

Frederick County, VA  
Tuesday, August 13, 2024

## Chapter 165. Zoning

### ARTICLE VI. Business and Industrial Zoning Districts

#### Part 604. B3 Industrial Transition District

##### § 165-604.02. Allowed uses.

Allowed uses are as follows:

<b>Allowed Uses</b>
Veterinary services with all activities and animals kept within the fully enclosed primary structure excluding livestock.
Pet Care Services (excluding Veterinary), with all activities and animals kept within the fully enclosed primary structure
Landscape and Horticultural Services
Offices and Storage Facilities for Building Construction Contractors, Heavy Construction Contractors and Special Trade Contractors
Commercial Printing
Transit and Ground Passenger Transportation and related support activities
Truck Transportation and related support activities
Air Transportation and related support activities
Travel Arrangement and Reservation Services
Telecommunication Facilities and Offices, Broadcasting and Content Providers, including wired and wireless telephone, radio, television, and other satellite communications.
Electric, Gas, and other utility facilities and offices excluding Sanitary Services
Warehousing and Storage
Advertising Specialties - wholesale
Building Materials, Hardware, Garden Supply, and Retail Nurseries
Manufactured (Mobile) Home Dealers
Motor Vehicle and Parts Dealers
Gasoline Stations, with or without, Convenience Stores excluding Fuel Dealers
Wholesale Trade Businesses excluding livestock, farm products, mining and chemical storage
Food and Beverage Retailers
Food Services, Restaurants and Other Eating Places
Industrial Launderers, Dry-Cleaning and Laundry Services
Administrative and Support Services

<b>Allowed Uses</b>
Professional, Scientific, and Technical Services including Testing Laboratories and General Business Offices
General Automotive, Motorcycle, and Truck Repair, Services and Parking
Personal and Household Goods Repair and Maintenance
Electronic Precision Equipment Repair and Maintenance
Movie Theaters, including Drive-In Theaters
Amusement, Arts, Gambling, and Recreation Industries excluding the following: Amusement Parks or Theme Parks and Outdoor Shooting Ranges
Self-Service Storage Facilities
Vocational Schools (Technical, Trade, Business, Computer and Management Training)
Religious, Grantmaking, Civic, Professional, and Similar Organizations
General Business Offices
Model Home Sales
Accessory Retailing
Public Administration and Government Support Buildings, including fire and ambulance services
Public Utilities
Residential uses which are accessory to allowed business uses
Parks
Flex-Tech
Consumer Goods Rentals
Car, Truck, Utility Trailers, and RV (Recreational Vehicle) Rental and Leasing

## § 165-604.03. Conditional uses.

Uses permitted with a conditional use permit shall be as follows:

### Conditional Uses

Tractor Truck and Tractor Truck Trailer Parking