

USES PERMITTED IN ALL ZONING DISTRICTS BY RIGHT and BY SPECIAL USE PERMIT IN ALBEMARLE COUNTY

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 columns list the zoning districts in which those uses are allowed. There will be a BR in the field if the use is allowed by right. If the use requires a special use permit, there will be an SP in the field. 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 seven 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 of the underlying zoning district 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 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 for improving the chart. Please call the Community Development Department at (434) 296-5832.

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SE = Special Exception

RA = Rural Areas; VR = Village Residential; R-1, R-2, R-4, R-6, R-10, R-15 = Residential; C-1 = Commercial; CO = Commercial Office; HC = Highway Commercial; LI = Light Industry; HI = Heavy Industry
MHD = Monticello Historic District; PUD = Planned Unit Development; subareas of a PUD - PUD-R = Residential; PUD-C = Commercial; PUD-SC = Shopping Center; PUD-I = Industrial
PRD = Planned Residential Development; NMD = Neighborhood Model District; DCD = Downtown Crozet District
PDIP CAT 1 = Planned Development-Industrial Park Category 1; PDIP CAT 2 = Planned Development-Industrial Park Category 2; COD = Code of Development

USE	RESIDENTIAL, COMMERCIAL, INDUSTRIAL ZONING DISTRICTS													PLANNED DISTRICTS											
	RA	VR	R-1	R-2	R-4	R-6	R-10	R-15	C-1	CO	HC	LI	HI	DCD ***	MHD	PUD R	PUD C	PUD SC	PUD I*	PRD	NMD **	PD- SC	PD- MC	PD-IP CAT1	PD-IP CAT2
Section 4 General Regulations Section 5 Supplementary Regulations																									
Accessory Apartment (reference 5.1.34).	BR	BR	BR	BR	BR	BR	BR	BR							BR	BR			*	BR	**				
Accessory uses and buildings. [Δ See Section 26.2 (c)]	BR	BR	BR	BR	BR	BR	BR	BR				BR Δ	BR Δ		BR	BR	SP		*	BR	BR			BR Δ	BR Δ
Agricultural Museum (reference 5.1.30).	SP																		*		**				
Agricultural service occupation (subject to performance standards in 4.14).	BR	SP													BR				*		**				
Agriculture.	BR	BR													BR				*		**				
Airport (reference 5.1.01).												SP	SP						*		**			SP	SP
Amphitheater, outdoor (reference 5.1.37).																			*		**		SP		
Amusement centers.									SP		SP	ΔΔ	ΔΔ	BR			SP	SP	*		**	SP	SP	ΔΔ	ΔΔ
Animal hospital (reference 5.1.11; subject to performance standards in 4.14).	SP																		*		**				
Animal shelter (reference 5.1.11).	SP								SP		SP	ΔΔ	ΔΔ			SP			*		**		SP	ΔΔ	ΔΔ
Antique, gift, jewelry, notion and craft shops.									BR		BR	ΔΔ	ΔΔ	BR		BR	BR		*		**	BR	BR	ΔΔ	ΔΔ
Asphalt mixing plants.													SP						*		**				SP

* The BOS shall designate the category of uses as provided in Section 29, for each subarea of industrial on the application plan.
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 *** 1st floor of bldg must be a use permitted by Ss 20B.2 (A),(B), (C)or(E)
 1* Permitted by special use permit **without** the restriction on first floor uses required by subsection 20B.2(D), provided that there is no other use permitted by subsections 20B.2(A), (B), (C) or (E) on the same lot.
 ΔΔ See Commercial Uses in Industrial Districts ΔΔΔ See Section 5.1.51 or 5.1.52 for additional regulations as applicable in Industrial Districts # See Storage/Warehousing/Distribution/Transportation

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Assisted living facility or similar institution (reference 5.1.13).				SP	SP	SP	SP	SP	SP	SP	SP	ΔΔ	ΔΔ	BR		SP	SP		*	SP	**		SP	ΔΔ	ΔΔ
Auction houses.											SP	ΔΔ	ΔΔ						*		**		SP	ΔΔ	ΔΔ
Automobile laundries. (Car wash in DCD)											BR	ΔΔ	ΔΔ	SP				BR	*		**	BR	BR	ΔΔ	ΔΔ
Automobile service stations (reference 5.1.20). Δ Use must be served by either public water or an approved central water supply @ Use is not served by either public water or an approved central water supply									BR Δ		BR Δ		ΔΔ	ΔΔ			BR Δ	BR Δ	*		**	BR Δ	BR Δ	ΔΔ	ΔΔ
Automobile, truck repair shops. Δ (excluding body shop) (reference 5.1.31).									BR Δ		BR	ΔΔ	ΔΔ	BR Δ		BR	BR	*		**	BR	BR	ΔΔ	ΔΔ	
Barber, beauty shops Δ Accessory and incidental to a principal use. (Ref. 23.2.1[6])									BR	BR Δ	BR	ΔΔ	ΔΔ	BR		BR	BR	*		**	BR	BR	ΔΔ	ΔΔ	
Boarding camp (reference 5.1.05).	SP																		*		**				
Boarding houses. *** or 1*						BR	BR	BR	SP	SP		ΔΔ	ΔΔ	BR *** SP 1*		SP		*		**		SP	ΔΔ	ΔΔ	
Boat landings.	SP														SP			*		**					
Body shops (reference 5.1.31).									SP		SP	ΔΔ	ΔΔ			SP		*		**		SP	ΔΔ	ΔΔ	

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Borrow area, borrow pit not permitted under section 10.2.1.18.	SP																	*		**					
Borrow area, borrow pit, not exceeding an aggregate volume of fifty thousand (50,000) cubic yards including all borrow pits and borrow areas on any one parcel of record on the adoption date of this provision (reference 5.1.28).	BR														BR			*		**					
Bowling alleys.									SP		SP	ΔΔ	ΔΔ	BR			SP	SP	*		**	SP	SP	ΔΔ	ΔΔ
Brick manufacturing, distribution.												SP	BR					*		**			SP	BR	
Building materials sales.											BR	ΔΔ	ΔΔ				BR	*		**	BR	BR	ΔΔ	ΔΔ	
Canoe livery.	SP														SP			*		**					
Cement, lime gypsum manufacture or processing.													SP					*		**					SP
Cemeteries.	SP	SP	SP	SP	SP	SP	SP	SP	BR	BR	BR	ΔΔ	ΔΔ		BR		BR	BR	*		**	BR	BR	ΔΔ	ΔΔ
Central reproduction and mailing services and the like Δ Accessory and incidental to a principal use. (Ref. 23.2.1[6])										BR Δ		ΔΔ	ΔΔ			BR Δ		*		**			ΔΔ	ΔΔ	
Chemical, plastics manufacture or processing.												SP	SP					*		**			SP	SP	
Child day center (reference 5.1.06).	SP	SP	SP	SP	SP	SP	SP	SP	BR	BR	BR	ΔΔ	ΔΔ	BR		SP	BR	BR	*	SP	**	BR	BR	ΔΔ	ΔΔ

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Section 4 General Regulations Section 5 Supplementary Regulations																									
Children's residential facility or similar institution (reference 5.1.13).				SP	SP	SP	SP	SP	SP	SP	SP	ΔΔ	ΔΔ	BR		SP	SP		*	SP	**		SP	ΔΔ	ΔΔ
Clothing, apparel and shoe shops.									BR		BR	ΔΔ	ΔΔ	BR			BR	BR	*		**	BR	BR	ΔΔ	ΔΔ
Clubs, lodges (reference 5.1.02).	SP	SP	SP	SP	SP	SP	SP	SP	BR	SP	BR	ΔΔ	ΔΔ	BR			BR	BR	*		**	BR	BR	ΔΔ	ΔΔ
Cluster development of permitted residential uses.		BR	BR	BR	BR	BR	BR	BR	SP	SP	SP								*		**				
Commercial fruit or agricultural produce packing plants.	SP														SP				*		**				
Commercial recreation establishments including but not limited to amusement centers, bowling alleys, pool halls and dance halls.									SP		SP	ΔΔ	ΔΔ	BR			SP	SP	*		**	SP	SP	ΔΔ	ΔΔ
Commercial stable (reference 5.1.03).	BR														BR				*		**				
Commercial Uses in Industrial Districts ΔΔ Uses permitted by right or by special use permit in the Commercial (C-1), Commercial Office (CO) and Highway Commercial (HC) districts (collectively, "general commercial uses" as used in section 26.3) not otherwise expressly authorized by this section either by right or by special use permit; within structure existing or vested on April 3, 2013.													SP	SP					*					SP	SP
Community center (reference 5.1.04).	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	ΔΔ	ΔΔ			BR	SP		*	BR	**		SP	ΔΔ	ΔΔ
Condominiums. *** or 1*														BR ***					*		**				
Conference centers, outdoor auditoriums, public art or kiosks.														BR					*		**				

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Section 4 General Regulations Section 5 Supplementary Regulations																										
Convenience stores. Δ Use must be served by either public water or an approved central water supply @ Use is not served by either public water or an approved central water supply											BR Δ							BR Δ	*		**	BR Δ	BR Δ		ΔΔ	ΔΔ
Convent (reference 5.1.29).		SP																	*		**					
Country store, Class A (reference 5.1.45).		BR																	*		**					
Country store, Class B (reference 5.1.45).		SP																	*		**					
Crematorium.		SP																	*		**					
Cultural arts centers.														BR					*		**					
Dance halls.									SP		SP	ΔΔ	ΔΔ	BR			SP	SP	*		**	SP	SP	ΔΔ	ΔΔ	
Data processing services Δ Accessory and incidental to a principal use. (Ref. 23.2.1[6])									SP #	BR Δ	BR #	BR #	BR #				BR Δ	*			**			ΔΔ	ΔΔ	
Day camp (reference 5.1.05).		SP																	*		**					
Day care facility (reference 5.1.06).		SP	SP	SP	SP	SP	SP	SP	BR	BR	BR	ΔΔ	ΔΔ	BR		SP	BR	BR	*	SP	**	BR	BR	ΔΔ	ΔΔ	
Department store.									BR		BR	ΔΔ	ΔΔ	BR			BR	BR	*		**	BR	BR			

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Display and sale of gifts, souvenirs, crafts, food, and horticultural and agricultural products, including outdoor storage and display of horticultural and agricultural products.															BR				*		**				
Divisions of land as provided in section 10.5.2.1.	SP																		*		**				
Divisions of land in accordance with section 10.3.	BR														BR				*		**				
Drive-through windows (reference 5.1.60).									BR	BR	BR	ΔΔ	ΔΔ	BR			BR	BR	*		BR	BR	BR	SP	SP
Drug store, pharmacy.									BR		BR	ΔΔ	ΔΔ	BR			BR	BR	*		**	BR	BR	ΔΔ	ΔΔ
Dry-cleaning plants (reference 5.1.49).												SP	BR						*		**			SP	BR
Dwelling - Apartments, either as a single-family dwelling or as a multiple-family dwelling. *** or 1*														BR *** SP 1*					*		**				
Dwellings and sleeping quarters, on-site (reference 5.1.21).									BR	BR	BR	BR	BR				BR	BR	*		**	BR	BR	BR	BR
Dwellings - Attached single-family dwellings such as townhouses. *** or 1*														BR *** SP 1*					*		**				
Dwellings - Detached single-family, including guest cottages and rental of the same.	BR	BR	BR	BR	BR	BR	BR	BR	SP	SP	SP	ΔΔ	ΔΔ		BR	BR	SP		*	BR	**		SP	ΔΔ	ΔΔ

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Section 4 General Regulations Section 5 Supplementary Regulations																										
Dwellings - Detached single-family														SP 1*					*		**					
Dwellings - Multiple-family such as garden apartments and rental of the same.						BR	BR	BR	SP	SP	SP	ΔΔ	ΔΔ			BR	SP		*	BR	**		SP	ΔΔ	ΔΔ	
Dwellings - Occupied by the owner or employees of a permitted commercial use, and their families (reference 5.1.21). *** or 1*														BR *** SP 1*					*		**					
Dwellings - Semi-detached and attached single-family dwellings such as duplexes, triplexes, quadrplexes, townhouses, atrium houses and patio houses and rental of the same.						BR	BR	BR	BR	SP	SP	SP	ΔΔ	ΔΔ			BR	SP		*	BR	**		SP	ΔΔ	ΔΔ
Dwellings - Side-by-side duplexes, and other two-family dwellings and rental of the same.	BR	BR				BR									BR				*		**					
Eating establishment Δ - Use must be served by either public water or an approved central water supply @ - Use is not served by either public water or an approved central water supply & - Accessory and incidental to a principal use in CO. (Ref. 23.2.1[6])										BR Δ	BR Δ &	BR Δ	ΔΔ	ΔΔ	BR		BR Δ	BR Δ	*		**	BR Δ	BR Δ	ΔΔ	ΔΔ	
Educational, technical and trade schools.												BR	ΔΔ	ΔΔ				BR	*		**	BR	BR	ΔΔ	ΔΔ	
Energy and communications transmission facilities (reference 5.1.12).	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	*	SP	SP	SP	SP	SP	SP	

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Events and activities at agricultural operations authorized by right under section 5.1.58(d).	BR														BR				*		**				
Events and activities at agricultural operations authorized by special use permit under section 5.1.58(d).	SP																		*		**				
Activities at agricultural operations authorized by special use permit under section 5.1.58(d), provided, however, that no special use permit shall be required for any use that is otherwise permitted pursuant to section 11.3.1.															SP				*		**				
Exploratory drilling.	SP																		*		**				
Factory outlet sales - clothing and fabric.											BR	ΔΔ	ΔΔ	BR			BR	*		**	BR	BR	ΔΔ	ΔΔ	
Family day homes (reference 5.1.56). *** or 1*	BR	BR	BR	BR	BR	BR	BR	BR	SP	SP	SP	ΔΔ	ΔΔ	BR *** SP 1*		BR		*		BR	**		SP		
Farm stands (reference 5.1.47).	BR	BR													BR				*		**				
Farm brewery uses, events, and activities authorized by section 5.1.57(a), (b), and (c)(2).	BR														BR				*		**				
Farm brewery uses authorized under section 5.1.57(c).	SP																		*		**				
Farm brewery uses, events, and activities authorized by section 5.1.57(c)(3), provided, however, that no special use permit shall be required for any use that is otherwise permitted pursuant to section 11.3.1.															SP				*		**				
Farm distillery uses, events, and activities authorized by section 5.1.59(a), (b), and (c)(2).	BR																		*		**				

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	RA	VR	R-1	R-2	R-4	R-6	R-10	R-15	C-1	CO	HC	LI	HI	DCD ***	MHD	PUD R	PUD C	PUD SC	PUD I*	PRD	NMD **	PD- SC	PD- MC	PD-IP CAT1	PD-IP CAT2
Farm distillery uses authorized under section 5.1.59(c) .	SP																	*		**					
Farm distillery uses, events, and activities authorized by section 5.1.59(c)(3) , provided, however, that no special use permit shall be required for any use that is otherwise permitted pursuant to section 11.3.1 .															SP				*		**				
Farm winery uses, events, and activities authorized by section 5.1.25(a), (b), and (c)(2) .	BR														BR				*		**				
Farm winery uses authorized under section 5.1.25(c) .	SP																		*		**				
Farm winery uses, events, and activities authorized by section 5.1.25(c)(3) , provided, however, that no special use permit shall be required for any use that is otherwise permitted pursuant to section 11.3.1 .															SP				*		**				
Farm worker housing, Class A (up to ten occupants and up to two sleeping structures) (reference 5.1.44).	BR																		*		**				
Farm worker housing, Class B (more than ten occupants or more than two sleeping structures) (reference 5.1.44).	SP																		*		**				
Farmers' market (reference 5.1.47).	BR	BR	SP	SP	SP	SP	SP	SP	BR	BR	BR	ΔΔ	ΔΔ	BR	SP	SP	BR	BR	*	SP	BR	BR	BR		
Farmers' markets conducted in a permanent structure established after May 5, 2010 (reference 5.1.47).												SP	SP						*		**			SP	SP
Farmers' markets conducted outdoors or within a temporary or a permanent structure existing on May 5, 2010 (reference 5.1.47).												BR	BR						*		**			BR	BR

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Section 4 General Regulations Section 5 Supplementary Regulations																									
Feed and seed stores (reference 5.1.22).											BR	ΔΔ	ΔΔ	BR				BR	*		**	BR	BR	ΔΔ	ΔΔ
Fill areas - AKA Clean earth fill activity (subject to 5.1.28).	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	*	BR	**	BR	BR	BR	BR
Financial institutions.									BR	BR	BR	ΔΔ	ΔΔ	BR			BR	BR	*		**	BR	BR	ΔΔ	ΔΔ
Fire, ambulance, and rescue squad stations (reference 5.1.09).	SP	SP	SP	SP	SP	SP	SP	SP	BR	SP	BR	BR	BR	BR		SP	BR	BR	*	SP	**	BR	BR	BR	BR
Fire extinguisher and security products, sales and service.											BR	ΔΔ	ΔΔ	BR				BR	*		**	BR	BR	ΔΔ	ΔΔ
Fishery.	BR														BR				*		**				
Flight strip (reference 5.1.01).	SP																		*		**				
Flood control dams and impoundments.	SP														SP				*		**				
Florist.									BR		BR	ΔΔ	ΔΔ	BR			BR	BR	*		**	BR	BR	ΔΔ	ΔΔ
Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops.									BR		BR	ΔΔ	ΔΔ	BR			BR	BR	*		**	BR	BR	ΔΔ	ΔΔ
Forestry.	BR														BR				*		**				
Foundries (reference 5.1.50).													SP						*		**				SP
Funeral homes.									BR	SP	BR	ΔΔ	ΔΔ	BR			BR	BR	*		**	BR	BR	ΔΔ	ΔΔ

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Section 4 General Regulations Section 5 Supplementary Regulations																										
Furniture and home appliances (sales and service).									BR		BR	ΔΔ	ΔΔ	BR				BR	*		**	BR	BR	ΔΔ	ΔΔ	
Game preserves, wildlife sanctuaries and fishery uses.	BR														BR				*		**					
Gift, craft and antique shops.	SP																		*		**					
Golf facilities (reference 5.1.16).	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	ΔΔ	ΔΔ			SP		*	SP	**		SP	ΔΔ	ΔΔ		
Group homes (reference 5.1.07). *** or 1* Δ (where the district includes residential uses.)	BR	BR	BR	BR	BR	BR	BR	BR	SP	SP	SP	ΔΔ	ΔΔ	BR *** SP 1*		BR	SP	SP	*	BR	BR Δ	SP	SP	ΔΔ	ΔΔ	
Hardware store.									BR		BR	ΔΔ	ΔΔ	BR		BR	BR	*		**	BR	BR	ΔΔ	ΔΔ		
Health spas.									BR		BR	ΔΔ	ΔΔ	BR		BR	BR	*		**	BR	BR	ΔΔ	ΔΔ		
Heating oil sales and distribution (reference 5.1.20).											BR	ΔΔ	ΔΔ				BR	*		**	BR	BR	ΔΔ	ΔΔ		
Heavy equipment and heavy vehicle parking and storage yards.												SP	BR					*		**			SP	BR		
Heliport (reference 5.1.01).	SP											SP	SP					*		**			SP	SP		
Helistop (reference 5.1.01).	SP											SP	SP		SP			*		**			SP	SP		

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	RA	VR	R-1	R-2	R-4	R-6	R-10	R-15	C-1	CO	HC	LI	HI	DCD ***	MHD	PUD R	PUD C	PUD SC	PUD I*	PRD	NMD **	PD- SC	PD- MC	PD-IP CAT1	PD-IP CAT2
Section 4 General Regulations Section 5 Supplementary Regulations																									
Historical centers, historical center special events, historical center festivals (reference 5.1.42).	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	ΔΔ	ΔΔ				SP	*	SP	**		SP	ΔΔ	ΔΔ	
Hog farms.	BR	SP																*		**					
Home and business services such as grounds care, cleaning, exterminators, landscaping and other repair and maintenance services.											BR	ΔΔ	ΔΔ				BR	*		**	BR	BR	ΔΔ	ΔΔ	
Home occupation, Minor (reference 5.2A). (Must be accessory to a primary use)	BR																								
Home occupation, Major (reference 5.2A). (Must be accessory to a primary use)	BR																								
Home occupation, Class A (reference 5.2). Δ (where the district includes residential uses.)		BR	BR	BR	BR	BR	BR	BR	SP	SP	SP	ΔΔ	ΔΔ		BR	BR		SP *	BR	BR Δ		SP	ΔΔ	ΔΔ	
Home occupation, Class B (reference 5.2).		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	ΔΔ	ΔΔ		SP	SP	SP	*	SP	**		SP	ΔΔ	ΔΔ	
Homestays (reference 5.1.48).	BR	BR	BR	BR	BR	BR	BR	BR	SP	SP	SP	ΔΔ	ΔΔ	BR		BR			BR	**		SP			
Horse show grounds, permanent.	SP																	*		**					
Hospitals.				SP	SP	SP	SP	SP	SP	SP	SP	ΔΔ	ΔΔ	SP			SP	*		**		SP	ΔΔ	ΔΔ	

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Hotels, motels and inns. Δ (reference 9.0)									SP	SP Δ	BR	SP	SP	BR			SP	BR	*		**	BR	BR	SP	SP
Hydroelectric power generation (reference 5.1.26).	SP																		*		**				
Indoor athletic facilities.									BR	SP	BR	ΔΔ	ΔΔ	BR			BR	BR	*		**	BR	BR	ΔΔ	ΔΔ
Inorganic fertilizer manufacture or processing.													SP						*		**				SP
Junk yards (reference 5.1.10).													SP						*		**				SP
Kennel, Commercial (reference 5.1.11) (subject to performance standards in 4.14).	SP																		*		**				
Kennels, commercial - indoor only (reference 5.1.11).											SP	ΔΔ	ΔΔ						*		**		SP		
Laboratories/Research and Development/Experimental Testing Δ (gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the BOS.)									BR Δ	BR Δ	BR Δ	BR	BR	BR		BR Δ	BR Δ	*			**	BR Δ	BR Δ	BR	BR
Landscape contractors that do not otherwise qualify as an authorized home occupation under section 5.2A.	SP																								
Laundries, dry cleaners.									BR		BR	ΔΔ	ΔΔ	BR			BR	BR	*		**	BR	BR	ΔΔ	ΔΔ
Laundromat (provided that an attendant shall be on duty at all hours during operation).									BR		BR	ΔΔ	ΔΔ				BR	BR	*		**	BR	BR	ΔΔ	ΔΔ

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Section 4 General Regulations Section 5 Supplementary Regulations																										
Libraries.									BR	BR	BR	ΔΔ	ΔΔ	BR		BR	BR	BR	*	BR	**	BR	BR	ΔΔ	ΔΔ	
Livestock sales.											SP	ΔΔ	ΔΔ					*		**		SP	ΔΔ	ΔΔ		
Machinery and equipment sales, service and rental.											BR	ΔΔ	ΔΔ				BR	*		**	BR	BR	ΔΔ	ΔΔ		
Manufacturing/Processing/Assembly/Fabrication/Recycling Δ (gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the BOS.)									BR Δ	SP	BR Δ	BR	BR	SP		BR Δ	BR Δ	*		**	BR Δ	BR Δ	BR	BR		
Materials recovery facilities, privately owned and operated.												SP	BR					*		**			SP	BR		
Manufactured home and trailer sales and service.											BR	ΔΔ	ΔΔ				BR	*		**	BR	BR	ΔΔ	ΔΔ		
Manufactured home parks (reference 5.3).						SP	SP	SP	SP	SP	SP	ΔΔ	ΔΔ			SP		*		**		SP	ΔΔ	ΔΔ		
Manufactured home subdivisions (reference 5.5).	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	ΔΔ	ΔΔ			SP		*		**		SP	ΔΔ	ΔΔ		
Manufactured homes on individual lots (reference 5.6)	BR	BR																*		**						

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<p>Section 4 General Regulations Section 5 Supplementary Regulations</p> <p>Manufactured homes, individual, qualifying under the following requirements (reference 5.6):</p> <p>A. A property owner residing on the premises in a permanent home wishes to place a manufactured home on such property in order to maintain a full-time agricultural employee.</p> <p>B. Due to the destruction of a permanent home an emergency exists. A permit can be issued in this event not to exceed twelve (12) months. The zoning administrator shall be authorized to issue permits in accordance with the intent of this Ordinance and shall be authorized to require or seek any information which he may determine necessary in making a determination of cases "A" and "B" of the aforementioned uses. "</p>	BR														BR			*		**						
Modular building sales.										BR	ΔΔ	ΔΔ					BR	*		**	BR	BR	ΔΔ	ΔΔ		
Monastery (reference 5.1.29).	SP																	*		**						
Monticello - Events that are typically conducted on a single day, but which may be conducted for up to three consecutive days, for which attendance is permitted only by invitation or reservation including, but not limited to, meetings, conferences, banquets, dinners, weddings, wedding receptions, and private parties, subject to section 11.5 .															BR											

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<p>Section 4 General Regulations Section 5 Supplementary Regulations</p> <p>Monticello - Establishment and changes to structures shown on the approved application plan:</p> <p>a. Modification, improvement, expansion, or demolition of "modern structures" existing on the effective date of this section 11.</p> <p>b. Modification, improvement, re-creation, or restoration (including expansion) of "historic or interpretive structures."</p> <p>c. Establishment of "new primary structures or features" identified as such on the approved application plan.</p>															BR						**				
<p>Monticello - Manufactured homes, individual, qualifying under the following requirements (reference 5.6):</p> <p>a. A property owner residing on the premises in a permanent home wishes to place a manufactured home on such property in order to maintain a full-time agricultural employee.</p> <p>b. Due to the destruction of a permanent home an emergency exists. A permit can be issued in this event not to exceed 12 months. The Zoning Administrator shall be authorized to issue permits in accordance with the intent of this Ordinance and shall be authorized to require or seek any information which he may determine necessary in making a determination of cases "a" and "b" of the aforementioned uses.</p>															BR						**				

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	RA	VR	R-1	R-2	R-4	R-6	R-10	R-15	C-1	CO	HC	LI	HI	DCD ***	MHD	PUD R	PUD C	PUD SC	PUD I*	PRD	NMD **	PD- SC	PD- MC	PD-IP CAT1	PD-IP CAT2
Section 4 General Regulations Section 5 Supplementary Regulations Monticello - Monticello scholar residences, which shall be private lodging accommodations in dwellings for educators, academic fellows or scholars working on Jefferson related research and/or programs, Thomas Jefferson Foundation program and event participants, persons directly engaged in the programming, research, or operation of Monticello as a historic museum and historic site, and for a sole caretaker.															BR						**				
Monticello - Temporary events related to or supportive of the historic, educational or civic significance of Monticello, such as, but not limited to the Naturalization Ceremony on the Fourth of July, Thomas Jefferson's Birthday celebration, summer speakers series, presidential inaugural events, the Heritage Harvest Festival, wine festivals, community hiking and racing events, musical performances and concerts, and commemorative events similar to the Lewis and Clark bicentennial, subject to section 11.5 .															BR						**				

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Section 4 General Regulations Section 5 Supplementary Regulations Monticello - Uses relating to the operation of Monticello as a historic house museum and historic site as follows: a. Interpretative, educational and research uses such as tours; interpretive signs, walking paths, displays and exhibits; classes, workshops, lectures, programs and demonstrations; field schools and history-related day camps; and archaeological laboratories. b. Administrative and support activities including visitor ticketing and shuttle bus operations, maintenance operations, equipment storage, vehicle maintenance and refueling, security and general administration, and related support spaces and offices. c. Visitor amenities including: parking lots; travelways; public restrooms; food and drink preparation and vending; picnic areas; walking paths and pedestrian bridges. d. Display and sale of products related to Thomas Jefferson and the history of Monticello. e. Fundraising activities and cultivation and stewardship events for the public and/or contributors, subject to section 11.5 . f. Other uses not expressly delineated in subsection 1(a) through (d) authorized by the zoning administrator after consultation with the director of planning and other appropriate officials; provided that the use shall be consistent with the express purpose and intent of the MHD, similar to the uses delineated in this subsection in character, locational requirements, operational characteristics, visual impact, and traffic generation.															BR							**				
Motor vehicle sales and rental in communities and the urban area as designated in the comprehensive plan.									SP										*		**					
Motor vehicle sales, service and rental.											BR	ΔΔ	ΔΔ					BR	*		**	BR	BR	ΔΔ	ΔΔ	

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Museums.									BR	BR	BR	ΔΔ	ΔΔ				BR		*		**			ΔΔ	ΔΔ
Musical instrument sales and repair.									BR		BR	ΔΔ	ΔΔ	BR			BR	BR	*		**	BR	BR	ΔΔ	ΔΔ
New automotive parts sales.											BR	ΔΔ	ΔΔ	BR			BR	*		**	BR	BR	ΔΔ	ΔΔ	
Newspaper publishing.											BR	ΔΔ	ΔΔ				BR	*		**	BR	BR	ΔΔ	ΔΔ	
Newsstands - Δ Accessory and incidental to a principal use. (Ref. 23.2.1[6])										BR Δ		ΔΔ	ΔΔ			BR Δ		*		**			ΔΔ	ΔΔ	
Newsstands, magazines, pipe and tobacco shops.									BR		BR	ΔΔ	ΔΔ	BR			BR	BR	*		**	BR	BR	ΔΔ	ΔΔ
Nursery facility (reference 5.1.06).	SP	SP	SP	SP	SP	SP	SP	SP	BR	BR	BR	ΔΔ	ΔΔ	BR		SP	BR	BR	*	SP	**	BR	BR	ΔΔ	ΔΔ
Office and business machines sales and service.											BR	ΔΔ	ΔΔ	BR			BR	*		**	BR	BR	ΔΔ	ΔΔ	
Offices, Industrial												BR	BR					*		**			BR	BR	
Independent offices; within structure existing or vested on or before April 3, 2014. (See Section 26.3)												BR	BR					*		**			BR	BR	
Independent offices; within structure not established or not vested until after April 3, 2014. (See Section 26.3)												SP	SP					*		**			SP	SP	

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Section 4 General Regulations Section 5 Supplementary Regulations																									
Independent offices; within expanded portion of structure where expansion not established or not vested until after April 3, 2014. (See Section 26.3)												SP	SP						*		**			SP	SP
Offices - administrative, professional, medical, dental and optical.							SP	SP	BR	BR	BR	ΔΔ	ΔΔ	BR			BR	BR	*	SP	**	BR	BR	ΔΔ	ΔΔ
Office supplies sales and service of office equipment Δ Accessory and incidental to a principal use. (Ref. 23.2.1[6])										BR Δ		ΔΔ	ΔΔ			BR Δ			*		**			ΔΔ	ΔΔ
Off-site parking for historic structures or sites (reference 5.1.38) or off-site employee parking for an industrial use in an industrial zoning district (reference 5.1.39).		SP																	*		**				
Optical goods, sale of.									BR		BR	ΔΔ	ΔΔ	BR			BR	BR	*		**	BR	BR	ΔΔ	ΔΔ
Organic fertilizer manufacture or processing.												SP	BR						*		**			SP	BR
Outdoor performance areas.														BR					*		**				
Outdoor storage, display and/or sales serving or associated with a by-right permitted use, if any portion of the use would be visible from a travelway.																			*		SP				

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Section 4 General Regulations Section 5 Supplementary Regulations																										
Outdoor storage, sales or display shall be permitted only when enclosed by appropriate visual screening.																		BR	*		**	BR	BR			
Outdoor storage, display and/or sales serving or associated with a permitted use, other than a residential, agricultural or forestal use, any portion of which would be visible from a street within the entrance corridor overlay district to which it is contiguous or from any other street within the entrance corridor overlay district which is located within five hundred (500) feet; provided that review shall be limited to determining whether the outdoor storage, display and/or sales is consistent with the applicable design guidelines.																										
Parking structures, as part of an occupied structure (reference 4.12, 5.1.41).																			*		**			BR	BR	
Parking structures, stand alone (reference 4.12, 5.1.41).																			*		**			SP	SP	
Parking structures (reference 4.12, 5.1.41).						SP	SP	SP	SP	SP	SP								*	SP	**	SP	SP			
Parking, stand alone (reference 4.12, 5.1.41).						SP	SP	SP	SP	SP	SP	SP	SP	SP					*	SP	**	SP	SP	SP	SP	SP
Parks, playgrounds, community centers and noncommercial recreational and cultural facilities such as tennis courts, swimming pools, game rooms, libraries and the like.																			*	BR	**					
Permitted residential uses as provided in section 10.5.2.1.	SP																									

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Petroleum, gasoline, natural gas and manufactured gas bulk storage (reference 5.1.20).												SP	BR					*		**				SP	BR
Petroleum refining, including by-products (reference 5.1.20).													SP					*		**					SP
Pharmacies, laboratories and establishments for the production, fitting and/or sale of optical or prosthetic appliances on sites containing medical, dental or optical offices. Δ Accessory and incidental to a principal use. (Ref. 23.2.1[6])										BR Δ						BR Δ		*		**					
Photographic goods, sale of.									BR		BR	ΔΔ	ΔΔ	BR		BR	BR	*		**	BR	BR	ΔΔ	ΔΔ	
Pool halls.									SP		SP	ΔΔ	ΔΔ	BR		SP	SP	*		**	SP	SP	ΔΔ	ΔΔ	
Preparation of printing plates including typesetting, etching and engraving.														SP				*							
Private airport, helistop, heliport, flight strip (reference 5.1.01).	SP																	*		**					
Public garage. (reference 5.1.31).	SP																	*		**					
Public uses (reference 5.1.12).	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	*	BR	BR	BR	BR	BR	BR
Pulp, paper manufacture or processing.													SP					*		**					SP
Recycling processing center. (reference 5.1.55 for Tire Recycling Yards).												SP	BR					*		**				SP	BR

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Section 4 General Regulations Section 5 Supplementary Regulations																										
Religious assembly use (BR- 200 or less persons in RA; SP- More than 200 persons in RA)	BR/ SP	SP	SP	SP	SP	SP	SP	SP	BR	BR	BR	ΔΔ	ΔΔ	BR		SP	BR	BR	*	SP	**	BR	BR	ΔΔ	ΔΔ	
Rendering plants (reference 5.1.53).												SP	BR						*		**				SP	BR
Restaurants and inns that are: A. Located within an historic landmark as designated in the comprehensive plan, provided: (i) the structure has been used as a restaurant, tavern or inn; and (ii) the structure shall be restored as faithfully as possible to the architectural character of the period and shall be maintained consistent therewith; or B. Nonconforming uses, provided the restaurant or inn is served by existing water and sewerage systems having adequate capacity for both the existing and proposed uses and facilities without expansion of either system.	SP																		*		**					
Restaurants.									BR		BR	ΔΔ	ΔΔ	BR			BR	BR	*		**	BR	BR	ΔΔ	ΔΔ	
Retail nurseries and greenhouses.									BR		BR	ΔΔ	ΔΔ	BR			BR	BR	*		**	BR	BR	ΔΔ	ΔΔ	
Retail stores and shops on a single floor, compatible with the residential characteristics of the district, with a gross floor area not exceeding four thousand (4,000) square feet.							SP	SP											*		**					
Sale of gasoline and other fuels in conjunction with a country store, Class A or Class B (reference 5.1.45).	SP																		*		**					

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Section 4 General Regulations Section 5 Supplementary Regulations																										
Sale of major recreational equipment and vehicles.											BR	ΔΔ	ΔΔ					BR	*		**	BR	BR	ΔΔ	ΔΔ	
Sale/service of goods associated with the principal use such as, but not limited to: musical instruments, musical scores, text books, artist's supplies and dancing shoes and apparel - Δ Accessory and incidental to a principal use. (Ref. 23.2.1[6])										BR Δ						BR Δ		*		**						
Sanitary landfill (reference 5.1.14).	SP																	*		**						
Sawmills, temporary or permanent; planing mills; wood yards (reference 5.1.15).												SP	BR					*		**			SP	BR		
Sawmills, planing mills and woodyards (reference 5.1.15) (subject to performance standards in 4.14).	SP																	*		**						
School, private. (AKA - School of special instruction) Δ Educational, technical and trade schools	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	BR Δ	ΔΔ	ΔΔ	BR		SP	BR	*		**	BR	BR	ΔΔ	ΔΔ		
Self-service storage facility											BR	ΔΔ	ΔΔ				BR	*		**	BR	BR	ΔΔ	ΔΔ		
Septic tank sales and related service.											SP	ΔΔ	ΔΔ					*		**		SP	ΔΔ	ΔΔ		
Service stations.														BR				*		**						
Skilled nursing facility or similar institution (reference 5.1.13).				SP	SP	SP	SP	SP	SP	SP	SP	ΔΔ	ΔΔ	BR		SP	SP	*	SP	**		SP	ΔΔ	ΔΔ		
Slaughterhouse, custom (reference 5.1.54).	SP																	*		**						

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USE	RESIDENTIAL, COMMERCIAL, INDUSTRIAL ZONING DISTRICTS													PLANNED DISTRICTS												
	RA	VR	R-1	R-2	R-4	R-6	R-10	R-15	C-1	CO	HC	LI	HI	DCD ***	MHD	PUD R	PUD C	PUD SC	PUD I*	PRD	NMD **	PD- SC	PD- MC	PD-IP CAT1	PD-IP CAT2	
Section 4 General Regulations Section 5 Supplementary Regulations																										
Small wind turbines (reference 5.1.46).	BR																		*		**					
Solar energy systems	SP																									
Special events (reference 5.1.43).	SP																		*		**					
Sporting goods sales.									BR		BR	ΔΔ	ΔΔ	BR			BR	BR	*		**	BR	BR	ΔΔ	ΔΔ	
Stable, Commercial (reference 5.1.03).	BR																		*		**					
Storage/Warehousing/Distribution/Transportation Δ (gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the BOS.)									SP	SP	BR Δ	BR	BR	SP					*		**			BR	BR	
Storage yards.											BR	ΔΔ	ΔΔ						*		**	SP	SP	ΔΔ	ΔΔ	
Stormwater management facilities shown on an approved final site plan or subdivision plat.	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR		BR	BR	BR	BR	*	BR	**	BR	BR	BR	BR	
Subordinate retail sales for any use permitted by right; use does not exceed 25% of the gross floor area of the primary industrial use. (reference 5.1.24).												BR	BR						*		**			BR	BR	
Subordinate retail sales for any use permitted by right; use exceeds 25% of the gross floor area of the primary industrial use. (reference 5.1.24).												SE	SE						*		**			SE	SE	

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 ΔΔ See Commercial Uses in Industrial Districts ΔΔΔ See Section 5.1.51 or 5.1.52 for additional regulations as applicable in Industrial Districts # See Storage/Warehousing/Distribution/Transportation

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	RA	VR	R-1	R-2	R-4	R-6	R-10	R-15	C-1	CO	HC	LI	HI	DCD ***	MHD	PUD R	PUD C	PUD SC	PUD I*	PRD	NMD **	PD- SC	PD- MC	PD-IP CAT1	PD-IP CAT2	
Supporting commercial; use does not exceed 25% of the gross floor area of the freestanding building or multiple buildings on an industrial site.												BR	BR					*		**				BR	BR	
Supporting commercial; use exceeds 25% of the gross floor area of the freestanding building or multiple buildings on an industrial site.												SE	SE					*		**				SE	SE	
Supporting commercial uses (reference 9.0).										SP							SP	*		**						
Swim, golf, tennis or similar athletic facilities (reference 5.1.16).	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	ΔΔ	ΔΔ				SP	*	SP	**			SP	ΔΔ	ΔΔ	
Tailor, seamstress.									BR		BR	ΔΔ	ΔΔ	BR			BR	BR	*		**	BR	BR	ΔΔ	ΔΔ	
Temporary construction headquarters (reference 5.1.18).	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	*	BR	BR	BR	BR	BR	BR	
Temporary construction storage yards (reference 5.1.18).	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	*	BR	BR	BR	BR	BR	BR	
Temporary events sponsored by local nonprofit organizations (reference 5.1.27).												SP	SP					*		**				SP	SP	
Temporary events sponsored by local nonprofit organizations which are related to, and supportive of the RA, rural areas, district (reference 5.1.27).	SP																	*								
Temporary manufactured home in accordance with section 5.7.	BR																	*		**						
Temporary industrialized buildings (reference 5.8).									BR	BR	BR	BR	BR					BR	BR	*		**	BR	BR	BR	BR

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	RA	VR	R-1	R-2	R-4	R-6	R-10	R-15	C-1	CO	HC	LI	HI	DCD ***	MHD	PUD R	PUD C	PUD SC	PUD I*	PRD	NMD **	PD- SC	PD- MC	PD-IP CAT1	PD-IP CAT2
Section 4 General Regulations Section 5 Supplementary Regulations																									
Temporary sawmill (reference 5.1.15) (subject to performance standards in 4.14).	BR														BR				*		**				
Tennis facilities (reference 5.1.16).	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	ΔΔ	ΔΔ			SP		*	SP	**		SP	ΔΔ	ΔΔ	
Theater, drive-in (reference 5.1.08).											SP	ΔΔ	ΔΔ					*		**		SP	ΔΔ	ΔΔ	
Theater, indoor. Δ (live and movie, including multi-screen movie theaters.)									BR		BR	ΔΔ	ΔΔ	BR Δ		BR	BR	*		**	BR	BR	ΔΔ	ΔΔ	
Theater, outdoor drama.	SP																	*		**					
Tier I personal wireless service facilities (reference 5.1.40).	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	*	BR	BR	BR	BR	BR	
Tier II personal wireless service facilities (reference 5.1.40).	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	*	BR	BR	BR	BR	BR	
Tier III personal wireless service facilities (reference 5.1.40).	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	SP	SP	*	SP	**	SP	SP	SP	
Towing and storage of motor vehicles (reference 5.1.32).										SP	BR Δ	BR	BR	SP					*						
Urban beekeeping (reference 5.1.63).		BR	BR	BR	BR	BR													*						

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	RA	VR	R-1	R-2	R-4	R-6	R-10	R-15	C-1	CO	HC	LI	HI	DCD ***	MHD	PUD R	PUD C	PUD SC	PUD I*	PRD	NMD **	PD- SC	PD- MC	PD-IP CAT1	PD-IP CAT2	
Section 4 General Regulations Section 5 Supplementary Regulations																										
Uses permitted by right or by special use permit in the Commercial (C-1), Commercial Office (CO) and Highway Commercial (HC) districts (collectively, "general commercial uses" as used in section 26.3) not otherwise expressly authorized by this section either by right or by special use permit; within structure existing or vested on April 3, 2013.												SP	SP						*		**			SP	SP	
Uses permitted by right in the LI & HI Zoning Districts, not served by public sewer, involving anticipated discharge of sewage other than domestic wastes.												SP	SP						*		**			SP	SP	
Uses permitted by right in the LI & HI Zoning Districts, not served by public water, involving water consumption exceeding four hundred (400) gallons per site acre per day.												SP	SP						*		**			SP	SP	
Uses permitted by right in the Rural Areas (RA) district pursuant to section 10.2.1, provided that the use is not served by either public water or an approved central water supply									BR	BR	BR					BR	BR	*				BR	BR			

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 1* Permitted by special use permit **without** the restriction on first floor uses required by subsection 20B.2(D), provided that there is no other use permitted by subsections 20B.2(A), (B), (C) or (E) on the same lot.
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<p>Section 4 General Regulations Section 5 Supplementary Regulations</p> <p>Uses permitted by right that are either: a. Not served by public water, involving water consumption exceeding four hundred (400) gallons per site acre per day; and/or b. Not served by public sewer, involving anticipated discharge of sewage other than domestic wastes. Any use authorized by a special use permit approved before February 6, 2019 under this subsection continues as a special use, provided that: (i) the use complies with all conditions of the special use permit; and (ii) any amendment to the special use permit is processed as an application under either this subsection or subsection 22.2.2(16), as applicable.</p>																										
<p>Uses permitted by right that are either: a. Not served by public water, involving water consumption exceeding four hundred (400) gallons per site acre per day; and/or b. Not served by public sewer, involving anticipated discharge of sewage other than domestic wastes. Any use authorized by a special use permit approved before February 6, 2019 under this subsection continues as a special use, provided that: (i) the use complies with all conditions of the special use permit; and (ii) any amendment to the special use permit is processed as an application under either this subsection or subsection 23.2.2(18), as applicable.</p>																										

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 1* Permitted by special use permit **without** the restriction on first floor uses required by subsection 20B.2(D), provided that there is no other use permitted by subsections 20B.2(A), (B), (C) or (E) on the same lot.
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	RA	VR	R-1	R-2	R-4	R-6	R-10	R-15	C-1	CO	HC	LI	HI	DCD ***	MHD	PUD R	PUD C	PUD SC	PUD I *	PRD	NMD **	PD- SC	PD- MC	PD-IP CAT1	PD-IP CAT2
Section 4 General Regulations Section 5 Supplementary Regulations																									
Uses permitted by right that are either: a. Not served by public water, involving water consumption exceeding four hundred (400) gallons per site acre per day; and/or b. Not served by public sewer, involving anticipated discharge of sewage other than domestic wastes. Any use authorized by a special use permit approved before February 6, 2019 under this subsection continues as a special use, provided that: (i) the use complies with all conditions of the special use permit; and (ii) any amendment to the special use permit is processed as an application under either this subsection or subsection 24.2.2(18), as applicable.																			*						
Any use listed in subsections 22.2.1(a)-(c) not served by either public water or an approved central water supply, provided that: (i) the use is within a structure lawfully existing or vested on February 6, 2019; (ii) no external change on the property occurs other than maintenance or signage changes; and (iii) the use is not subject to a special use permit issued under subsection 22.2.2(11).									BR								BR	BR	*			BR	BR		
Any use listed in subsections 23.2.1(1)-(18) not served by either public water or an approved central water supply, provided that: (i) the use is within a structure lawfully existing or vested on February 6, 2019; (ii) no external change on the property occurs other than maintenance or signage changes; and (iii) the use is not subject to a special use permit issued under subsection 23.2.2(8).									BR								BR	BR	*			BR	BR		

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Any use listed in subsection 24.2.1(1)-(51)) not served by either public water or an approved central water supply, provided that: (i) the use is within a structure lawfully existing or vested on February 6, 2019; (ii) no external change on the property occurs other than maintenance or signage changes; and (iii) the use is not subject to a special use permit issued under subsection 24.2.2(13).											BR								*						
Veterinary office and hospital (reference 5.1.11).									SP		SP	ΔΔ	ΔΔ	SP			SP		*		**	SP	SP	ΔΔ	ΔΔ
Veterinary services - off-site treatment only.	BR																		*		**				
Veterinary services (reference 5.1.11) (subject to performance standards in 4.14).	SP																		*		**				
Visual and audio appliances, sale of.									BR		BR	ΔΔ	ΔΔ	BR			BR	BR	*		**	BR	BR	ΔΔ	ΔΔ
Warehouse facilities where there may be the storage of gasoline, kerosene or other volatile materials, dynamite blasting caps and other explosives, pesticides and poisons, and other materials which may be hazardous to life in the event of accident.												SP	BR						*		**			SP	BR
Warehousing, light. Per 24.2.1.											BR								*		**				
Warehouse facilities not permitted under section 24.2.1 (reference 9.0).											SP								*		**		SP		
Waste areas – AKA Inert waste fill activity (subject to 5.1.28).	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	*	BR	**	BR	BR	BR	BR
Water, sewer, energy, communications distribution facilities.	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	*	BR	BR	BR	BR	BR	BR

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Wholesale businesses where there may be the storage of gasoline, kerosene or other volatile materials, dynamite blasting caps and other explosives, pesticides and poisons, and other materials which may be hazardous to life in the event of accident.												SP	BR						*		**				SP	BR
Wholesale distribution.											BR							BR	*		**	BR	BR			
Wildlife sanctuaries.	BR														BR				*		**					

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 ΔΔ See Commercial Uses in Industrial Districts ΔΔΔ See Section 5.1.51 or 5.1.52 for additional regulations as applicable in Industrial Districts # See Storage/Warehousing/Distribution/Transportation

BR: The use is permitted by right, provided that the use or structure satisfies all applicable requirements of this chapter, including, but not limited to, the permitting requirements of [section 30.3.12](#) and the encroachment and construction standards in sections [30.3.13](#) through [30.3.15](#).

SP: The use is permitted by special use permit, provided that the use or structure satisfies all applicable requirements of this chapter. including, but not limited to, the permitting requirements of [section 30.3.12](#) and the encroachment and construction standards in sections [30.3.13](#) through [30.3.15](#).

N: The use is not permitted.

[Floodplain
Floodway
\(Section 30.3\)](#)

Use or Structure	Regulatory Floodway	Floodway Fringe
Agricultural, Natural Resources, and Recreational Uses and Structures*		
Agricultural uses, limited to field crops, pasture, grazing, livestock, raising poultry, horticulture, viticulture and forestry; provided that no primary or accessory structures are permitted under this classification	BR	BR
Structures accessory to a permitted agricultural use; provided that no accessory structures having habitable space are permitted	N	BR
Recreational uses including, but not limited to, parks, swimming areas, golf courses and driving ranges, picnic areas, wildlife and nature preserves, game farms, fish hatcheries, hunting, fishing and hiking areas, athletic fields, and horse show grounds; provided that no primary or accessory structures are permitted under this classification	BR	BR
Structures accessory to a permitted recreational use; provided that no accessory structures for human habitation are permitted	N	BR
Sod farming	SP	SP
Topsoil, sand, and gravel removal	SP	SP
Flood and Water Related Uses and Structures*		
Flood warning aids and devices, water monitoring devices, and similar uses	BR	BR
Flood control, stormwater conveyance, or environmental restoration 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 community development in accordance with the Water Protection Ordinance and with no changes to the base floodplain elevation or horizontal limits to the flood plain	BR	BR
Dams, levees and other structures for flood control or for the public drinking water supply	SP	SP

Engineered structures, including, but not limited to, retaining walls and revetments made of non-natural materials such as concrete which are constructed along channels or watercourses for the purpose of water conveyance or flood control	SP	SP
Water related uses such as boat docks and canoe liveries	SP	SP
Hydroelectric power generation (reference 5.1.26)	SP	SP
Use or Structure	Regulatory Floodway	Floodway Fringe
Public Utility and Telecommunications Uses and Structures*		
Electric, gas, oil and communications facilities, including poles, lines, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility, but excluding tower structures	BR	BR
Water distribution and sewage collection lines and appurtenances owned and operated by the Albemarle County Service Authority, but excluding pumping stations and holding ponds; public water and sewer transmission lines, main or trunk lines, and interceptors, but excluding treatment facilities and pumping stations, owned and/or operated by the Rivanna Water and Sewer Authority	BR	BR
Pump stations for water or wastewater, including power supply and control devices, holding ponds and other appurtenances	SP	SP
Electrical transmission lines and related towers; microwave and radio-wave transmission and relay towers	SP	SP
Tier I and Tier II personal wireless service facilities that are attached to an existing structure	N	BR
Tier III personal wireless service facilities	N	N
Stream Crossings and Grading Activities*		
Stream crossings for a driveway serving only one single-family dwelling and pedestrian trails, including, but not limited to, pedestrian and multi-use paths that are within county-owned or operated parks and greenways, and any footbridges necessary to cross tributary streams, watercourses and swales, that: (i) meet the applicable requirements of sections 17-406 and 17-604; (ii) demonstrate, in a floodplain impact plan, to the floodplain administrator's satisfaction, that construction of the crossing will have no impact on the elevations or limits of the floodplain; and (iii) will serve one dwelling unit that could not be accessed by any other means.	BR	BR
Bridges, ferries and culverts not serving single-family dwellings	SP	SP

Grading activities in compliance with the Water Protection Ordinance; provided that it is demonstrated, in a floodplain impact plan that the grading will have no impact on the elevations or limits of the floodplain and further provided that any cut or fill shall be only to level areas for playfields, correct erosion problems, build trails, or other fine grading activities which will have no impact on the floodplain. For purposes of this provision, fine grading is defined as a balanced site (cut/fill) with no changes to the base floodplain elevation or horizontal limits to the floodplain.	N	BR
Grading activities, including cut or fill, in compliance with the Water Protection Ordinance, but for which the floodplain administrator determines will or may cause the base flood elevation to rise or the horizontal limits of the floodplain to expand	N	SP
Use or Structure	Regulatory Floodway	Floodway Fringe
Miscellaneous Structures*		
Aircraft landing strips; provided that structures other than the landing strip, aircraft parking, and aircraft storage are prohibited	SP	SP
Fences	BR	BR
Structures accessory to uses permitted by right in the regulatory floodway, excluding structures having habitable space; provided that any such structure permitted shall be flood-proofed and anchored per section 30.3.15.	N	SP
Structure having habitable space, including any manufactured home, regardless of the structure's proposed use, whether it qualifies as a dwelling unit, and whether it is a primary or accessory structure	N	N
Storage as a Primary or Accessory Use*		
Storage of gasoline, kerosene and other petroleum products	N	N
Storage of flammable liquids, dynamite, blasting caps and other explosives	N	N
Storage of pesticides and poisons and other similar materials	N	N
Storage of machinery and motor vehicles except as accessory to a use allowed by right or by special use permit	N	N
Storage of junk	N	N

OVERLAY DISTRICT	BY RIGHT	SPECIAL USE PERMIT
Airport Impact Area (Section 30.2)	Uses allowed in underlying district except as limited by Section 30.2.	Uses allowed in underlying district except as limited by Section 30.2.
Natural Resource Extraction (Section 30.4)	<p>Uses may be permitted by right subject to underlying zoning district. In addition:</p> <ol style="list-style-type: none"> 1. Except as otherwise provided in Sections 10.2.1.18, 10.2.2.40 or 30.4.2.2, removal of soil, sand, gravel, stone or minerals by excavating, stripping, quarrying, or other mining operation. 2. Accessory uses to a use permitted by right such as blasting, washing, grading, sorting, stockpiling, grinding and the like; provided that such operations are located on the site of the main use. 	<ol style="list-style-type: none"> 1. Concrete batching plants. 2. Asphalt mixing plants. 3. Mining and milling of uranium or other radioactive materials. 4. Extraction of oil and natural gas. 5. Coal mining. 6. Deep mining 7. Accessory uses to a use permitted by special use permit or off-site accessory uses to a use permitted by right such as blasting, washing, grading, sorting, stockpiling, grinding and the like. 8. Spring water extraction and/or bottling which does not involve pumping of water to the surface.
Scenic Streams (Section 30.5)	<ol style="list-style-type: none"> 1. Cutting or removal of any tree as may be necessary for obstruction of stream; 2. Fences; 3. Maintain existing fords and bridges. 	<ol style="list-style-type: none"> 1. Navigational and drainage aids; 2. Flood warning aids and devices; 3. Water monitoring devices; 4. Bank erosion structures; 5. Boat docks, piers, wharves; 6. Bridges, causeways and other similar structures designed for pedestrian and/or vehicular access; provided that the board of supervisors shall find, by clear and convincing evidence subject to findings required by section 31.2.4.1 (a-g).
Entrance Corridor (Section 30.6)	Uses permitted by right in the underlying zoning district shall be permitted by right in the EC overlay district, except as otherwise provided in section 30.6.	<ol style="list-style-type: none"> 1. Uses authorized by special use permit in the underlying zoning district. 2. Outdoor storage, display and/or sales serving or associated with a permitted use, other than a residential, agricultural or forestal use, any portion of which would be visible from the EC street to which it is contiguous or from any other EC street which is located within five hundred (500) feet; provided that review shall be limited to determining whether the outdoor storage, display and/or sales is consistent with the applicable design guidelines. 3. The construction or location of any structure, including any subdivision sign or sign identifying a planned development as provided in section 4.15.16(I), upon the superjacent and subjacent airspace of an EC street that is not required for the purpose of travel or other public use by the Commonwealth of Virginia or other political jurisdiction owning such street.

OVERLAY DISTRICT	BY RIGHT	SPECIAL USE PERMIT
	The following uses and structures are permitted by right or by special use permit on managed or preserved slopes, provided that the land disturbing activity to establish the use or structure complies with design standards in section 30.7.5 and all other applicable requirements of the Code:	
Steep Slopes (Section 30.7)	<p>a. <i>Managed slopes.</i> The uses permitted by right and by special use permit on managed slopes are as follows, subject to the applicable requirements of this chapter:</p> <ol style="list-style-type: none"> 1. <i>By right.</i> The uses permitted by right in the underlying district shall be permitted by right on managed slopes. <p>b. <i>Preserved slopes.</i> The uses permitted by right and by special use permit on preserved slopes are as follows, subject to the applicable requirements of this chapter:</p> <ol style="list-style-type: none"> 1. <i>By right.</i> The uses permitted by right on preserved slopes are the following: <ol style="list-style-type: none"> a. <i>Existing single-family dwelling unit.</i> Any single-family detached or single-family attached dwelling unit which was lawfully in existence prior to March 5, 2014 may be expanded, enlarged, extended, modified or reconstructed. For the purposes of this subsection, the term "lawfully in existence" includes, but is not limited to, any single-family detached or single-family attached dwelling unit for which a building permit was issued prior to March 5, 2014; provided that the building permit has not expired. b. <i>Existing lot of record; first single-family detached dwelling unit.</i> Any lot which was a lawful lot of record on March 5, 2014 may establish the first single-family detached dwelling unit on the lot; provided the lot does not contain adequate land area outside of the preserved slopes to locate the dwelling unit. For the purposes of this subsection, the term "lawful lot of record" includes any lot shown on a subdivision plat approved prior to March 5, 2014; provided that the plat is still valid. 	<p>a. <i>Managed slopes.</i> The uses permitted by right and by special use permit on managed slopes are as follows, subject to the applicable requirements of this chapter:</p> <ol style="list-style-type: none"> 2. <i>By special use permit.</i> The uses permitted by special use permit in the underlying district shall be permitted by special use permit on managed slopes. <p>b. <i>Preserved slopes.</i> The uses permitted by right and by special use permit on preserved slopes are as follows, subject to the applicable requirements of this chapter:</p> <ol style="list-style-type: none"> 2. <i>By special use permit.</i> The only use permitted by special use permit on preserved slopes are private facilities such as accessways, utility lines and appurtenances, and stormwater management facilities, not otherwise permitted by right under subsection (b)(1)(e), where the lot does not contain adequate land area outside of the preserved slopes to locate the private facilities.

c. *Necessary public facilities.* Public facilities necessary to allow the use of the lot, provided that the lot does not contain adequate land area outside of the preserved slopes to locate the public facilities and one or more of the following exist: (i) the land disturbing activity avoids impacts on other protected resources such as stream buffers or floodplain; (ii) the alignment of the public facilities is consistent with the alignment of public facilities depicted or described in the comprehensive plan; (iii) the disturbance is necessary to provide interconnection required by the Code or the applicable regulations of other public entities; or (iv) prohibiting the facilities from being located on preserved slopes will cause an unnecessary hardship. To the extent that public facilities are established on preserved slopes, the preserved slopes should be preserved to the maximum extent practicable consistent with the intent and purpose of this overlay district,

d. *Trails.* Public or private pedestrian and bicycle trails.

e. *Accessory uses and structures.* Any uses or structures accessory to a dwelling unit authorized by subsection (b)(1)(a) and (b)(1)(b).

f. *Distribution facilities.* Water, sewer, energy, and communications distribution facilities. To the extent that distribution facilities are established on preserved slopes, the preserved slopes should be preserved to the maximum extent practicable consistent with the intent and purpose of this overlay district,

g. *Legislative zoning actions related to the underlying district.* Any use or structure approved by the board of supervisors in a zoning map amendment whose location is expressly authorized in an approved application plan, code of development, or an accepted proffer, in a special use permit authorized in the underlying district regulations, or in a special exception authorizing a waiver or modification of the requirements of section 4.2.3; provided that the legislative action is still valid and that the use or structure complies with all requirements and conditions approved or imposed in conjunction with the legislative zoning action.

	<p>h. <i>Slopes less than 25% based on new topographic information.</i> Any use or structure allowed by right or by special use permit in the underlying district, provided that the owner submits new topographic information that is based on more accurate or better technical data demonstrating, to the satisfaction of the county engineer, that the slopes are less than twenty-five (25) percent.</p>	
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