Attachment 5 - Consolidated and renamed uses
Albemarle County Zoning Ordinance Modernization
21 July 2026

ZONING MODERNIZATION — Consolidated and renamed uses

A. New uses that consolidate two or more current uses

Accessory uses and structures, general

- Accessory uses and buildings including home occupations and storage buildings
- Accessory uses and structures incidental to principal uses (aggregate <=20% of building floor area), including: newsstands; office-supply sale/equipment service; central reproduction/mailing; ethical pharmacies/labs/optical/prosthetic on medical-dental-optical sites; sale/service of goods associated with principal use (musical instruments, scores, textbooks, artist's supplies, dancing shoes/apparel); barber shops; beauty shops
- Detached single-family dwellings, including guest cottages and rental of the same (Sec. 11.3.1(6))

Agricultural/historical museums

- Agricultural Museum
- Historical centers, historical center special events, historical center festivals

Asphalt mixing plants, Cement, lime, gypsum manufacture, inorganic fertilizer manufacture or processing, Foundries

- Asphalt mixing plants
- Cement, lime gypsum manufacture or processing
- Foundries
- Inorganic fertilizer manufacture or processing

Automobile service stations

- Sale of gasoline and other fuels in conjunction with a country store, Class A or Class B
- Service stations

Community centers

- Community center
- Parks, playgrounds, community centers and noncommercial recreational and cultural facilities such as tennis courts, swimming pools, game rooms, libraries and the like

Cultural amenities

- Conference centers, outdoor auditoriums, public art or kiosks
- Cultural arts centers
- Libraries, museums

Farm events and sales

- Display and sale of gifts, souvenirs, crafts, food, and horticultural and agricultural products, including outdoor storage and display (Sec. 11.3.1(3))
- Events and activities at agricultural operations authorized by right under section 5.1.58(d)
- Farm sales

Farm events of over 200 attendees

- Events and activities at agricultural operations authorized by special use permit under section 5.1.58(d)
- Farm winery uses, events, and activities authorized by section 5.1.25(c)(3)

Farm stand

- Farm stands
- Wayside stands for the display and sale of seasonal agricultural products

Heavy manufacturing and processing

- Brick manufacturing, distribution

- Dry cleaning plants
- Manufacturing/Processing/Assembly/Fabrication/Recycling (use classification; applies to all uses within it except those expressly identified separately below)
- Materials recovery facilities, privately owned and operated
- Organic fertilizer manufacture or processing
- Petroleum refining, including by-products
- Petroleum, gasoline, natural gas and manufactured gas bulk storage
- Pulp or paper manufacture or processing
- Recycling processing center
- Rendering plants

Home occupation, major

- Major home occupation
- Home occupation, Class B

Home occupation, minor

- Minor home occupation
- Home occupation, Class A

Homestays

- Homestays
- Tourist lodging within detached single-family dwellings existing on June 4, 2008

Indoor athletic facilities

- Health spas
- Indoor athletic facilities

Indoor theater

- Indoor theaters
- Theaters, live and movie, including multi-screen movie theaters

Light industrial

- Manufacturing/Processing/Assembly/Fabrication/Recycling
- Newspaper publishing
- Preparation of printing plates including typesetting, etching and engraving

Motor vehicle repair, major

- Body shop
- Towing and storage of motor vehicles

Motor vehicle repair, minor

- Automobile, truck repair shop excluding body shop
- Public garage

Motor vehicle sales and rental

- Manufactured home and trailer sales and service
- Motor vehicle sales, service and rental
- Sale of major recreational equipment and vehicles

Multiple-family dwellings

- Apartments, either as a single-family dwelling or as a multiple-family dwelling
- Multiple-family dwellings
- Multiple-family dwellings such as garden apartments

Neighborhood retail and services

- Accessory uses and structures incidental to principal uses (aggregate <=20% of building floor area), including: newsstands; office-supply sale/equipment service; central reproduction/mailing; ethical pharmacies/labs/optical/prosthetic on medical-dental-optical sites; sale/service of goods associated with principal use (musical instruments, scores, textbooks, artist's supplies, dancing shoes/apparel); barber shops; beauty shops
- Antique, gift, jewelry, notion and craft shops
- Barber, beauty shops
- Clothing, apparel and shoe shops
- Florist
- Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops
- Funeral homes
- Furniture and home appliances sales and service
- Laundries, dry cleaners
- Laundromat (attendant on duty during operation)
- Musical instrument sales and repair
- Musical instruments
- Newsstands, magazines, pipe and tobacco shops
- Optical goods sales and service
- Photographic goods sales and service
- Retail nurseries and greenhouses
- Retail stores and shops on a single floor, compatible with the residential characteristics of the district, gross floor area not exceeding 4,000 square feet
- Sporting goods sales
- Supporting commercial; use does not exceed 25% of the gross floor area of the freestanding building or multiple buildings on an industrial site
- Tailors and seamstresses
- Visual and audio appliances

Offices (business, professional, admin)

- Administrative and business offices
- Industrial offices
- Newspaper publishing
- Offices, including medical, dental and optical

Outdoor performance area

- Conference centers, outdoor auditoriums, public art or kiosks
- Outdoor amphitheater
- Outdoor performance areas

Private airports/heliports/helistops

- Airports
- Heliports
- Helistops

Private schools

- Educational, technical and trade schools
- Private schools
- School of special instruction

Public uses, services, and utilities

- Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and

operated by a public utility. Water distribution and sewerage collection lines, pumping stations and appurtenances owned and operated by the Albemarle County Service Authority. Except as otherwise expressly provided, central water supplies and central sewerage systems in conformance with Chapter 16 of the Code of Albemarle and all other applicable law
- Libraries, museums
- Parks, playgrounds, community centers and noncommercial recreational and cultural facilities such as tennis courts, swimming pools, game rooms, libraries and the like
- Public uses and buildings including temporary or mobile facilities such as schools, offices, parks, playgrounds and roads funded, owned or operated by local, state or federal agencies; public water and sewer transmission main or trunk lines, treatment facilities, pumping stations and the like, owned and/or operated by the Rivanna Water and Sewer Authority

Renewable energy systems, major
- Hydroelectric power generation
- Solar energy facilities with a fenced area of greater than 21 acres

Renewable energy systems, minor
- Small wind turbines
- Solar energy facilities with a fenced area of 21 acres or less

Residential facilities
- Assisted living, skilled nursing, children's residential facility, or similar institution; nursing/convalescent homes
- Hospitals, nursing homes, convalescent homes
- Nursing homes

Retail sales/service, general
- Antique, gift, jewelry, notion and craft shops
- Barber, beauty shops
- Building materials sales
- Clothing, apparel and shoe shops
- Convenience stores
- Department store
- Drug store, pharmacy
- Factory outlet stores, clothing and fabric
- Feed and seed stores
- Fire extinguisher and security products sales and service
- Florist
- Food and grocery stores including specialty shops such as bakery, candy, milk dispensary and wine and cheese shops
- Furniture and home appliances sales and service
- General retail sales and service establishments
- Hardware store
- Laundries, dry cleaners
- Musical instrument sales and repair
- New automotive parts sales
- Newsstands, magazines, pipe and tobacco shops
- Office and business machines sales and service
- Optical goods sales and service
- Photographic goods sales and service
- Retail nurseries and greenhouses
- Sporting goods sales

- 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; use does not exceed 25% of the gross floor area of the freestanding building or multiple buildings on an industrial site
- Tailors and seamstresses
- Visual and audio appliances

Sawmills, planing mills, and woodyards (permanent)

- Sawmills, planing mills and woodyards
- Sawmills, temporary or permanent; planing mills; wood yards

Single-family dwellings, attached

- Attached single-family dwellings such as townhouses
- Semi-detached and attached single-family dwellings such as two-family dwellings, triplexes, quadraplexes, and townhouses

Site-intensive commercial

- Car washes
- Heating oil sales and distribution
- Home and business services such as grounds care, cleaning, exterminators, landscaping and other repair and maintenance services
- Machinery and equipment sales, service and rental
- Modular building sales
- Storage yards

Social club/lodge

- Clubs and lodges
- Clubs, lodges, civic, fraternal, patriotic

Special lot

- Special lots shall be permitted in all zoning districts
- Stormwater management facilities shown on an approved final site plan or subdivision plat

Storage yards

- Heavy equipment and heavy vehicle parking and storage yards
- Storage yards

Storage/warehousing/distribution/transportation

- Heavy equipment and heavy vehicle parking and storage yards
- Storage/Warehousing/Distribution/Transportation

Surface parking

- Off-site parking for historic structures or sites or off-site employee parking for an industrial use in an industrial zoning district
- Stand-alone parking

Veterinary services, animal hospital, or kennel

- Animal shelter
- Commercial kennel
- Veterinary office and hospital

B. Current uses that were renamed (one-to-one, no change in scope)

- Accessory solar energy facilities and accessory battery energy storage facilities are permitted by right in all zoning districts (Sec. 4.22) → **Accessory solar facilities; Accessory battery energy storage facility**
- Commercial fruit or agricultural produce packing plants → **Agricultural processing plants**
- Borrow area, borrow pit not permitted under section 10.2.1.18 → **Borrow area, borrow pit over 50,000 cubic yards**
- Day camp, boarding camp → **Campground**
- Country store, Class B → **Country store, major**
- County store, Class A → **Country store, minor**
- Data centers with an aggregate gross floor area greater than 40,000 square feet per lot → **Data centers, major**
- Data centers with an aggregate gross floor area not exceeding 40,000 square feet per lot → **Data centers, minor**
- Game preserves, wildlife sanctuaries and fishery uses → **Game preserve/wildlife sanctuary**
- Horse show grounds, permanent → **Horse show grounds**
- Sanitary landfill → **Landfill**
- Manufactured home parks → **Manufactured home communities**
- Temporary events related to or supportive of the historic, educational or civic significance of Monticello (Naturalization Ceremony, Heritage Harvest Festival, wine festivals, concerts, etc.) subject to section 11.5 (Sec. 11.3.1(2)) → **Monticello historic house museum and historic site**
- Monticello scholar residences – private lodging accommodations for educators, academic fellows, scholars, TJF program participants, and caretaker (Sec. 11.3.1(24)) → **Monticello scholar residences**
- Drive-in theaters → **Outdoor commercial recreation**
- Petroleum refining, including by-products → **Petroleum refining**
- Laboratories/Research and Development/Experimental Testing → **Research and development**
- Farm worker housing, Class B (more than ten occupants or more than two sleeping structures) → **Seasonal farm worker housing, major**
- Farm worker housing, Class A (up to ten occupants and up to two sleeping structures) → **Seasonal farm worker housing, minor**
- Temporary events sponsored by local nonprofit organizations which are related to, and supportive of the RA, rural areas, district → **Temporary events sponsored by local nonprofit organization, major**