



**BOARD OF SUPERVISORS
JOINT MEETING WITH BZA AND PLANNING COMMISSION
Wednesday, April 12, 2023 - 5:30 PM**

**Board Meeting Room
39 Bank Street, SE,
Chatham, Virginia 24531**

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. AGENDA ITEMS TO BE ADDED**
- 4. APPROVAL OF AGENDA**
- 5. PRESENTATIONS**
 - a. Zoning Ordinance Update Presentation (Presenter: The Berkley Group); (Staff Contact: Emily Ragsdale)
- 6. ADJOURNMENT**

PITTSYLVANIA

COUNTY, VIRGINIA

BOARD OF SUPERVISORS

EXECUTIVE SUMMARY

Information Only

Agenda Title:	Zoning Ordinance Update Presentation (Presenter: The Berkley Group)		
Staff Contact(s):	Emily Ragsdale		
Agenda Date:	April 12, 2023	Item Number:	5.a.
Attachment(s):	<ol style="list-style-type: none"> 1. Work Session 4 Memo 2. Attachment A - Project Schedule and Progress 3. Attachment B - Draft Article VI Use Matrix 4. Attachment C - Use Matrix Navigation 		
Reviewed By:	JVH		

Berkley Group representatives will review the attached items with the Board of Zoning Appeals, Planning Commission, and Board of Supervisors regarding the ongoing mass County Zoning Ordinance revision.

Project Overview

Pittsylvania County has enlisted the support of the Berkley Group to update, modernize, and restructure the Zoning Ordinance. The revised Zoning Ordinance will:

- Provide streamlined and user-friendly regulations;
- Incorporate best planning practices and current *Code of Virginia* requirements;
- Address the goals and strategies identified in the Comprehensive Plan; and
- Consider citizen needs and issues identified through the public engagement process.

This process will be guided by County staff, the Planning Commission, the Board of Zoning Appeals, and the Board of Supervisors and includes opportunities for input from stakeholders and County residents.

Agenda

The April 12th meeting will focus on reviewing draft Article VI, Use Matrix.

The following agenda is provided as an outline for discussion:

1. **Schedule & Progress to Date** – 5 minutes
2. **Proposed Article Review** – 90+ minutes
 - a. *Article VI, Use Matrix*
3. **Next Steps** – 5 minutes

Schedule & Progress to Date

See Attachment A for the project schedule. Progress to date includes:

- **Staff Kickoff** – Held on June 8, 2022. The Berkley Group conducted a kickoff meeting with Pittsylvania County staff to review the scope of work and deliverable items.
- **Joint Kickoff** – Held on July 19, 2022. During this meeting, the Berkley Group presented the scope of work and schedule for the Zoning Ordinance update process.
- **Public Engagement** – Public engagement offered opportunities to collect community feedback on priorities for the ordinance update. An online public survey was conducted from August 1-31. A public workshop and stakeholder interviews were held on August 18th.
- **Worksession #1** – The first worksession between the Board of Supervisors, Planning Commission, and Board of Zoning Appeals was held on October 18, 2022. The results of the public engagement

phase, the results of the Zoning Diagnostic Report, and the proposed Ordinance structure were discussed during this worksession.

- **Worksession #2** – The second worksession between the Board of Supervisors, Planning Commission, and Board of Zoning Appeals was held on December 20, 2022. Articles I, II, III, and IX were discussed during this worksession. Edits were provided and have been incorporated into the draft articles.
- **Worksession #3** – The third worksession between the Board of Supervisors, Planning Commission, and Board of Zoning Appeals was held on February 9, 2023. Articles IV and V were discussed during this worksession. Edits were provided and have been incorporated into the draft articles.

Proposed Article Review

Attachment B: Article VI – Use Matrix

Berkley Group staff reviewed the County’s existing uses and use definitions and made recommended changes – including the addition of uses not currently supplied. **See Attachment C for directions on how to “read” and navigate this Use Matrix.**

The proposed uses and definitions include broader terms, additional uses, and some uses discussed during conversations with County staff and through public engagement. Consolidating and revising uses streamlines the Ordinance, eases administration, and ensures that similar uses are regulated consistently within each zoning district. Broader terminology allows for greater adaptability and flexibility as new land uses arise.

There may be concerns over allowing certain uses by-right; however, Use Performance Standards for those uses should alleviate those concerns. Use Performance Standards for identified uses will be included in Article VII and discussed during the June worksession. Use Performance Standards are regulations for certain by-right uses, in addition to those required by the primary zoning district, to mitigate impacts such as noise, traffic, lighting, and smell on neighboring properties. Examples of Use Performance Standards include hours of operation, number of employees, and maximum number of vehicle visitor trips per day.

The Board of Supervisors, Planning Commission, and Board of Zoning Appeals are encouraged to consider uses in the Use Matrix that should include performance standards, and what performance standards may be necessary.

The following list is not exhaustive, but highlights some changes of note:

- A. ***Addition*** of modern uses such as:
 - a. ***“Restaurant, mobile”*** to open new avenues for commercial activity in select districts. This use would be subject to Use Performance Standards.

- b. ***“Battery storage facility”*** to address battery storage facilities as an emerging use in Virginia. These facilities are often sited in conjunction with utility-scale solar energy facilities to easily capture and store solar energy. This use is proposed to be permitted through a Special Use Permit in A-1, M-1, and M-2, and would be subject to Use Performance Standards.
- c. ***“Data center”*** to address data centers as an emerging use in Virginia. This use is proposed to be permitted through a Special Use Permit in M-1 and M-2, and would be subject to Use Performance Standards.
- d. ***“Brewery or distillery, micro-” and “Winery, micro-”*** to open new avenues for micro-breweries and distilleries. These have become quite popular in commercial areas around Virginia and are often locally owned and operated.
- e. ***“Recreational Vehicle Storage Facility”*** to address permissions for boat and RV storage lots. This use would be subject to Use Performance Standards.

B. ***Consolidation of similar uses such as:***

- a. ***“Store, small”*** – This term consolidates uses listed in the current Ordinance that are all small-scale retail uses for items related to a specific theme. This eases administration.
- b. ***“Manufacturing, light” and “Manufacturing, Heavy”*** – These terms each consolidate over 50 industrial uses listed in the current Ordinance, easing administration.
- c. ***“Public Use”*** to consolidate all uses that are publicly owned and operated, such as government offices, libraries, and emergency services; and permit them by-right in all districts.

C. ***Addition and/or revision of uses to align with Code of Virginia, such as:***

- a. ***“Agritourism”*** to define and permit recreational and educational uses that are held at farms, wineries, or orchards, pursuant to Code of Virginia §15.2-2288.6.
- b. ***“Group Home”*** – This use is defined and regulated by Code of Virginia § 15.2-2291. The Code of Virginia also requires that group homes be permitted in all districts where single-family homes are permitted.
- c. ***“Telecommunications Facility, Small Cell Facility” and “Amateur Radio Tower”*** have been proposed as permitted uses.

D. ***Addition of miscellaneous uses, such as:***

- a. ***“Residential Yard Sale”*** to address permissions for yard sales. Residential yard sales are proposed to be permitted by-right in all residential districts but would have additional Use Performance Standards.

Next Steps

The Berkley Group will review any recommendations and comments for incorporation and continue drafting ordinance articles. Topics to be discussed at the next meeting include:

- Article VII, Use Performance Standards
- Related Definitions

The project schedule below indicates major tasks and the target month of completion.

PROJECT TIMELINE																											
Phase	#	Task Description	2023												2024												
			June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June
Investigation	A1	Project Management																									
	A2	Kick-off Meeting with Staff	V																								
	A3	Document Review & Diagnostic																									
	A4	Public Survey																									
	A5	Joint Public Officials Meeting		X																							
	A6	Public Input Workshop (Up to 1)			X																						
	A7	Stakeholder Listening Sessions (up to 4)			X																						
Development	B1	Joint Work Sessions (up to 7)					X		X		X		X		X		X		X								
	B2-10	Drafting																									
	B2	TOC					*																				
	B3	Definitions																									
	B4	General, Admin, Nonconformity							*																		
	B5	Permits & Application Provisions								*																	
	B6	Districts Standards										*															
	B7	Overlay & Special Districts									*																
	B8	Use Matrix											*														
	B9	Use Performance Standards											*														
	B10	Community Design Standards												*													
	B10	Compiled Draft Ordinance Review												*													
	B11	Example Development Plans																									
B12	Changes Matrix																										
B13	Basic Supporting Graphics																										
Adoption	C1	Public Review & Open House																			X						
	C2	Pre-Adoption Work Session																				X					
	C3	Incorporate Final Revisions																									
	C4	PC Public Hearing																						X			
	C5	BOS Public Hearing																							X		
C6	Post-Adoption Materials																										

X = Anticipated In-person Attendance; V = Virtual Attendance

ARTICLE VI. – Use Matrix.

Division 1. Uses Provided.

Section 6-1-1. Organization.

The Use Matrix organizes permitted uses by use zoning district, use categories, and use types. The Use Matrix, [Article VII](#), Use Performance Standards, and [Article X](#), Definitions, of this Ordinance, together provide a systematic basis for identifying and organizing uses and distinguishing unidentified uses to determine whether a particular use is allowable in a particular zoning district.

- (1) **Use classifications.** Use classifications identify broad general classifications of land use and include agricultural uses; residential uses; public, civic, and recreational uses; commercial uses; industrial uses; and miscellaneous uses.
- (2) **Use types.** The specific use types identify the specific principal uses that fall within each use classification.

(B) If a use’s definition states that the particular use is permitted as ancillary or accessory to another use, a second Zoning Permit is not required for that ancillary or accessory use.

Section 6-1-2. Abbreviations in Use Matrix.

- (A) **Permitted Uses.** “B” in a Use Matrix cell indicates that the use type in that row is allowed by-right in the zoning district at the head of that column, subject to any Use Performance Standards of [Article VII](#) of this Ordinance.
- (B) **Special Uses.** “SUP” in a Use Matrix cell indicates that the use type in that row is allowed in the zoning district at the head of that column only upon approval of a Special Use Permit, in accordance with [Article III](#), Permits and Applications, and subject to any Use Performance Standards of [Article VII](#) of this Ordinance.
- (C) **Prohibited Uses.** Blank cells in the Use Matrix indicate that the use type in that row is prohibited in the zoning district at the head of that column.

Division 2. Uses Not Provided.

Section 6-2-1. Uses Not Provided.

- (A) Any use that is not specifically listed as a permitted use or a Special Use is prohibited.
- (B) The Administrator will determine whether an unlisted use is part of an existing use category or use type as defined in [Article X](#), Definitions, of this Ordinance. Upon determining the most similar use type, the Administrator will treat the proposed use the same as the most similar use.

(C) If the Administrator determines that the proposed use is not similar to any listed use type, that use is prohibited.

(grey = proposed new use, new term, new definition, or consolidation) (white = existing)		A-1	R-E	R-1	RC-1	RMF	MHP	B-1	B-2	M-1	M-2	RPD	C-1	Use Performance Standards	Editor's Notes	
		B = By-Right SUP = Special Use Permit Red = Proposed Black = Existing Blank = Not Permitted														
Agricultural																
Agriculture	Any operation devoted to the bona fide production of crops, or animals, or fowl; the production of fruits and vegetables of all kinds; the production and harvest of products from silvicultural activity; and farm wineries, farm breweries, and farm distilleries as defined by the Code of Virginia.	B												B	Existing term; new definition.	
<i>Agriculture</i>		B														
<i>Fish hatchery</i>														B		
<i>Forestry operations and management</i>		B												B		
<i>Grain mill</i>		SUP														
Agriculture, intensive	The commercial confined keeping of at least 300 animal units and where such animals are or will be stabled or confined and fed or maintained for a minimum of forty-five (45) days in any twelve (12) month period, and storage of agricultural products with accessory uses including storage bins and litter/manure storage. The operations of the use may generate dust, noise, odors, pollutants, or visual impacts that could adversely affect adjacent properties. This use does not include Stable, Private or Stable, Commercial, as defined by this Ordinance.	B												Suggested	Existing use; new term and definition created.	
<i>Agriculture, intensive</i>		B														
<i>Feed lots</i>											B					
Agriculture, residential	The personal and recreational practice of maintaining, raising, and/or breeding of bee colonies within apiaries, hives, or similar container, the keeping and raising of chickens on land incidental to a principal dwelling, and gardening of fruits, vegetables, and herbs for personal consumption.	B	B	B			B							B	Suggested	New term and definition.
<i>Garden, private</i>		B	B	B	B		B	B	B					B		
Anaerobic digester	A facility that uses microorganisms and a lack of oxygen to break down biodegradable material such as animal wastes, agricultural wastes, or industrial wastes, and results in the production of biogas and digestate.	SUP													Existing term, new definition.	
<i>Anaerobic digester</i>		SUP														
Greenhouse	An establishment or place of business primarily engaged in retail sales from the premises including trees, shrubs, seeds, fertilizers, pesticides, plants, and plant materials primarily for agricultural, residential and commercial consumers. Such an establishment may include a structure used for the cultivation and exhibition of plants under controlled conditions in which plants are offered for sale to the public, either at wholesale or at retail.	B						B	B	B				B	New term and definition.	
<i>Greenhouses, nurseries</i>								B	B	B						
<i>Greenhouses, nurseries-retail/wholesale</i>											B			B		
<i>Nursery and greenhouse operations</i>		B														
Processing facility, small-scale	A small-scale commercial use for the for-profit slaughtering and processing of animals that are transported to the facility; includes the processing and storage of animal products/waste that results from the process.	SUP								B	B			SUP	Suggested	Existing term; new definition.
<i>Meat Processing, not a slaughter house</i>		SUP								B	B					
Slaughterhouse	A building used for the for-profit slaughtering of animals that are transported to the building in large quantities, slaughtered, and processed and resulting in the storage of animal products and waste.	SUP												SUP	Existing term; new definition.	
<i>Slaughterhouse</i>		SUP												SUP		
<i>Abattoir</i>														SUP		
Stable, commercial	A lot, building, or group of buildings, where compensation, whether monetary or goods, is provided for the boarding of equine; training of students; or fields or arenas used for scheduled, public, or club events.	B												SUP	Suggested	Existing term; new definition.
<i>Horse shows</i>									SUP							
<i>Horse show grounds</i>														SUP		
<i>Stable, commercial</i>		B						SUP	B					B		
Stable, private	A lot, building, or group of buildings, where horses are kept for the private use of the owners or their guests, but in no event for hire or compensation.	B	SUP											B	Suggested	Existing term; new definition.
<i>Stable, private</i>		B	SUP					SUP	SUP			SUP		B		
Wayside stand	An establishment for the seasonal retail sale of agricultural or forestal goods and merchandise incidental to an agricultural operation. Merchandise may include items such as fruits, vegetables, flowers, herbs, plants, jams, jellies, sauces, baked goods, or home-made handicrafts. Merchandise may not include warehouse items for resale, such as clothing, housewares, etc. Also referred to as a roadside stand or farm stand.	B	B											B	Existing term; new definition.	
<i>Wayside stand</i>		B							B	B						

(grey = proposed new use, new term, new definition, or consolidation) (white = existing)		A-1	R-E	R-1	RC-1	RMF	MHP	B-1	B-2	M-1	M-2	RPD	C-1	Use Performance Standards	Editor's Notes
		B = By-Right SUP = Special Use Permit Red = Proposed Black = Existing Blank = Not Permitted													
<i>Suggested Agricultural Additions</i>															
Agritourism	Pursuant to the Code of Virginia §15.2-2288.6, any activity carried out at a farm winery, farm brewery, farm distillery, farm, ranch, or other agricultural operation, that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, wineries, ranching, historical, cultural, harvest-your-own activities, or natural activities and attractions, regardless of whether or not the participant paid to participate in the activity. These rural activities also include, but are not limited to, farm tours, tours of an individual agricultural operation, hayrides, heirloom plant/animal exhibits, crop mazes, and educational programs, workshops, or demonstrations related to agriculture or silviculture. This use does not include weddings and other non-agricultural events as provided by the use Event Venue, as defined by this Ordinance.	B												Suggested	<p>Suggested addition required by State Code in agriculture districts as a bolster to economic development, and as something discussed during public engagement.</p> <p>The definition aligns with the Code of Virginia definition and states that the activity must be on a "farm winery, farm brewery, farm distillery, farm, ranch, or other agricultural operation." This is to prevent barns and other farm-related structures from being built on land that is not used for bonafide agricultural operations. In that case, "Event Venue" would be the appropriate use.</p>

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		B = By-Right SUP = Special Use Permit Red = Proposed Black = Existing Blank = Not Permitted														
Residential																
Dwelling, Accessory	An ancillary or secondary dwelling unit that exists on the same lot as the principal dwelling as a standalone structure, in an accessory structure, or attached to or in a primary structure.	B	B	B	B								B	B	Suggested	New term and definition.
<i>apartments in combination with business/upstairs over business</i>		SUP														
<i>maintenance facility for dwelling units</i>						B							B			
<i>security man's house</i>						B				B	B		B			
Dwelling, Manufactured Home	A "single-wide," "double-wide," or "triple-wide" structure that is transportable in one (1) or more sections, is eight (8) feet or more in width and forty (40) feet or more in length in the traveling mode, is built on a permanent chassis and is designed for use as a dwelling unit with or without a permanent foundation when connected to the required utilities. For purposes of this chapter, a Manufactured Home must meet the standards promulgated by the United States Department of Housing and Urban Development (HUD), published at 24 CFR Part 3280, including the ANSI standards incorporated therein by reference. For purposes of this chapter, a Manufactured Home must bear a data plate declaring that it meets HUD standards.	B			B		B							Suggested	New term and definition.	
<i>manufactured homes and mobile homes, individual placed in twenty thousand (20,000) square foot or greater lot</i>		B														
<i>mobile/manufactured homes</i>																
<i>single-wide manufactured/mobile homes (Amended December 16, 1997)</i>				SUP												
Dwelling, Multi-Family	A building arranged or designed to be occupied by three or more dwelling units for permanent occupancy, regardless of the method of ownership. Included in the use type but not limited to would be garden apartments, low- and high-rise apartments, apartments for elderly housing, and condominiums.					B							B	Suggested	New term and definition.	
<i>Apartment</i>						B							B			
<i>Condominiums</i>						B							B			
<i>multi-family dwellings</i>					B	B							B			
<i>patio/atrium house</i>						B							B			
Dwelling, Single Family	A site built or modular building designed for and used exclusively as one dwelling unit for permanent occupancy by one family, which is surrounded by open space or yards on all sides, is located on its own individual lot, and which is not attached to any other dwelling by any means.	B	B	B	B	B							B	B	Suggested	New term and definition.
<i>homes, single-family dwelling</i>																
<i>single-family detached dwelling</i>		B	B	B	B	B	B	B								
Dwelling, Two-Family	Also referred to as a duplex; means a structure arranged or designed to be occupied by two families, the structure having only two dwelling units, each unit being on a separate lot. Such dwelling units share at least one common wall that separates living space (i.e., living room, kitchen, bedroom, bathroom, etc.).				B	B							B		Suggested	New term and definition.
<i>duplexes</i>						B										
Dwelling, Townhouse	A row of three or more dwelling units, each separated from one another by a continuous vertical wall without opening from basement floor to roof between units, which is commonly known as a firewall, and each on a separate parcel.				B	B							B	Suggested	New term and definition.	
<i>dwellings detached: duplexes, triplexes, quadplexes, townhouses atrium houses, patio houses</i>						B							B			
Group Home	As provided by Code of Virginia § 15.2-2291, a licensed residential facility in which no more than eight mentally ill, intellectually disabled, or developmentally disabled persons or no more than eight aged, infirmed or disabled persons reside, with one or more resident counselors or other resident or nonresident staff persons, shall be considered a residential occupancy by a single family. Mental illness and developmental disability shall not include current illegal use of or addiction to a controlled substance as defined in the Code of Virginia §54.1-3401. Such facility shall be licensed by the Commonwealth of Virginia Department of Behavioral Health and Development Services (Code of Virginia §15.2-2291).	B	B	B	B	B							B	B	Suggested	New term and definition. Code of Virginia requires that these be allowed where single family dwellings are permitted.
<i>homes for the developmentally disabled persons, family care homes, group homes, as defined in Code of Virginia 15.1-486.2</i>									B	B						
<i>homes for developmentally disabled</i>																
Home Occupation, Class A	An accessory use of a dwelling unit for gainful employment involving the provision of goods and/or services in which no person other than persons residing on the premises is engaged in such occupation.	B	B	B	B	B	B	B					B	Suggested	Existing term and definition.	
Home Occupation, Class B	An accessory use of a dwelling unit for gainful employment involving the provision of goods and/or services in which not more than two (2) employees other than persons residing on the premises are engaged in the occupation. Such occupation may require the use of accessory structures.	B	SUP	SUP	SUP								B	Suggested	Existing term and definition.	

(grey = proposed new use, new term, new definition, or consolidation) (white = existing)		A-1	R-E	R-1	RC-1	RMF	MHP	B-1	B-2	M-1	M-2	RPD	C-1	Use Performance Standards	Editor's Notes
		B = By-Right SUP = Special Use Permit Red = Proposed Black = Existing Blank = Not Permitted													
Life Care Facility	A residential facility primarily for the continuing care of the elderly, providing for transitional housing progressing from independent living in various dwelling units, with or without kitchen facilities, and culminating in nursing home type care where all related uses are located on the same lot. Such facility may include other services integral to the personal and therapeutic care of the residents.	SUP	SUP	SUP		B			B			B			New term and definition.
<i>senior citizens homes, centers</i>		B							B	B					
<i>nursing homes</i>	Includes rest homes and convalescent homes and shall mean a place devoted primarily to the maintenance and operation of facilities for the treatment and care of any person suffering from illnesses, diseases, deformities, or injuries not requiring extensive and/or intensive care that is normally provided in a general hospital or other specialized hospital.								B	B					
Halfway House	An establishment providing accommodations, supervision, rehabilitation, counseling, and other guidance services to persons suffering from alcohol or drug addiction, to persons re-entering society after being released from a correctional facility or other institution, or to persons suffering from similar disorders. This use is separate from Shelter, residential as defined in this ordinance.	SUP							SUP						New term and definition.
<i>residential addiction treatment group home</i>		SUP		SUP	SUP										
Suggested Residential Additions															
Bed and breakfast	A single family dwelling, that is occupied by the owner or agent who resides on premises, that provides temporary lodging. Food service shall be at least one meal per day, to each person to whom overnight lodging is provided.	SUP	SUP					B					SUP	Suggested	
Family Health Care Structure, Temporary	As required by and pursuant to all conditions set forth in the Code of Virginia §15.2-2292.1, a transportable residential structure, providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person, that (i) is primarily assembled at a location other than its site of installation; (ii) is limited to one occupant who shall be the mentally or physically impaired person, or in the case of a married couple, two occupants, one of whom is a mentally or physically impaired person and the other requires assistance with one or more activities of daily living as defined in §63.2-2200, as certified in writing by a physician licensed in the Commonwealth; (iii) has no more than 300 gross square feet; and (iv) complies with applicable provisions of the Industrialized Building Safety Law (§36-70 et seq.).	B	B	B	B	B						B	B	Suggested	Recommend to follow Code of Virginia guidance and definition for this use. Code of Virginia requires that these be allowed where single family dwellings are permitted.
Day Care, Family Home (1-4 Children)	A child day program, as defined under Code of Virginia § 22.1-289.02, for children offered in the residence of the provider for up to four children at any one time, exclusive of the provider's own children and any children who reside in the home, when at least one child receives care for compensation.	B	B	B	B	B						B	B		Recommend providing two levels of Family Home Day Care; one up to 4 children, and the other for 5-12 children. The relevant section of the Code of Virginia states that a home that has 4 children or less does not need to be licensed, but a license is required for a home with 5 or more children.
Day Care, Family Home (5-12 Children)	A child day program, as defined under Code of Virginia § 22.1-289.02, for children offered in the residence of the provider for between five and twelve children at any one time, exclusive of the provider's own children and any children who reside in the home, when at least one child receives care for compensation.	B	B	SUP	SUP							SUP			Recommend providing two levels of Family Home Day Care; one up to 4 children, and the other for 5-12 children. The relevant section of the Code of Virginia states that a home that has 4 children or less does not need to be licensed, but a license is required for a home with 5 or more children.
Manufactured Home Park	An area designed, constructed, equipped, operated and maintained for the purpose of providing spaces for two or more manufactured homes intended for use as occupied dwelling units and meeting or exceeding all applicable requirements for manufactured home parks as stipulated by the County of Pittsylvania and the Commonwealth of Virginia.						B							Suggested	New term and definition.
Shelter, residential	A facility providing temporary housing and feeding for one or more individuals who are otherwise temporarily or permanently homeless. Ancillary community support services may be provided including, but not limited to, child care, counseling, food distribution, or vocational training.							SUP	SUP					Suggested	New term and definition.
Short-Term Rental	An accessory residential use providing transient lodging and rooms for dining and meetings for use by guests provided that the dining and meeting rooms are subordinate to the short-term use. A short-term use may offer no more than five guest rooms for lodging. This use type does not apply to month-to-month extensions following completion of a year's lease.	B	B	SUP				B					B	Suggested	New term and definition.

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Public, Civic, and Recreational															
Airport, public	An area of land or water designated for the landing and take-off of aircraft for public use, and any appurtenant areas designated for related buildings, rights-of-way, or approach zones.	SUP								SUP	SUP				New term and definition.
<i>Heliports, airports</i>		SUP							SUP	B	B				
Camp	A lot, tract or parcel of land operated as a commercial or noncommercial enterprise in which seasonal facilities are provided for all or any of the following: camping, picnicking, boating, fishing, swimming, outdoor games and sports and activities incidental and relating to the foregoing, including tents or similar rustic structures (excluding recreational vehicles and mobile homes) for recreational or educational purposes.	SUP											SUP	Suggested	Existing term; new definition.
Campground	An area that provides recreational opportunities on a daily or overnight basis, upon which are located sites for one (1) or more travel trailers, camping trailers, pickup truck campers, motor homes, tents, or other recreational vehicle for seasonal or temporary recreational occupancy. This term includes short-term rental of outdoor sites such as those on HipCamp and similar rentals.	SUP											SUP	Suggested	New term and definition.
<i>Church or summer camps with interior dining facilities</i>													SUP		
<i>Summer camp</i>		SUP													
<i>Campground, private</i>		SUP													
<i>Campground, public</i>		SUP													
Campground, primitive	An undeveloped lot or parcel of land operated without electrical utilities (public or private), or a man-made water supply, the primary use being camping with a tent or without shelter. Recreational vehicles are prohibited.	SUP											SUP	Suggested	Existing term and definition.
Cemetery	Any land or structure used or intended to be used for the interment of human remains. Additionally, a cemetery includes mausoleums, columbaria, chapels, administrative offices, and maintenance and storage areas (Code of Virginia § 15.2-2288.5). The sprinkling of ashes or their burial in a biodegradable container on church grounds or their placement in a columbarium on church property shall not constitute the creation of a cemetery.	B						B	B	B					New term and definition.
<i>Cemeteries for animals</i>		B													
<i>Cemeteries on joint church property</i>		B						B	B	B					
Club	A use providing educational, meeting, or social facilities for civic or social clubs, fraternal/sororal organization, and similar organizations and associations, primarily for use by members and guests. Recreational facilities, unless otherwise specifically cited in this section, may be provided for members and guests as an accessory use. A Club does not include a building in which members reside.	B	SUP	SUP				B	B			B	B		New term and definition.
<i>Assembly halls</i>		B						SUP	B	B					
<i>Clubs (private)</i>		SUP	SUP	SUP	SUP	B	SUP	SUP	B			B			
<i>Clubs (public)</i>		SUP	SUP	SUP	SUP	B	SUP	SUP	B			B			
<i>Country club</i>		SUP						B	B			B			
<i>Country clubs, community centers, swimming, and/or tennis clubs, and golf courses</i>													SUP		
<i>Dance halls</i>									SUP						
<i>Golf clubs, club houses</i>		SUP						B	B			B			
<i>Lodges</i>		B						SUP	B	B					
<i>Lodge halls</i>		B						SUP	B	B					
<i>Swim club</i>		SUP	SUP		SUP			SUP	B						
Community center	A use providing for the public display, performance, or enjoyment of heritage, history, or the arts. This use includes but is not limited to: museums, cultural centers, or interpretive sites, but does not include commercially-operated theatres.	SUP	SUP	SUP	SUP	SUP		B	B			SUP	SUP		Existing term; new definition.
Conservation area	An area in which the renewable resources of soil, water, wildlife, and forest are protected and managed in accordance with principles that assure their optimum economic and social enjoyment.	B	B									B	B		Existing term and definition.
<i>Public or private preserves, parks, and conservation areas</i>													B		
Educational Facility, College, University, Business or Trade	An educational institution authorized by the Commonwealth of Virginia toward certificate, license, associate, baccalaureate or higher degrees, and facilities associated with it. This term includes academic buildings, administrative facilities, dormitories, special housing, parking areas, dining halls and other physical plants associated with the college, university, business or trade school use.							SUP	B	SUP					New term and definition.
<i>Colleges</i>		B						SUP	B	B					
<i>Dormitories</i>		B						SUP	B	B					

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Educational Facility, Primary or Secondary	A public, private, or parochial school offering instruction at the primary, elementary, junior, and/or senior high school levels in the branches of learning and study required to be taught in the public schools of the Commonwealth of Virginia.	SUP	SUP	SUP				B	B				SUP		New term and definition.
<i>Schools (public and private)</i>		SUP	SUP	SUP	SUP	SUP		SUP	SUP	SUP					
Park	Publicly owned and operated gardens, parks, picnic areas, playgrounds, indoor/outdoor athletic or recreation facilities, indoor/outdoor shelters, open spaces, and other similar uses. This use shall not include Public Use as defined in this Ordinance.	B	B	B	B	B	B	B	B			B	B		New term and definition.
<i>Garden, public</i>		B	B	B				B	B				B		
<i>Parks (private)</i>					SUP		SUP								
<i>Parks (public)</i>					SUP		SUP								
<i>Playgrounds</i>		B	B	SUP				B	B			B			
<i>Playgrounds (public)</i>				B	B	B									
<i>Playgrounds (private)</i>							SUP								
Public Use	Use of land, exclusively for public purposes, by any department or branch of the federal government, Commonwealth or any political subdivision, public authority, or any combination thereof including, but not limited to emergency services, libraries, or offices owned, operated, or receiving a majority of the use's operating budget from local, state or federal agencies. This use shall not include Park or Recreational Facility, Public.	B	B	B	B	B	B	B	B	B	B	B	B		New term and definition.
<i>County government uses such as waste collection, recycling, recreation, etc.</i>		B	B	B	B	B	B	B	B	B	B	B	B		
<i>Emergency service facilities - fire, rescue</i>		SUP	SUP	SUP	SUP	SUP	SUP	B	B	B	B	SUP			
<i>Emergency services, fire stations, or watch towers</i>													B		
<i>Libraries</i>		B							B	B	B				
<i>Roads, streets, right-of-ways, easements</i>		B	B	B	B	B	B	B	B	B	B	B	B		
<i>Public facilities</i>		SUP													
<i>public facilities, office, storage yards</i>			SUP				SUP	SUP	SUP				SUP		
<i>Public facilities, offices, storage yards</i>					SUP		SUP	SUP	SUP	B	B	SUP			
<i>Public offices</i>		SUP													
Recreational facility, public	A recreational use owned and operated by a public authority for general public use, including but not limited to active or passive recreation facilities, outdoor shelters, picnic areas, playgrounds, swimming pools, and sports fields. These uses may charge a fee but not for commercial gain.	B						B	B				B		New term and definition.
Religious Assembly	A building or space primarily used for an assembly of persons to conduct worship or other religious ceremonies, including, but not limited to, churches, synagogues, temples, mosques or shrines.	B	B	B	B	B	B	B	B			B	B		New term and definition.
<i>Churches</i>		B	SUP	B	B	B	B	B	B	B		B	B		
<i>Manses, church owned dwelling unit</i>		B	B	B	B	B	B	B	B	B		B	B		
<i>Special temporary churches</i>		SUP	SUP		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP		
Telecommunications Facility	Any unstaffed facility for the transmission and/or reception of radio, television, radar, cellular telephone, personal paging device, specialized mobile radio (SMR), and similar services. A broadcasting or communication tower usually consists of an equipment shelter or cabinet, a support tower or other structure used to achieve the necessary elevation, and the transmission or reception devices or antenna. Excluded are amateur radio antennas, which are defined separately. Also excluded are wireless communication antennas which fit the definition of Small cell facility and "Administrative review-eligible project" as defined in the Code of Virginia §15.2-2316.6 and supplied as Utility service, minor by this ordinance.	SUP							SUP	SUP	SUP			Suggested	New term and definition.
<i>Microwave transmission tower</i>											B		SUP		
<i>Radio & television towers</i>		SUP							SUP	SUP					
<i>Radio & television transmission/transmitters</i>		SUP							SUP	SUP					

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Utility Service, Major	Service of a regional nature which normally entails the construction of new buildings or structures, such as electrical switching facilities and stations or substations; community wastewater treatment plants; water towers; transmission lines and related towers; gas or oil transmission lines, pumping stations and appurtenances; unmanned telephone exchange centers, micro-wave and radio-wave transmission and relay towers, substations and appurtenances; but excluding personal wireless service facilities and similar facilities.	SUP						SUP	SUP	SUP	SUP		SUP	Suggested	New term and definition.
	<i>Electric towers - private</i>										SUP				
	<i>Electric transmission-private</i>										SUP				
	<i>Electric transformers-private</i>										B				
	<i>Electric power generation-private</i>										B				
	<i>pipelines and pumping stations; microwave transmission and relay towers and sub-stations</i>												SUP		
	<i>Public landfills non-hazardous, non-radioactive materials, approved by the Virginia Department of Waste Management and Pittsylvania County Waste Ordinance (Chapter 29)</i>										SUP				
	<i>public power generation</i>	SUP													
	<i>public substations</i>	SUP													
	<i>public utilities electrical power transmission lines and substations; oil and gas transmission</i>												SUP		
	<i>public utilities-including substations, power generation</i>											SUP			
	<i>public utilities - including substations, power generation, water and sewer plants for treatment</i>			SUP	SUP	SUP	SUP	SUP	SUP	B	B				
	<i>Public utilities - poles, lines, transformers, pipes, meters, and related or similar facilities; public water and sewer distribution lines, treatment facilities, and pumping facilities</i>												B		
	<i>public utilities substations, water and sewage treatment plants, power generation</i>		SUP												
	<i>public utilities - structures, towers</i>	SUP	SUP	SUP	SUP	SUP	SUP		SUP	B	B		SUP		
	<i>Unmanned telephone exchange centers, and similar such facilities</i>												SUP		
Utility Service, Minor	A service that is necessary to support development within the immediate vicinity and involve only minor structures. Included in this use are transformers, relay and booster devices, and well, water and sewer lines, pump stations, and appurtenances.	B	B	B	B	B	B	B	B	B	B	B	B	Suggested	New term and definition.
	<i>Public utilities</i>	SUP													
	<i>Water system</i>	B				B		B	B			B			
	<i>Water systems (private)</i>				B		SUP	B	B						
Wildlife preserve	Publicly or privately owned land used for the preservation of terrestrial or aquatic species of animals, and the sport of aquatic animals. Typical uses include game preserves, wildlife sanctuaries, fisheries, etc. This use does not include outdoor shooting ranges, game preserves for controlled hunting, or any other use that includes the discharging of firearms on-site.	B											B		Proposed to replace "preserves, wildlife refuge (public)". New definition.

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<i>Suggested Public, Civic, and Recreational Additions</i>															
Amateur Radio Tower	Amateur radio antennas means a freestanding or building mounted structure, including any base, tower or pole, and appurtenances, intended for airway communication purposes by a person holding a valid amateur radio (HAM) license issued by the Federal Communications Commission.	B	B	B						B			B		New term and definition. Proposed for inclusion to comply with Code of Virginia requirements for telecommunications facilities.
Recreational facility, private	A recreational use specifically for the residents and guests of a particular residential development, planned unit development, or residential neighborhood, including indoor and outdoor facilities.	SUP				B	B					B			New term and definition.
Shelter, animal	A facility used to house or contain stray, homeless, abandoned, or unwanted animals and that is owned, operated, or maintained by a public body, an established humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization devoted to the welfare, protection, and humane treatment of animals.	B						B	B						New term and definition.
Telecommunications Facility, Small Cell	A wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than six cubic feet in volume, or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than six cubic feet and (ii) all other wireless equipment associated with the facility has a cumulative volume of no more than 28 cubic feet, or such higher limit as is established by the Federal Communications Commission. The following types of associated equipment are not included in the calculation of equipment volume: electric meter, concealment, telecommunications demarcation boxes, back-up power systems, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services (Code of Virginia §15.2-2316.4).	B	B	B	B	B	B	B	B	B	B	B	B		New term and definition. Proposed for inclusion to comply with Code of Virginia requirements for telecommunications facilities.

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Commercial															
Adult use	Any premise from which minors are excluded and in which features the viewing, retail sale, and/or rental of books, magazines, newspapers, digital media, movie films, devices, or other photographic or written productions. Additionally, any premise from which minors are excluded and operates as a nightclub, bar, restaurant, or similar establishment that regularly features live performances that have a dominant theme or purpose intended to provide sexual stimulation or sexual gratification to such customers, and which is distinguished by or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities, or specified anatomical areas.								SUP					Suggested	Existing term; new definition.
<i>Adult use</i>										SUP					
Auction house	A structure or building where the public sale of goods or livestock is sold to the highest bidder.	SUP						SUP		B					Existing term; new definition.
<i>Auction barns</i>								SUP		B					
<i>Livestock market</i>		SUP									B				
Car Wash	A structure or portion thereof containing facilities for washing and/or waxing motor vehicles, typically using production-line automated or semiautomated methods for washing, whether or not employing a chain conveyor, blower, steam cleaning or similar mechanical devices operated either by the patron or others. Car washes are a separate use and not treated as an accessory to gasoline stations, automobile service, or other similar uses.							B	B	B				Suggested	New term and definition.
<i>Automobile, other vehicle wash operations</i>										B					
<i>Car and vehicle wash operations</i>									B						
Catering Services	An establishment in which food and meals are prepared on premises, and where such food and meals are delivered to another location for public or private entertainment for a fee.							B	B						New term and definition.
<i>Caterers</i>								B		B					
Construction material sales	Establishment or place of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures, but this use shall not include automobile or equipment supplies otherwise classified herein. Typical uses include building material stores and home supply establishments.								B	B					New term and definition.
<i>Brick and block, retail/wholesale, not mfg</i>										B					
<i>Brick and block sales</i>									B						
<i>Building materials retail/wholesale</i>										B					
<i>Building material sales</i>									B	B					
<i>Cabinet shops</i>									SUP	B	B				
Crematories	A commercial establishment that specializes in the cremation of corpses, including pets.									B	B				Existing term; new definition.
<i>Crematories</i>											B				
Day Care Center	Any facility operated for the purpose of providing care, protection, and guidance during only part of a twenty-four-hour day. This term includes nursery schools, preschools, day care centers for individuals, including adults, and other similar uses. Excluded are public and private educational facilities, family home day care, or any facility offering care to individuals for a full twenty-four-hour period.	SUP	SUP	SUP		SUP		B	B				B		New term and definition.
<i>adult care (licensed)</i>													B		
<i>adult day care centers (licensed)</i>								B					B		
<i>Adult care (licensed)</i>													B		
<i>Adult day care centers (licensed)</i>								B					B		
<i>Child day care centers (licensed)</i>						B	B		B	B	SUP	B			
<i>child day care centers (licensed)</i>						B	B					B			
<i>Day care center, day nursery (licensed)</i>		B													
<i>Eldercare center, facilities (day care), licensed</i>													B		
<i>Eldercare centers, homes, facilities (licensed)</i>									B						
<i>senior citizens center (day care), licensed</i>													B		

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Funeral home	An establishment engaged in undertaking services such as preparing the dead for burial and arranging and managing funerals.	SUP						B	B						Existing term; new definition.
<i>Funeral homes and mortuaries</i>		SUP						B	B						
Gasoline stations	An establishment with fuel pumps and underground storage tanks that provides gasoline or diesel fuel by individual sale for motor vehicles and equipment. A store for retail sales associated with automobile fuel sales shall be considered a gasoline station.	SUP						B	B	B	B			Suggested	Existing term; new definition.
<i>Gasoline stations</i>									B	B	SUP				
Hospitals	Pursuant to § 32.1-123 of the Code of Virginia, any facility licensed in which the primary function is the provision of diagnosis, of treatment, and of medical and nursing services, surgical or nonsurgical, for two or more non-related individuals, including hospitals known by varying nomenclature or designation such as children's hospitals, sanatoriums, sanitariums and general, acute, rehabilitation, chronic disease, short-term, long-term, outpatient surgical, and inpatient or outpatient maternity hospitals.							B	B						Existing term; new definition.
Hotel or motel	An establishment that offers transitory lodging or sleeping accommodations to the public for compensation. Typical uses include hotels, motels, travel lodges, or hostels. This definition does not include Bed and Breakfast or Short-Term Rental as defined by this Chapter.							B	B						New term and definition.
<i>Motels, hotels, tourist, and resort facilities</i>		SUP						B	B	B					
Kennel, commercial	Any location where raising, grooming, caring for, dog day care services, or boarding of three or more dogs, cats, or other small animals over four months of age for commercial purposes is conducted.	SUP						SUP	B					Suggested	Existing term; new definition.
<i>Kennels</i>		SUP						SUP	SUP	B	B		SUP		
Manufactured/mobile home sales	Establishments engaged in the sale or rental of manufactured and modular homes.								B	B					Existing term; new definition.
Marina	Waterfront establishments designed and intended to be used for mooring and launching of boats; the servicing, repair, or storage of same watercraft; packaged food sales; travel lift services; slip rental; gasoline; and sanitary pump out service. Restaurants may be an accessory/incidental use.	SUP						B	B			SUP	SUP	Suggested	Existing term; new definition.
<i>Boat club</i>		SUP						B	B						
<i>Piers, docks - commercial</i>									B	B					
Office, general	The use of land wherein the primary use is the conduct of a business or profession such as, but not limited to accounting, tax-preparation, lenders and securities brokers, architecture, computer software, or information systems research and development, engineering, insurance, law, management, organization and association offices, psychology, theology, real estate and travel. Radio and television stations are also included in this use. Retail Sales do not comprise more than an Accessory Use of the primary activity of a General Office. This definition does not include Medical Office as defined by this chapter.							B	B	B					New term and definition.
<i>Banks and savings and loans, financial, insurance loans</i>															
<i>Offices; professionals</i>								B	B	B	B				
<i>Radio & television stations</i>		SUP						SUP	B	B	B				

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Office, medical/clinic	The use of a site for facilities which provide diagnoses, minor surgical care and outpatient care on a routine basis, but which does not provide overnight care or serve as a base for an ambulance service. Medical offices are operated by doctors, dentists, or similar practitioners licensed by the Commonwealth of Virginia.							B	B						New term and definition.
<i>Medical clinics- not veterinary</i>								B	B	B					
Personal services	Establishments or places of business engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops; grooming of pets; seamstresses, tailors, or shoe repairs; and florists serving individuals and households.							B	B	B			SUP		New term and definition.
<i>Barber and beauty shops (Amended July 6, 2004)</i>			SUP	SUP	SUP	SUP		B	B				SUP		
<i>Dry cleaning and laundry</i>								B	B	B					
Raceway	A participant or spectator facility primarily for the sport of racing machines against one another or against time.	SUP								SUP	SUP			Suggested	Existing term; new definition.
<i>Raceway</i>		SUP							SUP	SUP	B				
Recreation/Amusement, Indoor	An establishment which provides an enclosed building for indoor sports and/or multiple coin operated amusement or entertainment devices or machines. Typical uses include bowling alleys, ice and roller skating rinks, indoor racquet ball, swimming, billiard halls, game rooms, and video arcades.							B	B						New term and definition.
<i>Auditoriums</i>									SUP	B	B				
<i>amusement centers, game rooms, electronic games, game machines, machine arcade</i>								SUP	SUP						
<i>Bowling alleys</i>								SUP	B						
<i>Pool halls</i>									SUP						
<i>Skating rinks</i>								SUP	B						
<i>Theatres, indoor- not drive-ins</i>								B	B	B					
Recreation, Outdoor	Participant or spectator uses, namely sports, conducted in open or partially enclosed or screened facilities. Typical uses include drive-in theaters, driving ranges, miniature golf, swimming pools, and paintball facilities.	SUP						B	B				B	Suggested	New term and definition.
<i>Golf driving range</i>		SUP						B	B						
<i>Golf courses</i>		SUP						B	B			B	SUP		
<i>Golf courses, miniature</i>									B						
<i>Drive-in theatres</i>								SUP	SUP						
<i>Outdoor theatres</i>									SUP	B					
Recreational Entertainment, Outdoor	Participant or spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include Zoos or petting zoos, stadiums, motorized model airplane flying facilities, rodeos, stadiums and outdoor amusement parks.							SUP	SUP				SUP		New term and definition.
<i>Arenas</i>									SUP	B	B				
<i>Stadiums</i>									SUP	SUP	B				
<i>Parks, zoos, and petting zoos</i>		SUP													
<i>Zoos and petting zoos</i>								SUP	SUP						
<i>Waterslides</i>													SUP		
Restaurants, general	An establishment in which, for compensation, food or beverages are dispensed for consumption on the premises, including, among other establishments, cafes, tearooms, confectionery shops, eat-in delis, and refreshment stands. Excluded from this definition is Restaurant, mobile.							B	B	B					New term and definition.
<i>Drive-in restaurants with walk ins</i>								SUP	B	B					
<i>Restaurants</i>		SUP						SUP	B	B					

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Shooting range, outdoor	An outdoor area for shooting clubs and other facilities for the discharge of firearms or other projectiles for the purposes of target practice, skeet and trap shooting, mock war games, or formal competitions, or in return for compensation.	SUP											SUP		New term and definition.
<i>Rifle range, gun clubs, shooting ranges</i>		SUP													
<i>Turkey shoot</i>		SUP													
Special Event	A temporary event held indoors or outdoors for the purposes of amusement or recreation. Typical uses include circuses, fairs, and festivals. Mobile restaurants or vendors may be an accessory/incidental use.	SUP						SUP	SUP					Suggested	New term and definition.
<i>Carnivals</i>		SUP							SUP		SUP				
<i>Circuses</i>		SUP							SUP						
<i>Festivals</i>															
<i>Festivals, bluegrass and others</i>		SUP													
<i>Fairs</i>		SUP							SUP		SUP				
<i>Temporary uses- circuses, fairs, shows, carnivals, not more than four (4) weeks duration</i>		SUP													
Store, convenience	Establishments smaller than 3,000 square feet in size and primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, and limited household supplies and hardware. Convenience stores shall not include fuel pumps or the selling of fuel for motor vehicles. Typical uses include neighborhood markets and country stores.	SUP						B	B	B			SUP	Suggested	New term and definition.
<i>Convenience store</i>		SUP					SUP	B	B	B					
<i>Convenience stores, laundries, dry cleaners and other facilities for the support of the housing park</i>							SUP								
<i>Country store</i>		SUP						B	B	B					
<i>Food stores, groceries (convenience type)</i>								B							
<i>General store</i>		SUP						B		B					
<i>commercial uses such as stores, service centers offices, etc., for service to the residents of the planned area and adjacent communities</i>												SUP			
Store, large	An establishment that is greater than 3,000 square feet in size and serves for the display and sale of merchandise at retail.							B	B	B					New term and definition.
<i>Apparel shops</i>								B	B						
<i>Drug stores</i>								B	B						
<i>Furniture</i>									B						
<i>Furniture store</i>										B					
<i>Shopping centers, malls, complexes</i>									SUP	B					
<i>Food and grocery stores</i>										B					
<i>Food and groceries</i>		SUP							B						
<i>sales, service, and repairs of: farm equipment, garden equipment, logging equipment</i>		B													

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Store, small	A small-scale (less than 3,000 square feet per business) retail use which offers for sale items of art, crafts, food, or items related to a specific theme, e.g., kitchen wares, jewelry, pet care. This use does not include fuel pumps or the selling of fuel for motor vehicles.							B	B	B						New term and definition.
Amusement shops									SUP	B						
Antique shop		B						B	B							
Antique refinishing									B							
Art supplies									B							
Art supplies, retail								B								
Bakeries									B							
Bakery, for retail sales								B								
Bakery- large, commercial type										B						
Butcher shop									B	B						
Butcher shops, meat								B								
Candy shops								B	B							
Craft shops								B	B	B						
Custom meat cutting operation		SUP							B	B						
Dry cleaning and laundry								B	B	B						
Feed and seed stores																
Flea market		SUP						SUP	B	B						
Gift shops								B	B							
Hardware									B							
Hardware stores								B		B						
Hobby shops and toys								B	B	B						
Musical instruments										B						
Newsstands								B	B	B						
Novelty shops								B	B	B						
Paint stores									B	B						
Print shops									B	B						
Sales services, repairs of office equipment								B								
Sporting goods									B							
Sporting goods shop								B		B						
Watches, jewelry retail								B								

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Tradesperson service	Tradesperson service means an establishment or place of business primarily engaged in providing a specific trade service to individuals. Typical uses include plumbing, electricians, and landscapers. This definition does not include vehicle repair or construction material sales as otherwise defined in this ordinance.							B	B	B					New term and definition
<i>Carpet cleaning</i>									B	B					
<i>Contractors offices and facilities</i>									B	B					
<i>Machine shops, no presses</i>									SUP	B					
<i>Paint contractors</i>									B	B					
<i>sales, service, and repairs of: autos, trucks, recreational vehicles, motorcycles, farm equipment, garden equipment, appliances, televisions, radios, phonographs, plumbing, boats, motors (gas, electrical), mobile homes, machinery, office equipment, sewage disposal systems, tires, telephones, upholstery, watches, jewelry, construction equipment</i>										B					
<i>Upholstery firms</i>										B					
Truck stop	Any area of land, with adequate parking, maneuvering and access for at least three (3) combination tractor-trailer vehicles, that may provide for retail sale of diesel fuel and gasoline, restaurant facilities, sleeping quarters and minor repair facilities.								SUP	SUP	B			Suggested	Existing term; new definition.
Vehicle repair service	The repair and/or maintenance of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. Typical uses include tire sales and installation, wheel and brake shops, oil and lubrication services, and similar repair and service activities where minor repairs and routine maintenance are conducted.	SUP						SUP	B	B				Suggested	New term and definition.
<i>Garages for automobiles, recreational vehicles, motorcycles</i>								SUP							
<i>Garages, private (for storage of personal vehicles, trucks, and farm machinery)</i>													B		
<i>Garages, commercial for: automobiles, recreation vehicles, motorcycles</i>		SUP									B				
<i>garages for repair of automobiles, recreational vehicles, motorcycles, trucks</i>									B	B					
<i>Public garages</i>		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	B	B	SUP			
<i>sales, service, and repair of: automobiles, trucks, recreational vehicles, motorcycles</i>		SUP													
<i>sales, service, and repair of automobiles, trucks, recreational vehicles, motorcycles, garden equipment, appliances, televisions, radios, phonographs, electrical, plumbing</i>								SUP							
Veterinary hospital	An establishment rendering surgical and medical treatment of animals. Boarding of domestic animals shall only be conducted indoors, on a short-term basis, and shall only be incidental to such hospital/clinic use, unless also authorized and approved as a commercial kennel, as defined by this Ordinance.	SUP						B	B					Suggested	New term and definition.
<i>Veterinary hospitals and clinics</i>		B & SUP							SUP	B	B				

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<i>Suggested Commercial Additions</i>															
Brewery or Distillery, Micro-	An establishment primarily engaged in brewing ale, beer, malt liquors, and nonalcoholic beer, with a capacity of not more than 15,000 barrels per year or primarily engaged in distilling and blending potable liquors, including mixing them with other ingredients, with a capacity of not more than 5,000 gallons of finished product per year. Micro Brewery or Micro Distillery may include a restaurant or public tasting room as an accessory use.	B						B	B	B					New term and definition.
Event Venue	A business where the primary use is to host events including but not limited to weddings, wedding receptions, galas, birthday parties, family reunions, ordinations, funeral receptions, fundraisers, retirement parties, corporate meetings, conferences, trade shows, speaker luncheon series, sporting events, concerts, auctions, museum exhibits and similar events. An event venue may be indoors or outdoors. Event venues may also be accessory or ancillary uses to other uses, such as, hotels or restaurants. Event venues shall not include government and military services.	SUP						SUP	B					Suggested	New term and definition
Farmer's Market	Retail sale of fresh fruits and vegetables, and other food, crafts and related items, at a facility with spaces occupied by several different temporary tenants on a short term or daily basis; indoor or outdoor; but this term does not include Wayside Stands.	B						B	B			B	B		New term and definition.
Mini warehouse	A building designed to provide rental storage space in cubicles. Each cubicle shall be enclosed by walls and ceiling and may have a separate entrance for the loading and unloading of stored goods. The conduct of sales, business or any other activity within the individual storage units, other than storage, shall be prohibited. May also be referred to as "self-storage facility".							SUP	B	B					New term and definition.
Outdoor sales, seasonal	Outdoor sales, seasonal means any business or use (primary or accessory) that is conducted primarily out of doors, which may include but not be limited to: retail sales of fruits, vegetables, plants, flowers, Christmas trees, fireworks; and other similar businesses or uses.							B	B	B				Suggested	New term and definition.
Recreational Vehicle Storage Facility	An area used for a fee for the storage of recreational vehicles and boats that are not currently being used; may be incidental to a Marina use.	SUP							B			B		Suggested	New term and definition.
Restaurant, mobile	A readily movable wheeled cart, trailer, or vehicle designed and equipped for the preparing, service, and/or selling of food and operated at temporary locations. This definition shall include food trucks, food trailers, and food carts and shall not apply to those selling in short bursts of 30 minutes or less at a single location and moving to multiple properties through the course of a business day, such vehicles may include, but are not limited to, ice cream trucks.	B	B	B	B	B	B	B	B	B	B	B	B	Suggested	New term and definition.
Winery, micro-	An establishment primarily engaged in the crushing, fermentation, bulk aging/storage, and bottling of grapes that are primarily brought in and not grown on-site, at a capacity of less than 5,000 gallons per year. Micro wineries may include a restaurant or public tasting room as an accessory use.							B	B						New term and definition.

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Industrial															
Brewery or Distillery	The use of land, licensed by the commonwealth, where beer or spirits are manufactured for sale. Breweries have a capacity greater than 15,000 barrels a year and distilleries have a capacity greater than 5,000 gallons a year. Consumption on the premises is permitted as an accessory use (Code of Virginia §15.2-2288.3:1 and §15.2-2288.3:2).									B	B				New term and definition. Suggested definition and consolidation with existing uses to comply with Code of Virginia requirements.
<i>Wine, spirits mfg., licensed</i>										B	B				
Hazardous Materials, Manufacturing, Storage and Distribution	The manufacturing, storage and/or sale of any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety of the environment.										SUP				New term and definition.
<i>Acetylene mfg.</i>											SUP				
<i>Acid mfg.</i>											SUP				
<i>Chemicals mfg.</i>											B				
<i>Explosives mfg.</i>											SUP				
<i>Gasoline storage bulk</i>											SUP				
<i>Incineration of animals, garbage, wastes-non-radioactive</i>															
<i>LP gas, natural gas storage</i>												SUP			
<i>Oil, gas transmission facility</i>													SUP		
Junkyard/Salvage Yard	An establishment or place of business that is maintained, operated, or used for storing, keeping, buying, or selling junk or for the maintenance or operation of an automobile graveyard. The term "junkyard" shall include the term "automobile graveyard" as defined in Code of Virginia, § 33.2-804.										SUP			Suggested	New term and definition.
<i>Automobile graveyard</i>		SUP													
<i>Automobile, vehicle graveyards</i>												SUP			
<i>Junkyards, salvage yards</i>												SUP			
Laboratory, Research, and Development	An establishment whose principal purpose is the research, compounding and/or packaging of scientific products, or research and development of innovative ideas in technology-intensive fields. Examples include research and development of communication systems, transportation, geographic information systems, multi-media and video technology. Development and construction of prototypes and light manufacturing may be associated with this use.								SUP	B	B				New term and definition.
<i>Biological compounding</i>										SUP					
<i>Laboratories, research facilities</i>									SUP	B					
<i>Research, development, and testing</i>										SUP					
<i>Science, technology, research facilities</i>										SUP	B				

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Laundry service, commercial	Establishments primarily engaged in the provision of laundering, cleaning or dyeing services other than those classified as Personal Services. Typical uses include bulk laundry and cleaning plants, diaper services, or linen supply services.									B					Existing term; new definition.
<i>Laundries, commercial type</i>										B					
Manufacturing, Heavy	The processing and/or converting of raw, unfinished material and/or products into articles or substances of a different character or for use for a different purpose. Uses may have significant external effects, such as noise, smoke, particulates, vibration, or odor, or may pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in manufacturing or other processes. Uses may include, but are not limited to, paper products, plastic products, and pharmaceuticals.										B				New term and definition.
<i>Abrasives mfg.</i>											B				
<i>Animal fats, oils mfg.</i>											B				
<i>Aircraft assembly mfg.</i>										B					
<i>Asphalt mixing</i>											B				
<i>Coal, coke storage yards</i>										B	B				
<i>Automobile mfg.</i>										B	B				
<i>Batteries mfg.</i>											B				
<i>Iron and steel foundries</i>											B				
<i>Blast furnaces, iron and steel works</i>											B				
<i>Block mfg.</i>											B				
<i>Boilers mfg.</i>											B				
<i>Brick mfg.</i>											B				
<i>Cellophane mfg.</i>											B				
<i>Cement, concrete mixing</i>											B				
<i>Construction equipment mfg.</i>										B	B				
<i>Cut stone operations</i>											B				
<i>Crashed stone operations</i>											SUP				
<i>Distilling liquors, licensed</i>											B				
<i>Electrical machinery and equipment mfg.</i>										B	B				
<i>Farm equipment mfg.</i>										B	B				
<i>Fibre plants</i>										SUP					
<i>Four milling</i>										SUP	SUP				
<i>Fur dressing, dyeing</i>											B				
<i>Fur products mfg.</i>											B				
<i>Gypsum products mfg.</i>											B				
<i>Lime, lime products, mfg.</i>											B				
<i>Linoleum mfg.</i>											B				
<i>Machine shop, with punch presses</i>											B				
<i>Manufactured/mobile home mfg.</i>										B	B				
<i>Metal stamping</i>											B				
<i>Metal works, fabricators</i>											B				
<i>Monumental stone works</i>											B				
<i>Motors, motor parts, mfg.</i>											B				
<i>Non-ferrous foundry offices, professional</i>											B				
<i>Homes, modular type, mfg.</i>											B				
<i>Paper mfg., raw product</i>											B				
<i>Pharmaceutical laboratories, mfg.</i>										B					
<i>Plaster mfg.</i>											B				
<i>Plastics mfg.</i>											B				
<i>Rubber, and rubber products mfg.</i>										B	B				
<i>Sand and gravel operations</i>											B				
<i>Seed oil milling</i>											B				
<i>Soybean milling</i>											B				
<i>Steam generation</i>											B				
<i>Smelting operations</i>											B				
<i>Transportation mfg., large equipment</i>											B				
<i>Vegetable oil milling</i>											B				
<i>Vegetable oil milling, processing</i>										SUP					

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Manufacturing, Light	Establishments primarily engaged in the on-site production of goods including, assembly, packaging or fabrication of materials and products within enclosed structures without significant external effects such as smoke, noise, soot, vibration, odor, and the like. Uses may include, but are not limited to, a machine shop, musical instruments, furniture, medical appliances, tools or hardware, any other product of a similar nature. Retail sales may be incidental to the manufacturing use.									B	B			Suggested	New term and definition.
Agricultural warehouses		B								B	B				
Apparel mfg.										B	B				
appliance mfg. --small, household type										B	B				
appliance mfg.--large, household type										B	B				
Appliance mfg. industrial/commercial type										SUP					
Art supplies mfg.										B					
Beverage and bottling operations										B					
Boat building										B					
Broom and brush mfg.										B					
Business equipment mfg.										B					
Candy and confectionery mfg.										B					
Canning											SUP				
Canvas mfg.										B					
Cellophane mfg.										B					
cardboard mfg.										B					
clocks mfg.										B					
cloth mfg., assembly of products from cloth										B					
Cold storage										B	B				
Cold storage lockers, facilities									B	B					
Communication equipment mfg.										B					
Computer equipment mfg.										B					
Crafts mfg.										B					
Cosmetics mfg.										B					
Cut and sew operation										B					
Die-cut paperboard mfg.										B					
Drafting equipment mfg.										B					
Dry cleaning-industrial										B					
Drugs compounding, mfg., packaging										B					
Emery cloth mfg.											B				
Feed and seed processing		SUP								SUP	B				
Feed and grain storage											SUP				
Fertilizer mill		B							B	B	B				
Fire extinguisher mfg.										B					
flooring mfg.										B	B				
floor covering mfg.										B	B				
food products mfg.										B	SUP				
frozen food products mfg.										B	SUP				
fruit processing										B	SUP				
furniture and cabinet mfg.										B	B				
furniture fixtures mfg.										B	B				
Glass, clay products mfg.										B	B				
Ice mfg.										B					
Industrial controls mfg.										B					
Instrument mfg. -- electronic, scientific, engineering, medical, or dental jewelry mfg.										B					
Lamp, lampshade mfg.										B					
Leather tanning operations											B				
Lighting equipment mfg.										B					
Lithography										B					
Lumber and wood products mfg.										B	B				
Machinery mfg., other than appliances-no presses										B					
Manufacture of products from bone, canvas, cellophane, cloth cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paint, plastic, precious metals, precious stones, rubber, shell, textiles, wood-previously prepared										B					
Malt products mfg.										B	SUP				
Matches mfg.											SUP				
Milk and dairy distribution		SUP							B	B	B				
Mortician supply mfg.										B					

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Motion picture productions										B					
Motors, motor parts mfg., no presses										B					
Office products mfg.										B					
Optical goods mfg.										B	B				
Paint mfg.										B	B				
Paperboard mfg.										B					
Paper products mfg., not raw paper, pulp processing										B					
Pasta mfg.										B					
Pens and pencils and artists materials mfg.										B					
Perfume mfg.										B					
Phonograph, related audio products mfg.										B					
Photography equipment mfg.										B					
Plumbing parts mfg.										B					
Pottery, figurine mfg., from previously prepared materials										B					
Pottery products mfg.											B				
Precious metals processing										B					
Precious stones processing										B					
Printing plants-newspapers only									B						
publishing house, printing										SUP	B				
Product development										B					
Pulpwood storage and processing		SUP								B	B				
Roasted coffee, tea products mfg.										B	SUP				
Sewage disposal system mfg.										B	B				
Sheet metal mfg.										B	B				
Sheet metal shop										B					
Shell processing										B					
Sign mfg.										B					
Soap mfg.											B				
Spice mfg.										B					
Spice processing, packaging											SUP				
Sporting goods and athletic goods mfg.										B					
Sugar mfg.										B					
Straw processing										B					
Telephone exchanges, manned or unmanned										B	B				
telephone mfg.										B					
textile mfg., yarn mfg.										B					
tire mfg., recycling										B	B				
Tobacco products mfg.										B					
Toiletries mfg.										B					
Tool and die works											B				
Toys and amusements mfg.										B					
TV set manufacture										B					
Umbrella and cane mfg.										B					
Vegetable processing										B					
Watch mfg.										B					
Welding operations										B					
Wood products mfg.										B	B				
Manufacturing, Small-Scale	An establishment where shared or individual tools, equipment, or machinery are used to make products on a small scale, including the design, production, processing, printing, assembly, treatment, testing, repair, and packaging, as well as any incidental storage, retail or wholesale sales and distribution of such products. Typical small-scale production establishments include, but are not limited to the making of electronics, food products, non-alcoholic beverages, prints, household appliances, leather products, jewelry and clothing/apparel, metal work, furniture, glass, ceramic or paper, together with accessory uses such as training or educational programs.								B	B	B			Suggested	New term and definition.
Blacksmiths										B	B				
Woodworking										B					
Wood preserving		SUP								SUP	B				
Wood working shops										B					

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Mining; Minerals Extraction and Processing	Mining or minerals extraction and processing means a use involving on-site extraction of surface or subsurface mineral products or natural resources. Typical uses are quarries, borrow pits, sand and gravel operation, mining, soil mining, and other major excavations. Specifically excluded from this use type shall be grading and removal of dirt associated with an approved site plan or subdivision, or excavations associated with, and for the improvement of, a bona fide agricultural use. This term shall not include Oil/Gas Exploration as defined by this Chapter.	SUP								SUP	SUP			Suggested	Existing term; new definition
<i>Mining</i>		SUP								SUP	SUP				
<i>Quarrying</i>											SUP	SUP			
<i>Quarrying conforming to State regulations</i>		SUP									SUP	SUP			
Oil/Gas Exploration	Any operation or well drilled (i) to find and produce gas, or oil, or other similar materials in an unproven area, (ii) to find a new reservoir in a field previously found to be productive of gas, or oil, or other similar materials in another reservoir, or (iii) to extend the limits of a known gas, or oil, or other similar materials reservoir.	SUP									SUP			Suggested	New term and definition.
<i>Oil, gas, uranium, and mineral exploration, extraction, and production</i>													SUP		
<i>Petroleum, petroleum by-products refining, processing, storage</i>											SUP				
Recycling Facility	A facility in which recoverable resources, not to include sludge or municipal solid waste, such as newspapers, magazines, books, and other paper products; glass; metal cans; tires; oil; and other products, are recycled, reprocessed, and treated within an enclosed facility to return such products to a condition in which they may again be used for production. Not to include a junkyard/salvage yard of materials.	SUP								SUP	B				New term and definition.
<i>Recycling centers, commercial</i>										SUP					
Sawmill or planing mill, permanent	A sawmill or planing mill permanently located for the purpose of processing timber without regard to point of origination. Facilities may include wood processing and wood manufacturing such as, but not limited to, planing, chipping, pallets or other secondary products.	SUP								B	B				New term and definition.
<i>Permanent chipping mill</i>		SUP								B	B				
<i>Sawmill, permanent</i>		SUP								B	B		SUP		
<i>Permanent planing mill</i>		SUP								B	B				
Sawmill, temporary	A portable sawmill or chipping mill located on private property for the processing of timber cut only from that property or from property immediately contiguous and adjacent thereto.	B								B	B		B	Suggested	New term and definition.
<i>Portable and temporary chipping mill</i>										B	B				
<i>Portable and temporary sawmills and chipping mills</i>		B													
<i>Temporary sawmills, provided that no operation related to the sawmill shall be located within a thousand (1,000) feet of the property line of a church, school, or other place of assembly timber harvesting</i>		B											B		
<i>Portable and temporary planing mill</i>										B	B				
<i>Portable and temporary sawmill</i>		B	B							B	B				
Truck/Freight Terminal	An area of land used for the switching, storing, assembling, distributing, consolidating, moving, repairing, weighing, or transferring of freight by either means of road or rail. Railroad uses - such as sidings, tracks, spur tracks, and signals - may be incidental to other operations.									B	B				New term and definition.
<i>Freight stations</i>										B	B				
<i>Railroad facilities</i>									B	B	B				
<i>Transportation facilities, terminals</i>										SUP	B				
<i>Trucking facilities, terminals</i>										SUP	B				
Warehousing and Distribution	Uses including storage, warehousing, and dispatching of goods within enclosed structures. Typical uses include wholesale distributors, e-commerce fulfillment centers, storage warehouses, data centers, and moving/storage firm. Incidental fleet vehicle parking and fueling may be provided as an accessory use.								SUP	B	B				New term and definition.
<i>Moving and storage firms</i>										B					
Suggested Industrial Additions															
Battery Storage Facility	One or more battery cells for storing electrical energy, stored in a Battery Energy Storage System ("BESS") with a Battery Management System ("BMS"). Not to include a stand-alone 12-volt car battery or an electric motor vehicle or consumer products.	SUP									SUP	SUP		Suggested	New term and definition. Recommended for inclusion due to the growing popularity of the use in Virginia.
Construction Yard	Establishment or place of business primarily engaged in construction activities, including outside storage of materials and equipment. Typical uses are building contractor's yards.								B	B	B				New term and definition.
Data Center	A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.									SUP	SUP			Suggested	New term and definition. Recommended for inclusion due to the growing popularity of the use in Virginia.

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		B = By-Right SUP = Special Use Permit Red = Proposed Black = Existing Blank = Not Permitted														
Miscellaneous																
Accessory Structure	A building subordinate to and located on the same lot with a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or roof to the main building. The term "accessory building" also includes, but is not limited to, portable storage containers, gazebos, carports, private greenhouses, and sheds which may be modular in nature and are delivered to the site and which may or may not have a foundation. Accessory building or structure does not include motorhomes, travel trailers or other recreational vehicles.	B	B	B	B	B	B	B	B	B	B	B	B	Suggested	Existing term; new definition	
<i>garages (private residential)-storage of personal vehicles</i>			B													
<i>garages-private for storage of personal vehicles</i>		B		B	B	B	B	B	B	B	B	B	B			
Construction Building or Yard, Temporary	A building, structure, or laydown area used temporarily to manage a construction site or for the storage of equipment, materials, and appurtenances.	B	B	B	B	B	B	B	B	B	B	B	B	Suggested	New term and definition.	
<i>temporary buildings, portable buildings, or mobile/manufactured houses</i>			SUP													
<i>temporary uses, construction activity-including temporary buildings, portable buildings (these uses may be limited by the County as to time)</i>		SUP		SUP	SUP	SUP	SUP	SUP	B	B	B	SUP				
Mixed-Use Structure	A building containing residential uses in addition to non-residential uses permitted in the zoning district. Mixed use structure should not be confused with a mix of uses each in separate structures in a single development.							B	B				B	Suggested	New term and definition.	
<i>apartments in same building with businesses (upstairs apartments)</i>								B	B	B						
Outdoor Display	An outdoor arrangement of commercial objects, items, products, or other materials, typically not in a fixed position and capable of rearrangement. Uses can include sidewalk sales, dining, and merchandise displays.							B	B	SUP	SUP			Suggested	New term and definition.	
<i>Outdoor displays, on business property</i>									SUP	B	B					
Outdoor Storage	The keeping, in other than a building, of any goods, materials, or merchandise on the same parcel for more than twenty-four consecutive hours.	B						SUP	SUP	B	B			Suggested	New term and definition.	
<i>Public storage yards</i>		SUP														
<i>Storage yards</i>				SUP												
<i>Wood storage</i>		B								B	B					
Parking, off-site	Any structure or surface for parking use, which serves a primary use but is not located on the same lot, and provides one or more parking spaces together with driveways, aisles, turning and maneuvering areas, and incorporated landscaped areas.							B	B	B	B				New term and definition.	
<i>Off street parking</i>		SUP	B	B	B	B	B	B	B	B	B	SUP				
Piers, private	A waterfront structure, fixed or floating, used for the docking of boats owned and registered by the property owner or a guest visiting the owner, or for recreational uses such as fishing. Piers are typically accessory to a residential structure.	B	B	B	B	B	B						B	B	Suggested	New term and definition.
<i>Piers, docks (private) for residences</i>		B			B	SUP										
Solar Energy Facility, Large-Scale	A private solar energy conversion system, whose primary purpose is to produce power, or off-set power use, for on-site commercial, agricultural and industrial applications, consisting of photovoltaic panels, support structures, and associated control, conversion, and transmission hardware which has the rated capacity to produce more than 25 kilowatts (kW) of electrical power and which has a total site area of five (5) acres or less.	SUP						SUP	SUP	B	B			Suggested	Existing term and definition.	
Solar Energy Facility, Small-Scale	A private solar energy conversion system, whose primary purpose is to produce power, or off-set power use, for on-site commercial, agricultural and industrial applications, consisting of photovoltaic panels, support structures, and associated control, conversion, and transmission hardware which has the rated capacity to produce not more than 25 kilowatts (kW) of electrical power.	B	B	B	B	B	B	B	B	B	B	B	B	Suggested	Existing term and definition.	
Solar Energy Facility, Utility-Scale	An energy conversion system, whose primary purpose is to produce power for consumption by, or under contract to, a utility provider, consisting of photovoltaic panels, support structures, and associated control, conversion, and transmission hardware which has a total site area of more than five (5) acres.	SUP								SUP	SUP			Suggested	Existing term and definition.	
Transportation Services	Passenger services provided by public, private, or nonprofit entities such as the following surface transit modes: bus systems, taxi and limousine services, and other ground services.	SUP						B	B	B	B		SUP		New term and definition.	
<i>Non-emergency medical transport</i>		SUP	SUP	SUP	SUP	SUP	SUP	B	B	B	B	SUP	B			

(grey = proposed new use, new term, new definition, or consolidation) (white = existing)		A-1	R-E	R-1	RC-1	RMF	MHP	B-1	B-2	M-1	M-2	RPD	C-1	Use Performance Standards	Editor's Notes	
		B = By-Right SUP = Special Use Permit Red = Proposed Black = Existing Blank = Not Permitted														
<i>Suggested Miscellaneous Additions</i>																
Boathouse	A structure designed or used for the storage of boats and other aquatic equipment owned and used by the occupants or owners of the residence or residential lot on which the structure is located.	B	B	B	B	B	B						B	B	Suggested	New term and definition.
Kennel, private	Any place which is equipped and/or used to house, keep, or otherwise care for, outside of the primary dwelling, 3 or more dogs that are over six-months of age, and for which no compensation is received. All dogs are owned and licensed by a single owner.	B	B	B										B	Suggested	New term and definition.
Residential Yard Sale	The sale of used residential items which may occur indoors or outdoors on the same parcel as a primary residence for less than twenty-four consecutive hours.	B	B	B	B	B	B						B	B	Suggested	New term and definition.

Overview

Use this document to navigate through the Use Matrix, which is comprised of the following information:

Proposed use terms and definitions (gray line) to replace those existing

Use terms (white line) provided in the **existing** Zoning Ordinance

Primary Zoning Districts provided in the Ordinance

Legend for the letters found through the matrix

Detail on whether **Use Performance Standards** will be provided in Article VII.
"Suggested" means use standards are suggested and will be drafted for review during the June 2023 worksession.

(grey = proposed new use, new term, new definition, or consolidation) (white = existing)		A-1	R-E	R-1	RC-1	RMF	MHP	B-1	B-2	M-1	M-2	RPD	C-1	Use Performance Standards	Editor's Notes
		B = By-Right		SUP = Special Use Permit		Red = Proposed		Black = Existing		Blank = Not Permitted					
Agricultural															
Agriculture	Any operation devoted to the bona fide production of crops, or animals, or fowl; the production of fruits and vegetables of all kinds; the production and harvest of products from silvicultural activity; and farm wineries, farm breweries, and farm distilleries as defined by the Code of Virginia.	B											B		Existing term; new definition.
<i>Agriculture</i>		B											B		
<i>Fish hatchery</i>															
<i>Forestry operations and management</i>		B											B		

Use category – shows the type of use (ag, res, commercial, etc.)

Indication of how a use is currently permitted (white rows with black text) – see below for further explanation

Indication of how a use is proposed to be permitted (grey rows with red text) – see below for further explanation

Editor's Notes and comments to explain changes and provide additional information as needed

The Use Matrix, at this stage, contains all necessary information to show existing uses and how they are permitted – compared to the proposed changes. During review, mind the following:

- Note that **many of the existing uses are being consolidated into one term**. Consolidation can ease administration and provide greater flexibility.
- When not being consolidated, existing uses terms may be proposed similarly, or with a new term. Changes in terms are made to reflect common or modern terminology, or to provide similarity in uses (e.g., “Stable, Commercial” or “Stable, Private”).

NOTE: The final Use Matrix will not provide the existing use or definition, and proposed definitions will be provided in Article XI, Definitions. See below for an example of what a final Use Matrix will show:

Use	Districts										Use Performance Standards
	R-1 Low Density Residential	R-2 Medium Density Residential	R-3 High Density Residential	R-MH Manufactured Home Residential	DT Downtown District	C-1 General Commercial	C-2 Highway Commercial	I-1 Light Industrial	I-2 Heavy Industrial	R-PRD Planned Residential Development	
	<small>B = By-Right CUP = Conditional Use Permit Blank = Not Permitted</small>										
	Residential										
Adaptive Resuse Residential					CUP						Section -
Bed and Breakfast	CUP	CUP	CUP		B	B				CUP	Section -
Dwelling, Manufactured Home				B							Section -
Dwelling, Multi-Family			B		CUP					B	Section -
Dwelling, Single Family	B	B	B							B	
Dwelling, Two-Family		B	B							B	Section -