
Sec. 94.1-76. Table of permitted uses.

Table 4.1
Uses Permitted by Zoning District

| Description of Uses Permitted | Districts in which specific uses are permitted: R = Permitted by right S = Permitted only with a special exception permit | | | | | | | | | | | | |
|--|---|-------|-------|------|------|-------|-----|-----|-----|-----|------|-----|-----|
| | R1-40 | R1-15 | R1-10 | R1-6 | R2-8 | R2-16 | O-M | C-1 | C-2 | C-3 | MX-3 | I-G | I-P |
| | R | R | R | R | R | R | R | R | R | R | R | R | R |
| Accessory building or use but only when accessory to the principal building or use permitted by right in a zoning district | | | | | | | | | | | | | |
| Accessory home gardens | R | R | R | R | R | R | | | | | | | |
| Adult activity center for mentally retarded individuals | | | | | | | | R | R | | | | |
| Adult day care center | | | | | | | R | | | | | | |
| Agriculture (also see "farming") | S | | | | | | | | | | | | |
| Airport | | | | | | | | | | | | S | |
| Amusement park (commercial) | | | | | | | | | | | | S | |
| Animal hospital or clinic (veterinary hospital) | | | | | | | | R | R | R | | | |
| Arcade for games such as video, pinball and the like | | | | | | | R | R | R | R | | | |
| Archery equipment and accessories sales, service and repairs | | | | | | | | R | R | | | R | |
| Assembly hall | | | | | | | | R | R | R | | | |
| Automobile assembling, painting, upholstering repairing rebuilding, body and fender work, truck repairing and overhauling. | | | | | | | | S | S | | | R | |
| Automobile sales and service (retail dealer) | | | | | | | | S | S | S | | | |
| Automobile service station for fuel and miscellaneous sales (see | | | | | | | | R | R | R | | | |

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| also "convenience store with gasoline sales") | | | | | | | | | | | | | |
| Automobile service station with repairs within enclosed building | | | | | | | | | R | R | R | | |
| Bake goods and pastries retail shop | | | | | | | R | R | R | R | | | |
| Bakery producing baked goods for distribution and sale at retail elsewhere | | | | | | | | R | R | R | | | |
| Bank | | | | | | R | R | R | R | | | | |
| Barber shop, beauty shop, hair stylist | | | | | | R | R | R | R | | | | |
| Bed and breakfast facility within owner-occupied residence not exceeding four accommodations for overnight guests | | S | S | S | S | S | S | | | | | | |
| Billiard parlor or pool room | | | | | | | | S | S | S | | | |
| Borrow pit | | | | | | | | | | | S | | |
| Bowling alley | | | | | | | S | S | S | | | | |
| Brewery | | | | | | | S | S | | S | S | | |
| Brick manufacture | | | | | | | | | | S | | | |
| Building material and plumbing supplies sales with outside storage | | | | | | | R | | | | R | | |
| Bulk storage | | | | | | | S | | | | | | |
| Cabinet shop | | | | | | | S | | | | R | | |
| Car wash (multi-bay) | | | | | | | S | S | S | | | | |
| Cemetery | R | | | | | | | | | | | | |
| Child care center (for six or more children) | S | S | S | S | S | S | S | R | R | R | R | S | |
| Church, or similar house of worship | S | S | S | S | S | S | S | S | R | R | R | | |
| Clothing shop, retail | | | | | | | | R | R | R | R | | |
| Clubhouse or lodge | | | | | | R | | | R | R | R | | |
| Concrete mixing plant | | | | | | | | | | | S | | |
| Consignment store | | | | | | | R | R | R | | | | |
| Contractor's equipment storage yard or plant | | | | | | | | | | | R | | |
| Convenience (food) store, greater than 3,000 square feet selling motor fuels | | | | | | | S | | | | | | |

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|--|---|---|---|---|---|---|---|---|---|---|---|---|
| Convenience (food) store, less than 3,000 square feet (no motor fuel sales) | | | | | | | R | R | R | R | | |
| Convenience (food) store, less than 3,000 square feet selling motor fuels | | | | | | | S | R | R | R | | |
| Dance hall | | | | | | | | S | S | S | | |
| Dance studio or school | | | | | | | R | R | R | R | | |
| Data Center | | | | | | | | | | | R | R |
| Drugstore | | | | | | | R | R | R | R | | |
| Dwelling, condominium* | | | | R | | | | S | | | | |
| Dwelling, manufactured home (commonly known as double-wide) on permanent foundation | | | | | R | | | | | | | |
| Dwelling in existing building in conjunction with a business where the business is the principal use | | | | | | | S | S | S | S | | |
| Dwelling in existing building on the second story and above not in conjunction with a business | | | | | | | | | R | R | | |
| Dwelling, multiple-family | | | | | R | | | | S | R | | |
| Dwelling, quadruplex | | | | | R | R | | | | | | |
| Dwelling, single-family (attached) located on separate lot (i.e., townhouse or duplex) | | | | | R | R | | | | | | |
| Dwelling, single-family (unattached) on separate lot | R | R | R | R | R | R | | | | | | |
| Dwelling, single-family in a commercial zone provided that it existed at the time of passage of this chapter | | | | | | | R | R | R | R | | |
| Dwelling, townhouse (attached single-family dwelling) | | | | | R | | | | | | | |
| Dwelling, two-family | | | R | R | R | R | | | | | | |

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| Electrical appliances or electronic instruments assembly or manufacture of parts thereof. | | | | | | | | | | | | R | R |
| Electric utility installation | | | | | | | | | | | | R | |
| Family day care home for five or fewer children (per Code of Va. § 15.2-2292) in a private home | R | R | R | R | R | | | | | | | | |
| Farming, but limited to raising crops | S | | | | | | | | | | | | |
| Feed and seed store | | | | | | | | | | | | R | |
| Fire station or rescue squad building and grounds | S | S | S | S | S | S | S | R | R | R | R | R | |
| Firearms, ammunition and accessories sales, service and repairs | | | | | | | | R | R | | | R | |
| Flea market | S | | | | | | | S | | | | | |
| Food (grocery) store, retail | | | | | | | | R | R | R | | | |
| Fortune telling or palmistry | | | | | | | | R | | | | | |
| Funeral home | | | | | | | | R | | | | | |
| Furniture manufacturing | | | | | | | | | | | R | R | |
| Furniture store, retail | | | | | | | | R | R | R | | | |
| Garment fabrication including cutting and sewing | | | | | | | | | | | R | R | |
| Gift shop (such as book and card shop) | | | | | | | | R | R | R | R | | |
| Golf course and clubhouse | R | | | | | | | | | | | | |
| Golf driving range | S | | | | | | | R | | | | | |
| Golf, miniature course | S | | | | | | | R | | | | | |
| Group home for eight or fewer persons (per Code of Va. § 15.2-2291) | R | R | R | R | R | R | | | | | | | |
| Group homes for more than eight adults | | | | | | | | R | R | R | | | |
| Guestrooms (not exceeding two) in an owner-occupied, single-family dwelling | | | R | R | | | | | | | | | |

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| Hardware store | | | | | | | | R | R | R | | |
| Health club | | | | | | | | R | R | R | | |
| Highway maintenance facility | | | | | | | | | | | R | |
| Home appliance services | | | | | | | | R | R | R | | |
| Home based business conducted by occupant of dwelling | R | R | R | R | | R | | | | | | |
| Hospital | | | | | | R | | | | | | |
| Hotel (see Motel) | | | | | | | | | | | | |
| Laboratories, pharmaceutical and/or medical | | | | | | | | | | | R | R |
| Laundromat (coin-operated laundry) | | | | | | | S | S | | | | |
| Laundry and/or dry cleaning pickup station | | | | | | | R | R | R | R | | |
| Laundry and/or dry cleaning plant | | | | | | | | | | | R | R |
| Lawn and garden machinery and equipment, sales and service | | | | | | | S | S | S | S | | |
| Library | | | | | | R | R | R | R | R | | |
| Light assembly | | | | | | S | S | | | | | |
| Light manufacturing other than those permitted by right | | | | | | | | | | | S | S |
| Lumber and building supplies (sales and storage within enclosed building) | | | | | | | S | | | | R | |
| Lumberyard (no processing) | | | | | | | | | | | S | |
| Machinery and tools, sales and service | | | | | | | | | | | R | |
| Machinery manufacturing | | | | | | | | | | | S | |
| Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, | | | | | | | | | | | R | R |

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| cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, pulverized clay or plastic | | | | | | | | | | | | | | |
| Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: precious or semiprecious metals or stones, shell, straw, textiles, tobacco, wood yarn, and paint | | | | | | | | | | | | R | R | |
| Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals perfumed toilet soap, toiletries and food products | | | | | | | | | | | | R | R | |
| Manufactured home | | | | | | | | | | | | | | |
| Manufactured home (double-wide on permanent foundation) | | | | | R | | | | | | | | | |
| Manufactured home sales | | | | | | | | S | S | S | | | | |
| Manufactured home park (see article XVIII) | | | | | | | | | | | | | | |
| Manufacture of "manufactured homes" | | | | | | | | | | | R | | | |
| Marine sales, service and repairs | | | | | | | | S | S | S | S | | | |
| Meat, poultry and fish processing | | | | | | | | | | | | | S | |
| Medical facility for intermediate or emergency care | | | | | | S | | R | | | | | | |
| Medical facility for long-term care (nursing home) | | | | | S | S | | | | | | | | |

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| Mini-storage facility not exceeding 20 feet in height | | | | | | | | R | R | R | | |
| Monumental stone works | | | | | | | | | | | R | |
| Motel or hotel | | | | | | | R | R | R | | | |
| Music shop for sale of musical instruments, recorded music and related materials | | | | | | R | R | R | R | | | |
| Musical instrument manufacture | | | | | | | | | | | R | R |
| Office building consisting of two or more professional or business firms | | | | | R | S | R | R | R | | | |
| Office complex, consisting of two or more buildings containing a total of at least 10,000 square feet on a lot whose main purpose and/or use is for offices | | | | | | | R | R | R | | | |
| Other compatible commercial uses | | | | | | S | S | S | | | S | S |
| Paint, oil, shellac, turpentine or varnish manufacturing | | | | | | | | | | | S | S |
| Park and playground | S | S | S | S | S | S | | | | | | |
| Parking lot or garage for hire for the temporary parking of motor vehicles | | | | | | | R | R | R | | | |
| Petroleum refining, including by-products | | | | | | | | | | | S | S |
| Plumbing HVAC and electrical supply with storage within enclosed building | | | | | | | R | | | | | |
| Pottery and other similar ceramics manufacture | | | | | | | | | | | R | |
| Print and copy shop including architectural and engineering reproductions | | | | | | | R | R | R | | | |

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|--|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Printing and publishing such as newspapers and books | | | | | | | | | R | S | S | R | |
| Professional or business offices | | | | | | R | R | R | R | R | | | |
| Public utilities (except facilities otherwise defined herein), including poles, lines, distribution transformers, pipes, meters, other water and sewer distribution, transmission and conveyance facilities that are necessary for the provision and maintenance of such public utilities | R | R | R | R | R | R | R | R | R | R | R | R | R |
| Public utility generating, booster or relay station, transformer substations, transmission lines and towers, storage yards, pipes, meters and other facilities and for the provisions for maintenance of public utilities, excluding solar and wind generating. ("see also small wind energy systems, solar arrays and farms") | | | | | | | | | | | S | | |
| Public utility storage yard | | | | | | | | | | | | R | |
| Radio or television studio but not including broadcasting antennae or satellite dish(es) | | | | | | | | | R | R | R | | |
| Radio or television studio including broadcasting antennae or satellite dish(es) | | | | | | | | | | | | R | |
| Railroads and facilities | | | | | | | | | | | | R | |
| Recreation center | S | S | S | S | S | S | | S | | | | | |
| Rental equipment establishment (for | | | | | | | | | S | | | R | |

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| equipment used by contractors) | | | | | | | | | | | | | |
| Restaurant preparing food for carry out or home delivery only; not for consumption on the premises | | | | | | | | | R | R | R | | |
| Restaurant, fast food with drive-through service preparing food for on-premises or off-premises consumption. | | | | | | | | | R | R | R | | |
| Restaurant, preparing food for on-premises consumption and providing inside seating | | | | | | | | | R | R | R | | |
| Rooming house, boarding house | | | | | S | | | | | | | | |
| School, elementary or secondary, public or private which meets the state's requirements for such schools | S | S | S | S | S | S | | | S | | | | |
| Shipping service pick-up station or distribution center | | | | | | | | | | | | R | R |
| Sheltered workshop for disabled adults | | | | | | | | | | | | R | |
| Shooting range | | | | | | | | | S | S | | S | |
| Shopping center, retail | | | | | | | | | R | | | | |
| Small engine sales, parts and repair | | | | | | | | | S | S | S | | |
| Small wind energy systems | S | S | S | S | S | S | S | R | R | R | R | R | R |
| Solar arrays and farms | | | | | | | | | | | | S | |
| Storage of fully-equipped motor vehicles temporarily while awaiting repairs or by dealer where they are offered for sale | | | | | | | | | S | S | S | | |
| Storage warehouse | | | | | | | | | | | | R | |
| Tattoo/body piercing salon | | | | | | | | | S | | | | |

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|--|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Telecommunication towers and antennas | | | | | | | S | | S | S | S | S | S |
| Telephone utility and cable television utility installations | | | | | | | | | | | R | | |
| Theater and/or auditorium for the performing arts | | | | | | | | R | R | R | | | |
| Thrift store | | | | | | | R | R | R | | | | |
| Tire retreading or recapping plant | | | | | | | | S | | | R | | |
| Tobacco shop (retail sales) | | | | | | | R | R | R | R | | | |
| Toy and novelty manufacture | | | | | | | | | | | R | | |
| Truck terminal | | | | | | | | | | | R | | |
| Upholstery shop | | | | | | | R | R | R | R | | | |
| Video rental shop | | | | | | | R | R | R | | | | |
| Warehouse, distribution | | | | | | | S | S | S | R | R | | |
| Water and sewerage facilities | R | R | R | R | R | R | R | R | R | R | R | R | R |
| Welding shop or machine shop | | | | | | | | S | S | S | R | | |
| Wholesale business with storage warehouse | | | | | | | | | | | R | R | |
| Wholesale businesses without storage warehouse | | | | | | | | R | R | R | R | R | R |
| Wood preserving operations | | | | | | | | | | | S | | |
| Note: Accessory uses to special exception uses are permitted only when they are authorized as a function of an approved "special exception use". | | | | | | | | | | | | | |

* Condominium is, strictly speaking, a form of ownership established under the Virginia Condominium Act (Code of Virginia, § 11-79.39) and may apply to other building uses, such as offices. Here, however the reference is limited to residential uses developed under the referenced Code section.

(Ord. of 12-11-00; Ord. of 12-18-01; Ord. of 12-9-02(1); Ord. of 3-10-03; Ord. of 4-14-03; Ord. of 6-9-03(3); Ord. of 9-13-04; Ord. of 10-18-04; Ord. of 9-12-05(2); Ord. of 4-10-06; Ord. of 5-8-06(2); Ord. of 12-11-06; Ord. of 12-10-07(3); Ord. of 2-8-10(2); Ord. of 4-12-10; Ord. No. 2012-2, 4-9-12; Ord. No. 2014-1, 2-10-14; Ord. No. 2014-2, 4-14-14; Ord. No. 2014-5, 10-14-14; Ord. No. 2016-3, 7-11-16; Ord. No. 2016-4, 7-11-16; Ord. No. 2017-3, 3-13-17; Ord. No. 2018-5, 4-9-18; Ord. No. 2019-1, 1-14-19; Ord. No. 2019-3, 6-10-19; Ord. No. 2020-8, 8-10-20; Ord. No. 2020-10, 9-14-20; Ord. No. 2021-1, 1-11-21; Ord. No. O-01-23, 6-12-23; Ord. No. O-08-24, 12-9-24)