



# ALBEMARLE COUNTY LAND USE CHART

ALBEMARLE COUNTY DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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## USING THE ALBEMARLE COUNTY LANDUSE CHART

This chart is intended to match specific uses of property, such as convenience stores or manufacturing, with the zoning districts in which these uses are permitted. The land uses allowed in Albemarle County are listed alphabetically in the left-hand column. The next two columns list the zoning districts in which those uses are allowed. If the use is allowed by right, the zoning district will be listed in the second column. If the use requires a special use permit, the zoning district will be listed in the third column. This chart lists uses expressly written in the ordinance. Other uses not listed will require an interpretation by the Zoning Administrator.

Certain uses, such as mining, are allowed only in overlay districts. The last three pages of the chart list Albemarle County's overlay districts and the uses permitted in them. These districts establish additional regulations in order to achieve the specific purpose for which the district was created. For example, the flood plain hazard district further limits the uses allowed by the underlying zoning district in order to protect downstream properties and keep the County's flood insurance rates affordable. In the chart, the overlay district is listed in the first column, the uses allowed by right in the second column and the uses allowed by special use permit in the third column.

Please be aware that this chart is intended to make using the Zoning Ordinance easier. It is not intended to replace the Ordinance. Once you have used this chart to locate the zoning district in which a use is allowed, read through that section of the Ordinance to find what other regulations apply to that use. Even though a use may be allowed by right, a site plan or variance may be required. Supplementary regulations found within Section 5.0 of the Albemarle County Zoning Ordinance may apply based on the use, even if not listed. The uses that are listed, and Section 5.0 applies, are noted in bold type with each applicable use.

We will be happy to answer any questions you have about the uses listed in this chart. We would also like to hear any suggestions you may have for improving the chart. Please call the Department of Community Development at (434) 296-5832.

The abbreviations for the zoning districts are provided on the following page.

**LAND USES ALLOWED IN ALBEMARLE COUNTY BY  
ZONING DISTRICTS**

<u>ZONING DISTRICT</u>	<u>ABBREVIATION</u>
Rural Areas	RA
Monticello Historic District	MHD
Village Residential	VR
Residential	R-1, R-2, R-4, R-6, R-10, R-15
Planned Residential Development	PRD
Planned Unit Development	PUD (includes all areas)
Residential	PUD-R
Commercial	PUD-C
Shopping Center	PUD-SC
Industrial	PUD-I
Neighborhood Model	NMD (by right uses are adopted with each individual district)
Commercial District	C-1
Commercial Office	CO
Highway Commercial	HC
Planned Development-Mixed Commercial	PD-MC
Planned Development-Shopping Center	PD-SC
Light Industry	LI
Heavy Industry	HI
Planned Development-Industrial Park <i>Category 1</i>	PDIP-1
Planned Development-Industrial Park <i>Category 2</i>	PDIP-2

## **LAND USES ALLOWED IN ALBEMARLE COUNTY BY ZONING DISTRICTS**

### Overlay Districts

Airport Impact Area	AIA
Entrance Corridor	EC
Flood Hazard	FH
Natural Resource Extraction	NR
Scenic Streams	SS

**LAND USES ALLOWED IN ALBEMARLE COUNTY BY  
ZONING DISTRICTS**

USE	BY RIGHT	SPECIAL USE PERMIT
Abattoirs – See also Slaughterhouse, custom		HI, PDIP-2
Accessory Apartment ( <b>Ref. 5.1.34</b> )	RA, MHD, VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD-R, NMD	
Accessory uses and buildings	RA, MHD, VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD-R, NMD	PUD-C, C-1, CO, HC, PD-MC
Administrative and support activities, relating to the operation of Monticello	MHD	
Agriculture	RA, MHD, VR	
Agricultural service occupation	RA, MHD	VR
Aircraft (light), assembly & fabrication from component parts manufactured off-site	LI, PDIP-1, PDIP-2	
Airport (private), heliport, helistop, flight strip ( <b>Ref. 5.1.01</b> )		RA, LI, HI, PDIP-1, PDIP-2
Ambulance service, private	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC, LI, HI, PDIP-1, PDIP-2	RA, VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD-R, CO
Amusement centers – See also Commercial recreation		PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC,
Animal shelter ( <b>Ref. 5.1.11</b> )		RA, C-1, HC
Antique, gift, jewelry, notion & craft shops	C-1, HC, PD-SC, PD-MC, PUD-C, PUD-SC	RA (“Gift, craft and antique shops” Only - not jewelry nor notion)
Asphalt mixing plants		HI, PDIP-2
Auction house		HC, PD-MC
Automobile laundries	PUD-SC, HC, PD-SC, PD-MC	
Automobile sales – See also Motor vehicle sales	PUD-SC, HC, PD-SC, PD-MC	PUD-C, C-1
Automobile service stations – See also Automobile, truck repair; and garage, public ( <b>Ref. 5.1.20</b> )	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	RA (public garage)
Automobile, truck repair	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	

**LAND USES ALLOWED IN ALBEMARLE COUNTY BY  
ZONING DISTRICTS**

USE	BY RIGHT	SPECIAL USE PERMIT
Automobile, farm, and construction machinery products assembly	HI, PDIP-2	
Automotive parts – new – sales	PUD-SC, HC, PD-SC, PD-MC	
Banks – See also Financial institutions	PUD-C, PUD-SC, C-1, CO, HC, PD-SC, PD-MC	
Barber, beauty shops	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	
Bed & Breakfast – See also Tourist lodging, accessory	RA	
Boarding houses	R-6, R-10, R-15	PUD-C, C-1, CO, HC, PD-MC
Boat landings and canoe liveries		RA, MHD
Body shop ( <b>Ref. 5.1.31</b> )		PUD-C, C-1, LI, PDIP-1, PDIP-2
Borrow area/pit <=50,000 cu. Yds. ( <b>Ref. 5.1.28</b> )	RA, MHD	
Borrow area/pit >50,000 cu. Yds. ( <b>Ref. 5.1.28</b> )		RA
Bowling alleys – See also Commercial recreation		PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC
Brick manufacturing and distribution	HI, PDIP-2	
Building material sales	PUD-SC, HC, PD-SC, PD-MC	
Car wash – See also Automobile laundries	PUD-SC, HC, PD-SC, PD-MC	
Cement, lime gypsum manufacture or processing		HI, PDIP-2
Cemeteries	MHD, PUD-C, PUD-SC, CO, C-1, HC, PD-SC, PD-MC	RA, VR, R-1, R-2, R-4, R-6, R-10, R-15
Chemical, plastics manufacture or processing		HI, PDIP-2
Churches	PUD-C, PUD-SC, CO, C-1, HC, PD-SC, PD-MC	RA, VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD-R
Clothing, and shoe sales	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	
Clubs, lodges, civic, fraternal, patriotic ( <b>Ref. 5.1.02</b> )	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	RA, VR, R-1, R-2, R-4, R-6, R-10, R-15, CO

**LAND USES ALLOWED IN ALBEMARLE COUNTY BY  
ZONING DISTRICTS**

USE	BY RIGHT	SPECIAL USE PERMIT
Cluster development of permitted residential uses	VR, R-1, R-2, R-4, R-6, R-10, R-15	C-1, CO, HC, PD-MC
Commercial recreational establishments		PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC
Community center <b>(Ref. 5.1.04)</b>	PRD, PUD-R	RA, VR, R-1, R-2, R-4, R-6, R-10, R-15, PUD-C, C-1, CO, HC, PD-MC
Compounding of drugs including biological products, medical & chemical	LI, PDIP-1, PDIP-2	
Concerts, theater, and outdoor drama events related to Monticello		MHD
Concrete mixing plant, storage, distribution	HI, PDIP-2	
Contractor's office and equipment storage yard	LI, HI, PDIP-1, PDIP-2	HC, PD-MC
Convenience stores – See also Country store	HC, PD-SC, PD-MC, PUD-SC	
Convent- See also Monastery <b>(Ref. 5.1.29)</b>		RA
Copying and mailing service accessory to principal use <b>(Ref. 23.2.1 [6])</b>	PUD-C, PUD-SC, CO, PD-SC, PD-MC	
Country store		RA
Crematorium		RA
Dance hall –See also Commercial recreation		PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC
Dams, impoundment for flood control		RA
Data processing services accessory to principal use <b>(Ref. 23.2.1 [6])</b>	PUD-C, PUD-SC, CO, PD-SC, PD-MC	
Day camp, boarding camp <b>(Ref. 5.1.05)</b>		RA
Day care, child care or nursery facility <b>(Ref. 5.1.06)</b>	PUD-C, PUD-SC, C-1, CO, HC, PD-SC, PD-MC	RA, VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD-R
Department stores	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	

**LAND USES ALLOWED IN ALBEMARLE COUNTY BY  
ZONING DISTRICTS**

USE	BY RIGHT	SPECIAL USE PERMIT
Display and sale of gifts, souvenirs, crafts, food, and horticultural and agricultural products related to Thomas Jefferson and the history of Monticello	MHD	
Divisions of land in accordance with section 10.3	RA, MHD	
Divisions of land as provided in section 10.5.2.1		RA
Drive-through windows serving or associated with permitted uses		PUD-C, PUD-SC, NMD, CO, HC, PD-SC, PD-MC
Dry cleaning plants	HI, PDIP-2	
Display and sale of gifts, souvenirs, crafts, food, and horticultural and agricultural products related to Monticello	MHD	
Dwellings, duplexes and other 2-family with proper density	RA, MHD, VR, R-4, R-6, R-10, R-15, PRD, PUD-R, CO	PUD-C, C-1, CO, HC, PD-MC
Dwellings, multi-family, such as garden apartments	R-6, R-10, R-15, PRD, PUD-R	PUD-C, C-1, CO, HC, PD-MC
Dwellings, single-family detached	RA, MHD, VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD-R	PUD-C, C-1, CO, HC, PD-MC
Dwellings, triplexes, quadraplexes and townhouses	R-4, R-6, R-10, R-15, PRD, PUD-R	PUD-C, C-1, CO, HC, PD-MC
Dwelling, for owner and night watchmen ( <b>Ref. 5.1.21</b> )	PUD-C, PUD-SC, C-1, CO, HC, PD-SC, PD-MC, LI, PDIP-1, PDIP-2	
Eating establishments	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	

**LAND USES ALLOWED IN ALBEMARLE COUNTY BY  
ZONING DISTRICTS**

USE	BY RIGHT	SPECIAL USE PERMIT
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.	RA, MHD, VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD, NMD, C-1, CO, HC, PD-SC, PD-MC, LI, HI, PDIP	
Electrical power substations, transmission lines and related towers, gas or oil transmission lines, pumping stations, unmanned telephone exchange centers, microwave transmission and relay tower		RA, VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD, C-1, CO, HC, PD-SC, PD-MC, LI, HI, PDIP-1, PDIP-2
Engineering, design, assembly & fabrication of machinery using equipment <=15hp	LI, PDIP-1, PDIP-2	
Exploratory drilling		RA
Farmer's market (Ref. 5.1.36)	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	
Farm sales (Ref. 5.1.35)		RA, MHD
Farm winery (Ref. 5.1.25)	RA, MHD	RA, in some cases. (Ref. 5.1.25e, 1-4)
Factory outlet sales, clothing and fabric	PUD-SC, HC, PD-SC, PD-MC	
Feed and seed stores (Ref. 5.1.22)	PUD-SC, HC, PD-SC, PD-MC	
Fertilizer manufacture or processing		HI, PDIP-2
Financial institutions	PUD-C, PUD-SC, C-1, CO, HC, PD-SC, PD-MC	

**LAND USES ALLOWED IN ALBEMARLE COUNTY BY  
ZONING DISTRICTS**

USE	BY RIGHT	SPECIAL USE PERMIT
Fire and rescue squads ( <b>Ref. 5.1.09</b> )	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC, LI, HI, PDIP-1, PDIP-2	RA, VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD-R, CO
Fire extinguisher & security products	PUD-SC, HC, PD-SC, PD-MC	
Flood control dams or impoundments	MHD	
Florist	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	
Food and grocery stores	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	
Food processing plants such as meat, poultry / fish processing / packing and rendering plants		HI, PDIP-2
Forestry and fishery uses (except as otherwise provided)	RA, MHD	
Fruit or agricultural produce packing plants, commercial		RA, MHD
Funeral homes	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	CO
Furniture and home appliances	C-1, HC, PD-SC, PD-MC, PUD-C, PUD-SC	
Game preserves, wildlife sanctuaries, and fishery uses	RA, MHD	
Garage, public		RA
Gift, craft and antique shops		RA
Homes for developmentally disabled persons (ref. 5.1.7)	VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD-R, NMD	
Hardware stores	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	
Health spas	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	
Heliport – See also airport, private ( <b>Ref 5.1.01</b> )		RA, LI, HI, PDIP-1, PDIP-2
Helistop ( <b>Ref 5.1.01</b> )		RA, MHD, LI, HI, PDIP-1, PDIP-2
Heating oil sales and distribution	PUD-SC, HC, PD-SC, PD-MC	
Historical centers, historical center special events, historical center festivals ( <b>Ref. 5.1.42</b> ).		RA, VR, R-2, R-4, R-6, R-10, R-15, PRD
Hog farms	RA	VR

**LAND USES ALLOWED IN ALBEMARLE COUNTY BY  
ZONING DISTRICTS**

USE	BY RIGHT	SPECIAL USE PERMIT
Home and business services (cleaning, landscaping, exterminating, etc.)	PUD-SC, HC, PD-SC, PD-MC,	
Home occupation class A <b>(Ref. 5.2)</b>	RA, VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD-R	PUD-C, C-1, CO, HC, PD-MC
Home occupation class B <b>(Ref. 5.2)</b>		RA, MHD, VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD-R, PUD-C, C-1, CO, HC, PD-MC
Home for developmentally disabled persons <b>(Ref. 5.1.07)</b>	VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD-R	RA, PUD-C, C-1, CO, HC, PD-MC
Horse show ground, permanent		RA
Hospitals		R-2, R-4, R-6, R-10, R-15, PUD-C, C-1, CO, HC, PD-MC
Hotels, motels, inns	PUD-SC, HC, PD-SC, PD-MC	C-1, CO, PUD-C, PDIP-1, <b>RA (Ref. 10.2.2.[27])</b>
Hydroelectric power generation <b>(Ref. 5.1.26)</b>		RA
Indoor athletic facilities	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	CO, LI, PDIP-1, PDIP-2
Interpretative, educational and research uses, relating to the operation of Monticello	MHD	
Junk yards <b>(Ref. 5.1.10)</b>		HI, PDIP-2
Kennels commercial <b>(Ref. 5.1.11 &amp; 4.14)</b>		RA, HC, PD-MC
Kennels for boarding of domestic pets <b>(Ref. 5.1.11 &amp; 4.14)</b>		HC, PD-MC, HI, PDIP-2
Laboratories, medical or pharmaceutical		CO, PUD-C, PD-MC, LI, PDIP-1, PDIP-2
Landfill, sanitary <b>(Ref. 5.1.14)</b>		RA
Laundries, dry cleaners (drop- off/pick-up only)	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	
- Drying cleaning plants	HI, PDIP-2	

**LAND USES ALLOWED IN ALBEMARLE COUNTY BY  
ZONING DISTRICTS**

USE	BY RIGHT	SPECIAL USE PERMIT
Laundromat	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	
Libraries	PUD-C, PUD-SC, CO, HC, C-1, PD-SC, PD-MC	
Livestock sales		HC, PD-MC
Machinery and equipment sales, service and rental	PUD-SC, HC, PD-SC, PD-MC	
Machinery and equipment sales, service and rental of mainly construction equipment and tools	HC, PD-MC, LI,* PDIP-1* <b>*(per Zoning Administrator determination 1/12/94)</b>	
Manufacture of building components	HI, PDIP-2	
Manufacture, distribution, service of individual sewage disposal systems	HI, PDIP-2	
Manufacture of heavy household, commercial and industrial appliances	HI, PDIP-2	
Manufacture and recycling of tires	HI, PDIP-2	
Manufacture, processing, fabrication, assembly, distribution of products such as: Artists' supplies and equipment;Business, office machines and equipment	LI, PDIP-1, PDIP-2	
Cosmetics		
Drafting supplies and equipment		
Electrical lighting and wiring equipment		

**LAND USES ALLOWED IN ALBEMARLE COUNTY BY  
ZONING DISTRICTS**

<b>USE</b>	<b>BY RIGHT</b>	<b>SPECIAL USE PERMIT</b>
Manufacture, processing, fabrication, assembly, distribution of products (CONTINUED)	LI, PDIP-1, PDIP-2	
Electrical and electronic equipment		
Food products such as bakery goods, etc.		
Gifts, novelties, including pottery		
Glass products made of purchased glass		
Industrial controls		
Jewelry, silverware		
Light machinery and machine parts		
Musical instruments		
Paper products		
Photographic equipment and supplies (including processing and development plant)		
Rubber, metal stamps		
Small electrical parts		
Surgical, medical and dental instruments and supplies		
Toys, sporting and athletic equipment		
Watches, clocks and similar timing devices		
Wood cabinets and furniture, upholstery		
Mausoleum, multi-crypt		RA
Medical center	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	
Metal fabrication and welding operations	HI, PDIP-2	

**LAND USES ALLOWED IN ALBEMARLE COUNTY BY  
ZONING DISTRICTS**

USE	BY RIGHT	SPECIAL USE PERMIT
Mobile homes on individual lots <b>(Ref. 5.6)</b>	RA, VR	
- Emergency (due to destruction of home), or - Agricultural employee housing	RA, MHD	
- Interim, while building a house <b>(Ref. 5.7)</b>	RA	
- Temporary nonresidential <b>(Ref. 5.8)</b>	PUD-C, CO, C-1, HC, PD-SC, PD-MC, LI, HI, PDIP-1, PDIP-2	
Mobile home manufacturing, distribution	HI, PDIP-2	
Mobile home parks <b>(Ref. 5.3)</b>		R-4, R-6, R-10, R-15, PUD-C, C-1, CO, HC, PD-MC
Mobile home subdivisions <b>(Ref. 5.5)</b>		RA, VR, R-1, R-2, R-4, R-6, R-10, R-15, PUD, C-1, CO, HC, PUD-C, PD-MC
Mobile home and trailer sales and service	HC, PD-SC, PD-MC, PUD-SC	
Monastery <b>(Ref. 5.1.29)</b>		RA
Motorcycle and off-road recreation vehicles sale and service – See also Recreational equipment and vehicle sales		HI, PDIP-2
Motor vehicle sales, service and rental (includes motorcycle & off-road recreation vehicles sales & service per <b>Zoning Administrator determination 9/13/06</b> )	HC, PD-SC, PD-MC, PUD-SC	PUD-C, C-1
Moving businesses, including storage facilities	HI, PDIP-2	LI, PDIP-1
Multiple-family dwellings	R-6, R-10, R-15, PRD, PUD	
Museum	CO, C-1, HC, PUD-C, PUD-SC, PD-SC, PD-MC	
Museum, agricultural <b>(Ref. 5.1.30)</b>		RA

**LAND USES ALLOWED IN ALBEMARLE COUNTY BY  
ZONING DISTRICTS**

<b>USE</b>	<b>BY RIGHT</b>	<b>SPECIAL USE PERMIT</b>
Musical, artists', or dance supplies, sales, or services	PUD-C, CO	
Musical instruments sales	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	
Newspaper publishing	PUD-SC, HC, PD-SC, PD-MC	
News stands, magazines, pipe tobacco <b>(Ref. 23.2.1[6])</b>	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	
Nurseries (retail) and greenhouses	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	
Nursing home, rest home, convalescent home, orphanage <b>(Ref. 5.1.13)</b>		R-2, R-4, R-6, R-10, R-15, PRD, PUD-R, HC, PD-MC
Off-site parking for historic structures or sites <b>(Ref. 5.1.38)</b>		RA
Off-site employee parking for an industrial use in an industrial zoning district <b>(Ref. 5.1.39)</b>		RA
Offices, administrative and professional	PUD-C, PUD-SC, CO, C-1, HC, LI, PD-SC, PD-MC, PDIP-1, PDIP-2	R-10, R-15, PRD
Office and business machine sales and service	PUD-C, PUD-SC, HC, PD-SC, PD-MC	
Optical goods, sale	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	
Outdoor Amphitheater <b>(Ref. 5.1.37)</b>		PD-MC
Packing plant for agricultural product or commercial fruit		RA, MHD
Parks, playgrounds, non-commercial recreational cultural facilities	PRD, PUD-R	

**LAND USES ALLOWED IN ALBEMARLE COUNTY BY  
ZONING DISTRICTS**

USE	BY RIGHT	SPECIAL USE PERMIT
Parking structures located wholly or partially above grade (see also Stand alone parking and parking structures)		PD-SC
Permitted residential uses as provided in section 10.5.2.1.		RA
Petroleum, gasoline, natural gas and manufactured gas bulk storage <b>(Ref. 5.1.20)</b>	HI, PDIP-2	
Petroleum refining, including by-products <b>(Ref. 1.5.20)</b>		HI, PDIP-2
Pharmacies or labs for medical, dental or optical appliances accessory to principal use (Ref. 23.2.1.[6])	CO, PUD-C, PD-SC, PD-MC	
Pharmaceutical or medical laboratories – See also Laboratories		PUD-C, CO, LI, PDIP-1, PDIP-2
Photographic goods sales	C-1, HC, PD-SC, PD-MC, PUD-C, PUD-SC	
Pool halls – See also Commercial recreation		PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC
Preparation of printing plates	LI, PDIP-1, PDIP-2	
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 <b>(Ref. 31.2.5)</b> ; public water and sewer transmission, main or trunk lines,	RA, MHD, VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD-R, PUD-C, PUD-SC, NMD, C-1, CO, HC, PD-SC, PD-MC, LI, HI, PDIP-1, PDIP-2	

**LAND USES ALLOWED IN ALBEMARLE COUNTY BY  
ZONING DISTRICTS**

USE	BY RIGHT	SPECIAL USE PERMIT
Public uses and buildings (CONTINUED) treatment facilities, pumping stations and the like, owned and/or operated by the Rivanna Water & Sewer Authority ( <b>Ref. 31.2.5 and 5.1.12</b> )	RA, MHD, VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD- R, PUD-C, PUD-SC, NMD, C-1, CO, HC, PD-SC, PD-MC, LI, HI, PDIP-1, PDIP-2	
Publishing, printing, etc., - See also Newspaper publishing	LI, PDIP-1, PDIP-2	
Pulp, paper manufacture or processing		HI, PDIP-2
Recreational equipment & vehicle sales	HC	
Recreational vehicle and components manufacturing, distribution	HI, PDIP-2	
Rental, guest cottages and permitted residential uses	RA, VR, R-1, R-2, R-4, R-6, R-10, R-15, PUD-SC	C-1, CO, HC, PUD, PD- MC
Research & development activities including experimental testing	LI, PDIP-1, PDIP-2	CO
Restaurants	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC,	
- In historic landmark once used as such		RA
- Fast food	PUD-SC, HC, PD-SC, PD-MC	PUD-C, C-1
- With drive-in window		PUD-C, PUD-SC, NMD, C-1, HC, PD-SC, PD-MC
Retail stores & shops on a single floor, gross floor area <=4,000 sf		R-10, R-15, PUD-C, C-1, CO, HC, PD-MC
Sales & service of goods associated with principal use	CO	
Sawmills, planing mills and wood yards ( <b>Ref. 5.1.15</b> )	HI, PDIP-2	RA
Sawmills, temporary ( <b>Ref. 5.1.15</b> )	RA, MHD, HI, PDIP-2	

**LAND USES ALLOWED IN ALBEMARLE COUNTY BY  
ZONING DISTRICTS**

USE	BY RIGHT	SPECIAL USE PERMIT
Schools, private	HC	RA, VR, R-1, R-2, R-4, R-6, R-10, R-15, PUD-C, C-1, CO, PD-MC
Schools, public – See also Public uses	RA, VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD, C-1, CO, HC, PD-SC, PD-MC, LI, HI, PDIP-1, PDIP-2	
School of special instruction	HC	RA, VR, R-1, R-2, R-4, R-6, R-10, R-15, PUD-C, C-1, CO, PD-MC <b>(Zoning Administrator determinations [11-14-89 and 2-27-97])</b>
Schools, technical and trade	PUD-SC, HC, PD-SC, PD-MC	
Scientific or technical education facilities	LI, PDIP-1, PDIP-2	
Septic tank sales and service		HC, PD-MC
Slaughterhouse, custom – See also Abattoirs		RA, HI, PDIP-2
Sporting goods	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	
Stables, commercial <b>(Ref. 5.1.03)</b>	RA, MHD	
Stand alone parking and parking structures (reference 4.12, 5.1.41).		R-4, R-6, R-10, R-15, PRD, C-1, CO, HC, PD-MC, LI, HI, PDIP-1, PDIP-2
Storage yards not elsewhere classified, excluding storage of nuclear products by-products or wastes		HI, PDIP-2
Storm water management facilities shown on an approved final site plan or subdivision plat	RA, MHD, VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD	
Subordinate retail sales not exceeding 15% of the floor area of the main use <b>(Ref. 5.1.24)</b>	PDIP-1, PDIP-2	

**LAND USES ALLOWED IN ALBEMARLE COUNTY BY  
ZONING DISTRICTS**

USE	BY RIGHT	SPECIAL USE PERMIT
Subordinate retail sales exceeding 15% of the floor area of the main use <b>(Ref. 5.1.24)</b>		LI, PDIP-1, PDIP-2
Supporting commercial uses <b>(Ref. 9.0)</b>		CO, LI, HI, PDIP-1, PDIP-2
Swim, golf, tennis or similar athletic facilities <b>(Ref. 5.1.16)</b>		RA, VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD-C, C-1, CO, HC, PD-MC
Tailor, seamstress	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	
Temporary construction uses <b>(Ref. 5.1.18)</b>	RA, MHD, VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD, NMD, CO, C-1, HC, PD-SC, PD-MC, LI, HI, PDIP	
Temporary events related to or supportive of the historic, educational or civic significance of Monticello	MHD	
Temporary events sponsored by local nonprofit organizations <b>(Ref. 5.1.27)</b>		RA, LI, PDIP-1, PDIP-2
Theater, drive-in <b>(Ref. 5.1.08)</b>		HC, PD-MC
Theater, indoor	PUD-SC, PUD-C, C-1, HC, PD-SC, PD-MC	
Theater, outdoor for historic plays		RA
Tier I and Tier II personal wireless service facilities	RA, MHD, VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD, NMD, C-1, CO, HC, PD-SC, PD-MC, LI, HI, PDIP	
Tier III personal wireless service facilities		RA, VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD, LI, HI, PDIP
Tourist lodging, accessory <b>(Ref. 5.1.17)</b>	RA, MHD, VR, R-1, R-2, R-4, R-6, R-10, R-15	C-1, CO, HC, PUD-C, PD-MC
Towing and temporary storage of motor vehicles <b>(Ref. 5.1.32)</b>		LI, PDIP-1, PDIP-2
Truck terminal		LI, PDIP-1, PDIP-2

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USE	BY RIGHT	SPECIAL USE PERMIT
Typesetting, etching, engraving, preparation of printing plates	LI, PDIP-1, PDIP-2	
Uses permitted by right not served by public water, consuming >400 gal/ac/day		C-1, CO, HC, PUD-C, PD-MC, LI, HI, PDIP-1, PDIP-2
Uses permitted by right not served by public sewer discharging other than domestic waste		C-1, CO, HC, PUD-C, PD-MC, LI, HI, PDIP-1, PDIP-2
Veterinary and animal hospital <b>(Ref. 5.1.11 &amp; 4.14)</b>	HI, PDIP-2	RA, PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC
Veterinary service, offsite treatment only	RA	
Visitor amenities, relating to the operation of Monticello	MHD	
Visual and audio appliances sales	PUD-C, PUD-SC, C-1, HC, PD-SC, PD-MC	
Warehousing facilities not involving storage of gasoline, kerosene or other volatile materials	LI, HI, PDIP-1, PDIP-2	
Warehousing facilities not permitted above	HI, PDIP-2	LI, PDIP-1
Warehousing, light	PUD-SC, HC, PD-SC, PD-MC	
Water distribution and sewage collector line and pumping stations	RA, VR, R-1, R-2, R-4, R-6, R-10, R-15, PRD, PUD, CO, C-1, HC, LI, HI, PD-SC, PD-MC, PUD-C, PUD-SC, PDIP-1, PDIP-2	
Wayside stands <b>(Ref. 5.1.19)</b>	RA, MHD, VR, PUD-SC, HC, PD-SC, PD-MC	
Wholesale businesses not involving storage of gasoline, kerosene or other volatile materials	LI, PDIP-1, PDIP-2	
Wholesale businesses not permitted above		LI, PDIP-1, PDIP-2
Wholesale distribution	PUD-SC, HC, PD-SC, PD-MC	

**LAND USES ALLOWED IN ALBEMARLE COUNTY BY  
ZONING DISTRICTS**

<b>OVERLAY DISTRICT</b>	<b>BY RIGHT</b>	<b>SPECIAL USE PERMIT</b>
<b>Airport Impact Area</b>	Uses allowed in underlying district except as limited by Section <b>30.2</b> .	Uses allowed in underlying district except as limited by Section <b>30.2</b> .
<b>Entrance Corridor</b>	Uses allowed by right in underlying district except those involving outdoor storage, sales, or display.	<ol style="list-style-type: none"> <li>1. Uses permitted by SP in underlying district.</li> <li>2. Uses permitted by right in underlying district that involve outdoor storage, sales or display.</li> </ol>
<b>Floodplain Floodway</b>	<ol style="list-style-type: none"> <li>1. Agricultural uses, excluding structures of any kind.</li> <li>2. Recreational uses, excluding structures of any kind and uses involving human habitation.</li> <li>3. Flood warning aids and devices, water monitoring devices and the like.</li> <li>4. Fences.</li> <li>5. Electric, gas, oil and communications facilities, as set forth.</li> <li>6. Water distribution and sewage collections as set forth in Section <b>30.3.5.1.1</b>.</li> <li>7. If paragraphs (a) through (d) are each satisfied, projects which: (i) are designed or directed by the county, a soil and water conservation district, or a public agency authorized to carry out flood control or environmental restoration measures; or (ii) are reviewed and approved by the department of engineering and public works in accordance with the water protection ordinance. <ol style="list-style-type: none"> <li>a. The purpose which will be served by the project, as determined by the department of engineering and public works, is either flood control or environmental restoration;</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>1. Dams, levees, etc.</li> <li>2. Water related uses such as boat docks, etc.</li> <li>3. Sod farming, topsoil, sand and gravel removal.</li> <li>4. Pump stations for water or wastewater, etc.</li> <li>5. Bank erosion structures</li> <li>6. Hydroelectric power generation.</li> <li>7. Tier III personal wireless service facilities (<b>Ref. 5.1.40</b>)</li> </ol>

**LAND USES ALLOWED IN ALBEMARLE COUNTY BY  
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<b>OVERLAY DISTRICT</b>	<b>BY RIGHT</b>	<b>SPECIAL USE PERMIT</b>
<b>Floodplain Floodway (continued)</b>	<ul style="list-style-type: none"> <li>b. The amount of fill material placed within the floodway, floodway fringe or approximated flood plain does not exceed the amount of cut material removed from the same floodway, floodway fringe or approximated flood plain in which the fill was placed;</li> <li>c. No natural streams will be relocated; and</li> <li>d. The project will use natural materials such as rock and vegetation, and will not use engineered structures such as those identified in Section <b>30.3.05.2.1[5]</b></li> </ul> <p>8. Tier I and Tier II personal wireless service facilities (<b>Ref 5.1.40</b>)</p>	
<b>Floodway Fringe</b>	<ul style="list-style-type: none"> <li>1. Uses permitted by right in the floodway.</li> <li>2. Accessory structures to uses permitted by right in the floodway, excluding structures for human habitation, etc.</li> <li>3. Pedestrian and multi-use paths that are within county owned or operated parks and greenways; provided that any filling of land has been approved by the county engineer in accordance with section 30.3.06.1(1) through (5); and any footbridges necessary to cross tributary streams, watercourses and swales have been approved by the county engineer.</li> </ul>	<ul style="list-style-type: none"> <li>1. Uses by special use permit in the floodway.</li> <li>2. Aircraft landing strip excluding structures, and aircraft parking/storage.</li> <li>3. Landfill Permit (<b>Ref. 30.3.6</b>)</li> <li>4. Electrical transmission lines and related towers; micro-wave and radio-wave transmission and relay towers.</li> </ul>

**LAND USES ALLOWED IN ALBEMARLE COUNTY BY  
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<b>OVERLAY DISTRICT</b>	<b>BY RIGHT</b>	<b>SPECIAL USE PERMIT</b>
<b>Natural Resource Extraction District</b>	Uses may be permitted by right subject to underlying zoning district. In addition:	<ol style="list-style-type: none"> <li>1. Concrete batching plants.</li> <li>2. Asphalt mixing plants.</li> </ol>
	<ol style="list-style-type: none"> <li>1. Except as otherwise provided in Sections <b>10.2.1.18</b>, <b>10.2.2.40</b> or <b>30.4.2.2</b>, removal of soil, sand, gravel, stone or minerals by excavating, stripping, quarrying, or other mining operation.</li> <li>2. Accessory uses to use by right such as blasting, washing, grading, etc., provided on site of main use.</li> </ol>	<ol style="list-style-type: none"> <li>3. Mining and milling of uranium, etc.</li> <li>4. Extraction of oil and natural gas.</li> <li>5. Coal mining.</li> <li>6. Deep mining</li> <li>7. Accessory uses to use permitted by special use permit or off-site accessory Use to a use by right.</li> <li>8. Spring water extraction and/or bottling as set forth.</li> </ol>
<b>Scenic Streams</b>	<ol style="list-style-type: none"> <li>a) Cutting or removal of any tree as may be necessary for obstruction of stream;</li> <li>b) Fences;</li> <li>c) Maintain existing fords and bridges.</li> </ol>	<ol style="list-style-type: none"> <li>1. Navigational and drainage aids;</li> <li>2. Flood warning aids and devices;</li> <li>3. Water monitoring devices;</li> <li>4. Bank erosion structures;</li> <li>5. Boat docks, piers, wharves;</li> <li>6. Bridges, causeways, etc., designed for access, subject to findings required by section <b>31.2.4.1 (a-g)</b>.</li> </ol>