Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
Empty cells indicate that no current use/definition matches proposed use					
RESIDENTIAL					
Accessory Apartment	"Accessory apartment" means a separate, independent dwelling unit contained within the structure of and clearly subordinate to a single-family detached dwelling, as distinguished from a two-family dwelling.	**Accessory Apartment**	**A separate, independent dwelling unit contained within the structure of and clearly subordinate to a single-family detached dwelling, as distinguished from a two-family dwelling.**	5.1.34	
Assisted living facility or similar institution	"Assisted living facility" means a residential facility licensed by the Virginia Department of Social Services where a level of service is provided by an adult care residence for adults who may have physical or mental impairments and require at least moderate assistance with the activities of daily living. Included in this level of service are individuals who are dependent in behavior pattern (i.e., abusive, aggressive, disruptive) as documented on the uniform assessment instrument.	**Assisted Living Facility or Similar Institution**	**A residential development that provides housing for elderly and disabled persons and may include accessory services integral to the personal and therapeutic care of the residents such as, but not limited to, food services, health and beauty services, recreational and social opportunities, and medical services. For the purposes of this ordinance, continuing care retirement communities, independent living facilities, nursing homes, and other similar elder care uses shall be considered assisted living facilities.**	5.1.13	Currently the two uses are defined differently but are permitted the same within the districts.
Skilled nursing facility or similar institution	"Skilled nursing facility" means a facility in which the primary function is the provision, on a continuing basis, of nursing services and health-related services for the treatment and inpatient care of two or more nonrelated individuals, including facilities known by varying nomenclature or designation such as convalescent homes, sanitariums, skilled care facilities, intermediate care facilities, extended care facilities, and nursing or nursing care facilities.			5.1.13	
Dwellings and sleeping quarters, on-site	"Dwelling unit" means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.	**Caretaker Residence**	**A dwelling unit used exclusively by the owner, manager, security, or operator of a principal permitted use that is located on the same lot or parcel as the principal use.**	5.1.21	Could also add "staff" which would permit worker housing.
Dwellings - Occupied by the owner or employees of a permitted commercial use, and their families				5.1.21	

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
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Children's residential facility or similar institution	"Children's residential facility" means a publicly or privately operated facility licensed by the Virginia Department of Social Services where 24-hour care is provided to children separated from their legal guardians. The use previously defined in this chapter as an "orphanage" is a children's residential facility.	**Children's Residential Facility**	**Any facility, child-caring institution, or group home that is licensed under the Code of Virginia and maintained for the purpose of receiving children separated from their parents or guardians for full-time care, maintenance, protection, and guidance, or for the purpose of providing independent living services to persons between 18 and 21 years of age who are in the process of transitioning out of foster care. Children's residential facility shall not include: 1. A licensed or accredited educational institution whose pupils, in the ordinary course of events, return annually to the homes of their parents or guardians for not less than two months of summer vacation; 2. An establishment required to be licensed as a summer camp by § 35.1-18 of the Code of Virginia; 3. A licensed or accredited hospital legally maintained as such; and 4. Any facility licensed by the Department of Social Services as a child caring institution as of January 1, 1987, and that receives no public funds.**	5.1.13	
Manufactured homes on individual lots	The term "manufactured home" means a structure subject to federal regulation which is transportable in one or more sections; is eight body feet or more in width and 40 body feet or more in length in the traveling mode, or is 320 or more square feet when erected on site; is built on a permanent chassis; is designed to be used as a single-family dwelling, with or without a permanent foundation, when connected to the required utilities; and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. The structure and use commonly known as a "mobile home" is a manufactured home. For floodplain management purposes, "manufactured home" includes park trailers, travel trailers, and other similar vehicles placed on a site for longer than 180 consecutive days, but does not include a recreational vehicle.	**Dwelling, Manufactured Home**	**A structure subject to federal regulation which is transportable in one or more sections; is eight body feet or more in width and 40 body feet or more in length in the traveling mode, or is 320 or more square feet when erected on site; is built on a permanent chassis; is designed to be used as a single-family dwelling, with or without a permanent foundation, when connected to the required utilities; and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. The structure and use commonly known as a "mobile home" is a manufactured home. For floodplain management purposes, "manufactured home" includes park trailers, travel trailers, and other similar vehicles placed on a site for longer than 180 consecutive days, but does not include a recreational vehicle. 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, and bear a data plate declaring that it meets HUD standards.**	5.6	

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
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Temporary manufactured home in accordance with section 5.7		**Dwelling, Manufactured, Accessory**	**A manufactured home used temporarily as a dwelling while a permanent dwelling is constructed or a manufactured home used as a second dwelling on an operational farm for the housing of a full-time agricultural employee of the property.**	5.7	
Manufactured homes, individual, qualifying under the following requirements: a. full-time ag employee. b. emergency exists due to destruction of permanent home (allowed for 12 months)				5.6 Ref; Use Matrix	
Condominiums	"Condominium" means real property, and any incidents thereto or interests therein, by the recordation of condominium instruments pursuant to the provisions of the Condominium Act (Virginia Code § 55-79.39 et seq.), in which the undivided interests in the common elements are vested in the unit owners.	**Dwelling, Multi-Family**	**Any building arranged or designed to be occupied by three or more dwelling units for permanent occupancy, regardless of the method of ownership. This includes but is not limited to garden apartments, low-and high-rise apartments, apartments for elderly housing and condominiums.**		Condos are an ownership type and not a use.
Dwellings- Multiple-family such as garden apartments and rental of the same	"Multiple-family dwelling" means a structure arranged or designed to be occupied by more than two families, the structure having more than two dwelling units.				
Dwellings - Apartments, either as a single-family dwelling or as a multiple-family dwelling					
Dwellings - Detached single-family, including guest cottages and rental of the same		**Dwelling, Single Family Detached**	**Dwelling, single-family means 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.**		
Dwelling - Detached single-family	"Single family dwelling" means a building containing one dwelling unit. For the purposes of this chapter, construction and occupancy of an approved accessory apartment within a single family dwelling does not change the single family dwelling designation of a building.				
Dwellings - Attached single-family dwellings such as townhouses		**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.**		
Dwellings - Semi-detached and attached single-family dwellings such as duplexes, triplexes, quadraplexes, townhouses, atrium houses and patio houses and rental of the same.					Ordinance currently requires "each unit be provided with a lot meeting all other requirements for detached single-family dwellings except for side yards at the common wall."

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
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Dwellings - Side-by-side duplexes, and other two-family dwellings and rental of the same.		**Dwelling, Two-Family**	**A structure arranged or designed to be occupied by two families, the structure having only two dwelling units separated from one another by a continuous vertical wall without opening from basement floor to roof between units. Also referred to as a duplex.**		
		Family Health Care Structure, Temporary	**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.).**		This use is self-executing within State Code, but is a best practice to include in the ordinance. This addition would be recognizing an already permitted use.
Farm worker housing, Class A (up to ten occupants and up to two sleeping structures)	"Class A farm worker housing" means: (i) structures located on a farm that are designed and arranged to be occupied exclusively by up to ten persons employed to work on the farm on which the structures are located for seasonal agriculture work or up to ten persons including the farm workers and their immediate families; (ii) the number of such structures designed and arranged for sleeping does not exceed two; and (iii) no single structure contains all of the following: provisions for sleeping, eating, food preparation, and sanitation (bathing and/or toilets).	**Farm Worker Housing**	**Structures located on a farm that are designed, arranged, and maintained to be occupied exclusively by persons employed to work on the property for seasonal agriculture work and their immediate families, including structures for seasonal employees working in an orchard or similar harvesting work on the property. Such structures shall meet the minimum requirements for farm worker housing under federal and state regulations.**	5.1.44	This would make all farm worker housing by-right. This is supported by the Comprehensive Plan.
Farm worker housing, Class B (more than ten occupants or more than two sleeping structures)	"Class B farm worker housing" means: (i) either structures located on a farm that are designed and arranged to be occupied exclusively by more than ten persons employed to work on the farm on which the structures are located for seasonal agriculture work or more than ten persons including the farm workers and their immediate families, or the number of such structures designed and arranged for sleeping is three or more, regardless of the number of farm workers or their family members who could sleep in such structures; and (ii) no single structure contains all of the following: provisions for sleeping, eating, food preparation, and sanitation (bathing and/or toilets).			5.1.44	

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
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Group Homes	"Group home" means, for the purposes of this chapter, a residential facility in which no more than eight individuals with mental illness, intellectual disability, or developmental disabilities reside with one or more resident or nonresident staff persons and which is licensed by the Virginia Department of Behavioral Health and Developmental Services or other licensing authority. For purposes of this definition "mental illness or developmental disability" shall not include current illegal use of or addiction to a controlled substance as defined in Virginia Code § 54.1-3401 , but shall include aged or infirm persons.	**Group Home**	**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).**	5.1.07	
Homestays	"Homestay" means an accessory residential use providing transient lodging and rooms for dining and meetings for use by homestay guests provided that the dining and meeting rooms are subordinate to the homestay use. A homestay use may offer no more than five guest rooms for lodging.	**Homestays**	**An accessory residential use providing transient lodging and rooms for dining and meetings for use by homestay guests provided that the dining and meeting rooms are subordinate to the homestay use. A homestay use may offer no more than five guest rooms for lodging.**	5.1.48	
Home occupation, Minor	"Minor home occupation" means an occupation, not expressly prohibited by section 5.2A, conducted for profit within a dwelling unit solely by one or more members of the family residing within the dwelling unit; provided that nothing herein prohibits the occupation from engaging other persons who work off-site and do not come to the dwelling unit to engage in the occupation.	**Home Occupation Class A**	**An occupation conducted within a dwelling unit solely by persons residing on the premises. Such occupations may require the use of accessory structures. No more than three (3) clients or customers shall be allowed on the premises at any one time on a regular basis.**	5.2A	Need to ensure that this combination does not expand the permitted by-right activity in the RA district. Zoning Administrator input needed for all Home Occupation uses.
Home occupation, Class A	"Class A home occupation" means an occupation, not expressly prohibited by section 5.2, conducted for profit within a dwelling unit solely by one or more members of the family residing within the dwelling unit; provided that nothing herein prohibits the occupation from engaging other persons who work off-site and do not come to the dwelling unit to engage in the occupation.			5.2	

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
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Home occupation, Major	"Major home occupation" means an occupation, not expressly prohibited by section 5.2A, conducted for profit within a dwelling unit solely by one or more members of the family residing within the dwelling unit and up to two additional persons not residing within the dwelling unit, with or without the use of accessory structures; provided that nothing herein prohibits the occupation from engaging other persons who work off-site and do not come to the dwelling unit or to any accessory structure to engage in the occupation.	**Home Occupation Class B**	**An occupation conducted within a dwelling unit primarily involving persons residing on the premises. Such occupations may require the use of accessory structures or outside areas. No more than two (2) clients or customers and not more than two (2) full or part-time outside employees shall be allowed on the premises at any one time on a regular basis.**	5.2A	Need to ensure that this combination does not expand the permitted by-right activity in the RA district. Awaiting Zoning Administrator input for all Home Occupation uses.
Home occupation, Class B	"Class B home occupation" means an occupation, not expressly prohibited by section 5.2, conducted for profit within a dwelling unit solely by one or more members of the family residing within the dwelling unit and up to two additional persons not residing within the dwelling unit, with or without the use of accessory structures; provided that nothing herein prohibits the occupation from engaging other persons who work off-site and do not come to the dwelling unit or to any accessory structure to engage in the occupation.			5.2	
Manufactured home parks	"Manufactured home park" means one or more contiguous parcels of land in which three or more rental lots are provided for manufactured homes.	**Manufactured Home Park**	**The use of land for any area designed to accommodate two or more independent Manufactured Homes intended for residential use where residence is exclusively in Manufactured Homes.**	5.3	
Convent	"Convent" means a long-term housing facility for bona fide members of a religious order, not intended to serve primarily as a temporary religious retreat. The term "convent" also includes "Monastery."	**Religious Housing**	**A building or group of buildings designed to provide long-term housing for bona fide members of a religious order or association and not intended to serve primarily as a temporary religious retreat.**	5.1.29	
Monastery				5.1.29	
		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.**		

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
Empty cells indicate that no current use/definition matches proposed use					
COMMERCIAL					
Auction houses		**Auction House**	**A structure or building where the public sale of goods or livestock is sold to the highest bidder.**		
Livestock Sales					
Boat Landings		**Boat Livery**	**A commercial service providing boat hauling, launching, and/or rental of boats, and other small watercraft, including but not limited to canoes, kayaks, and stand-up paddleboards.**		
Canoe Livery	"Boat livery" means a commercial service providing boat hauling launching, and/or rental of boats, and other small watercraft, including but not limited to canoes, kayaks, and stand-up paddleboards.				
		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 1,000 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). This use does not include farm or micro breweries or distilleries as defined by this ordinance.**		Awaiting feedback from Zoning Administrator for. Supplemental use regulations will have to stay in place.
		Brewery or Distillery, Micro	**The use of land, licensed by the commonwealth, where beer or spirits are manufactured for sale. Breweries have a capacity less than 1,000 barrels a year and distilleries have a capacity less 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). Restaurants or public tasting rooms may be permitted as an incidental or accessory use.**		

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
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Central reproduction and mailing services and the like		**Business Support Service**	**The use of land for the sale, rental, or repair of office equipment and supplies or the provision of services used by office and service establishments. Typical uses include, but are not limited to, office equipment and supply firms, small business machine repair shops, convenience printing and copying establishments, or information technology support services.**		All uses are currently allowed in common districts.
Office and business machine sales and service					
Office supplies sales and service of office equipment					
Car Washes	means an establishment for cleaning motor vehicles where the cleaning is performed using equipment, supplies and water provided by the establishment. The use previously identified in this chapter as "automobile laundry" is a car wash.	**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.**		
		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 consumption for a fee.**		This is a new use that will require deliberation on which districts it will be allowed in. Possibly treated similar to a restaurant.
Theater, indoor		**Commercial Indoor Entertainment**	**Predominantly spectator uses conducted within an enclosed building. Typical uses include, but are not limited to, motion picture theaters, and concert or music halls.**		
Amusement Centers	"Amusement center" means any establishment, business, or location in which there are more than three amusement devices.	**Commercial Indoor Recreation / Amusement**	**An establishment which provides an enclosed building for indoor sports and/or multiple coin operated amusement or entertainment devices or machines as other than an incidental use of the premises. Typical uses include bowling alleys, ice and roller skating rinks, indoor racquet ball, swimming, billiard halls, game rooms, indoor shooting ranges, and video arcades.**		Supplemental use regulations will need to be updated. Indoor athletic facilities are currently only allowed in LI. The combined uses should not be expanded into the LI district. Need to either remove the use from LI or make it an SUP.
Bowling alleys					
Dance Hall					
Indoor athletic facilities	"Indoor athletic facility" means a building or structure in which recreational, therapeutic, or athletic activities are conducted whether or not under instruction, such as but not limited to: racquet sports, court games such as basketball or pickleball, swimming, aerobics, and weightlifting but excluding such uses as: bowling alley, billiard hall, bingo, miniature golf, amusement center and dance halls.				
Pool halls					

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
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Golf facilities	"Golf courses" means any golf course, publicly or privately owned, on which the game of golf is played, including accessory uses and buildings customary thereto, but excluding golf driving ranges.	**Commercial Outdoor Recreation / Amusement**	**Participant or spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf, swimming pools, paintball facilities, sports arenas, motorized model airplane flying facilities, rodeos and outdoor amusement parks. Excluded from this use are outdoor shooting ranges.**	5.1.16	Supplemental use regulations will need to be updated. If allowed in the RA district, it expands the uses from what is currently permitted.
Swim, golf, tennis or similar athletic facilities				9	
Tennis facilities				5.1.16	
Theater, drive-in	"Drive-in theater" means a theater so laid out that patrons can be accommodated while remaining in their automobiles.			5.1.08	
Theater, outdoor drama.					
		Consumer Repair Services	**An establishment or place of business primarily engaged in the provision of repair services to individuals, rather than businesses, but this use shall not include automotive and equipment repair use types. Typical uses include repair of electronics, shoes, watches, jewelry, or musical instruments.**		
Crematorium	"Crematorium" means a location containing a properly installed, certified apparatus intended for use in the act of cremation.	**Crematory**	**A commercial establishment that specializes in the cremation of corpses, including pets.**		
Child day center	"Child day center" means an establishment operated for the purpose of providing care, protection and guidance to two or more children under the age of 13 in a facility that is not the residence of the provider or any of the children in care during the absence of a parent or guardian for less than a 24-hour period. "Child day center", includes those establishments commonly known as preschools and nursery schools. The term "child day center" does not include: (1) an establishment licensed and regulated as a summer camp pursuant to Virginia Code § 35.1-1 et seq.; (2) a school extended day enrichment program; (3) a school, unless such school is operating a child day center outside of regular classes; and (4) a Sunday school conducted by a religious institution or a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services. The uses previously identified in this chapter as "day care," "child care centers, "nurseries" (for children) and "nursery facilities" are child day centers.	**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, a Sunday school conducted by a religious institution or a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services, or any facility offering care to individuals for a full twenty-four-hour period.**	5.1.06	

Proposed and Current Use/Definition Crosswalk					
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Machinery and equipment sales, service and rental		**Equipment Sales and Rental, Heavy**	**Establishments primarily engaged in the sale or rental of tools, tractors, construction equipment, commercial equipment, agricultural implements, and similar industrial equipment. Included in this use type is the incidental storage, maintenance, and servicing of such equipment.**		
Conference centers, outdoor auditoriums, public art or kiosks		**Event Center**	**The use of land for a meeting place where persons gather together for purposes of attending private events on a regular or recurring basis including but not limited to, banquet facilities, conference centers, and event venues. A gathering of less than 25 persons shall not be considered an event center provided the gathering is accessory and incidental to the principal use.**		
Family day homes	"Family day home" means a child day program offered in the dwelling unit of the provider or the dwelling unit that is the home of any of the children in care for 12 or fewer children under the age of 13, exclusive of the provider's own children and any children who reside in the home, when at least one child receives care for compensation. For the purposes of this definition, a child day program is a regularly operating service arrangement for children where, during the absence of a parent or guardian, a person has agreed to assume responsibility for the supervision, protection, and well-being of a child under the age of 13 for less than a 24-hour period.	**Family Home Day Care**	**A day care program, meeting the requirements of a "family day home" under Code of Virginia § 22.1-289.02, offered in the residence of the provider for twelve or fewer children at any one time during only part of a day, exclusive of the provider's own children and any children who reside in the home.**	5.1.56	
Farmers' market	"Farmers' market" means the sale of agricultural products, value-added products, and accessory merchandise either outdoors or within a temporary or permanent structure by two or more vendors in the rural areas (RA) zoning district or by one or more vendors in any other zoning district where the use is allowed, where each vendor selling the products and merchandise is engaged in production agriculture in the County regardless of whether it is on or not on the lot on which the farmers' market is located.	**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 roadside stands.**	5.1.47	Supplemental regulations will need to be reviewed and addressed. Seeking Zoning Administrator input.
Farmers' markets conducted in a permanent structure established after May 5, 2010				5.1.47	
Farmers' markets conducted outdoors or within a temporary or a permanent structure existing on May 5, 2010				5.1.47	

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
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Financial institutions		**Financial Institution**	**An establishment whose principal purpose is the provision of financial services, including but not limited to, insured depository institutions, credit unions, federal home loan banks, small business investment companies, depository institution holding companies, mortgage lending businesses, or other institutions as defined by federal code.**		
Funeral homes		**Funeral Home**	**An establishment engaged in undertaking services such as preparing the dead for burial and arranging and managing funerals.**		
Service stations	"Service station" means an establishment where gasoline or diesel fuel is stored, housed and sold for supply to motor vehicles, and may include accessory motor vehicle servicing within the principal building. The use identified in this chapter as "automobile service station" is a service station.	**Gasoline Station, with Public Water or Approved Central Water Supply**	**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.**		Maintaining separation of uses for public vs. private water usage
Automobile service stations, without public water or approved central water supply	"Service station" means an establishment where gasoline or diesel fuel is stored, housed and sold for supply to motor vehicles, and may include accessory motor vehicle servicing within the principal building. The use identified in this chapter as "automobile service station" is a service station.	**Gasoline Station, without Public Water or Approved Central Water Supply**		5.1.20	Maintaining separation of uses for public vs. private water usage
Retail nurseries and greenhouses		**Greenhouse, Commercial**	**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.**		
Hotels, motels and inns	"Hotel" means a use composed of transient lodging provided within one or more buildings having six or more guest rooms that provides transient lodging.	**Hotel or Motel**	**An establishment that offers transitory lodging or sleeping accommodations to the public for compensation. Typical uses include hotels, motels, travel lodges, hostels, but do not include homestays.**	9.0	Needs additional feedback from Zoning Administrator.

Proposed and Current Use/Definition Crosswalk					
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Hospitals	"Hospital" means a building or group of buildings designed, used or intended to be used, for the care of the sick, aged or infirmed, including the care of mental, drug-addiction or alcoholic cases. This terminology shall include, but not be limited to, skilled nursing facilities.	**Hospital**	**A building or group of buildings having room facilities for overnight patients, used for providing services for the in-patient medical, surgical, or obstetrical care of the sick, aged, or infirmed, include care of mental, drug addiction, or alcoholic cases. The use may include related facilities, central service facilities and staff offices provided, however, that such related facility must be incidental and subordinate to the main use and must be an integral part of the hospital operations.**		
Kennel, commercial	"Commercial kennel" means a place designed or prepared to house, board, breed, handle or otherwise keep or care for dogs and/or cats for sale or in return for compensation except as an accessory to a single-family dwelling.	**Kennel, Commercial**	**Any location where raising, grooming, caring for, or boarding of dogs, cats or other small animals for commercial purposes is conducted.**	5.1.11	By-right use permission could be added to the commercial districts.
Kennels, commercial - indoor only				5.1.11	
Landscape contractors that do not otherwise qualify as an authorized home occupation under section 5.2A	"Landscape contractor" means an establishment providing landscaping services. For the purposes of this definition, "landscaping" means the modification of the landscape for an aesthetic or functional purpose.	**Landscape Contractors, not Qualified as an Authorized Home Occupation Under Section 5.2A**	**An establishment providing landscaping services. For the purposes of this definition, "landscaping" means the modification of the landscape for an aesthetic or functional purpose.**		
Dry-cleaning plants		**Laundry, 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.**	5.1.49	
Modular building sales		**Manufactured Building Sales**	**An establishment engaged in the sale or rental of manufactured homes or other buildings.**		
Self-service storage facility	"Self-service storage facility" means a building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property, not intended for use by heavy commercial users and not involving frequent heavy trucking. The use previously identified in this chapter as "light warehousing" is a self-service storage facility.	**Mini-Warehouse**	**A building or group of buildings designed to provide rental storage space in individual, self-contained units leased for self-storage of personal property and not intended for heavy commercial use. The conduct of sales, business or any other activity within the individual storage units, other than storage, shall be prohibited.**		

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
Empty cells indicate that no current use/definition matches proposed use					
Newspaper publishing		**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. 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.**		Combining these uses will allow for additional use permissions in the LI/HI district that will need to be handled carefully and possibly with additional standards.
Data processing services	"Data processing facility" means facilities where electronic data is processed by employees including, but not limited to, data entry, storage, conversion or analysis, subscription and credit card transaction processing, telephone sales and order collection, mail order and catalog sales, and mailing list preparation.				
Offices, Industrial	"Industrial offices" means offices that are owned and operated by the same business entity engaged in a Laboratories/Research and Development/Experimental Testing, Manufacturing/ Processing/ Assembly/Fabrication/Recycling, or a Storage/Warehousing/Distribution/Transportation use located in the County or the City of Charlottesville, where the offices provide services to the industrial use but which need not be on the same site as the industrial use. For the purposes of this definition, "Offices that are owned and operated by the same business entity" does not mean offices that are part of an entity that is in an affiliated business entity relationship or a parent-subsidiary relationship with the entity engaged in the industrial use.				
Independent offices; within structure existing or vested on or before April 3, 2014	"Independent offices" means, offices that are not "industrial offices" located within industrial districts.			26.3	
Independent offices; within structure not established or not vested until after April 3, 2014				26.3	
Independent offices; within expanded portion of structure where expansion not established or not vested until after April 3, 2014				26.3	

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
Empty cells indicate that no current use/definition matches proposed use					
Offices - administrative, professional, medical, dental and optical.	Office. "Office" means a room or group of rooms used for conducting the affairs of a business, profession, medical or dental practice, or government. The uses previously identified in this chapter as "administrative office" and "professional office" are offices.	**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.**		This use could possibly be combined into the proposed 'Office, General' use and not incorporate the 'Office, Medical/Clinic' use.
Pharmacies, laboratories and establishments for the production, fitting and/or sale of optical or prosthetic appliances on sites containing medical, dental or optical offices.					If 'Office, Medical/Clinic' is not incorporated, this use could be a standalone use or combined into a 'Store' use.
		Parking, Commercial	**A structure or surface for parking use which is fee based and provides one or more parking spaces together with driveways, aisles, turning and maneuvering areas, incorporated landscaped areas. This use type is not intended to include parking facilities accessory to a permitted principal use.**		This would allow for parking structures as a by-right use, which has been previously discussed. Amendments to section 4 would be needed.
Off-site parking for historic structures or sites or off-site employee parking for an industrial use in an industrial zoning district		**Parking, Off-Site**	**A 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.**		
Parking structures, as part of an occupied structure	"Parking structure" means a multi-storied structure located wholly or partly above grade and designed for the purpose of garaging vehicles. A parking structure may be incorporated into one or more structures containing commercial or residential uses.	**Parking, On-Site**	**A structure or surface for parking use which provides one or more parking spaces together with driveways, aisles, turning and maneuvering areas, and incorporated landscaped areas and is located on the lot with the primary use it serves.**	4.12 5.1.41	
Parking structures, stand alone				4.12 5.1.41	
Parking structures				4.12 5.1.41	
Parking, stand alone				4.12 5.1.41	
Sale/service of goods associated with the principal use such as, but not limited to: musical instruments, musical scores, text books, artist's supplies and dancing shoes and apparel		**Personal Improvement Services**	**Establishments primarily engaged in the provision of informational, instructional, personal improvements, and similar services and includes incidental retail sales of associated items. Typical uses include health or physical fitness studios, reducing salons, dance studios, handicraft, and hobby instruction.**		

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
Empty cells indicate that no current use/definition matches proposed use					
Florist		**Personal Services**	**Establishments 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; florists; and laundromats and dry cleaning stations serving individuals and households.**		
Barber, beauty shops					
Laundries, dry cleaners					
Laundromat					
Health spas					
Supporting commercial uses				9	
Tailor, seamstress.					
Mobile food vendors		**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.**		Needs additional feedback from Zoning Administrator.

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
Empty cells indicate that no current use/definition matches proposed use					
Eating establishment, With public water or approved central water supply		**Restaurant, with public water or approved central water supply**	**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. The term "restaurant" does not include a snack bar or refreshment stand at a public or nonprofit recreation facility, operated solely by the operator of the facility for the convenience of its patrons. Dancing by patrons shall be considered as entertainment accessory to a restaurant, provided the space available for such dancing shall not be more than one-eighth of that part of the floor area available for dining. Provisions for dancing made available under this definition shall be subject to the permit requirements of County Code Chapter 12.**	Ref; Use Matrix	
Restaurants	"Restaurant" means an establishment wherein, for compensation, meals or beverages are served for consumption on or off the premises. The term "restaurant" includes, but is not limited to, those establishments commonly known as restaurants, fast food restaurants, coffee shops, cafeterias, cafes, lunchrooms, luncheonettes, hotel dining rooms, dinner theaters, taverns, and soda fountains. The term "restaurant" does not include a snack bar or refreshment stand at a public or nonprofit recreation facility, operated solely by the operator of the facility for the convenience of its patrons. Dancing by patrons shall be considered as entertainment accessory to a restaurant, provided the space available for such dancing shall not be more than one-eighth of that part of the floor area available for dining. Provisions for dancing made available under this definition shall be subject to the permit requirements of County Code Chapter 12.				Restaurant with public water usage is maintained as a separate use for sensitivity to water and rural areas.
Eating establishment, Without public water or approved central water supply		**Restaurant, without public water or approved central water supply**	**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. The term "restaurant" does not include a snack bar or refreshment stand at a public or nonprofit recreation facility, operated solely by the operator of the facility for the convenience of its patrons. Dancing by patrons shall be considered as entertainment accessory to a restaurant, provided the space available for such dancing shall not be more than one-eighth of that part of the floor area available for dining. Provisions for dancing made available under this definition shall be subject to the permit requirements of County Code Chapter 12.**	Ref; Use Matrix	Convenience store with public water usage is maintained as a separate use for sensitivity to water and rural areas.

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
Empty cells indicate that no current use/definition matches proposed use					
Convenience stores, with public water or approved central water supply		**Store, Convenience, with public water or approved central water supply**	**Establishments 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.**	Ref; Use Matrix	Convenience store with public water usage is maintained as a separate use for sensitivity to water and rural areas.
Convenience stores, without public water or approved central water supply		**Store, Convenience without public water or approved central water supply**	**Establishments 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.**	Ref; Use Matrix	Restaurant with private water usage is maintained as a separate use for sensitivity to water and rural areas.
Country store, Class A	Country store, Class A. "Class A country store" means a country store located in a historic country store building, and which may include accessory uses including those expressly authorized in section 5.1.45.	**Store, Country, Class A**	**A country store located in a historic country store building, and which may include accessory uses including those expressly authorized in section 5.1.45.**	5.1.45	Given previous discussions of Country Stores, staff directed to maintain separate classes of Country Store use.
Country store, Class B	Country store, Class B. The term "class B country store" means a country store located in a non-historic country store building, and which may include accessory uses including those expressly authorized in section 5.1.45.	**Store, Country, Class B**	**A country store located in a non-historic country store building, and which may include accessory uses including those expressly authorized in section 5.1.45.**	5.1.45	
Sale of gasoline and other fuels in conjunction with a country store, Class A or Class B		**Store, Country, Class C**	**A Country Store, either Class A or B, with the accessory retail sale of gasoline and other fuels.**	5.1.45	

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
Empty cells indicate that no current use/definition matches proposed use					
Sporting goods sale		**Store, Large**	**An establishment larger than 4,000 square feet, used for the display and sale of merchandise at retail.**		
Visual and audio appliances, sale of					
Clothing, apparel and shoe shops					
Department store					
Building materials sales					
Furniture and home appliances (sales and service).					
Feed and seed stores				5.1.22	
Factory outlet sales - clothing and fabric					
Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops.					
New automotive parts sales					
Drug store, pharmacy		**Store, Small**	**An establishment no larger than 4,000 square feet, used for the display and sale of merchandise at retail. Excluded from this definition are Store, Convenience and Store, Country.**		This proposed use should be addressed in residential districts. Possibly allow by Special Use Permit and/or add context within the Comp Plan.
Fire extinguisher and security product, sales and service					
Hardware Store					
Musical instrument sales and repair					
Newsstands					
Newsstands, magazines, pipe and tobacco shops					
Optical goods, sale of					
Photographic goods, sale of					
Retail stores and shops on a single floor, compatible with the residential characteristics of the district, with a gross floor area not exceeding four thousand (4,000) square feet					
Antique, gift, notion and craft shops		**Store, Tourist**	**An establishment providing the sale of gifts, crafts, and/or antiques primarily to transient visitors.**		
Gift, craft and antique shops					

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
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Home and business services such as grounds care, cleaning, exterminators, landscaping and other repair and maintenance services		**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.**		
Septic tank sales and related service					
Veterinary services - off-site treatment only					Use can be supplied as a standalone use or may fall into another use (i.e.,
Automobile, truck repair shops		**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.**	5.1.31	Grouping these uses together may expand uses in the RA district. They would be by Special Use Permit but would allow for additional uses.
Body Shop	"Body shop" means a facility, other than a private garage, designed or used for the repair, replacement and/or restoration of the body and/or chassis parts of motor vehicles, including collision repairs, in which mechanical repairs are performed only as is incidental and necessary to such body work.			5.1.31	
Public Garage	"Public garage" means a building or portion thereof, other than a private garage, designed or used for servicing or repairing motor driven vehicles.			5.1.31	
Motor vehicle sales and rental in communities and the urban area as designated in the comprehensive plan		**Vehicle Sales, Leasing, or Rental**	**A lot arranged, designed or used for the storage and display for sale, lease, or rent of any new or used motor vehicle capable of independent operation or any type of boat, travel trailer and recreation vehicle, provided the travel trailer and recreation vehicle is unoccupied, and where warranty repair work and other major and minor repair service is done wholly within an enclosed building as an accessory use. This definition excludes equipment sales and rental as defined in this ordinance.**		
Motor vehicle sales, service and rental					
Sale of major recreational equipment and vehicles.					
Towing and storage of motor vehicles		**Vehicle Towing and Storage Facility**	**An establishment that provides for the removal and temporary storage of vehicles but does not include disposal, permanent disassembly, salvage, or accessory storage of inoperable vehicles.**	5.1.32	
Animal Hospital		**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.**	5.1.11	Suggest the use be by-right in the commercial districts given the frequency of requests and approval.
Veterinary office and hospital				5.1.11	
Veterinary services				5.1.11	

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
Empty cells indicate that no current use/definition matches proposed use					
INDUSTRIAL					
Heating oil sales and distribution		**Hazardous Materials, Storage or Distribution**	**The storage and/or distribution 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 to the environment.**	5.1.2	
Wholesale businesses where there may be the storage of gasoline, kerosene or other volatile materials, dynamite blasting caps and other explosives, pesticides and poisons, and other materials which may be hazardous to life in the event of accident	"Wholesale business" means an establishment for the sale and distribution of goods and merchandise to a retailer for resale as opposed to sale directly to the public.				
Warehouse facilities where there may be the storage of gasoline, kerosene or other volatile materials, dynamite blasting caps and other explosives, pesticides and poisons, and other materials which may be hazardous to life in the event of accident					
Petroleum, gasoline, natural gas and manufactured gas bulk storage				5.1.2	
Junk yards	"Junkyard" means any land or structure used for the abandonment, baling, collection, dismantling, maintenance, recycling, sale, salvaging, storage, or wreckage of junk.	**Junk 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.**	5.1.1	
Laboratories/Research and Development/Experimental Testing	"Laboratories/research and development/experimental testing" means scientific research, testing, investigation or experimentation, the development of prototype products, and/or the assembly or manufacture of prototype products and including, but not limited to, bioscience and medical devices research, development and manufacturing, and information technology and defense security research, development and manufacturing; scientific or technical instruction.	**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, but are not limited to, 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.**	Ref; Use Matrix	

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
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Manufacturing/Processing/Assembly/Fabrication/Recycling Δ = less than 4,000 sq feet		**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, machine shops, musical instruments, furniture, medical appliances, tools or hardware, any other product of a similar nature. Retail sales may be incidental to the manufacturing use.**		This existing use is intended to provide small scale manufacturing in support of a primary commercial use. Proposed use achieves similar result.
Preparation of printing plates including typesetting, etching and engraving					
Asphalt mixing plant		**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.**		
Brick manufacturing, distribution					
Cement, lime gypsum manufacture or processing					
Chemical, plastics manufacture or processing					
Foundries				5.1.50	
Materials Recovery Facility, privately owned and operated					
Organic fertilizer manufacture or processing					
Petroleum refining, including by-products				5.1.2	
Pulp, paper manufacture or processing					
Recycling processing center	"Recycling processing center" means a facility to recycle, process, or treat recoverable resources such as paper, glass, metal, and plastic products in order to return them to a condition in which they can be reused for production.			5.1.55	
Rendering plants	"Rendering plant" means a facility which processes animal by-product materials for the production of tallow, grease, biodiesel, high-protein meat and bone meal, and other products.			5.1.53	

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
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		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.**		
Sawmills, planning mills and woodyards	"Permanent sawmill" means a sawmill permanently located for the purpose of processing timber without regard to point of origination.	**Sawmill, Commercial**	**A sawmill 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.**	5.1.15	
Solar energy systems	"Solar energy system" means an energy conversion system consisting of photovoltaic panels, support structures, and associated control, conversion, and transmission hardware occupying one-half acre or more of total land area.	**Solar Energy Systems**	**An energy conversion system consisting of photovoltaic panels, support structures, and associated control, conversion, and transmission hardware occupying one-half acre or more of total land area.**		This use could be further expanded upon by dividing between rooftop, ground mounted as accessory, and other solar that only supplies to the grid.

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
Empty cells indicate that no current use/definition matches proposed use					
Subordinate retail sales for any use permitted by right; use does not exceed 25% of the gross floor area of the primary industrial use		**Supporting Commercial Uses**	**The commercial sales of goods which are subordinate to an industrial use as defined in this ordinance.**	5.1.24	Combining these uses expands the amount of commercial allowed. Use standards can be edited to restrict the % of commercial.
Subordinate retail sales for any use permitted by right; use exceeds 25% of the gross floor area of the primary industrial use				5.1.25	
Supporting commercial; use does not exceed 25% of the gross floor area of the freestanding building or multiple buildings on an industrial site					
Supporting commercial; use exceeds 25% of the gross floor area of the freestanding building or multiple buildings on an industrial site					
		Truck / Freight Terminal and Services	**An area of land used for the switching, storing, assembling, distributing, consolidating, moving, repairing, weighing, or transferring of freight. Incidental fleet vehicle parking and fueling may be provided as an accessory use.**		
Storage/Warehousing/Distribution /Transportation Δ = less than 4,000 sq feet	"Storage/warehousing/distribution/transportation" means an establishment used primarily for the safekeeping, selling or transferring of saleable goods or raw materials to be incorporated into saleable goods including, but not limited to, storage facilities, call centers, data processing facilities or transit; an establishment used as a privately owned and operated waste transfer station; and towing services and the storage of vehicles in conjunction with that service.	**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.**	Ref; Use Matrix	
Warehouse facilities not permitted under section 24.2.1					
Wholesale distribution	"Wholesale business" means an establishment for the sale and distribution of goods and merchandise to a retailer for resale as opposed to sale directly to the public.				

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
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PUBLIC, CIVIC, RECREATION					
Airport		**Aviation Facility, Public**	**An area of land or water designated for the landing and take-off of aircraft, and any appurtenant areas designated for related buildings, rights-of-way, or approach zones.**	5.1.01	Staff is considering combining with Public Use.
Heliport	"Heliport" means an area of land or water or a structure used or intended to be used for the take-off or landing of a helicopter.			5.1.01	
Helistop	"Helistop" means a heliport without auxiliary facilities as waiting room, hangar, parking, fueling or maintenance facilities.				
Animal Shelter	"Animal shelter" means a facility which is used to house or contain animals and which is owned, operated, or maintained by a duly incorporated humane society, animal welfare society, society for prevention of cruelty to animals, animal rescue group, or any other such duly incorporated organization devoted to the welfare, protection, and humane treatment of animals.	**Animal Shelter**	**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.**	5.1.11	
Boarding Camp	"Boarding camp" means a day camp except that uses and structures for the lodging of guests shall be permitted in locations appropriate for extensive outdoor recreation.	**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.**	5.1.05	
Day camp	"Day camp" means 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, but not including miniature golf grounds, golf driving ranges, mechanical amusement devices, or permanent structures for housing of guests.			5.1.05	

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
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		Campground	**An area that provides recreational opportunities on a daily or overnight basis, upon which are located sites for three or more travel trailers, camping trailers, pickup truck campers, motor homes, tents, or other recreational vehicle for seasonal or temporary recreational occupancy. The term "campground" includes the land and buildings used by recreational vehicle parks and civic, religious and social organizations for social, recreational, educational and/or religious activities on a seasonal basis.**		Needs additional feedback from Zoning Administrator.
Cemeteries	"Cemetery" means any land or structure used or intended to be used for the interment of human remains, either by earth-burial, entombment in a mausoleum, inurnment in a columbarium, or a combination thereof. The sprinkling of ashes or their burial in a biodegradable container on religious assembly use grounds, or their placement in a columbarium on religious assembly use property, is not a cemetery.	**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.**		
Club, lodges	"Club" means any nonprofit organization organized and operated to provide facilities for dining, golf, tennis, swimming and/or other similar activities to its private self-perpetuating membership. "Lodge" means a membership organization that holds regular meetings and that may, subject to other regulations controlling such uses, maintain dining facilities, serve alcohol, or engage professional entertainment for the enjoyment of dues paying members and their guests. There are no sleeping facilities. This definition shall not include fraternities or sororities.	**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.**	5.1.02	
Lodges				5.1.02	

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
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Agricultural Museum	"Agricultural museum" means an establishment operated as a repository or collection of curiosities or objects of agricultural interest or significance for public display.	**Cultural Facility**	**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, arts performance venues, cultural centers, or interpretive sites, but does not include commercially-operated theatres.**	5.1.30	This proposed use may need to be separated into an outdoor and indoor use.
Amphitheater, outdoor	"Outdoor amphitheater" means a permanent structure, whether open or enclosed, including a stage and tiered and/or sloped seating.			5.1.37	
Cultural arts center	"Cultural arts center" means an establishment for the presentation of art, scientific, cultural or historical materials, music, or live theatrical or musical productions, and which may include but are not limited to museums, noncommercial art galleries, arboreta, aquariums, botanical or zoological gardens, auditoriums, and music conservatories.				
Historical centers, historical center special events, historical center festivals	"Historical center" means one or more buildings, structures or facilities designed or used for educational or interpretative activities related to natural, cultural, or agricultural history which are open to the public and located at or adjacent to a historic resource. For purposes of this definition, a "historic resource" is a district, site, building or structure with architectural, engineering, archaeological, or cultural remains present, which possesses integrity of location, design, setting, materials, workmanship, and association, and which is associated with one or more of the following historical or cultural themes: (i) events that have made a significant contribution to the broad patterns of local, state or national history; (ii) the lives of persons significant in local, state or national history; (iii) the embodiment of distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction; or (iv) yielding information important to prehistory or history.			5.1.42	
Museums	"Museum" means an establishment devoted to the procurement, care, study and display of objects of lasting value or interest.				
Outdoor performance areas.	"Outdoor performance area" is a place of open-air (outdoor) assembly, consisting of a central space or stage for performances, which may be open to the sky or partially covered or enclosed.				

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
Empty cells indicate that no current use/definition matches proposed use					
School, private. (AKA - School of special instruction)	"Private school" means an institution of instruction not established and maintained at public expense, including colleges and universities, and those institutions providing art, culinary, cultural, drama, music, technical or vocational education or training. The uses previously defined in this chapter as "schools of special instruction" and "technical and trade schools" are private schools	**Education Facility, Private**	**Any building or group of buildings, not established and maintained at public expense, the use of which meets state requirements for primary, secondary, or higher education and which offers instruction in the several branches of learning and study required to be taught in the public schools or where instruction is given in the vocational, professional, or recreational fields.**		
Fire, ambulance and rescue squad stations		**Emergency Management Services Facility**	**A building operated by a public or private entity for the storage of emergency vehicles and equipment, and ancillary operations such as, but not limited to, fire stations, police stations, and ambulance services.**	5.1.09	
Hydroelectric power generation	"Hydroelectric power plant" means an establishment for the generation of electricity using water sources.	**Hydroelectric Power Generation**	**An establishment for the generation of electricity using water sources.**	5.1.26	
Libraries	"Public facility" means a structure or use which may be publicly or privately owned or operated and which is generally open to the public, and includes but is not limited to schools, libraries, parks, hospitals and uses of a similar character.	**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, schools, offices, owned, operated, or receiving a majority of the use's operating budget from local, state, or federal agencies. This use shall not include Public park and recreational area.**		
Public uses	"Public uses" means public uses, buildings and structures including, but not limited to, schools, offices, parks, playgrounds and roads, owned, operated, or receiving a majority of the use's operating budget from local, state or federal agencies and including temporary or mobile facilities for these purposes; public water and sewer transmission, main or trunk lines, treatment facilities, pumping stations and similar facilities owned or operated by the Rivanna Water and Sewer Authority (reference section 5.1.12).			5.1.12	
Waste areas					Waste areas may need separate use term and definition.

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
Empty cells indicate that no current use/definition matches proposed use					
Community Center	"Community center" means a place, structure, area or facility used for cultural, educational and/or recreational activities, which is open to the public and intended to serve the local community. A community center is different from a neighborhood center, which is a use that is typically accessory to a residential development.	**Park and Recreation, Community**	**A use operated by a non-profit and predominately used by the residents and guests of a particular residential development, planned unit development, residential neighborhood, or local community, including indoor and outdoor facilities.**	5.1.04	
Parks, playgrounds, community centers and noncommercial recreational and cultural facilities such as tennis courts, swimming pools, game rooms, libraries and the like		**Park and Recreation, Public**	**Publicly owned and operated parks, picnic areas, playgrounds, indoor/outdoor athletic or recreation facilities, indoor/outdoor shelters, amphitheaters, open spaces, and other similar uses. This use shall not include Public use as defined in this ordinance.**		
Religious assembly use	Religious assembly use" means 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.	**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.**	Ref; Use Matrix	
Sanitary landfill	"Sanitary landfill" means a place for the disposal of solid wastes approved in accordance with the regulations of the State Board of Health.	**Sanitary Landfill**	**A place for the disposal of solid wastes approved in accordance with the regulations of the State Board of Health.**	5.1.14	
Small wind turbines	"Small wind turbine" means a wind energy conversion system used for the generation of power to support an authorized use on the property and all components of the system including, but not limited to, the tower, guy wires, wiring, rotors and turbine blades, generators and control systems.	**Small Wind Turbines**	**A wind energy conversion system used for the generation of power to support an authorized use on the property and all components of the system including, but not limited to, the tower, guy wires, wiring, rotors and turbine blades, generators and control systems.**	5.1.46	
Tier I personal wireless service facilities	"Personal wireless service facility" means a facility for the provision of personal wireless services, which may be composed of antennas, cables, wiring, supporting brackets and other structural equipment, grounding rods, transmission equipment, one or more ground equipment shelters, and a self-supporting monopole or tower.	**Tier I Personal Wireless Service Facilities**	**A facility for the provision of personal wireless services, which may be composed of antennas, cables, wiring, supporting brackets and other structural equipment, grounding rods, transmission equipment, one or more ground equipment shelters, and a self-supporting monopole or tower.**	5.1.4	
Tier II personal wireless service facilities		**Tier II Personal Wireless Service Facilities**			
Tier III personal wireless service facilities		**Tier III Personal Wireless Service Facilities**			
		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.**		

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
Empty cells indicate that no current use/definition matches proposed use					
Water, sewer, energy, communications distribution facilities	"Water, sewer, energy, and communications distribution facilities" means facilities that are: (i) electric, gas, oil and communication facilities, including their monopoles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility, but excluding their towers and excluding personal wireless service facilities; (ii) water distribution and sewer collection lines, pumping stations and appurtenances owned and operated by the Albemarle County Service Authority; or (iii) central water supplies and central sewage systems in conformance with Chapter 16 and all other applicable laws, except as otherwise expressly provided.	**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.**		
Energy and communications transmission facilities	"Energy and communications transmission facilities" means electrical power substations, 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.	**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.**	5.1.12	
Game preserves, wildlife sanctuaries and fishery uses		**Wildlife Conservation**	**Publicly or privately owned land used for the preservation or sport of terrestrial or aquatic species of animals. Typical uses include game preserves, wildlife sanctuaries, fisheries, etc.**		
Wildlife sanctuaries					

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
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AGRICULTURE					
Agriculture	"Agriculture" means an agricultural operation, the keeping of livestock or poultry, or both, regardless of whether the keeping of livestock or poultry qualifies as an agricultural operation. The term includes accessory processing facilities for agricultural products grown or raised solely on the farm on which the agriculture is located, such as fruit packing plants and dairies. The term does not include any processing facilities permitted only by special use permit.	**Agriculture / Silviculture**	**Any operation devoted to the bona fide production of crops, or animals, or fowl including, but not limited to, the production of fruits and vegetables of all kinds, and the production and harvest of products from silvicultural activity. The term does not include any processing facilities permitted as industrial uses.**		
Forestry					
Hog farms	"Hog farm" means a place where hogs are kept and raised primarily for sale.				
Agricultural service occupation	"Agricultural service occupation" means an occupation in which skill and expertise in some agriculturally related field are applied to the service of others engaged in agriculture; provided that sales of goods shall be limited to those incidental to the performing of a service.	**Agricultural Service Occupation**	**An occupation in which skill and expertise in some agriculturally related field are applied to the service of others engaged in agriculture; provided that sales of goods shall be limited to those incidental to the performing of a service.**	4.14	
Events and activities at agricultural operations authorized by right under section 5.1.58(d)		**Agritourism**	**Pursuant to the Code of Virginia §15.2-2288.6, any activity carried out at a farm winery, farm brewery, farm distillery, or an 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 and animal exhibits, crop mazes, and educational programs, workshops, or demonstrations related to agriculture or silviculture.**	5.1.58	This may require additional work on use permissions and standards. Additional feedback is needed from Zoning Administrator.
Events and activities at agricultural operations authorized by special use permit under section 5.1.58(d)				5.1.58	
Events and activities at agricultural operations authorized by special use permit under section 5.1.58(d), provided, however, that no special use permit shall be required for any use that is otherwise permitted pursuant to section 11.3.1				5.1.58	

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
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Farm brewery uses, events, and activities authorized by section 5.1.57 (a) and (b)	"Farm brewery" means an establishment located on one or more lots in the County licensed as a limited brewery under Virginia Code § 4.1-208 .	**Farm Brewery, Class A**	**An establishment located on one or more lots in Albemarle County licensed as a limited brewery under Virginia Code section 4.1-208. The uses, events, and activities of which is authorized by section 5.1.57(a) and (b) of this ordinance.**	5.1.57	
Farm brewery uses authorized under section 5.1.57©	"Farm brewery event" means an event that is not a wedding, a wedding reception, or "other events" as that term is defined in section 5.1.57(c)(5), conducted at a farm brewery on one or more days, where the purpose is agritourism or to promote beer sales, and which may be, but is not limited to, beer festivals; receptions where beer is sold or served; beer club meetings and activities; beer tasting educational seminars; beer tasting luncheons, business meetings, and corporate luncheons with a focus on selling beer; gatherings with the purpose of promoting sales to the trade, such as restaurants, distributors, and local chamber of commerce activities; brewmasters' dinners where beer is paired with food; agritourism promotions; and fundraisers and charity events.	**Farm Brewery, Class B**	**An establishment located on one or more lots in Albemarle County licensed as a limited brewery under Virginia Code section 4.1-208. The uses, events, and activities of which is authorized by section 5.1.57© of this ordinance.**	5.1.57	
Farm brewery uses authorized under section 5.1.57(c) provided, however, that no special use permit shall be required for any use that is otherwise permitted pursuant to section 11.3.1		**Farm Brewery, Class C**	**An establishment located on one or more lots in Albemarle County licensed as a limited brewery under Virginia Code section 4.1-208. The uses, events, and activities of which is authorized by section 5.1.57(c) of this ordinance, provided, however, that no special use permit shall be required for any use that is otherwise permitted pursuant to section 11.3.1 of this ordinance.**	5.1.57	
Farm distillery uses, events, and activities authorized by section 5.1.59(a) and (b)	"Farm distillery" means an establishment located on one or more lots in the County to which a limited distiller's license is issued under Virginia Code § 4.1-206 .	**Farm Distillery, Class A**	**An establishment located on one or more lots in Albemarle County licensed as a limited distillery under Virginia Code section 4.1-206. The uses, events, and activities of which is authorized by section 5.1.59(a) and (b) of this ordinance.**	5.1.59	
Farm distillery uses authorized under section 5.1.59©	"Farm distillery event" means an event that is not a wedding, a wedding reception, or "other events" as that term is defined in section 5.1.59(c)(5), conducted at a farm distillery on one or more days, where the purpose is agritourism or to promote the sale of distilled spirits, and which may be, but is not limited to, distilled spirits festivals; receptions where distilled spirits are sold or served; distilled spirits club meetings and activities; distilled spirits tasting educational seminars; distilled spirits tasting luncheons, business meetings, and corporate luncheons with a focus on selling distilled spirits; gatherings with the purpose of promoting sales to the trade, such as restaurants, distributors, and local chamber of commerce activities; distillers' dinners where distilled spirits are paired with food; agritourism promotions; and fundraisers and charity events.	**Farm Distillery, Class B**	**An establishment located on one or more lots in Albemarle County licensed as a limited distillery under Virginia Code section 4.1-206. The uses, events, and activities of which is authorized by section 5.1.59© of this ordinance.**	5.1.59	
Farm distillery uses authorized under section 5.1.59(c) provided, however, that no special use permit shall be required for any use that is otherwise permitted pursuant to section 11.3.1		**Farm Distillery, Class C**	**An establishment located on one or more lots in Albemarle County licensed as a limited distillery under Virginia Code section 4.1-206. The uses, events, and activities of which is authorized by section 5.1.59(c) of this ordinance, provided, however, that no special use permit shall be required for any use that is otherwise permitted pursuant to section 11.3.1 of this ordinance.**	5.1.59	

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
Empty cells indicate that no current use/definition matches proposed use					
Farm winery uses, events, and activities authorized by section 5.1.25(a) and (b)	"Farm winery" means an establishment located on one or more lots in Albemarle County licensed as a farm winery under Virginia Code § 4.1-207 .	**Farm Winery, Class A**	**An establishment located on one or more lots in Albemarle County licensed as a farm winery under Virginia Code section 4.1-207. The uses, events, and activities of which is authorized by section 5.1.25(a) and (b) of this ordinance.**	5.1.25	Similar concerns as agritourism, breweries, distilleries. Combining this will require additional considerations for use permissions/standards. Additional Zoning Administrator feedback required.
Farm winery uses authorized under section 5.1.25©	"Farm winery event" means an event conducted at a farm winery on one or more days where the purpose is agritourism or to promote wine sales including, but not limited to, gatherings not otherwise expressly authorized as a use under section 5.1.25(a), (b)(1) and (b)(3) through (b)(10) including, but not limited to wine fairs, receptions where wine is sold or served; wine club meetings and activities; wine tasting educational seminars; wine tasting luncheons, business meetings, and corporate luncheons with a focus on selling wines; gatherings with the purpose of promoting sales to the trade, such as restaurants, distributors, and local chamber of commerce activities; winemakers' dinners where wine is paired with food; agritourism promotions; and fundraisers and charity events.	**Farm Winery, Class B**	**An establishment located on one or more lots in Albemarle County licensed as a farm winery under Virginia Code section 4.1-207. The uses, events, and activities of which is authorized by section 5.1.2(c) of this ordinance.**	5.1.25	
Farm winery uses authorized under section 5.1.25(c) provided, however, that no special use permit shall be required for any use that is otherwise permitted pursuant to section 11.3.1		**Farm Winery, Class C**	**An establishment located on one or more lots in Albemarle County licensed as a farm winery under Virginia Code section 4.1-207. The uses, events, and activities of which is authorized by section 5.1.25(c) of this ordinance, provided, however, that no special use permit shall be required for any use that is otherwise permitted pursuant to section 11.3.1 of this ordinance.**	5.1.25	
Fishery		**Fishery**	**The hatching and/or raising of fish for the purpose of harvesting and sale.**		
Horse show grounds, permanent		**Horse Show Grounds, Permanent**	**A collection of buildings and fences designated for exhibitions or competitions involving horses.**		
Slaughterhouse, custom	"Slaughterhouse" means a facility for the slaughtering and processing of animals.	**Slaughterhouse**	**A building used for the for-profit slaughtering of animals that are either raised or transported to the building and the processing and storage of animal products and waste that results from a slaughtering process.**	5.1.54	

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
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Commercial Stable	"Commercial stable" means a building, group of buildings, or use of land, or any combination thereof, where, for compensation, whether monetary or goods, provision is made for horses or ponies for hire or instruction in riding.	**Stable, Commercial**	**A building, group of buildings, or use of land, or any combination thereof, where, for compensation, whether monetary or goods, provision is made for horses or ponies for hire or instruction in riding.**		
Stable, Commercial				5.1.03	
Urban Beekeeping		**Urban Beekeeping**	**The keeping of a colony or colonies of bees and associated equipment.**	5.1.63	
		Wayside Stand	**An establishment for the seasonal retail sale of agricultural or forestal goods and merchandise primarily produced by the operator on the site, or on nearby property. Agricultural goods produced on other properties owned or leased by the operator may also be allowed provided a majority of the produce comes from land surrounding the wayside stand. This use type shall include agricultural products picked by the consumer. Also referred to as a roadside or farm stand or wayside market.**		

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
Empty cells indicate that no current use/definition matches proposed use					
MISCELLANEOUS					
Accessory Uses and Buildings	"Accessory use," "building" or "structure" means a subordinate use, building or structure customarily incidental to and located upon the same lot occupied by the primary use, building, or structure, and located upon land zoned to allow the primary use, building or structure; provided that a subordinate use, building or structure customarily incidental to a primary farm use, building or structure need not be located upon the same lot occupied by the primary farm use, building, or structure. For the purposes of section 1.7(c)(2), any street may serve any use or structure authorized by this chapter, regardless of whether the use or structure is on the same lot or in the same zoning district as the street.	**Accessory Building or 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.**		
Divisions of land as provided in section 10.5.2.1		**Divisions of Land as Provided in Section 10.5.2.1.**		10.5.2.1	
Divisions of land in accordance with section 10.3		**Divisions of Land in Accordance with Section 10.3.**		10.3	
Drive-through windows	"Drive-through window" means an accessory facility designed to provide access to commercial products and/or services for customers remaining in their motor vehicle, provided that this term does not include providing services to customers remaining in their motor vehicle while it is parked in a parking space.	**Drive-through Windows**	**An accessory facility designed to provide access to commercial products and/or services for customers remaining in their motor vehicle, provided that this term does not include providing services to customers remaining in their motor vehicle while it is parked in a parking space.**	5.1.60	

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
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Exploratory drilling	"Exploratory drilling" means the process of excavation, drilling, boring, or core boring of wells or other holes in the earth, by any process , for purposes of determining the presence of coal, petroleum, natural gas, sand, gravel, ore, or other minerals, other than water, and not including the extraction of any soil, rock or other material except for purposes of analysis. The term exploratory drilling shall be deemed to include all activities appurtenant or accessory thereto, including, without limitation, the construction of access roads and disposition of drilling spoil; but it shall not be deemed to include drilling of holes not more than 125 feet in depth, designed solely to determine the geologic suitability of a site for the construction of structures.	**Exploratory Drilling**	**The process of excavation, drilling, boring, or core boring of wells or other holes in the earth, by any process , for purposes of determining the presence of coal, petroleum, natural gas, sand, gravel, ore, or other minerals, other than water, and not including the extraction of any soil, rock or other material except for purposes of analysis. The term exploratory drilling shall be deemed to include all activities appurtenant or accessory thereto, including, without limitation, the construction of access roads and disposition of drilling spoil; but it shall not be deemed to include drilling of holes not more than 125 feet in depth, designed solely to determine the geologic suitability of a site for the construction of structures.**		
		Kennel, Private	**The keeping of four or more dogs that are all owned and licensed by a single owner and kept on the same property.**		This new use may not be needed.
		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.**		

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
Empty cells indicate that no current use/definition matches proposed use					
Monticello - Uses relating to the operation of Monticello as a historic house museum and historic site as provided in Section 11.13.1(1)		**Monticello Uses**	**Uses relating to the operation of Monticello as a historic house museum and historic site as follows: a. Interpretative, educational and research uses such as tours; interpretive signs, walking paths, displays and exhibits; classes, workshops, lectures, programs and demonstrations; field schools and history-related day camps; and archaeological laboratories. b. Administrative and support activities including visitor ticketing and shuttle bus operations, maintenance operations, equipment storage, vehicle maintenance and refueling, security and general administration, and related support spaces and offices. c. Visitor amenities including: parking lots; travelways; public restrooms; food and drink preparation and vending; picnic areas; walking paths and pedestrian bridges. d. Display and sale of products related to Thomas Jefferson and the history of Monticello. e. Fundraising activities and cultivation and stewardship events for the public and/or contributors, subject to section 11.5. f. Other uses not expressly delineated in subsection 1(a) through (d) authorized by the zoning administrator after consultation with the director of planning and other appropriate officials; provided that the use shall be consistent with the express purpose and intent of the MHD, similar to the uses delineated in this subsection in character, locational requirements, operational characteristics, visual impact, and traffic generation.**		

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
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Monticello - Temporary events related to or supportive of the historic, educational or civic significance of Monticello, such as, but not limited to the Naturalization Ceremony on the Fourth of July, Thomas Jefferson's Birthday celebration, summer speakers series, presidential inaugural events, the Heritage Harvest Festival, wine festivals, community hiking and racing events, musical performances and concerts, and commemorative events similar to the Lewis and Clark bicentennial, subject to section 11.5.		**Monticello - Temporary Events**	**Temporary events related to or supportive of the historic, educational or civic significance of Monticello, such as, but not limited to the Naturalization Ceremony on the Fourth of July, Thomas Jefferson's Birthday celebration, summer speakers series, presidential inaugural events, the Heritage Harvest Festival, wine festivals, community hiking and racing events, musical performances and concerts, and commemorative events similar to the Lewis and Clark bicentennial, subject to section 11.5.**		
Monticello - Display and sale of gifts, souvenirs, crafts, food, and horticultural and agricultural products, including outdoor storage and display of horticultural and agricultural products.		**Monticello - Display and Sale**	**Display and sale relating to the operation of Monticello as a historic house museum and historic site, including the sale of gifts, souvenirs, crafts, food, and horticultural and agricultural products, including outdoor storage and display of horticultural and agricultural products.**		
Monticello - Establishment and changes to structures shown on the approved application plan: a. Modification, improvement, expansion, or demolition of "modern structures" existing on the effective date of this section 11. b. Modification, improvement, re-creation, or restoration (including expansion) of "historic or interpretive structures." c. Establishment of "new primary structures or features" identified as such on the approved application plan.		**Monticello - Structural Modifications**	**Establishment and changes to structures shown on the approved application plan: a. Modification, improvement, expansion, or demolition of "modern structures" existing on the effective date of this section 11. b. Modification, improvement, re-creation, or restoration (including expansion) of "historic or interpretive structures." c. Establishment of "new primary structures or features" identified as such on the approved application plan.**		

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
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Heavy equipment and heavy vehicle parking and storage yards	"Heavy equipment and heavy vehicle parking and storage yard" means an area used for parking, storing or maintaining heavy equipment and heavy vehicles used off-site in the trade, business or other commercial or industrial activity of the owner or occupant (collectively, the "off-site activity"), and which may include storing and maintaining heavy equipment and heavy vehicles within buildings or structures and storing explosives, including blasting caps, that are used in the off-site activity, and kerosene and other volatile materials in volumes that are reasonably necessary to maintain equipment and vehicles; but which use does not include storing nuclear products, by-products or wastes.	**Outdoor Storage**	**The storage of goods of a large size, mass, or volume and are not easily moved or carried, such as railroad ties, large bags of feed, or fertilizer, wood, etc.**		
Storage yards	"Storage yard" means an area used for parking, storing and/or maintaining equipment, vehicles and materials used off-site in the trade, business or other commercial or industrial activity of the owner or occupant, and which may include storing and maintaining equipment, vehicles and materials within buildings or structures; but which use does not include parking, storing and/or maintaining heavy equipment and heavy vehicles, storing explosives, including blasting caps, storing nuclear products, by-products or wastes, or storing kerosene or other volatile materials except that which is reasonably necessary to maintain equipment and vehicles.				

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
Empty cells indicate that no current use/definition matches proposed use					
TEMPORARY					
Borrow area, borrow pit	"Borrow area," or "borrow pit" means a location at which soil and other related material is removed from the site for transportation to another site. Removal of soil and other related material as necessary to establish another permitted use upon the same site shall not be considered as the establishment of a borrow area or borrow pit.	**Borrow Area or Borrow Pit, ≥50k Cubic Yards**	**A location at which soil and other related material is removed from the site for transportation to another site. Removal of soil and other related material as necessary to establish another permitted use upon the same site shall not be considered as the establishment of a borrow area or borrow pit.**	5.1.28	
Borrow area, borrow pit (<50k cubic yards)		**Borrow Area or Borrow Pit, <50k Cubic Yards**			
Temporary construction headquarters	"Temporary construction headquarters" means a building or structure used for the on-site management or oversight of construction or development activity for the duration authorized in section 5.1.18(a).	**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.**	5.1.18	
Temporary construction storage yards	"Temporary construction yard" means an area used for the on-site storage of construction or development materials, supplies, equipment, and tools, and the on-site stockpiling and recycling of useable construction materials and other items, for the duration authorized in section 5.1.18(b).			5.1.18	
Fill areas		**Fill Areas**	**A location at which soil and other related material is added from a borrow area or borrow pit. Addition of soil and other related material as necessary to establish another permitted use upon the same site shall not be considered as the establishment of a fill area.**	5.1.28	Fill activities are broken into two types. Clean Earth and Inert Waste. Inert Waste requires BOS approval in RA, VR, and MHD.
Temporary industrialized buildings		**Industrial Building, Temporary**	**A building used temporarily for employees or activity of an industrial use.**	5.8	
Display and sale of gifts, souvenirs, crafts, food, and horticultural and agricultural products, including outdoor storage and display of horticultural and agricultural products.		**Outdoor Sales, Seasonal**	**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.**		
Farm stands	"Farm stand" means the sale of local agricultural products and value-added products, either outdoors or within a temporary or permanent structure, where the vendor selling the products is engaged in production agriculture in the County, but not on the lot on which the farm stand is located.			5.1.47	

Proposed and Current Use/Definition Crosswalk					
Existing Uses	**Existing Definition**	**Proposed Use**	**Proposed Definition**	**Use Performance Standards**	**Staff Comments**
Empty cells indicate that no current use/definition matches proposed use					
Temporary events sponsored by local nonprofit organizations		**Temporary Events**	**An event authorized by section 10.2.2(50) that is typically conducted on a single day, but which may be conducted for up to three consecutive days, for which attendance is permitted only by invitation or reservation; "special events" include, but are not limited to, meetings, conferences, banquets, dinners, weddings and private parties.**	5.1.27	
Temporary events sponsored by local nonprofit organizations which are related to, and supportive of the RA, rural areas, district				5.1.27	
Special events	"Special event" means an event authorized by section 10.2.2(50) that is typically conducted on a single day, but which may be conducted for up to three consecutive days, for which attendance is permitted only by invitation or reservation; "special events" include, but are not limited to, meetings, conferences, banquets, dinners, weddings and private parties.			5.1.43	
Temporary sawmill	"Temporary sawmill" means a portable sawmill located on private property for the processing of timber cut only from that property or from property immediately contiguous and adjacent thereto, or incidental processing of timber transported from other property.	**Sawmill, Temporary**	**A portable sawmill located on private property for the processing of timber cut only from that property or from property immediately contiguous and adjacent thereto, or incidental processing of timber transported from other property.**	5.1.15 4.14	