

## Commerical Uses

**Child Care Center:** facility where a person or organization supervises, protects, and is responsible for the wellbeing of at least one child in the general absence of a parent or guardian for less than a 24-hour period. Does not include a home day care facility.

**Club, Service Organization, or Community Center:** A facility operated by a nonprofit corporation, fraternal organization, association, or group of people for social, educational, recreational, or service-oriented activities. This use may include meeting rooms, game rooms, clubhouses, swimming pools, courts, exercise equipment, snack bars, kitchens, and similar facilities. This use does not include standalone community swim, tennis, and recreation clubs, which are a different use in this category, or commercial indoor or outdoor recreation facilities, which are in the Recreation and Entertainment category.

**College or University:** An institution that is certified to operate as a college or university by the State Council of Higher Education for Virginia, that offers a program of post-secondary education and instruction leading to degrees or certificates. This use does not include instructional programs that are intended solely for recreation, enjoyment, or personal interest.

**Cultural Facility or Museum:** A building or area operated to present cultural, historic, heritage, scientific, or academic material, or to provide access to a location having particular historic significance. The facility or museum may include curated exhibits, interactive or experiential exhibits or events, live theater and dance performances, musical concerts, cinema, or lectures; or an institution for the acquisition, preservation, study, and exhibition of works of artistic, historical, or scientific value. Accessory uses may include offices, meeting rooms, gift shops, restaurants or snack bars, and gardens.

**Public Use:** Any land, building, or structure held, used, or controlled primarily for public purposes by any department or branch of the Federal Government, Commonwealth of Virginia, or the Fairfax County government under the direct authority of the Board, the Fairfax County School Board, or the Fairfax County Park Authority, regardless of the land, building, or structure's ownership. For the purpose of this Ordinance, any use that is (a) sponsored or operated by another county, city, or town within or outside of the Commonwealth of Virginia or an agency such as the Fairfax County Water Authority, Social Services Board, Redevelopment and Housing Authority, Economic Development Authority, Juvenile Court, or Fairfax-Falls Church Community Services Board, and (b) not under the direct authority of the Board, is not considered a public use and is subject to the applicable Zoning Ordinance provisions for the proposed use.

**Religious Assembly:** A structure or place for worship or ceremonies, rituals, and education, together with its accessory buildings and uses (including buildings used for educational, social, and recreational activities), operated, maintained, and controlled under the direction of a religious group. Examples include churches, mosques, synagogues, and temples. This use includes those activities and functions sponsored and administered directly by the religious group in furtherance of its religion.

**School, Private:** Any school offering a curriculum for the elementary school or secondary school level leading to a high school diploma, that is not a public use. A private school includes a public school operated by other counties, cities, or towns within or outside of the State.

**Specialized Instruction Center:** A center primarily devoted to giving instruction in vocational, professional, musical, dramatic, artistic, scientific, performing arts, or other special subjects. Examples include tutoring, music lessons, art classes, ballet, and other similar instructional activities. This use does not include a child care center, home day care facility, health and exercise facility, or riding school.

**Funeral Home:** A building or part of a building used for funeral services. The building may contain space and facilities for (a) embalming and the performance of other services used in the preparation of the dead for burial; (b) the performance of autopsies and other surgical procedures; (c) the storage of caskets, funeral urns, and other related funeral supplies; or (d) the storage of funeral vehicles. This use may include a columbarium but not a crematory.

**Utility Facility, Light:** A structure or facility generally related to the distribution or collection of utility products or services, rather than the production of those products or services, that needs to be in or near the neighborhood or near utility consumers. Examples of light utility facilities include water and sewage pump stations, telephone local exchanges, water storage facilities, and electrical substations including distribution centers and transformer substations. This use does not include (1) ordinary distribution facilities for delivery of utilities to customers that are in the public right-of-way or in easements or strips of property owned in fee simple not more than 25 feet in width; or (2) transmission lines approved by the State Corporation Commission.

**Animal Shelter:** A place designated to provide for the temporary accommodation of five or more animals that are stray or abandoned by their owner. This definition does not include a kennel, a veterinary hospital, or a zoo.

**Kennel:** An establishment primarily engaged in boarding, keeping, training, breeding, or handling dogs, cats, birds, or other small domestic animals for a fee. A kennel also includes recreation and exercise areas for dogs and other small domestic animals operated for a fee.

**Pet Grooming Established:** An establishment, other than a kennel or veterinary hospital, for cleaning and maintaining the appearance of dogs, cats, birds, or other small domestic animals.

**Veterinary Hospital:** A building or structure for the diagnosis and medical or surgical care of animals, including facilities for the temporary housing of those animals.

**Catering:** An establishment whose primary business is to prepare food on-site, then to transport and serve the food off-site. Catering may include retail sale of food or beverages for consumption on the premises as an ancillary use.

**Hotel or Motel:** Any part of a building or group of buildings that provide sleeping accommodations in six or more separate units or rooms for transient visitors on a daily, weekly, or similar short-term basis. This use includes establishments designated as a hotel, inn, automobile court, motel, motor inn, motor lodge, tourist cabin, tourist court, tourist home, or other similar designations. A hotel or motel also includes any establishment that provides residential living accommodations for transient visitors on a short-term basis, such as an apartment hotel. A hotel or motel may include accessory restaurants, meeting rooms, and conference facilities.

**Restaurant:** An establishment whose primary business is to prepare and sell food or beverages in a ready-to-consume state for consumption on or off the premises. A restaurant with drive-through,

carryout restaurant, convenience store, or craft beverage production establishment as defined herein, is not considered a restaurant. This use does not include a snack bar or refreshment stand at a public or non-private recreational facility that is operated solely by the agency or group operating the recreational facility as an accessory use for the convenience of the patrons of the facility. Entertainment that is provided for the enjoyment of the patrons and is incidental to the principal dining function may be considered accessory to a restaurant. This entertainment may include dancing by patrons, subject to the licensing requirements of Chapter 27 of the County Code.

**Alternative Lending Institution:** An establishment providing short-term loans to individuals, which may include short-term loans offered online if associated appraisal, application, or other services are provided in-person at the establishment, including short-term loans as regulated by Chapter 18, Title 6.2, Code of Virginia and motor vehicle title loans as regulated by Chapter 22, Title 6.2, Code of Virginia. For purposes of this Ordinance, an alternative lending institution does not include an office, pawnshop, drive-in financial institution, financial institution or any other state or federally chartered bank, savings and loan institution, or credit union.

**Drive-Through Financial Institution:** Any financial institution that offers its services to persons within motor vehicles.

**Financial Institution:** Any establishment where the primary occupation is State regulated businesses such as banking, savings and loans, loan companies and investment companies; however, for the purpose of this Ordinance, any financial institution having a drive-through window or drive-through automated teller machine will be deemed to be a drive-through financial institution.

**Office:** A building or portion of a building used for professional, executive, management, financial, research, or administrative business or activities. An office may also include an artist's studio, research and experimentation in a laboratory, and medical or dental services.

**Business Service:** An establishment primarily engaged in rendering services on a fee or contract basis to the business, commercial, industrial, or institutional community. Examples of this use include packing and shipping services and printing services. This definition does not include any use listed separately in this Ordinance.

**Household Repair and Rental Service:** Any establishment primarily engaged in the repair, general service, or rental of common home goods and appliances such as photocopiers, televisions and radios, washing machines, dryers, vacuum cleaners, power tools, refrigerators, ovens, lawnmowers, sewing machines, or musical instruments.

**Massage Therapy Establishment:** Any fixed place of business that provides treatment of soft tissues for therapeutic purposes by the application of massage and bodywork techniques based on the manipulation or application of pressure to the muscular structure or soft tissues of the human body.

**Personal Service:** An establishment primarily engaged in rendering frequent or recurrent services of a personal nature to individuals. Examples of this use include barber shops and beauty salons, tattoo parlors, laundromats, limited-scale laundry and dry-cleaning sites, tailors, shoe cleaning or repair shops, and other similar places of business. This definition does not include any use listed separately in this Zoning Ordinance.

**Banquet or Reception Hall:** Any establishment operated for profit where the facilities are leased on an event-specific basis for private wedding receptions, meetings, banquets, and other similar events. This use may include facilities for preparing food and areas for dancing, dining, and other entertainment activities typically found in association with banquets or receptions.

**Commercial Recreation, Indoor:** An establishment providing recreational activities predominantly indoors. Examples of this use include movie theaters, music venues, bowling alleys, indoor skating facilities, amusement arcades, indoor shooting and archery ranges, tennis and similar courts, recreational crafting activities, and similar establishments where the predominant recreation or entertainment activity takes place inside a building. Consumption of food and beverages may occur but is not the primary activity. This use does not include any use meeting the definition of a golf course or country club; quasi-public park, playground, or athletic field; restaurant; or public entertainment.

**Health and Exercise Facility, Large:** An indoor facility, other than a small health and exercise facility, where patrons participate in exercise or similar activities designed to improve and preserve physical fitness, including health clubs and gyms. Accessory uses to serve the members may include child care, restaurant, retail sales, massage therapy, and personal service. This definition does not include a community center.

**Quasi-Public Park, Playground, or Athletic Field:** An outdoor land area designed or designated to be used for community recreation leagues, exercise, sports, education, or similar activities, or an area intended to enhance the enjoyment of natural features or natural beauty. This use must be under private ownership or control and not meet the definition of a public use, indoor commercial recreation, outdoor commercial recreation, or golf course or country club. This use may include outdoor playfields, athletic fields or courts, other recreation facilities, and water features, picnic areas, natural areas, boating facilities, fishing facilities, arboreta, and botanic gardens.

**Smoking Lounge:** An establishment where the principal activity is the recreational inhaling of smoke or other vapors. This may include cigar or pipe bars, hookah lounges, vapor bars, and other similar establishments. This use does not include any use meeting the definition of a restaurant or public entertainment.

**Garden Center:** An establishment for the propagation, cultivation, growing and sale of nursery stock, such as trees, plants, shrubs, sod, and seeds. A garden center may also include the sale of related items. Landscape contracting services using nursery stock grown on the property may be permitted as an accessory use to the garden center.

**Retail Sales, General:** An establishment where the primary occupation is the sale or rental of goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods, that does not meet the definition for another use in this Ordinance. This use includes grocery stores, drug stores, pet stores, photographic and portrait studios, specialty or gourmet food stores, hardware stores, bookstores, clothing stores, discount stores, auction houses, and similar establishments.

**New Vehicle Storage:** An area where new vehicles are parked or stored off-site from the associated vehicle sale and rental service establishment.

Vehicle Sales, Rental and Service: Buildings and premises for the sale, rental, and ancillary servicing of vehicles in operating condition, including the following:

1. Automobiles and motorcycles;
2. Vans, but not including any vehicle designed primarily for the transportation of ten or more passengers;
3. Boats such as outboard motor boats, Sunfishes, or other similar-sized boats; and
4. Specialized vehicles such as recreational vehicles and boat trailers having a maximum length of 17 feet.

Wholesale Facility: A facility in which the sale of commodities in quantity to retailers, other businesses, industries, or institutions occurs. Wholesale Sales defined as the sale of goods, merchandise and commodities in gross, primarily for the purpose of resale.

Contractor's Office and Shop: Establishments that provide services and store necessary vehicles, equipment, or materials for the installation and servicing of items which may include, but are not limited to, air conditioners, electrical equipment, flooring, painting, plumbing, roofing, tiling, and heating and ventilating equipment. This use also includes establishments for the planting and maintenance of gardens, grounds, and yards, such as landscape contractors and lawn maintenance services. This use cannot include retail sales to the general public, except as an accessory use.

Craft Beverage Production Establishment: A facility, licensed in accordance with Title 4.1 of the Code of Virginia, as amended, in which beer, wine, cider, mead, distilled spirits, or other similar beverages are brewed, fermented, or distilled. Production is limited to 20,000 barrels of beer, or 36,000 gallons of distilled spirits, wine, cider, or mead annually. An establishment exceeding those production quantities is deemed a production or processing use.

Small Scale Production Establishment: An establishment where shared or individual tools, equipment, or machinery are used to make or grow 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, vertical farming or 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. Agriculture, craft beverage production establishment, restaurant, restaurant with drive-through, or carryout restaurant are not small-scale production establishments.