Article 6: Use Tables

Division 6.1 General

Section 6.1.1 Organization

A. **Purpose.** This Article establishes the primary and accessory uses permitted in each zoning district. The use tables in Sections 6.2 – 6.5 identify, for every district, whether a use is permitted by right, permitted by special use permit, permitted as an accessory use, or not permitted.

B. **How to read the tables.** The use tables use the following symbols:

1. "P" means the use is permitted by right, subject to all applicable use standards and other regulations of this Ordinance;
2. "SP" means the use is permitted only with an approved special use permit, subject to all applicable use standards and other regulations of this Ordinance;
3. "AC" means the use is permitted only as an accessory use to a permitted primary use; and
4. A blank cell means the use is not permitted in that district.

C. **Footnotes.** Use table footnotes apply additional regulations to the uses notated in the districts in which the footnotes appear. Unless otherwise noted, these additional regulations may not be waived or modified by the Agent or the Board of Supervisors.

D. **Applicability of standards.** A use permitted in a district under this Article may only be established in compliance with all applicable use standards, district regulations, and other applicable regulations of this Ordinance. If a use requires a license, permit, or other approval from the Commonwealth or the federal government, the use may not begin without that approval.

E. **Conflicts.** If a provision of this Article conflicts with any other provision of this Ordinance, or with any Commonwealth or federal statute or regulation, the more restrictive provision governs, in accordance with Virginia Code § 15.2-2315.

Section 6.1.2 Uses Not Provided

A. **Inclusive.** The primary uses permitted in any zoning district are only those uses identified in the use tables as permitted by right or by special use permit, or the uses identified in a code of development. Uses not shown are not permitted.

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B. **Determination of substantially similar uses.** The Zoning Administrator may determine that a use not listed in the use tables or a code of development is permitted in a district if the Zoning Administrator finds that the use is substantially similar to a use permitted in that district. In making this determination, the Zoning Administrator will consider the following:

1. Locational requirements;
2. Operational characteristics;
3. Visual impact; and
4. Traffic generation.

Division 6.2 Agricultural Districts Use Table

Uses	RA	MHD	VR
Accessory apartments	AC	AC	AC
Accessory battery energy storage facilities	AC	AC	AC
Accessory solar facilities	AC	AC	AC
Accessory uses and structures, general	AC	AC	AC
Agricultural processing plants	SP	SP	
Agricultural service occupations	P	P	SP
Agricultural/historical museums	SP	P	SP
Agriculture/forestry/fishery	P	P	P
Automobile service stations	SP		
Battery energy storage facilities	SP		
Boarding houses			
Boat livery	SP	SP	
Borrow areas, borrow pits over 50,000 cubic yards	SP	SP	
Borrow areas, borrow pits up to 50,000 cubic yards	P	P	
Campgrounds	SP		
Cemeteries	SP	P	SP
Child day centers	SP		SP
Clean earth fill	AC	AC	AC
Commercial stables	P	P	
Community centers	SP		SP
Convents, monasteries	SP		
Country store, major	SP		

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Uses	RA	MHD	VR
Country store, minor	P		
Energy and communications transmission facilities	SP	SP	SP
Exploratory drilling	SP		
Family day homes	AC	AC	AC
Farm events and sales	AC	AC	AC
Farm events of over 200 attendees	SP	SP	
Farm stands	P	P	P
Farm wineries/breweries/distilleries	P	P	
Farmer's markets, major	SP		SP
Farmer's markets, minor	P	P	P
Fire and rescue squad stations, volunteer	SP	SP	SP
Flood control dams and impoundments.	SP	SP	P
Game preserves/wildlife sanctuaries	P	P	
Gift, craft, and antique shops	SP	P	
Group homes	P	P	P
Gun clubs/shooting ranges	SP		SP
Historic restaurants/taverns/inns	SP		
Hog farms	P		SP
Home occupation, minor	AC	AC	AC
Home occupations, major	AC	SP	SP
Homestays	AC	AC	AC
Horse show grounds (permanent)	SP		
Inert waste fill	P	P	P
Landfills	SP		
Landscape contractors	SP		
Manufactured home communities			SP
Monticello historic house museum and historic site		P	
Monticello scholar residences		P	
Motor vehicle repair, minor	SP		
Outdoor athletic facilities	SP		SP
Private airports/heliports/helistops	SP	SP	
Private schools	SP		SP
Public uses, services, and utilities	P	P	P
Religious assembly uses, major	SP	SP	SP

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Uses	RA	MHD	VR
Religious assembly uses, minor	P	P	SP
Renewable energy systems, major	SP		
Renewable energy systems, minor	P		
Sawmills, planing mills, and woodyards, permanent	SP		
Seasonal farm worker housing, major	SP		
Seasonal farm worker housing, minor	P		
Single-family dwellings, detached	P	P	P
Small cell facilities	AC	AC	AC
Social clubs/lodges	SP		SP
Special events	SP	P	
Special lots	P	P	P
Surface parking	SP		
Temporary construction uses	P	P	P
Temporary events sponsored by a local non-profit, major	SP	P	
Temporary events, minor	P	P	P
Temporary family health care structures	AC	AC	AC
Temporary industrialized buildings	AC	AC	AC
Temporary sawmills	P	P	
Tier I and Tier II personal wireless service facilities	P	P	P
Tier III personal wireless service facilities	SP		SP
Two-family dwellings	P	P	P
Urban beekeeping			P
Uses permitted by right in the Rural Areas (RA) district	P		
Veterinary services/animal hospitals/kennels	SP		

Division 6.3 Residential Districts Use Table

Uses	R-1	R-2	R-4	R-6	R-10	R-15	PRD	PUD
Accessory apartments	AC	AC	AC	AC	AC	AC	AC	AC
Accessory battery energy storage facilities	AC	AC	AC	AC	AC	AC	AC	AC
Accessory solar facilities	AC	AC	AC	AC	AC	AC	AC	AC

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Uses	R-1	R-2	R-4	R-6	R-10	R-15	PRD	PUD
Accessory uses and structures, general	AC	AC	AC	AC	AC	AC	SP	AC
Agricultural/historical museums	SP	SP	SP	SP	SP	SP	SP	SP
Boarding houses				P	P	P		SP
Cemeteries	SP	SP	SP	SP	SP	SP		
Child day centers	SP	SP	SP	SP	SP	SP	SP	SP
Clean earth fill	P	P	P	P	P	P	P	P
Community centers	SP	SP	SP	SP	SP	SP	P	P
Cultural amenities							AC	AC
Energy and communications transmission facilities	SP	SP	SP	SP	SP	SP	SP	SP
Family day homes	AC	AC	AC	AC	AC	AC	AC	AC
Farmer's markets, major	SP	SP	SP	SP	SP	SP	SP	SP
Farmer's markets, minor	SP	SP	SP	SP	SP	SP	SP	SP
Fire and rescue squad stations, volunteer	SP	SP	SP	SP	SP	SP	SP	SP
Group homes	P	P	P	P	P	P	P	P
Gun clubs/shooting ranges	SP	SP	SP	SP	SP	SP	SP	SP
Home occupations, minor	AC	AC	AC	AC	AC	AC	AC	AC
Home occupations, major	SP	SP	SP	SP	SP	SP	SP	SP
Homestays	AC	AC	AC	AC	AC	AC	AC	AC
Hospitals		SP	SP	SP	SP	SP	SP	SP
Indoor athletic facilities							P	P
Indoor commercial recreation							AC	AC
Inert waste fill	P	P	P	P	P	P	P	P
Manufactured home communities	SP	SP	SP	SP	SP	SP		
Multiple-family dwellings				P	P	P	P	P
Neighborhood retail and services					SP	SP		
Offices (business, professional, admin)					SP	SP	SP	SP
Outdoor athletic facilities	SP	SP	SP	SP	SP	SP	P	P
Outdoor commercial recreation							SP	SP
Outdoor performance areas				P	P	P		
Parking structures			SP	SP	SP	SP	SP	SP
Private schools	SP	SP	SP	SP	SP	SP		
Public uses, services, and utilities	P	P	P	P	P	P	P	P

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Uses	R-1	R-2	R-4	R-6	R-10	R-15	PRD	PUD
Religious assembly uses, major	SP	SP	SP	SP	SP	SP	SP	SP
Religious assembly uses, minor	SP	SP	SP	SP	SP	SP	SP	SP
Residential facilities		SP	SP	SP	SP	SP	SP	SP
Single-family dwellings, attached			P	P	P	P	P	P
Single-family dwellings, detached	P	P	P	P	P	P	P	P
Small cell facilities	AC	AC	AC	AC	AC	AC	AC	AC
Social clubs/lodges	SP	SP	SP	SP	SP	SP		
Special lots	P	P	P	P	P	P	P	P
Surface parking			SP	SP	SP	SP	SP	SP
Temporary construction uses	P	P	P	P	P	P	P	P
Temporary events sponsored by a local non-profit, major							P	P
Temporary events, major							P	P
Temporary events, minor	P	P	P	P	P	P	P	P
Temporary family health care structures	AC	AC	AC	AC	AC	AC	AC	AC
Temporary industrialized buildings	AC	AC	AC	AC	AC	AC	AC	AC
Tier I and Tier II personal wireless service facilities	P	P	P	P	P	P	P	P
Tier III personal wireless service facilities	SP	SP	SP	SP	SP	SP	SP	SP
Two-family dwellings			P	P	P	P	P	P
Urban beekeeping	P	P	P	P				

Division 6.4 Commercial Districts Use Table

Use	C-1	CO	PD-SC	PD-MC	DCD
Accessory apartments	AC	AC	AC	AC	P/SP††
Accessory battery energy storage facilities	AC	AC	AC	AC	AC
Accessory solar facilities	AC	AC	AC	AC	AC
Accessory uses and structures, general	AC	AC	AC	AC	AC
Agricultural/historical museums	SP	SP	P	SP	
Artisan manufacturing	P	SP	P	P/SP‡	SP
Auction houses				SP	
Automobile service stations	P/SP**		P	P/SP**	P

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Use	C-1	CO	PD-SC	PD-MC	DCD
Boarding houses			SP	SP	P/SP††
Cemeteries	P	SP	P	P	
Child day centers	P	P	P	P	P
Clean earth fill	P	P	P	P	P
Community centers	SP	SP	SP	SP	
Convenience stores	P/SP**		P/SP**	P/SP**	P
Cultural amenities	P	P	P	P	P
Data centers	SP	SP	SP	SP	SP
Drive-through windows	P	AC	AC	AC	AC
Energy and communications transmission facilities	SP	SP	SP	SP	SP
Family day homes	AC	AC	AC	AC	P/SP††
Farm stands			P	P	
Farmer's markets, major	P	P	P	P	P
Farmer's markets, minor	P	P	P	P	P
Financial institutions	P	P	P	P	P
Fire and rescue squad stations, volunteer	P	SP	P	P	P
Funeral homes	P	SP	P	P	P
Gift, craft, and antique shops	P		P	P	P
Group homes			SP	SP	P/SP††
Gun clubs/shooting ranges	SP	SP	SP	SP	
Home occupations, major	SP	SP	SP	SP	AC
Home occupations, minor	AC	AC	AC	AC	AC
Homestays	AC	AC	AC	AC	P/SP††
Hospitals	SP	SP	SP	SP	SP
Indoor athletic facilities	P	SP	P	P	P
Indoor commercial recreation	SP		SP	SP	P
Indoor theaters	P	P	P	P	P
Inert waste fill	P	P	P	P	P
Landscape contractors			P	P	
Light industrial	P	SP	P	P/SP‡	SP
Livestock sales				SP	
Lodging	SP	SP	P	P	P
Manufactured home communities	SP	SP	SP	SP	

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Use	C-1	CO	PD-SC	PD-MC	DCD
Motor vehicle repair, major	SP		SP	SP	SP
Motor vehicle repair, minor	P		P	P	P
Motor vehicle sales and rental	SP		P	P	
Multiple-family dwellings			P/SP	P/SP	P/SP††
Neighborhood retail and services	P		P	P	P
Offices (business, professional, admin)	P	P	P	P	P
Outdoor athletic facilities	SP	SP	P	SP	
Outdoor commercial recreation			SP	SP	
Outdoor performance areas				SP	P
Parking structures	SP	SP	SP	SP	P
Private schools	SP	SP	P	P	P
Public uses, services, and utilities	P	P	P	P	P
Religious assembly uses, major	P	P	P	P	P
Religious assembly uses, minor	P	P	P	P	P
Research and development	P	P	P	P	P
Residential facilities	SP	SP	SP	SP	P
Restaurants	P/SP**	P/SP**	P	P/SP**	P
Retail sales/service, general	P		P	P	P
Self-service storage facilities			P	P	
Septic tank sales and related service				SP	
Single-family dwellings, attached	AC	AC	AC	AC	P/SP††
Single-family dwellings, detached	AC	AC	AC	AC	P/SP††
Site-intensive commercial			P	P	SP
Small cell facilities	P	P	P	P	P
Social clubs/lodges	P	SP	P	P	P
Special events			SP	SP	
Special lots	P	P	P	P	P
Storage yards			SP	SP	
Storage/warehousing/distribution/transportation	SP	SP	P	P	SP
Surface parking	SP	SP	SP	SP	SP
Temporary construction uses	P	P	P	P	P
Temporary events sponsored by a local non-profit, major			P	P	
Temporary events, major			P	P	

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Use	C-1	CO	PD-SC	PD-MC	DCD
Temporary events, minor	P	P	P	P	
Temporary family health care structures	AC	AC	AC	AC	
Temporary industrialized buildings	AC	AC	AC	AC	AC
Tier I and Tier II personal wireless service facilities	P	P	P	P	P
Tier III personal wireless service facilities	SP	SP	SP	SP	SP
Two-family dwellings			SP	SP	
Uses permitted by right in the Rural Areas (RA) district	P†	P†			
Veterinary services/animal hospitals/kennels	SP		SP	SP	SP
Wholesale distribution/warehousing			P	P	

Footnotes

† Rural Areas (RA) uses (C-1 Sec. 22.2.1; CO Sec. 23.2.1(19)). Uses permitted by right in the Rural Areas (RA) district are permitted by right in this district only where the use is not served by public water or an approved central water supply. This is a rare occurrence and the RA uses are not listed individually in this chart.

†† DCD residential uses (Sec. 20B.2). Permitted by right under Sec. 20B.2(D) where the first floor of the building is designed for and occupied only by a use permitted under Sec. 20B.2(A), (B), (C) or (E); permitted by special use permit under Sec. 20B.2(F) without the first-floor condition, provided no use permitted under Sec. 20B.2(A), (B) or (E) is on the same lot.

‡ Manufacturing size differentiation (PD-MC: Artisan manufacturing; Light industrial). Permitted by right where the gross floor area does not exceed 4,000 square feet per site (incorporated from C-1/HC, and for Light industrial also newspaper publishing); permitted by special use permit without the size limit (incorporated from CO). Gross floor area may exceed 4,000 sf per site by special exception approved by the Board of Supervisors.

** Water service conditions. Restaurants, convenience stores, and automobile service stations are permitted by right where served by public water or an approved central water supply; where not so served, they require a special use permit. Separately, a use otherwise permitted by right requires a special use permit if not served by public water and consuming over 400 gallons per site acre per day, and/or not served by public sewer and discharging sewage other than domestic wastes.

Division 6.5 Industrial Districts Use Table

Use	LI	HI	PD-IP Cat. 1	PD-IP Cat. 2
Accessory apartments	AC	AC	AC	AC
Accessory battery energy storage facilities	AC	AC	AC	AC
Accessory solar facilities	AC	AC	AC	AC

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Use	LI	HI	PD-IP Cat. 1	PD-IP Cat. 2
Accessory uses and structures, general	AC	AC	AC	AC
Artisan manufacturing	P	P	P	P
Asphalt mixing plants, Cement, lime, gypsum manufacture, inorganic fertilizer manufacture or processing, Foundries		SP		SP
Auction houses	SP	SP	SP	SP
Automobile service stations	SP	SP	SP	SP
Battery energy storage facilities	SP	SP	SP	SP
Cemeteries	SP	SP	SP	SP
Chemical/plastics manufacture	SP	SP	SP	SP
Child day centers	SP	SP	SP	SP
Clean earth fill	P	P	P	P
Convenience stores		SP		
Cultural amenities	SP	SP	SP	SP
Data centers, major	SP	SP	SP	SP
Data centers, minor	P	P	P	P
Drive-through windows	SP	SP	SP	AC
Energy and communications transmission facilities	SP	SP	SP	SP
Farmer's markets, major	SP	SP	SP	SP
Farmer's markets, minor	P	P	P	P
Financial institutions	SP	SP	SP	SP
Fire and rescue squad stations, volunteer	P	P	P	P
Funeral homes	SP	SP	SP	SP
Gift, craft, and antique shops	SP	SP	SP	SP
Gun clubs/shooting ranges	SP	SP	SP	SP
Heavy manufacturing and processing	SP	P	SP	P
Home occupations, minor	AC	AC	AC	AC
Hospitals	SP	SP	SP	SP
Indoor athletic facilities	SP	SP	SP	SP
Indoor commercial recreation	SP	SP	SP	SP
Indoor theaters	SP	SP	SP	SP
Inert waste fill	P	P	P	P
Junk yards		SP		SP
Landscape contractors	P	P	P	P

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Use	LI	HI	PD-IP Cat. 1	PD-IP Cat. 2
Light industrial	P	P	P	P
Livestock sales	SP	SP	SP	SP
Lodging	SP	SP	SP	SP
Motor vehicle repair, major	SP	SP	SP	SP
Motor vehicle repair, minor	SP	SP	SP	SP
Motor vehicle sales and rental	SP	SP	SP	SP
Multiple-family dwellings	SP	SP	SP	SP
Neighborhood retail and services	P/SP	SP	P/SP	P/SP
Offices (business, professional, admin)	P/SP	P/SP	P/SP	P/SP
Outdoor athletic facilities	SP	SP	SP	SP
Outdoor commercial recreation	SP	SP	SP	SP
Parking structures	P/SP§§	P/SP§§	P/SP§§	P/SP§§
Petroleum refining		SP		SP
Private airports/heliports/helistops	SP	SP	SP	SP
Private schools	SP	SP	SP	SP
Public uses, services, and utilities	P	P	P	P
Pulp or paper manufacture or processing		SP		SP
Religious assembly uses, major	SP	SP	SP	SP
Religious assembly uses, minor	SP	SP	SP	SP
Research and development	P	P	P	P
Residential facilities	SP	SP	SP	SP
Restaurants	SP	SP	SP	SP
Retail sales/service, general commercial	SP	P/SP	SP	SP
Sawmills, planing mills, and woodyards, permanent	SP	P	SP	P
Septic tank sales and related service	SP	SP	SP	SP
Single-family dwellings, attached	AC	AC	AC	AC
Single-family dwellings, detatched	AC	AC	AC	AC
Site-intensive commercial	SP	SP	SP	SP
Small cell facilities	P	P	P	P
Social clubs/lodges	SP	SP	SP	SP
Special events	SP	SP	SP	SP
Special lots	P	P	P	P
Storage yards	SP		SP	P

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Use	LI	HI	PD-IP Cat. 1	PD-IP Cat. 2
Storage/warehousing/distribution/transportation	P/SP‡‡	P	P/SP‡‡	P
Surface parking	SP	SP	SP	SP
Temporary construction uses	P	P	P	P
Temporary events sponsored by a local non-profit, major	SP	SP	SP	SP
Temporary events, major	SP	SP	SP	SP
Temporary events, minor	P	P	P	P
Temporary family health care structures	AC	AC	AC	AC
Temporary industrialized buildings	P	P	P	P
Temporary sawmills	SP	P	SP	P
Tier I and Tier II personal wireless service facilities	P	P	P	P
Tier III personal wireless service facilities	SP	SP	SP	SP
Veterinary services/animal hospitals/kennels	SP	SP	SP	SP

Footnotes

§§ Parking structures (Sec. 4.12, ref. 5.1.41). Permitted by right where part of a occupied structure; permitted by special use permit where stand-alone.

‡‡ Storage/warehousing hazardous-materials variant (LI; PD-IP Cat. 1). The storage/warehousing/distribution/transportation classification is permitted by right; however, warehouse facilities involving storage of gasoline, kerosene or other volatile materials, explosives, pesticides, poisons, or other materials hazardous to life in the event of accident require a special use permit.

Division 6.6 Neighborhood Model District

Section 6.6.1 Uses Permitted by the Code of Development

The uses permitted in a Neighborhood Model District are the uses identified in the code of development approved by the Board of Supervisors for that district. A use is permitted by right or by special use permit as the code of development specifies.

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