant to Section 4.07.06
Stormwater management improvements	All
Studios and workshops without outdoor display for personal use	Residential
Training facility	Agriculture, Commercial, Industrial, Public/Civic/Institutional
Warehousing, indoor storage, and distribution, excluding bulk storage of gasoline, petroleum products, natural gas, and chemicals	Agriculture, Commercial. Industrial, Infrastructure, Public/Civic/Institutional
Vehicle service	Agriculture, Commercial, Industrial, Public/Civic/Institutional, pursuant to Section 3.03.G.

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

- Accessory uses or structures must be located on the same lot as the principal structure or use. Stormwater management improvements may be located on a separate lot, including open space, in accordance with the Facilities Standards Manual (FSM);
- 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);
 6. Except in the case of home occupations conducted within a tenant house, and uses in Section 3.03.D.2.-D.6., Section 3.03.F., and Section 3.03.H., 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; and
 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 Specific Zoning Districts.** The following apply to accessory uses in the OP, IP, GI, CLI, MR-HI, and PD-RDP Zoning Districts, as indicated below.
1. **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 Section 7.06 (Parking Standards), the retail use requires 1 parking space per 500 gross square feet (sf);
 - 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 25% of the gross floor area of the use; and
 - e. Retail goods must be manufactured and/or warehoused as part of the principal use or otherwise be directly related to the principal use.
 2. **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 gross floor area of such building; otherwise, approval of a minor special exception is required:
 - a. Convenience store without gasoline sales;
 - b. Personal services;
 - c. Restaurant; and
 - d. ~~Retail, General.~~
 - d. Accessory Retail, General (limited to the aggregate 25% gross floor area, use not permissible by minor special exception).
 3. **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 gross floor area of such building; otherwise, approval of a special exception is required:
 - a. Personal services;
 - b. Retail, General; and
 - c. Restaurant.
 4. **Uses in PD-RDP.** The following uses are permitted in a building in the PD-RDP Zoning District provided they do not occupy in aggregate more than 5% of the gross floor area of such building; otherwise, approval of a minor special exception is required:
 - a. Personal services;
 - b. Business support services;

- c. Medical care facility;
- d. Health and fitness center;
- e. Child day center;
- f. Adult day care; and
- e.g. Restaurant.

4. ~~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 gross floor area of such building.

5. ~~Accessory Uses in IP.~~ The following accessory uses are permitted in a building in the IP Zoning District provided they do not occupy in aggregate more than 20% of the gross floor area of such building; otherwise, approval of a minor special exception is required:

- a. Personal services;
- b. Restaurant; and
- c. Convenience store without gasoline sales.

6. ~~Accessory Uses in GI.~~ The following accessory uses are permitted in a building in the GI Zoning District provided they do not occupy in aggregate more than 10% of the gross floor area of such building; otherwise, approval of a minor special exception is required:

- a. Personal services;
- b. Restaurant;
- c. Banks; and
- d. Convenience stores without gasoline sales.

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. **Zoning Permit.** A Zoning Permit is required in accordance with Section 10.04.

2. **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.

3. **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.

4. **Parking.** An employee permitted to work on-site pursuant to Section 3.03.E.3. 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.

5. **Visibility.** No visible evidence of the conduct of the home occupation is be permitted other than signs permitted pursuant to ~~Section~~ Chapter 8.01 of this Zoning Ordinance.

6. **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.

7. **Trip Generation.** The home occupation must not generate more than 10 additional vehicle trips (5 round trips) per day, including deliveries.

8. **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. No explosive, toxic,

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, 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; and
 - 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 sf.
 - c. The enclosure must have 4 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 Sign Permit is required for signage. The donation box enclosure must include no more than 3 signs that:
 - a. Are constructed of durable materials; and
 - b. Are no larger than 9 sf.
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; and
 - 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 accessory service and minor repair to only those vehicles that are parked or stored onsite.
- H. **Mobile Vendor.** This section does not apply to mobile vendors operating within the public right-of-way.
 1. Mobile vendors 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 permit (Section 3.04.D.); except there is no limit to the number of mobile vendors allowed in conjunction with the following principal uses or events: farmer's market (temporary), convention or exhibition facility, amphitheater, and recreation, outdoor or major.
 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.
- J. **Accessory Buildings.** The maximum size of an accessory building is based on the size of the lot on which it is located as follows:
1. Up to 5 acres: 2,500 sf;
 2. More than 5 acres up to 10 acres: 5,000 sf;
 3. More than 10 acres up to 20 acres: 7,500 sf; and
 4. More than 20 acres: 10,000 sf.

3.04 Temporary Uses

- A. **Applicability.** Section 3.04 applies to the temporary uses described in Sections 3.04.B-F. below. These uses are permitted in all Zoning Districts, subject to Section 10.04 and the following.
- B. **Construction Related Temporary Uses.**
1. **Construction and Sales Trailers.**
 - a. Erection of temporary buildings or structures, 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 or structures 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 or structures are placed, and appropriate building permits have been obtained.
 - c. Temporary buildings or structures must be removed as a condition of final bond release.
 2. **Stockpiling, Temporary.** Temporary stockpiling is permitted in conjunction with approved land disturbance activities.
 3. **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; and
 - c. Must be removed within 1 month of the completion of construction of the permanent dwelling.
 4. **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 Certificate of Occupancy within the subdivision or development.
 5. **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; and

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 must 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; and
- d. Any model home must obtain a Certificate of Occupancy 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. 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; and
 - 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. Farmers Market (Temporary.) A Farmers Market (Temporary) may be permitted on application for a temporary Zoning Permit to the Zoning Administrator, subject to Section 10.04.C.3.

E. 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 section'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 2.02.03-3, or Section 2.02.05.11.F. 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 section.
 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 8.10.
 5. **Duration of Special Event.** A temporary Zoning Permit for a special event authorized pursuant to this section 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 10.04.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.
- F. **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; and
 3. An incident affecting the public safety; and
 - b. The temporary Fire and/or Rescue Station must be removed within 90 days of cessation of the Emergency event; and
 - 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; and
 - 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.
- G. **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 Section 3.04 must be clearly incidental and subordinate to the permitted principal use of the property.

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