

MEMORANDUM

To: Zoning Ordinance Committee
From: James David, DPZ Deputy Director
Date: 06/02/2021
Re: June 16, 2021 ZOC Meeting
Continued review of Sections 3.01, 3.02, 3.03 - Use Tables

The Zoning Ordinance Committee (ZOC) is continuing to review Zoning Ordinance Rewrite (ZO Rewrite) draft Sections 3.01 thru 3.03 that contain draft use tables (Attachment 1, Draft Use Tables Version 3). This is consistent with the ZOC bylaws that state, "at the discretion of the Planning Commission, County staff, or Board of Supervisors (BOS), ZOC may be asked to provide input on proposed amendments prior to the initiation of the referral process." The following excerpt from the ZOC bylaws provides guidance on how to review draft Zoning Ordinance (ZO) text.

Recommendations may include, but are not limited to:

- a. Correcting errors and inconsistencies;
- b. Clarifying regulations;
- c. Simplifying the Zoning Ordinance to make it more user friendly;
- d. Keeping the Zoning Ordinance current to reflect changes in the state code, the market, economic, fiscal and land use conditions and the emergence of new uses;
- e. Addressing a specific issue;
- f. Identifying when proposed Zoning Ordinance amendments are inconsistent with the Comprehensive Plan and may require a Comprehensive Plan amendment (BOS, October 6, 2020).

Please keep in mind that the ZO Rewrite team is at the beginning stages of socializing draft concepts and text in a public forum, and the ZOC is the first stop of many as we progress towards BOS review and adoption hopefully next year. ZOC review of these draft documents will not only provide essential input regarding proposed revisions but will also help to capture unintentional errors and omissions in these draft documents.

What has changed since the last draft?

Revisions have been made to the following sections and subsections based on ZOC comments,¹ ZOC discussion at their June 2, 2021 meeting, public feedback, and additional staff analysis (Attachment 2, Draft Use Tables Mark Up – June 10):

¹ Per May 5, 2021 ZOC discussion, ZOC enCodePlus comment report will be run and distributed at noon on the Monday prior to a scheduled meeting.

3.02 Use Tables

3.03 Use Classifications, Categories and Types

The majority of updates were made based on in-depth analysis of [Loudoun County 2019 General Plan](#) (2019 GP) policy and place types that provide guidance on appropriate core, complementary, and conditional uses in geographic areas of the County (Attachment 3, 2019 GP Alignment Analysis – Uses). The following list provides an overview of proposed changes based on 2019 GP Urban Policy Area (UPA), Suburban Policy Area (SPA), Transition Policy Area (TPA), Joint Land Management Area (JLMA), and Rural Policy Area (RPA) place types:

1. Uses are proposed to be added to some zoning districts in all draft use tables.
2. Some uses that are permitted by the current Zoning Ordinance are proposed to be removed from certain zoning districts because they are not envisioned by the corresponding place types in the 2019 GP.
3. Various uses that are not permitted by the current Zoning Ordinance, but were proposed to be permitted in previous drafts of the use tables based on consultant or public input, are no longer proposed to be included because they are not envisioned in the corresponding 2019 GP place types.
4. The permissibility of some uses – whether it is by-right, special exception, or minor special exception – is proposed to be revised based on uses envisioned in 2019 GP place types that correspond to zoning districts.

Staff from the Zoning Administration and Community Planning divisions will be at the upcoming ZOC meeting to answer any questions or provide further explanation on the 2019 GP and proposed changes to the draft use tables.

Next Steps after June 16th ZOC Meeting

If the ZOC determines they are ready to move on to the next section of the draft Zoning Ordinance, staff is prepared to bring draft parking regulations forward for review and comment in July.

Attachments

1. Draft Use Tables Version 3
2. Draft Use Tables Mark Up – June 10
3. 2019 GP Alignment Analysis – Uses

3.01 Explanation of Use Table Structure

- A. Use Regulations.** Section 3.02 (Tables 3.02.01-1 through 3.02.03-1) establishes the principal uses permitted by right, by special exception, or by minor special exception in the Urban, Suburban, Transition, Rural, and JLMA zoning districts.
- B. Organization of Use Tables.** Section 3.02, Tables 3.02.01-1 through 3.02.03-1 organize the uses in each zoning district by Use Classifications, Use Categories and Use Types.
- 1. Use Classifications.** The Use Classifications are identified by the green shaded rows in each use table. The Use Classifications provide a systematic basis for assigning present and future land uses into broad general classifications (e.g., agricultural uses and residential uses). The Use Classifications then organize land uses and activities into general "Use Categories" (the yellow shaded rows in each use table) and specific "Uses" (the white and pale-highlighted rows in each use table) based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions.
 - 2. Use Categories.** Several of the Use Classifications are further divided into Use Categories. The Use Categories describe the major sub-groups of the Use Classification, based on common characteristics (e.g., the residential Use Classification is divided into two major Use Categories: Household Living and Group Living). Principal uses are identified in defining the Use Category. They are principal uses that most closely share the common characteristics that are key to the Use Category.
 - 3. Use.** The Use Classifications or Use Categories are then divided into specific Uses. The specific Uses are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category. For example, single-family detached dwellings, multi-family dwellings and single-family attached dwellings are Uses in the Household Living Use Category.
- C. Use Categories and Uses Defined.** All the Use Categories and Use Types listed in Section 3.02 are defined in Section 3.03 and Chapter 11.
- D. Permitted and Special Exception Uses.** The Use Tables establish the following categories of uses:

Table 3.01-1 Key to Use Table		
Notation	Category	Description
P	By Right	A "P" indicates that a Use Category or specific Use Type is permitted by right (as a permitted use) in the applicable zoning district, subject to compliance with all applicable standards and regulations in this Ordinance and all other County ordinances.
S	Special Exception	An "S" indicates that a Use Type may be permitted in the applicable zoning district by the Board of Supervisors as a special exception and may be subject to certain conditions, in accordance with the procedures and standards for special exceptions in Section 7.09.
M	Minor Special Exception	An "M" indicates that a Use Type may be permitted in the applicable zoning district by the Board of Supervisors as a Minor Special Exception and may be subject to certain conditions, in accordance with the procedures and standards for minor special exceptions in Section 7.09.
P/S, M/S, or P/M	Varies	In some instances, and based on the Use-Specific Standards (Section 3.06), a Use Type will be a Permitted Use under certain conditions or may be permitted by Special Exception or Minor Special Exception approval under other conditions. Those instances are identified as "P/S," "M/S," or "P/M," as appropriate.
	Prohibited	A blank cell indicates that the use is not permitted in the applicable district.

- E. Additional Regulations for Specific Uses.** References to sections in the final column of a Use Table and definition (Table 3.03-1 of Section 3.03 and Chapter 11) indicate that the listed use is subject to "Use-Specific" Standards (Section 3.06). The numbers provide a cross-reference to the Use-Specific Standards (Section 3.06).
- F. Uses not Defined.**

1. If a use is not identified in Section 3.02, the Zoning Administrator shall determine whether that use falls within the definition of an identified use. In determining whether the proposed use falls within the definitions of an identified use, the Zoning Administrator shall:
 - a. Refer to the most recent edition of Webster's Unabridged Dictionary.
 - b. If a use is not defined in Webster's Unabridged Dictionary, the Zoning Administrator shall refer to the North American Industry Classification Manual (Executive Office of the President, Office of Management and Budget, 2017)("NAICS").
 - c. If the use is not defined in the NAICS, the Zoning Administrator shall refer to the American Planning Association, Land-Based Classification Standards LBCS Tables (April 1, 2001).
2. If the Zoning Administrator determines that an unlisted uses is not a specified or designated use, the Board of Supervisors may approve the use as a zoning amendment (Section [7.09](#)).

2-102(A) thru (F), 2-406(A), 2-406(A)-(D)

Draft 6/10/21

3.02.01 Urban and Suburban Use Table

Table 3.02.01-1																
Use Table for Urban and Suburban Policy Areas																
Note: P = By Right S = Special Exception M = Minor Special Exception blank cell = Prohibited																
	Urban			Suburban												Use-Specific Standard
	UT	UM	UE	SN	SCN	SM	SC	SE	SI	SR-1	SR-2	SR-3	SR-4	SR-8	A-3	
Residential																
Household Living:																
Accessory dwelling	P	P		P	P	P				P	P	P	P	P	P	
Caretaker or guard								P								
Dwelling, single-family attached		P		P	P	P								P		
Dwelling, multifamily	P	P		P	P	P										
Dwelling, single-family detached		P		P	P	P				P	P	P	P	P	P	
Live/work dwelling		P		S	P	P										
Manufactured home					S					P	P	P	P	P	P	
Manufactured housing land lease community					S		S							S		
Religious housing	P	P		P	P	P				P	P	P	P	P	P	
Tenant dwelling															P/S	
Group Living:																
Rooming and Boarding	P	P				P										
Congregate housing	P	P		S	S	S				S	S	S	S	S	S	
Continuing care facility	S	S		S	S	P	S	S		S	S	S	S	S	S	
Lodging																
Bed and breakfast homestay										P	P				P	
Bed and breakfast inn										M	M				P	
Campground															P	
Country Inn															S	
Guest farm or ranch															P	
Hotel / Motel	P	S	S			P	P	S								
Rural resort															S	
Commercial / Mixed-Use																
Animal Services:																
Animal hospital		P/S	P/S	S	S	S	S	P	P						S	
Kennel								S	P	S					S	
Kennel, indoor							S	P								
Veterinary service				S	S	S	S	P	P						S	
Day Care:																
Adult day care	P	P	P	S	S	P	P	P		S	S	S	S	S	S	
Child day care	P	P	P	P/S	S	P	P	P		S	S	S	S	S	S	

Table 3.02.01-1

Use Table for Urban and Suburban Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Urban			Suburban												Use-Specific Standard
	UT	UM	UE	SN	SCN	SM	SC	SE	SI	SR-1	SR-2	SR-3	SR-4	SR-8	A-3	
Child day home		S		P	P	P				P	P	P	P	P	P	
Financial Services:																
Bank or financial institution	P	P	P	P	P	P	P	P								
Alternative lending institution							P	P								
Food and Beverage Sales / Service:																
Banquet/Event Facility	P	P	P			P		P/S		S					M	
Craft beverage manufacturing			S					M	M							
Farm market							P								S	
Farm market (off-site production)	P	P				S	S								S	
Food preparation	P	P				P		P	P						M	
Food store	P	P	P	P	P	P	P									
Mobile vendor	P	P	P			P										
Restaurant, carry-out only	P	P	P	P	P	P	P	P	P							
Restaurant, sit-down	P	P	P	P	P	P	P	P	S							
Restaurant, fast food with drive-through facility				S	S	P	P	S								
Restaurant, fast-food, excluding drive-through facilities	P	P	P	S	M	P	P	P	P							
Snack or beverage bars	P	P	P	P	P	P	P	P	P							
Office, Business and Professional:																
Office	P	P	P	P/S	P/S	P	P	P								
Small business, agricultural and rural															P/S	
Personal / Business services:																
Building maintenance services	P	P	P	P	P	P	P	P	P							
Business support services	P	P	P	P	P	P	P	P	P						P/S	
Dry cleaning plant								S	S							
Farm machinery								P							P	
Maintenance and repair services				P	P		P								P/S	
Personal services	P	P	P	P	P	P	P	S	S						P/S	
Postal services	P	P	P	S	S	P	P	P	P							
Retail:																
Auction	P	P	P			P		P	P						S	
Convenience store	P	P	P	P	P	P	P	S								
Convenience store (with gasoline sales)		S		S	S	S	S	S	S							
Feed and farm supply center									P						P	

Table 3.02.01-1

Use Table for Urban and Suburban Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Urban			Suburban												Use-Specific Standard
	UT	UM	UE	SN	SCN	SM	SC	SE	SI	SR-1	SR-2	SR-3	SR-4	SR-8	A-3	
Machinery and equipment sales and services				S	S	P/S	P	P	P							
Nonstore retailers								P	P							
Nursery, Commercial								P	P						S	
Retail, general	P	P	P	P	P	P	P	S								
Automotive:																
Car Wash				S	P	S	P	S	S							
Vehicle repair, heavy								S	P							
Vehicle repair, light					P	S	P	P	P							
Vehicle sales							S	S	P							
Vehicle service station		S		S	S	S	P	P	P							
Vehicle wholesale auction									P							
Public/Civic/Institutional																
Assembly:																
Civic, social, and fraternal meeting place	P/S	P/S	P/S	S	S	P	P	S		S	S	S	S	S	S	
Community center	P	P	P	S	S	P	P	S		S	S	S	S	S	S	
Convention or exhibition facility	P	S	P			S	P	S								
Religious land use	P	P	P	S	S	P		P		S	S	S	S	S	S	
Death Care Services:																
Cemetery				S	S		S	S		S	S	S	S		S	
Crematorium	S			S	S	S	S	S	S						S	
Funeral services	S	S	S	P	P	S	P	S								
Mausoleum	S			S	S		S	S		S	S	S	S		S	
Government / Non-Profit:																
Government (general)	P	S	S	S	S	S	S	S	S	S	S	S	S	S		
Public utility service center								S	S							
Public safety	P	P	S	S	S	S	S	S	S	S	S	S	S	S	S	
Education:																
Agricultural education or research								P	P						S	
Business / technical school	S		S			P	S	S							S	
Colleges or universities	S	P	S			P	S	S								
Educational institution	S	P	S			P	S	S								
Library	P	P	P	S	S	P	P	S		S	S	S	S	S		
Personal instructional services	S	P	S	P	P	P	P	S								
Rural retreat							S								P/S	
School	M	M	S	P/M	P/M	M	M	S	S	P/M	P/M	P/M	P/M	P/M	P/M	
Training facility	P	S	S	S	S	P	P	S	P							
Vocational school	S	S	S	S	S	S	S	S							S	

Table 3.02.01-1

Use Table for Urban and Suburban Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Urban			Suburban												Use-Specific Standard
	UT	UM	UE	SN	SCN	SM	SC	SE	SI	SR-1	SR-2	SR-3	SR-4	SR-8	A-3	
Medical:																
Clinic, dental or medical	S	P	S	S	S	P	P	P								
Medical care facility	S	S	S			S	S	S								
Arts, Entertainment, and Recreation:																
Amphitheater	S	P	P			P/S	S									
Art Studio	P	P	P	P	P	P	P	S							P/S	
Civic Space	S	P	S	P	P	P	P	P	S	P/S	P/S	P/S	P/S	P/S	P/S	
Cultural facility	P	P	S	P	S	P	P	P							S	
Dinner theater	P	P	P		P	P	P	P								
Entertainment facility	P	P	P			S	P									
Equestrian event facility															P	
Health and fitness center	P	P	P	P	P	P	P	P	P/S							
Recreation, indoor	P/S	P/S	P/S	P	P	P	P/S	P/S							S	
Recreation, outdoor or major	S	S	S	S	S	P/S		P/S	S	S	S	S	S	S	S	
Shooting range, indoor								S	P							
Theater	P/S	P/S	P/S		P	P	P	P								
Industrial / Production																
Manufacturing and Employment:																
Agricultural processing															S	
Contractor								P	P							
Data center			P					P	P							
Extractive industries									S						S	
Flex building			S					P	P							
Manufacturing, General									P							
Manufacturing, Intensive									P							
Manufacturing, Light								P	P							
Media Production			P			P		P	P							
Research and Development			P				P	P	P							
Sawmill									S						S	
Wood, metal and stone crafts									P							
Warehousing, Storage and Distribution:																
Building and landscaping materials supplier									P							
Energy Storage									S							
Freight									P							
Industrial storage									P							
Mini-warehouse								S	S							
Oil and gas storage									S							
Outdoor storage									S							
Outdoor storage, vehicles									S							

Table 3.02.01-1

Use Table for Urban and Suburban Policy Areas

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	Urban			Suburban												Use-Specific Standard
	UT	UM	UE	SN	SCN	SM	SC	SE	SI	SR-1	SR-2	SR-3	SR-4	SR-8	A-3	
Vehicle storage and impoundment									P							
Wholesale distribution, warehousing and storage								S	P							
Infrastructure																
Transportation / Parking:																
Airport															S	
Ground passenger transportation (e.g. taxi, charter bus)	S	S	S			P	P	P								
Heliport or helistop	S	S	S		S	S		S								
Parking facility	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	
Transit facilities	P	P	P	S	S	S	S	S	S	S	S	S	S	S	S	
Utilities:																
Solar facility, site-specific	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Solar facility, commercial									S							
Utility, Minor	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Utility, Major				S	S	S	S	S	S	S	S	S	S	S	S	
Communications facilities:																
Communications facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Telecommunications facility	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	
Testing station															S	
Waste-related:																
Composting facility															S	
Junkyard									S							
Recycling collection center		P/S	P/S	P/S	P/S	P/S	P/S	P	P							
Remediation Services									P							
Solid waste facility									S							
Vegetative waste management facility									S						S	
Agriculture																
Agriculture															P	
Farm distribution hub	P	P	P	P	P	P	P									
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Horticulture															P	
Nursery, Production															S	
Farm co-ops	P	P	P	P	P	P	P	S	P							
Pet farm															P	
Stable or Livery															S	
Stable, private															P	
Wayside stand										P					P	

Table 3.02.01-1

Use Table for Urban and Suburban Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Urban			Suburban												Use-Specific Standard
	UT	UM	UE	SN	SCN	SM	SC	SE	SI	SR-1	SR-2	SR-3	SR-4	SR-8	A-3	
Winery, Virginia farm															P	
Miscellaneous																
Temporary Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

See Section 2.01 for a description of Urban Transit Center (UT), Urban Mixed Use (UM), and Urban Employment (UE). See Section 2.02 for a description of Suburban Neighborhood (SN), Suburban Compact Neighborhood (SCN), Suburban Mixed Use (SM), Suburban Commercial (SC), Suburban Employment (SE), Suburban Industrial/Mineral Extraction (SI), Suburban Single Family Residential (SR-1, SR-2, SR-3, SR-4, and SR-8), and Suburban Agricultural/Residential (SAR).

Draft 6/10/21

3.02.02 Transition and JLMA Use Table

Table 3.02.02-2 Use Table for Transition and Joint Land Management Area (JLMA) Policy Areas <i>Note: P = By Right S = Special Exception M = Minor Special Exception blank cell = Prohibited</i>															
	Transition								Joint Land Management						Use-Specific Standard
	TLN -10	TLN -3	TLN -1	TSN	TCN	TCC	TLI	TIE	JLMA -1	JLMA -2	JLMA -3	JLMA -LE	JLMA -LI	JLMA -20	
Residential															
Household Living:															
Accessory dwelling	P	P	P	P	P				P	P	P			P	
Caretaker or guard	P	P	P				P	P				P	P	P	
Dwelling, single-family attached					P										
Dwelling, multifamily						P									
Dwelling, single-family detached	P	P	P	P	P				P	P	P			P	
Live/work dwelling				P		P									
Manufactured home	P	P	P	P	P				P	P	P			P	
Religious housing	S	S	S	S	P	P			P	P	P				
Tenant dwelling	P/S	P/S	P/S						S	S	S			P	
Group Living:															
Rooming and Boarding														P	
Congregate housing	S	S	S	S	S				S	S	S				
Continuing care facility	S	S	S		S	S			S	S	S	S			
Lodging															
Bed and breakfast homestay	P	P	S						P	P	P			P	
Bed and breakfast inn	P	P	P						P	P	P			P	
Campground	S	S							S	S	S			P/S	
Country Inn	M	S									M			M	
Guest farm or ranch											P				
Hotel / Motel												P			
Rural resort	S										S			S	
Commercial / Mixed-Use															
Animal Services:															
Animal care business	P	P	P	P					P	P	P			P	
Animal hospital	S	S				S	P	P			S	P	P	S	
Kennel	P	S						P			S		P	S	
Kennel, indoor	P	P									P				
Veterinary service	P	P	P	S							P			P	
Day Care:															
Adult day care	S	S	S	P	P	P	P		S	S	S	P			
Child day care	S	S	S	S	S	P	S		S	S	S	S			

Table 3.02.02-2

Use Table for Transition and Joint Land Management Area (JLMA) Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Transition								Joint Land Management					JLMA -20	Use- Specific Standard
	TLN -10	TLN -3	TLN -1	TSN	TCN	TCC	TLI	TIE	JLMA -1	JLMA -2	JLMA -3	JLMA -LE	JLMA -LI		
Child day home	P	P	P	P	P				S	S	S				
Financial Services:															
Bank or financial institution				S	S	P	P					P			
Food and Beverage Sales / Service:															
Banquet/Event Facility	M	M												M	
Craft beverage manufacturing							M	P				M	M		
Farm market	P	P	P	P		P			P	P	P			P	
Farm market (off-site production)	S	S	S	S	S	S			S	S	S				
Food preparation					S	M						P	P		
Food store				S	S	P									
Mobile vendor															
Restaurant, carry-out only				S	S	P	P	P				P	P		
Restaurant, sit-down				S	S	P	P	P		S	S	P		S	
Restaurant, fast-food, excluding drive-through facilities				S	S	S	S	S				P	P	S	
Snack or beverage bars				S	S	P	P	P				P	P		
Office, Business & Professional:															
Office				P/S	S	P		P				P	S		
Small business, agricultural and rural	P/S	P/S	P/S						P/S	P/S	P/S	P/S	P/S	P/S	
Personal / Business services:															
Building maintenance services						P	P	P				P	P		
Business support services				P/S	S	P	P	P				P/S	P/S	P/S	
Dry cleaning plant							P	P				S	P		
Farm machinery	S								P	P	P			P	
Maintenance and repair services					S		P					P/S	P/S	P/S	
Personal services				P/S	S	P	P	P				P/S	P/S	P/S	
Postal services				S	S	P	P	P				P	P		
Retail:															
Auction							P					P	P		
Convenience store						P	S					S			
Convenience store (with gasoline sales)						S	S						S		
Feed and farm supply center	S								S	S	S	P	P		

Table 3.02.02-2

Use Table for Transition and Joint Land Management Area (JLMA) Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Transition								Joint Land Management					JLMA -20	Use- Specific Standard
	TLN -10	TLN -3	TLN -1	TSN	TCN	TCC	TLI	TIE	JLMA -1	JLMA -2	JLMA -3	JLMA -LE	JLMA -LI		
Machinery and equipment sales and services							S					S	P		
Nonstore retailers							P	S				P	P		
Nursery, Commercial	S	S	S					P	S	S	S		P	P	
Retail, general	S			S	S	P	P	P				P	P		
Automotive:															
Car Wash						S	S					S	S		
Vehicle repair, heavy							S					<u>S</u>	<u>S</u>		
Vehicle repair, light							P					P	P		
Vehicle sales							S	P				<u>S</u>	P		
Vehicle service station						S	S	S				S	S		
Vehicle wholesale auction													P		
Public/Civic/Institutional															
Assembly:															
Civic, social, and fraternal meeting place	S	S	S	S	P	P	P		S	S	S	P			
Community center	S	S	S	S	P	P			S	S	S	P			
Convention or exhibition facility												S			
Religious land use	S	S	S	S	P	P	P		P/S	P/S	P/S	P/S		P/S	
Death Care Services:															
Cemetery	S	S	S	S	P	P	P		S	S	S	S		S	
Crematorium	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Funeral services				S	P	P	P		S	S	S	S			
Mausoleum	S	S	S	S	P	P	S		S	S	S	S		S	
Government / Non-Profit:															
Government (general)	S	S	S	S	S	P	S	P	S	S	S	S		S	
Public utility service center							S	P				S	S	S	
Public safety	S	S	S	S	S	P	S	P	S	S	S	S	S	S	
Education:															
Agricultural education or research	S	S				<u>S</u>	S					S	S	P	
Business / technical school						P	P					S		S	
Colleges or universities						P	P					S			
Educational institution						P	P					S			
Library				S	S	P	P		S	S	S	S			
Personal instructional services				S	S	P	P					S			
Rural retreat	S										S			S	
School	P/M	P/M	P/M	P/M	P/M	P/M	P/M		P/M	P/M	P/M	M		P/M	
Training facility						P	P					S	P	S	

Table 3.02.02-2

Use Table for Transition and Joint Land Management Area (JLMA) Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Transition								Joint Land Management					JLMA -20	Use- Specific Standard
	TLN -10	TLN -3	TLN -1	TSN	TCN	TCC	TLI	TIE	JLMA -1	JLMA -2	JLMA -3	JLMA -LE	JLMA -LI		
Vocational school	S	S	S	S			P					S	P	S	
Medical:															
Clinic, dental or medical						P					S	P			
Medical care facility							S					S			
Arts, Entertainment, and Recreation:															
Adult entertainment							P						P		
Agricultural cultural center	P	P	P			P			P	P	P	S		P	
Agritainment	P	P	P						P	P	P			P	
Amphitheater	S	S	S	P	P	S	S					S			
Art Studio	P/S	P/S	P/S	P/S	P	P	S		P/S	P/S	P/S	P/S	P/S	P/S	
Civic Space	S	S	S	P	P	P	S		P	P	P		P	P	
Cultural facility	S	S	S	S	P	P	S				S	P		P	
Cultural tourism	P	P	P	S					P	P	P			P	
Dinner theater						P						P			
Entertainment facility					S	P									
Equestrian event facility	P	P	P	P		P			P	P	P			P	
Health and fitness center					S	P	P					P	P		
Recreation, indoor						P	P					P	P/S		
Recreation, outdoor or major	S	S	S		S	S	P/S	P	S	S	S	S	S	S	
Shooting range, indoor						P	S					S	P		
Theater						P	S					P			
Industrial / Production															
Manufacturing and Employment:															
Agricultural processing	P	P							P	P	P			P	
Contractor							P					P/S	P/S	P/S	
Data center							P	P				P	P		
Extractive industries								P					P		
Flex building							P					P	P		
Manufacturing, General								P				P	P		
Manufacturing, Intensive								P					S		
Manufacturing, Light							P					P	P		
Media Production							P	P				P	P		
Research and Development							P	P				P	P		
Sawmill								P					P	P	
Warehousing, Storage and Distribution:															
Building and landscaping materials supplier								P				P	P		
Energy Storage								S					S		
Freight													P		
Industrial storage								P					P		

Table 3.02.02-2

Use Table for Transition and Joint Land Management Area (JLMA) Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Transition								Joint Land Management					JLMA -20	Use- Specific Standard
	TLN -10	TLN -3	TLN -1	TSN	TCN	TCC	TLI	TIE	JLMA -1	JLMA -2	JLMA -3	JLMA -LE	JLMA -LI		
Mini-warehouse							M	S				S	S		
Oil and gas storage								S					S		
Outdoor storage								P					S		
Outdoor storage, vehicles								P					S		
Vehicle storage and impoundment								S					S		
Wholesale distribution, warehousing, and storage							S	S				P	P		
Infrastructure															
Transportation / Parking:															
Airport	S											P	S	S	
Ground passenger transportation (e.g. taxi, charter bus)							P	P				P	S		
Heliport or helistop							S					S	S		
Parking facility					S	P	S	S	S	S	S	P	P		
Transit facilities	S	S	S	S	S	S	S	S	S	S	S	P	S		
Utilities:															
Solar facility, site-specific	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Solar facility, commercial								S					S		
Utility, Minor	S	S	S	S	S	S	P	P	S	S	S	S	S	S	
Utility, Major	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Communications facilities:															
Communications facility	S	S	S	S	S	S	P	S	S	S		S	P		
Telecommunications facility	P/S	P/S	P/S	P/S	P/S	P/S	P	P	P/S	P/S	P/S	P/S	P	P/S	
Waste-related:															
Composting facility	S	S						S					S		
Junkyard								S					S		
Recycling collection center	S	S	S	S	S	S	P	P	S	S	S	S	S	S	
Remediation Services								P					P		
Solid waste facility								S					S		
Stockpiling								S					S		
Vegetative waste management facility								S					S		
Agriculture															
Agriculture	P	P	P	P					P	P	P			P	
Farm distribution hub	S			P											
Auction facility, livestock													S		
Community garden	P	P	P	P	P	P	P		P	P	P	P		P	

Table 3.02.02-2

Use Table for Transition and Joint Land Management Area (JLMA) Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Transition								Joint Land Management					JLMA -20	Use- Specific Standard
	TLN -10	TLN -3	TLN -1	TSN	TCN	TCC	TLI	TIE	JLMA -1	JLMA -2	JLMA -3	JLMA -LE	JLMA -LI		
Custom operators	P	P	P	P					P	P	P			P	
Horticulture	P	P	P	P					P	P	P			P	
Nursery, Production	P	P	P	P					P	P	P				
Farm co-ops	P	P	P	P	P	P			P	P	P			P	
Feedlot														P	
Pet farm					P				P	P	P			P	
Stable or Livery	P	P	P	P					P	P	P			P	
Stable, private	P	P	P	P					P	P	P			P	
Wayside stand	P	P	P	P	P				P	P	P			P	
Winery, Virginia farm	P	P	P						P	P	P			P	
Miscellaneous															
Temporary Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

See Section 2.03 for a description of Transition Large Lot Neighborhood (TLN-1, TLN-3, TLN-10), Transition Small Lot Neighborhood (TSN), Transition Compact Neighborhood (TCN), Transition Community Center (TCC), Transition Light Industrial (TLI), and Transition Industrial/Mineral Extraction (TIE). See Section 2.05 for a description of the Joint Land Management Area districts (JLMA-1, JLMA-2, JLMA-3, and JLMA-20), including Joint Land Management Area – Leesburg Employment (JLMA-LE), and Joint Land Management Area – Leesburg Industrial/Mineral Extraction (JLMA-LI).

3.02.03 Rural Use Table

Table 3.02.03-3 Use Table for Rural Policy Areas <i>Note: P = By Right S = Special Exception M = Minor Special Exception blank cell = Prohibited</i>									
	ARN	ARS	RAR	RC	RV	VR	VC	VAR	Use-Specific Standard
Residential									
Household Living:									
Accessory dwelling	P	P	P	P	P	P	P	P	
Caretaker or guard	P	P		P			P		
Dwelling, multifamily							P		
Dwelling, single-family detached	P	P	P	P	P	P	P	P	
Live/work dwelling	P	P	P	P	P	P	P	P	
Manufactured home	P	P	P	P	P	P	P	P	
Portable dwelling/ trailer construction	P	P							
Religious housing	P/S	P/S	P/S	P	P/S		S	S	
Tenant dwelling	P/S	P/S	P/S		P/S	P/S		P/S	
Group Living:									
Rooming and Boarding	M	M							
Congregate housing	S	S	S	P	S	S	S	S	
Continuing care facility					S	S		S	
Lodging									
Bed and breakfast homestay	P	P	P	P	P	P	P	P	
Bed and breakfast inn	P	P	P	P	P/M	M	P	P	
Campground	M	M	S	S					
Country inn	P/M	P/M	M/S	P	P	M/S	P	M/S	
Guest farm or ranch	P/S	P/S	P/S	S	P/S			P/S	
Hotel / Motel							S		
Rural resort	M/S	M/S	S		S	S		S	
Commercial / Mixed-Use									
Animal Services:									
Animal care business	P	P	P	P	P	P	P	P	
Animal hospital	S	S	S	P	S	S	S	S	
Kennel	S	S	S			S		S	
Kennel, indoor	M	M							
Veterinary service	P	P	S	P	P	S	P	S	
Day Care:									
Adult day care	S	S	S	S	P/S	S	S	S	
Child day care	S	S	S	S	P/S	S	S	S	
Child day home	P	P	P			P		P	
Financial Services:									
Bank or financial institution					P		P		
Food and Beverage Sales / Service:									
Banquet/Event Facility	M	M	M	P	M	S	P	M	
Farm market	P	P	P	P	P			S	

Table 3.02.03-3

Use Table for Rural Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	ARN	ARS	RAR	RC	RV	VR	VC	VAR	Use-Specific Standard
Farm market (off-site production)	S	S	S	S	S	S	S	S	
Food preparation					M	S	P	M	
Food store							M/S		
Mobile vendor									
Restaurant, carry-out only					S		P		
Restaurant, sit-down	P/M	P/M		P	S		P		
Snack or beverage bars	P	P		P	S		P		
Winery, commercial	P/S	P/S							
Office, Business and Professional:									
Office					P		P		
Small business, agricultural and rural	P/S	P/S	P/S			P/S		P/S	
Personal / Business services:									
Building maintenance services				P			P		
Business support services					P	P/S	P	P/S	
Farm machinery	P	P	P	P	S		P	P	
Maintenance and repair services						P/S		P/S	
Personal services					S	P/S	P	P/S	
Postal services					S		P		
Retail:									
Auction							S	S	
Convenience store				P	P		P		
Convenience store (with gasoline sales)				S	S		S		
Feed and farm supply center	P	P	P	P	P		P	P	
Nursery, Commercial	S	S	S	P	S		P	S	
Retail, general					S		P		
Automotive:									
Car Wash					S		S		
Vehicle repair, light							S		
Vehicle service station					S		S		
Public/Civic/Institutional									
Assembly:									
Civic, social, and fraternal meeting place	S	S	S	S	S	S	S	S	
Community center	S	S	S	P	S	S	P	S	
Religious land use	S	S	S	P	S	S	P	S	
Death Care Services:									
Cemetery	S	S	S		S	S	S	S	
Crematorium	S	S	S	S		S	S	S	
Funeral services							S		
Mausoleum	S	S	S	S		S	S	S	
Government / Non-Profit:									
Government (general)	S	S	S	S	S	S	S	S	
Public safety	P/S	P/S	S	S	P/S	S	S	S	

Table 3.02.03-3

Use Table for Rural Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	ARN	ARS	RAR	RC	RV	VR	VC	VAR	Use-Specific Standard
Education:									
Agricultural education or research	P	P	S	S				S	
Library					S	S	P		
Personal instructional services							P		
Rural retreat	P/S	P/S	P/S	S	S			P/S	
School	S	S	S	S	M	P/M	M/S	P/M	
Training facility	S	S	S	S			S		
Vocational school	S	S	S	S					
Medical:									
Clinic, dental or medical					P		P		
Arts, Entertainment, and Recreation:									
Agricultural cultural center	P	P	P	P		P	P		
Agritainment	P	P	P	P					
Amphitheater	S	S	P	P					
Art Studio	P/S	P/S	P/S	P	P	P/S	P	P/S	
Civic space	S	S	S	S	S	S	S	S	
Cultural facility	S	S	S	P	S	S	S	S	
Cultural tourism	P	P	P	P		P	P	P	
Equestrian event facility	P/S	P/S	P/S	P	P/S			P/S	
Recreation, indoor							S	S	
Recreation, outdoor or major	S	S	S	S	S	S	S	S	
Theater					S		P		
Industrial / Production									
Manufacturing and Employment:									
Agricultural processing	S	S	S	S				S	
Extractive industries								S	
Sawmill	S	S	S						
Infrastructure									
Transportation / Parking:									
Airport	S	S	S					S	
Marina			S					S	
Parking facility	S	S	S	S	S	S	S	S	
Transit facilities	S	S	S	S	S	S	S	S	
Utilities:									
Solar facility, site-specific	P	P	P	P	P	P	P	P	
Utility, Minor	S	S	S	S	S	S	S	S	
Utility, Major	S	S	S	S	S	S	S	S	
Communications facilities:									
Communications facility	S	S	S	S	S	S	S	S	
Telecommunications facility	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	
Waste-related:									
Composting facility	S	S	S					S	

Table 3.02.03-3

Use Table for Rural Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	ARN	ARS	RAR	RC	RV	VR	VC	VAR	Use-Specific Standard
Recycling collection center	M	M	S	M	M	S	M	S	
Stockpiling	S	S							
Vegetative waste management facility	S	S	S						
Agriculture									
Agriculture	P	P	P	P	P	P	P	P	
Farm distribution hub	P	P	S	S	P	P	P	P	
Auction facility, livestock	S	S	S	S			S		
Brewery, limited	P	P	P	S				P	
Community garden	P	P	P	P	P	P	P	P	
Custom operators	P	P	S	S					
Horticulture	P	P	P	P	P	P	P	P	
Nursery, Production	P	P	P		P	P		P	
Farm co-ops	P	P	S	S	P	P	P	P	
Feedlot	P	P							
Pet farm	P	P	P			P		P	
Stable or Livery	P	P	P		P	P		P	
Stable, private	P	P	P		P	P		P	
Wayside stand	P	P	P	P	P	P	P	P	
Winery, commercial	P/S	P/S	S	S					
Winery, Virginia farm	P	P	S						
Miscellaneous									
Temporary Uses	P	P	P	P	P	P	P	P	

See Section 2.04 for a description of Agricultural Rural North (ARN), Agricultural Rural South (ARS), Village Residential (VR) Village Commercial (VC), and Village Agricultural/Residential (VAR).

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3.03 Use Classifications, Categories, and Types

Table 3.03-1 Use Classifications and Definitions					
LBCS = American Planning Association, Land-Based Classification Standards LBCS Tables (April 1, 2001)(-F = Function and -S = Structure) NAICS = North American Industry Classification Manual (Executive Office of the President, Office of Management and Budget, 2017)(“NAICS”)					
Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Residential					
Household Living:					
Accessory dwelling	A secondary, independent living facility located in, or on the same lot as, a single-family dwelling. Includes guest house.	1100	1130	814	3.06.01.01, 3.06.02.05
Caretaker or guard	A dwelling unit on a site intended for use as a dwelling for a caretaker accessory to the particular purpose of the principal use on the same site. The caretaker’s residence shall be accessory to that dwelling unit. This includes a single-family dwelling accessory to a permitted or special exception use.				
Dwelling, single-family attached	A duplex, triplex, quadruplex, or townhouse (horizontal or stacked) dwelling unit.	1100	1121	814	
Dwelling, multifamily	One of a group of dwelling units in an attached multifamily residential structure. For purposes of this ordinance, multifamily dwelling includes any unit that does not meet the definition of single-family attached or single-family detached. Examples include apartments and flats.	1100	1200	814	
Dwelling, single-family detached	A dwelling unit, other than a portable dwelling, designed for and occupied by one family only and not structurally connected or attached to any other dwelling.	1100	1110	814	
Live/work dwelling	A principally residential building that includes an office, studio, or other commercial use and a single dwelling unit occupied by the building owner. A live-work dwelling allows a broader range of commercial and production-type uses and more non-residential floor area than a home occupation. In addition, a live-work dwelling may be designed as a townhouse or with a storefront or other commercial design configuration at the ground level, while a home occupation occurs in a building that is designed as a residence. .	1100	2300	814	

Table 3.03-1 Use Classifications and Definitions

LBCS = American Planning Association, Land-Based Classification Standards LBCS Tables (April 1, 2001)(-F = Function and -S = Structure)
NAICS = North American Industry Classification Manual (Executive Office of the President, Office of Management and Budget, 2017)(“NAICS”)

Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Manufactured home	<p>A structure constructed and subject to the National Manufactured Home Construction and Safety Standards (42 U.S.C. §§ 5401 et seq.), which:</p> <ul style="list-style-type: none"> ■ is transportable in one or more sections; ■ is eight feet or more in width and forty feet or more in length in the traveling mode, or is 320 or more square feet when erected on site; ■ is built on a permanent chassis; and ■ is designed to be used as a single-family dwelling, with or without a permanent foundation, when connected to the required utilities. <p>A manufactured home includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. A manufactured home does not include units built prior to June 15, 1976 (known as "mobile homes").</p> <p>[References: <i>National Manufactured Home Construction and Safety Standards</i>, 42 U.S.C. §§ 5401 – 5426); 24 C.F.R. Parts 3200–3279 (the "HUD Code")]</p>		1150		3.06.01.02
Manufactured housing land lease community	Any plot of ground on which two (2) or more mobile homes are located for long-term occupancy (for periods of thirty (30) days or more) for use as dwelling units. These are not occupied by travel trailers. Includes customary accessory buildings or uses such as clubhouses, laundries, or management and sales units.		1150		
Portable dwelling/ trailer construction	A structure that is installed temporarily for use as a dwelling while a dwelling unit is being constructed.				
Religious housing	A housing facility where the residents are limited to members of a specific religious order. Examples include rectories, monasteries or convents.				

Table 3.03-1 Use Classifications and Definitions

LBCS = American Planning Association, Land-Based Classification Standards LBCS Tables (April 1, 2001)(-F = Function and -S = Structure)
NAICS = North American Industry Classification Manual (Executive Office of the President, Office of Management and Budget, 2017)(“NAICS”)

Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Tenant dwelling	A dwelling occupied by a person or persons other than the owner of the lot on which it is located. Tenant dwellings may include freestanding dwellings, portable dwellings, or apartments in an accessory farm building. Tenant dwellings are accessory to agriculture, horticulture, or animal husbandry uses, including dwellings for seasonal labor. Includes seasonal labor dormitory, defined as a structure located on the same property as an active agricultural, horticultural, or animal husbandry operation, and used for the purpose of housing persons on a seasonal basis who are not members of a family as defined in this Ordinance and who derive all or part of their income during their occupancy from labor performed on the active agricultural, horticultural or animal husbandry operation.				3.06.01.03
Group Living:					
Rooming and Boarding	A lodging place for four or more boarders where rooms are offered on a single room occupancy basis and where sanitary facilities may be shared. A common cooking facility may be provided. Lodging is provided on at least a month-to-month basis. Examples include single room occupancy units, rooming and boarding houses, dormitories, and workers camps. Rooming and boarding serves a specific group or membership, such as a dormitory, fraternity or sorority house, or workers' camp.	1320, 1340	1320, 1340	7213	
Congregate housing	Establishments primarily engaged in providing any of the following housing services: (1) short term emergency shelter for victims of domestic violence, sexual assault, or child abuse; (2) temporary residential shelter for the homeless, runaway youths, and patients and families caught in medical crises; or (3) transitional housing for low-income individuals and families. Includes orphanages.	6520		6232, 62399, 624120, 62422	

Table 3.03-1 Use Classifications and Definitions

LBCS = American Planning Association, Land-Based Classification Standards LBCS Tables (April 1, 2001)(-F = Function and -S = Structure)
NAICS = North American Industry Classification Manual (Executive Office of the President, Office of Management and Budget, 2017)(“NAICS”)

Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Continuing care facility	<p>A building or structure used for any of the following:</p> <ul style="list-style-type: none"> ■ Congregate Living Facility: an establishment that provides independent living affiliated with, or located near health care facilities. ■ Adult Assisted Living: an establishment for people who cannot live independently and who need assistance with daily chores and housekeeping. ■ Nursing Home: an establishment for individuals who require specialized nursing care on a regular basis but who do not need to be hospitalized. 	1220, 1230, 1240, 1250, 6520		6231, 6233	
Lodging					
Bed and breakfast homestay	A private, owner-occupied dwelling in which overnight accommodations are provided to the public and which may include a room for meetings and private parties as an accessory use. The frequency and volume of paying guests is accessory to the primary use of the property as a private residence. Accessory structures may be used for guest lodging.	1310	1330	721191	3.06.02.01
Bed and breakfast inn	A business operated in one or more structures used to provide overnight accommodations to the public, and which may include rooms for meetings and private parties as an accessory use.	1310	1330	721191	

Table 3.03-1 Use Classifications and Definitions

LBCS = American Planning Association, Land-Based Classification Standards LBCS Tables (April 1, 2001)(-F = Function and -S = Structure)
NAICS = North American Industry Classification Manual (Executive Office of the President, Office of Management and Budget, 2017)(“NAICS”)

Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Campground	<p>An outdoor facility designed for overnight accommodation of human beings in tents, rustic cabins, and shelters for recreation, education, naturalist, or vacation purposes. Accessory uses include office, retail, and other commercial uses commonly established in those facilities and related parking structures. Includes any of the following:</p> <ul style="list-style-type: none"> Day camp: A lot, tract, or parcel of land operated as either a commercial or non-commercial establishment in which seasonal facilities are provided for all or any of the following: camping, picnicking, boating, fishing, swimming, outdoor games and sports, and activities incidental and relating to the foregoing, but not including miniature golf grounds, golf driving ranges, mechanical amusement device, or permanent structures for housing guests. Boarding camp: same as day camp, except that uses and structures for the lodging of guests are provided in locations appropriate for extensive outdoor recreation. Glamping: a transient occupancy facility where guests occupy detached permanent upscale tent units or similar units but which are not conventional hotel, motel, or cabin facilities. 				3.06.02.02
Country Inn	A business operated in one or more structures that offers overnight accommodations and may include rooms for meetings and private parties in a predominately rural area. A Country Inn may include a full-service restaurant for overnight guests, the general public, meetings, and private parties.				
Guest farm or ranch	A farm that offers transient accommodations associated with an active agricultural use to paying guests along with meals and participatory recreational and/or work experience on the farm.				

Table 3.03-1 Use Classifications and Definitions

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Hotel / Motel	Any single building or group of dwelling units, combined or separated, containing rooms used for transient guests, each unit of which is provided with its own toilet, washroom and off-street parking facility. A hotel/motel may include features such as conference rooms, a restaurant or snack bar, or swimming pool or exercise room that would attract clientele other than transient guests.	1330	1330	721111	3.06.02.06
Recreational vehicle park	An outdoor facility designed for overnight accommodation of human beings in motorized vehicles, rustic cabins and shelters, or trailers for recreation, education, naturalist, or vacation purposes. These may include accessory office, retail and other commercial uses with related parking structures. This use does not include a Manufactured Housing Land Lease Community.	5400		7212	
Rural resort	A private establishment consisting of a detached structure or structures located in a rural setting in which lodging units are offered to transients for compensation as the principal use, along with conference and meeting facilities, restaurant and banquet facilities, and recreational amenities.				
Commercial / Mixed Use	"Commercial" means the term collectively defining workplace, office, retail, and restaurant uses.				
Animal Services:					
Animal care business	An establishment that provides care and services for livestock or other farm animals, including animal grooming, dental, blacksmithing, and massage.				
Animal hospital	A place for the medical care of animals. The boarding of animals at an animal hospital is limited to that incidental to the hospital use.	2720	8700	54194, 812910, 115210	3.06.03.02
Kennel	Any place in or at which, for a fee, five or more dogs, cats, or other household pets over the age of six months are trained, boarded, including day care services, or handled.				

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Kenel, indoor	Any place that is within a completely enclosed commercial facility with no outdoor activity in which dogs, cats or other household pets are confined or penned in close proximity to each other, except for the primary purpose of grooming, or wherein any owner engages in boarding, breeding, letting for hire, training for a fee, or selling dogs, cats, or other household pets.				
Veterinary service	A service for the care of animals where the animals are not brought to the establishment but are cared for on an off-site basis. The care can be medical or custodial. Accessory uses may include an office and storage areas for equipment and supplies necessary for conducting the veterinary service. Crematory facilities shall not be permitted.				
Automotive:					
Car Wash	An establishment engaged in the commercial washing of motor vehicles by hand or by using production-line, automated or semi-automated methods for washing, whether or not employing a chain conveyor, blower, steam-cleaning or similar mechanical devices.		2280	811192	
Vehicle repair, heavy	An establishment engaged in major mechanical and body work, repair of transmissions and differentials, straightening of body parts, painting, welding or other similar work is performed on vehicles. Accessory uses include light vehicle service establishments but not heavy equipment and specialized vehicle sale, rental and service establishments.	2110	2280, 2593	81111-81112, 81119	
Vehicle repair, light	An establishment where the primary use is the sale, servicing, repair and/or installation of motor vehicle accessories, such as: spark plugs, batteries, distributors and distributor parts, tires, brakes, brake fluid, mufflers, tail pipes, water hoses, fan belts, light bulbs, fuses, floor mats, windshield wipers, wiper blades, grease retainers, wheel bearings, and mirrors. Light vehicle repair may also include greasing, lubrication and radiator flushing, minor servicing and repair of carburetors, fuel pumps, oil pumps, water pumps and lines, electrical systems, and minor motor adjustments not involving removal of the head or crankcase or racing the motor.	2110	2280, 2593	81111-81112, 81119	

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Vehicle sales	An establishment where the principal occupation is the sale, rental and accessory service of vehicles stored on-site and in operating condition. "Vehicles" include automobiles, motorcycles, All-Terrain Vehicles (ATV), and trucks stored on site. "Vehicles" do not include heavy equipment and specialized vehicle sale, rental, and service establishments. However, specialized vehicles may be sold, rented, and serviced as an accessory use. This use includes an automobile car-sharing agency, defined as a motor vehicle sales and accessory service lot that provides vehicles shared by its members as a means to supplement mass transit facilities.	2111-2114, 2331, 2332		4411-4412, 5321	

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Vehicle service station	<p>An establishment where gasoline and/or oil, grease, batteries, tires and automobile accessories are dispensed at retail as a principal use and where, in addition, only the following services may be rendered and sales made:</p> <ul style="list-style-type: none"> ▪ Sale and servicing of spark plugs, batteries, and distributor parts. ▪ Tire sales, servicing, and repair, but not recapping or regrooving. ▪ Replacement or adjustment of mufflers and tailpipes, water hoses, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wipers, and wiper blades, grease retainers, wheel bearings, mirrors, and the like. ▪ Radiator cleaning and flushing, provision of water, anti-freeze, and the like. ▪ Washing and polishing, and sale of automotive washing and polishing materials. ▪ Greasing and lubrication. ▪ Providing and repairing fuel pumps, oil pumps, and lines. ▪ Servicing and repair of carburetors. ▪ Emergency wiring repairs. ▪ Adjusting and repairing brakes. ▪ Minor motor adjustments not involving removal of the head or crankcase or racing the motor. ▪ Provision of convenience goods for gasoline supply station customers. ▪ Provision of road maps and other information material to customers; provision of restroom facilities. ▪ Performing State vehicle inspections. ▪ Car wash. <p>Uses permissible at a vehicle service station do not include major mechanical and body work, straightening of frames of body parts, steam cleaning, painting, welding, storage of automobiles not in operating condition, or any activity involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in vehicle service stations.</p>	2110, 2116	2270, 2280, 2593	44719, 81111-81112, 81119	

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Vehicle wholesale auction	An establishment that sells or offers for sale motor vehicles, at auctions on a wholesale basis, only to licensed new or used vehicle dealers or wholesalers. Accessory uses may include services such as title processing, clean-up, and light service and repair of vehicles for sale for auction, the sale of food to customers, financial services, test-drive track, the storage or marshaling of auction vehicles, and the sale of specialty vehicles at auctions on a wholesale basis.				3.06.03.17
Day Care:					
Adult day care	A licensed establishment for four or more aged, infirmed, or disabled adults, operated during a part of the day only, which provides supplementary care and protection of individuals who reside elsewhere. This does not include: <ul style="list-style-type: none"> establishments licensed by the State Board of Health or the Department of Mental Health, Mental Retardation and Substance Abuse Service, or dwelling units where individuals cares only for persons related to them by blood or marriage, or halfway houses. 	6566		62412	
Child day care	A licensed establishment other than a child day home, which offers care, protection and supervision of children for compensation only for part of any twenty-four (24) hour day. This includes nursery schools, kindergartens or other facilities for which the purpose is primarily educational, recreational, or medical treatments.	6110, 6562		624410	
Child day home	A licensed establishment located in a dwelling unit which offers care, protection and supervision for compensation to more than four (4) non-resident children only for part of any twenty-four (24) hour day. For the purpose of this definition, “non-resident children” means children that are not the child care providers’ own children and children not residing in the home. Pursuant to the Code of Virginia, an establishment that offers care, protection and supervision for compensation to four (4) or less non-resident children is considered accessory to a dwelling unit.	6110, 6562		624410	
Financial Services:					

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Bank or financial institution	A business where the primary occupation is financial services such as banking, savings and loans, loan offices, and check cashing and currency exchange outlets. It does not include financial services that typically occur in an office or storefront (such as investment companies, loan companies, credit and mortgage, insurance services, or brokerage firms), which are classified under "Office," below.	2210-2220	2100	521, 5221-52232, 5232	
Alternative lending institution	An establishment providing short-term loans to individuals, which may include short-term loans offered online if associated appraisal, application, or other services are provided in-person at the establishment, including short-term loans as regulated by Chapter 18, Title 6.2, Code of Virginia and motor vehicle title loans as regulated by Chapter 22, Title 6.2, Code of Virginia. An alternative lending institution does not include an office, pawnshop, drive-in financial institution, financial institution or any other state or federally chartered bank, savings and loan institution, or credit union. Examples include, but are not limited to payday lending agencies and title loan businesses.				
Food & Beverage Sales / Service:					
Banquet/Event Facility	An establishment in which the principal function is hosting private parties at which food and beverages are served to groups of people, and which has facilities for the refrigeration and preparation of food, or which provides facilities for food through a caterer. Banquet/Event facilities, held indoors or outdoors, may also be accessory to other uses such as, but not limited to: restaurants, hotels, rural resorts, convention or exhibition facilities, and similar uses. This use does not include adult entertainment not permitted at a Banquet/Event Facility.				3.06.03.04
Craft beverage manufacturing	A small-scale brewery licensed in accordance with Section 4.1-208 of the Code of Virginia, as amended, or a small-scale distillery licensed in accordance with Section 4.1-206 of the Code of Virginia, as amended. Accessory uses are as provided in Code of Virginia § 15.2-2288.3:2.				

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Farm market	An establishment that includes the sale of aquacultural, horticultural, agricultural, , or agriculturally processed products, that are grown and processed on-site.	2154	2260	44521-44523	
Farm market (off-site production)	A principal use that includes the retail sale of aquacultural, horticultural or agricultural products that are not grown and processed on-site. A Farm Market (off-site production) may or may not be located on the site of ongoing agricultural, horticultural or aquacultural activity. This use may include the sale of products from one or more vendors.	2154	2260	44521-44523	
Food preparation	An establishment that prepares food and beverages for off-site consumption, including delivery services. Examples include catering shops, commercial bakers (i.e., bakeries with on-site retail sales), and the small-scale production of specialty foods (such as sweets). This classification excludes food production of an industrial character.	2560, 2570		311811, 311812, 72231, 72232	
Food store	A retail establishment primarily selling food, as well as other convenience and household goods. Examples include grocers/supermarkets, specialty food stores, fruit and/or vegetable stands, butcher shops, delicatessens, dairy product sales, food cooperatives, or convenience markets. This category also includes large-scale stores that sell food items and beverages in bulk.	2150	2260, 2591	4451, 4452, 4453	
Mobile vendor	An establishment, including any employee or agent of another, who sells or offers to sell, barter or trade from a mobile vehicle, trailer or cart.	2550		72233	
Restaurant, carry-out only	Any establishment, without a drive-through facility, which provides as a principal use, the preparation and/or sale of food, frozen desserts, or beverages for carry-out service only .	2510-2520	2210, 2220	722511-722514	3.06.03.14

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Restaurant, sit-down	<p>Any establishment which provides as a principal use the preparation and sale of food, frozen desserts, or beverages in a state ready for consumption within the establishment, and whose design or principal method of operation includes the following characteristics:</p> <ul style="list-style-type: none"> Customers are provided with an individual menu and are served their food, frozen desserts, or beverages by a restaurant employee at the same table or counter at which said items are consumed, and The food, frozen desserts, or beverages are served on non-disposable plates or containers, and non-disposable eating utensils are provided, and Customers are not expected to clear their table or dispose of their trash. <p>A cafeteria where food, frozen desserts, or beverages are: (a) generally consumed within the establishment; and (b) served on non-disposable plates or containers, and where non-disposable eating utensils are provided, is considered a sit-down restaurant. A sit-down restaurant may include a carry-out service that is clearly not the principal business of the establishment.</p> <p>A snack bar or refreshment stand at a public or non-profit community swimming pool, playground, playfield or park operated solely by and for the agency or group operating the recreational facility, and for the convenience of patrons of the facility, is not considered a sit-down restaurant.</p> <p>A restaurant includes a bar or lounge, defined as an establishment where the main source of revenue is the sale of alcoholic beverages which are customarily consumed on the premises. This includes taverns, hookah lounges, or neighborhood taverns/bars/pubs. A sit-down restaurant does not include drive-through facilities.</p>	2510-2520	2210, 2220	722511-722514	3.06.03.14
Restaurant, fastfood with drive-through facility	A fast-food restaurant that includes a drive-through facility.	2510-2520	2210, 2220	722511-722514	3.06.03.14
Restaurant, fast-food, excluding drive-through facilities	A fast-food restaurant that does not include a drive-through facility.	2510-2520	2210, 2220	722511-722514	3.06.03.14

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Snack or beverage bars	Establishments primarily engaged in (1) preparing and/or serving a specialty snack, such as ice cream, coffee and/or pastries, frozen yogurt, cookies, or popcorn, or (2) serving nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises. Includes a coffeehouse or tea house, defined as an establishment that primarily prepares, sells and serves coffee, tea and other beverages. A snack or beverage bar may sell baked goods and light meals such as soups and sandwiches, but does not serve full meals, and has a seating area which serves as an informal conversation or lounging place.	2530	2210, 2220	722515	3.06.03.16
Winery, commercial	An establishment with facilities for making and bottling wine for sale on-site or through wholesale or retail outlets. A commercial winery is a winery that does not meet the definition of a Virginia Farm Winery. Uses at a commercial winery may also include the growing of fresh fruits or agricultural products for the production of wine. Accessory uses may include wine tasting rooms at which wine tasting occurs, accessory food sales related to wine tasting occur, and wines produced on-site are sold. Any winery licensee may manufacture and sell cider in accordance with this definition and Section 4.1-213 of the Code of Virginia.				
Office, Business and Professional:					

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Office	An establishment engaged in professional, semi-professional, business, government, philanthropic institutions, or client-oriented services. Offices do not include retail or wholesale activities which require the receiving, stocking, storing, displaying, manufacturing, selling, or renting of merchandise or equipment, except where specifically permitted as an accessory use. Offices include the administrative, clerical or public contact offices of a government agency. All services are rendered within the principal building, and no outside areas are used to perform services. Examples of offices include law firms, publishers, business services, sales, marketing, interior decorators, employment agencies, security systems services, and studios for professional work or teaching.	2230-2250, 2310-2322, 2336, 2400- 2417, 2420- 2423, 2425, 2430, 2440 4210-4212, 4241, 4243, 5140-5160, 6200-6221, 6800-6820	2100, 2110, 3600	4885, 511, 51212, 5179, 51911, 51913, 51919, 5222- 5223, 523- 525, 5231, 5239, 531, 533, 5411- 5418, 54191, 54193, 54199, 55, 5611- 5616, 6117, 7113- 7115, 8132- 8133, 8134, 8139, 921, 92211, 92213, 92219, 923-928	

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Small business, agricultural and rural	<p>Small-scale service and contracting businesses operated by residents in the agricultural, rural, transition, village, and joint land management area zoning districts. Intended to preserve the rural and historic character of the districts and agriculture as an industry. The following uses are permitted by right or special exception pursuant to Section XXXX:</p> <ul style="list-style-type: none"> ■ Business service occupations ■ Personal service occupations ■ Repair service occupations ■ Contractors and contracting ■ Professional office-based services ■ Studios for fine arts and crafts ■ Antique sales and the sale of any goods or items produced on the premises <p>Except as provided above, no retail or wholesale commercial businesses are permitted.</p>				
Personal / Business services:					
Building maintenance services	Establishment primarily engaged in carpet cleaning, carpentry, roofing, exterminator, glazing, janitorial services, electrical repair, plumbing, heating and air conditioning (sales and service), upholstery, painting and paper hanging, sign painting, or rug cleaning.	2450-2454		5617	
Business support services	<p>Establishments primarily engaged in rendering services on a fee or contract basis to the business, commercial, industrial, or institutional community, such as advertising; business maintenance; employment service; management and consulting services; travel agent; protective services; equipment rental and leasing; commercial research; development and testing; photo finishing; printing service; and personal supply services. A "printing service" means a retail establishment, which includes a quick print shop or the operation of offset printing and other related equipment, such as, but not limited to, paper cutters, collating machines, multi-colored press equipment, plate burners, binding and photographic developing equipment.</p>	2424	2200	56143	

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Dry cleaning plant	Establishments primarily engaged in supplying, on a rental or contract basis, laundered industrial work uniforms and related work clothing (such as protective (flame and heat resistant) and clean room apparel), dust control items (such as treated mops, rugs, mats, dust tool covers, and cloths), and shop or wiping towels. Also known as "industrial launderers."			812332	
Farm machinery	An establishment for the sale, rental, and/or service of equipment normally or routinely used on farms and gardens, and related parts, tools and accessories, but not of non-farm equipment or materials.				3.06.03.10
Maintenance and repair services	An establishment providing repair services for personal and household goods, such as household appliances, computers, radio, television, audio or video equipment, office machines, furniture and leather goods, and knife sharpening. This classification excludes building maintenance services and maintenance and repair of automobiles and other vehicles and equipment.			8112, 8113, 8114	
Personal services	Establishments primarily engaged in providing services, including the care of persons or their apparel. This includes cleaning and garment services, repair services (not otherwise listed), linen supply, diaper service, coin-operated laundries, carpet and upholstery cleaning, photographic studios, beauty shops, barber shops, shoe repair, steam baths, reducing salons and health clubs, travel agents, clothing rental, locker rental, porter services, opticians, and tailors.	2600		8121, 315210, 54192, 81231, 81233, 81292, 81299	
Postal services	Retail sales or business services establishments that facilitate the transmittal and receipt of letter, bulk, and package mail.	4160, 4170		491, 492	
Retail:					
Auction	An establishment where the property of others, such as objects of art, furniture, and other goods (except livestock), is offered by a broker or auctioneer for sale to persons who bid on the items in competition with each other at scheduled sales periods or events.				3.06.03.03
Convenience store	Establishments that retail a limited line of goods that generally includes milk, bread, soda, (beer and wine), and snacks, but not fuel sales for vehicles.	2152	2591	445120	

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Convenience store (with gasoline sales)	Establishments that retail a limited line of goods that generally includes milk, bread, soda, alcohol and package liquor, snacks, and may include fuel for vehicles, electric vehicle charging stations and/or a car wash.		2591	44711	
Feed and farm supply center	A commercial establishment engaged in the provision of animal feed, bedding and accessories, and farm and garden supplies (such as seed, fencing, hardware, pesticides, and fertilizer) to agricultural, horticultural, and/or animal husbandry operations. a “feed-and-seed” store.				
Machinery and equipment sales and services	An establishment engaged in the sale, rental and servicing of trucks, buses, boats, recreational vehicles, taxicabs, ambulances, mobile homes, trailers, and farm and construction machinery or equipment. This does not include automobile sales and accessory service activities.	2111-2114, 2331, 2332, 2334		42344, 4411-4412, 44421, 45393, 5321, 5324	
Nonstore retailers	Establishments that retail merchandise through online, mass media, telephone, mail, or similar methods (infomercials, direct-response advertising, paper, and electronic catalogs, door-to-door solicitation, in-home demonstration, selling from portable stalls, vending machines, and similar methods). Examples include mail-order houses, vending machine operators, home delivery sales, door-to-door sales, party plan sales, electronic shopping, and sales through portable stalls (e.g., street vendors).	2144		4541, 4543	
Nursery, Commercial	An agricultural/commercial establishment where plants and accessory products are sold on a retail basis. This classification includes the sale of seed and feed, landscape materials, soils, and rental of landscaping equipment.	2123, 9140	8500	44422, 1114	3.06.03.07

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Retail, general	<p>An establishment engaged in the sale of merchandise at retail or rendering of personal services including a pharmacy, newsstand, food store, candy shop, milk dispensary, dry goods and notions store, antique store and gift shop, hardware store, quick print shop, household appliance store, furniture store, florist, or music and radio store. This does not include coal, wood, and lumber yards. Includes the following:</p> <ul style="list-style-type: none"> Antique shop: an establishment that sells items such as furniture, household wares and decorations, and related articles, which have value and significance because of factors such as age, rarity, historical significance, design, and sentiment. Art gallery: A room or series of rooms where works of art are exhibited for display or sale. Craft shop: A retail store that displays and offers for sale handcrafted items by local artisans. 	2113, 2115, 2121, 2122, 2124, 2125, 2126, 2127, 2130-2135, 2140-2163, 2333, 2335, 2700-2710	2200, 2230-2250, 2500-2590, 2592	442, 443, 4413, 4441, 448, 451-453, 445292, 446, 5322-5323	
Public/Civic/Institutional					
Assembly:					
Civic, social, and fraternal meeting place	<p>An establishment of a private non-profit organization, including fraternal organizations, which provide social, physical, recreational, educational, agricultural, or benevolent services. The establishment is not operated to carry on a trade or business, and no part of the net earnings inures to the benefit of any members of the organization or any other individuals. However, the establishment may pay regular employees reasonable compensation for services rendered. Includes a private club or lodge, defined as a structure or facility owned or operated by an organization of persons for special purposes (such as the promulgation of sports, arts, literature, politics).</p> <p>This use does not include religious land uses, structures and uses associated with commercial or non-commercial outdoor recreation, or adult entertainment.</p>	6830	3800	8134, 81399	

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Community center	A place, structure, area, or other facility used to provide fraternal, cultural, social, educational, or recreational programs or activities. This includes swimming pools, tennis courts, and similar facilities of a homeowners association, open to the public or a designated part of the public, and which may be publicly or privately owned.				
Convention or exhibition facility	An enclosed or semi-enclosed building, tent, or structure designed to accommodate large gatherings of persons, either with or without display collections of animals, machines, or objects. Accessory uses include office, retail and other commercial activities, and parking structures, that are commonly established in those facilities.		3400		
Religious land use	A structure or group of structures intended for regular gatherings of people to attend, participate in or conduct religious services and other related activities and associated accessory uses. Associated accessory uses may include religious instruction classrooms, church offices, counseling programs, private school, youth programs, parking, child and adult day care facilities, summer camps, recreational facilities, caretaker's quarters, food bank, thrift shop, sale of religious items, and cemeteries.	6600	3500	8131	
Death Care Services:					
Cemetery	Any land or structure used or intended to be used for the interment of human remains, including columbariums, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of the cemetery. A "cemetery" includes and excludes all activities defined by state law. This use also includes any land or structure used or intended to be used for the interment of pet animal remains. [Reference: Code of Virginia §§ 15.2-2288.5, 54.1-2310.]	6720	4700	812220	
Crematorium	A building with a furnace for cremating dead bodies, either animal or human.				
Funeral services	An establishment used primarily for human funeral services, which may or may not include facilities on the premises for embalming, performance of autopsies or other surgical procedures. Examples include funeral homes, mortuaries or columbaria.	6710	4800	81221	

Table 3.03-1 Use Classifications and Definitions

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Mausoleum	A building or vault containing niches or other designated places intended to be a final resting place for human or pet animal remains as an alternative to land burial.	6720	4700	812220	
Education:					
Agricultural education or research	An establishment that: <ul style="list-style-type: none"> investigates, tests, and demonstrates agricultural products and processes, including biotechnical agriculture, veterinary, soil, plant, and animal sciences; or trains or educates persons in products and processes related to agriculture, horticulture, or animal husbandry. 	6120-6124, 6130	4210	6111, 6114-6116	
Business / technical school	A nonacademic establishment offering courses such as secretarial, computer and data processing, drafting, electronic repair (including radio/TV repair), commercial art, cosmetology, allied health care, real estate, banking, and restaurant operation. Instruction may also include vocational training such as welding and metal fabrication, pipefitting, automobile body and engine repair, construction equipment operation, building trades, truck driving, airplane maintenance, and mechanical and electrical equipment/appliance repair.	6130	4220	6112-6113	
Colleges or universities	An institute of higher education authorized by the Commonwealth to award baccalaureate or higher degrees, which may include on-site student, faculty, and/or employee housing facilities. For junior college or other educational institutions refer to the definition of "Educational Institution".	6120-6124, 6130	4210	6111, 6114-6116	
Educational institution	Any college, university, secondary, or higher educational facility beyond high school, without an on-campus housing facility, that meets applicable State requirements to award degrees and primarily teaches usable skills that prepare students for employment in a profession or trade.	6120-6124, 6130	4210	6111, 6114-6116	

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Library	Establishments that maintain collections of documents (e.g., books, journals, newspapers, music, and recorded information regardless of its physical form and characteristics) and facilitate their use to meet the informational, research, educational, or recreational needs of the general public or their user. These establishments may also acquire, research, store, preserve, and generally make accessible to the public historical documents, photographs, maps, audio material, audiovisual material, and other archival material of historical interest. All or portions of these collections may be accessed electronically.	4242	4300	51912	
Personal instructional services	A school primarily devoted to giving instructions in musical, dramatic, artistic, dance, martial arts, sports, or other special subjects. This does not include a child care center, family day care home, or riding school, however designated.	6125-6147	4230	6114-6117	
Rural retreat	A use, compatible with agriculture, horticulture, animal husbandry, open space and/or historic preservation, which is engaged in the study, testing, design, invention, evaluation, or development of technologies, techniques, processes, or professional and consulting services, and education and training related to those subjects and services. Rural retreats may be used for basic and applied research services and education where the inquiry process is conducted in a manner similar to that of institutions of higher learning or management consulting firms. Rural retreats may include buildings or structures for associated training programs, seminars, conferences, and related activities.				
School	An establishment that meets State requirements for providing any kindergarten, primary, and/or secondary educational course, which does not secure the major part of its funding from any governmental agency. This use shall not include an establishment for the instruction of adults, a day care establishment, a child care center, a child care home, or an in-home school to instruct children of the family of the household. Parking of school buses on-site is considered accessory to a school.	6120-6124, 6130	4210	6111, 6114-6116	

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Training facility	An establishment engaged in business, technical or professional training, conferences, seminars, and/or certification, and which may: <ul style="list-style-type: none"> operate as a principal use or as an accessory use to a permitted or permissible use, and include accommodations for sleeping, eating and recreation. 				
Vocational school	An establishment engaged in vocational training such as automobile body and engine repair, construction equipment operation, building trades, truck driving, welding, pipefitting, airplane maintenance, and mechanical and electrical equipment/appliance repair.				
Government/Non-Profit					
Government (general)	Any area, building, or structure held, used, or controlled exclusively for public purposes by any department or branch of the Federal Government, Commonwealth of Virginia, or the Loudoun County government.	6210	3600	921	
Public utility service center	A facility owned by a public utility company that may include business offices, a dispatching center, and fenced yard for the storage of vehicles and materials related to the maintenance, construction, and repair of a utility transmission line, substation service line and other such facilities. Such service and storage yard may include shop facilities for the servicing and repair of equipment. Similar facilities owned by a public agency or private road company for maintenance of roads and interchanges are included in this definition.		5400		

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Public safety	Includes any of the following: <ul style="list-style-type: none"> Fire and/or rescue station: establishments that provide local rapid response emergency services such as firefighting and mobile medical emergency services, including areas for the storage and maintenance of emergency vehicles and equipment and housing and feeding of emergency personnel. Police station or substation: any building or space designated by a chief of police or sheriff to be used as a police or sheriff's station or substation and at which duly authorized officers perform law enforcement functions. 	6410, 6420, 6430, 6514	4500	62191, 621991, 92212, 92216	
Medical:					
Clinic, dental or medical	An establishment (including any room, studio, clinic, suite or building) where individuals licensed in the State practice medicine, osteopathy, dentistry, chiropractic, podiatry, physical therapy, psychiatry, clinical psychology, or other health-related professions on an out-patient basis. This does not include a hospital, veterinary service or animal hospital.	6510-6513	2615, 4120	339116, 6211-6216, 6219	

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Medical care facility	<p>An establishment, whether or not licensed or required to be licensed by the State Board of Health or the State Hospital Board, by or in which facilities are maintained, furnished, conducted, operated, or offered to prevent, diagnose or treat human disease, pain, injury, deformity or physical condition, whether medical or surgical, of two or more non-related mentally or physically sick or injured persons: or for the care of two or more non-related persons requiring or receiving medical, surgical or nursing attention or service as acute, chronic, convalescent, aged, or physically disabled.</p> <p>This use includes an intermediate care facility, mental retardation facility, outpatient surgery center, birthing facility, diagnostic imaging facility, radiation therapy facility, dialysis facility, medical/physical rehabilitation and trauma unit, or related institution or facility that offers treatment on an outpatient basis. This use may be operated for profit or nonprofit, privately owned, or operated by a local government unit.</p> <p>This use includes any hospital, defined as any licensed and Commonwealth of Virginia accredited health care institution with an organized medical and professional staff and with inpatient beds available around-the-clock, whose primary function is to provide inpatient medical, nursing, and other health-related services to patients for both surgical and nonsurgical conditions and that usually provides some outpatient services (such as emergency care).</p>	6530	4110	622	
Arts, Entertainment, and Recreation:					

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Adult entertainment	<p>An establishment that presents material or performances distinguished or characterized by an emphasis on matter depicting, describing, or relating to ‘Specified Sexual Activities’ or ‘Specified Anatomical Areas’ for observation by its patrons, or limits the presentation of those materials to persons over 18 years of age. This definition does not apply to a legitimate theatrical performance where nudity is only incidental to the primary purpose of the performance. For the purposes of this definition:</p> <ul style="list-style-type: none"> ■ “Specified Sexual Activities” are defined as: (1) human genitals in a state of sexual stimulation or arousal; (2) acts of human masturbation, sexual intercourse or sodomy; (3) fondling or other erotic touching of human genitals, pubic region, buttock or female breast. ■ “Specified Anatomical Areas” are defined as: (1) less than completely and opaquely covered: (a) human genitals, pubic region, (b) buttock, and (c) female breast below a point immediately above the top of the areola; and (2) human male genitals in a discernibly turgid state, even if completely and opaquely covered. 				
Agricultural cultural center	An establishment that educates the public about agricultural activities, and/or the heritage and culture of agricultural activities.				
Agritainment	Events and activities (such as corn mazes, hayrides, and petting zoos, that allow for recreation, entertainment, and tourism in conjunction with agriculture support and services) that are directly associated with an ongoing agricultural use on-site.				
Amphitheater	A place, not enclosed in a building, having a stage and seating for performances, concerts, and the like, with the seating for spectators arranged largely within a natural or artificial grade in the land such as a hillside or depression.				
Art Studio	The workshop of an artist, writer, craftsperson, or photographer, but not a place where members of the public come to receive instruction on a more than incidental basis or to sit for photographic portraits.				

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Civic Space	<p>Public or quasi-public uses in residential or business areas that are accessible to the public and primarily serve as gathering or meeting areas for the immediate community, or reserved as open space that provides a community amenity or promotes environmental or ecological functions. Civic spaces may be public buildings; defined space in residential, commercial, or mixed-use buildings; or outdoor space constructed to accommodate community gatherings. They can be the settings where celebrations are held, where social and economic exchanges take place, where friends run into each other, and where cultures mix.</p> <p>Civic spaces include active or passive recreational uses, nature and recreation trails, nature preserves (such as wildlife sanctuaries, conservation areas, and game preserves), cultural amenities (e.g. fountains, ice rinks, reflecting pools), open spaces, parks, squares, plazas, playgrounds, or memorial parks. Includes any of the following as defined below:</p> <ul style="list-style-type: none"> Active recreation: Recreational uses requiring constructed facilities for organized activities, such as playing fields, ball courts, and playgrounds. Dog park: A park that provides a variety of recreational amenities for dogs and persons that may include benches, parking, restrooms, and water fountains. If dogs are to be unleashed, the area must be fenced. Community space: Buildings or facilities that provide gathering places, such as community centers, property owner association meeting spaces, or clubhouses. Open space: Areas of trees, shrubs, lawns, grass, pathways and other natural and man-made amenities not within individual building lots, (except in rural village developments), set aside for the use and enjoyment of residents, visitors and other persons, unoccupied by buildings or facilities unless related to recreational activities. Generally, open space is intended to provide light and air and is designed for either scenic or recreational purposes. For the purpose of this Ordinance, open space includes active recreation space, common open space, and dedicated open space. Park or plaza: An open space which may be used for a variety of recreational purposes. 	5500	3700, 5110, 6900-6970	71219	

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Cultural facility	<p>Establishments such as museums, art galleries, botanical and zoological gardens of an historic, educational or cultural interest which are not operated commercially. Includes the following:</p> <ul style="list-style-type: none"> Arboretum: A place where trees, shrubs, or other woody plants are grown, exhibited or labeled for scientific, educational, or passive recreational purposes, not including the harvest of plants or their produce. Botanical garden or nature study area: A garden having documented collections of living plants for the purposes of scientific research, conservation, display or education. Interactive science and technology center: A facility (indoors, outdoors, or both) that provides access for members of the public to interactive exhibits that promote an understanding of science, nature, engineering, architecture, technology, or any mixture of these subjects. Access may be granted on a scheduled or unscheduled basis, or both, for a fee or for free. These facilities may, as an accessory use, include related retail sales, host or allow events, and offer scheduled classes in the same subject matter as is permitted for exhibits. Zoo: A facility, indoor or outdoor, where animals are kept for viewing by the public. This may include accessory office, retail, and other commercial space uses commonly established in those facilities, and parking structures. 	4242, 5110, 5200-5230	3100, 4300, 4400	51912, 7111, 71211-71213	

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Cultural tourism	Land areas used for visitation for cultural, natural or agricultural education. This includes the following as defined below: <ul style="list-style-type: none"> ■ Farm based tourism: Tourism events which focus on visitation of farms, including organized farm tours and participatory farm vacations. ■ Eco-tourism: Tourism activities and facilities which focus on visitation and observation of or education about natural history, indigenous ecosystems, native plant or animal species, natural scenery, or other features of the natural environment. Eco-tourism may include cultural activities related to those activities or work projects that tend to conserve or safeguard the integrity of a natural feature, habitat or ecosystem. Facilities for eco-tourism may include recreational outfitters. Eco-tourism tends to result in a minimal or positive impact on the features observed or visited or tends to produce economic benefits from conservation. 				
Dinner theatre	Establishments engaged in producing live theatrical productions, and in providing food and beverages for consumption on the premises.			711110	
Entertainment facility	An establishment where the primary source of revenue is derived from live or recorded performances shown or played for the amusement of an audience. Examples include music clubs and dance halls. Does not include "adult entertainment."	5110	3110	512131, 71112, 71113, 71119	
Equestrian event facility	An establishment engaged in equine activities and events including teaching equestrian skills, participating in equestrian competitions, exhibitions, or other displays of equestrian skill (such as polo, dressage, and show jumping). Accessory uses may include offices, storage areas, caretaker's quarters, and caring for, breeding, boarding, riding, or training horses associated with the Equestrian Event Facility use.				

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Health and fitness center	An establishment, including saunas and steam-baths, offering or providing facilities for, and instruction in, general health, physical fitness and controlled exercises including weight lifting, calisthenics and aerobic/limnastic dancing.	5370		71394	
Recreation, indoor	An enclosed or semi-enclosed building, tent, or structure designed to accommodate gatherings of human beings for games (such as bowling alleys), athletics, cultural activities, martial arts, archery, rides, and the like. Accessory uses include office, retail, and other commercial uses commonly established in those facilities, related parking structures, mechanical or electrical amusement devices, refreshment stands, and equipment sales or rentals.	5320, 5380-5390	3200	71312, 71395	

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Recreation, outdoor or major	<p>Any establishment in which seasonal facilities directly related to outdoor recreation are provided for all or any of the following: camping, skating rink (outdoor), lodging, picnicking, boating, fishing, swimming, outdoor games and sports, animal-mounted trail riding, and related activities. Accessory uses may include refreshment stands, lighted playing fields and courts, offices, retail and other commercial uses commonly established in those facilities, and related parking structures. This use does not include a stand-alone track for motorized vehicles of any type, however defined. This use includes any of the following:</p> <ul style="list-style-type: none"> Amusement or theme park: A facility, indoor or outdoor, designed for entertainment purposes which may include structures or buildings, motorized or non-motorized rides, games, booths for the conduct of sporting events or games, and constructed land features such as lakes, hills, or trails.. Country club: a land area and structures containing a club house, dining and/or banquet facilities, conference rooms, spa, fitness facilities, or recreational facilities, available to members and their guests for a membership fee. A Country Club may include an equestrian facilities, golf courses, swimming pools, tennis courts, or squash courts. Fairground: A parcel or tract of land used as the site of any fair, exposition or public display. Golf course: a tract of land laid out with at least nine holes for playing the game of golf and improved with tees, greens, fairways, and hazards, and that may include a clubhouse and shelter. Rural recreational establishment, outdoor: Any establishment operated as a commercial enterprise where seasonal facilities directly related to outdoor recreation are provided for all or any of the following: camping, skating rink (outdoor), lodging, picnicking, boating, fishing, swimming, outdoor games and sports, animal-mounted trail riding, and activities incidental and related to those activities. This use may include a refreshment stand as an accessory use. Sports stadium, complex, arena or sports field: A facility, indoor or outdoor, designed for professional or amateur 	5120, 5130, 5310, 5340, 5360, 5400	3130-3140, 3300, 8240	512132, 7112, 7131, 71391, 71393, 71399, 7212	

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Shooting range, indoor	Any of the following that occurs inside a fully enclosed structure: <ul style="list-style-type: none"> A sport shooting range, as defined by the Code of Virginia. [Note: Code of Virginia § 15.2-917 defines this as "an area or structure designed for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any other similar sport shooting."] A structure designed for the use of crossbows, slingbows, arrowguns, bows and arrows, or pneumatic guns as defined by Code of Virginia. [Note: Code of Virginia § 15.2-915.4 defines pneumatic gun as "any implement, designed as a gun, that will expel a BB or a pellet by action of pneumatic pressure" including "a paintball gun that expels by action of pneumatic pressure plastic balls filled with paint for the purpose of marking the point of impact."] 				
Theater	An establishment engaged in the commercial exhibition of motion pictures to the general public or used for performance of plays, acts, dramas by actors and/or actresses. This use includes a performing arts center, defined as a facility for the viewing of performing arts with a seating capacity of 8,000 persons or greater.	4222	3110-3120	51213	
Industrial / Production					
Manufacturing and Employment:					
Agricultural processing	The processing, preparation, and/or manufacturing of agricultural products, including changes to the physical state or form of the agricultural product, as an accessory use to a principal agricultural use. At least 51% of the agricultural products used for the processing, preparation, and/or manufacturing shall be derived from the agricultural use. Includes a commercial slaughterhouse.				

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Contractor	<p>An establishment engaged in:</p> <ul style="list-style-type: none"> the installation and servicing of items such as air conditioners, electrical equipment, flooring, heating, painting, plumbing, roofing, tiling, or ventilation, or the planting and maintenance of gardens, grounds and yards, such as landscape contractors and lawn maintenance services, or construction and demolition services. <p>Retail sales to the general public are not permitted except as an accessory use</p>	7000-7450, 3440, 4347		236-238, 33995	
Data center	<p>An establishment engaged in the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. This facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.</p>			518	
Extractive industries	<p>The excavation, mining, dredging, or stripping of land or earth, including quarrying, borrow pits, or the extraction of sedimentary rock. "Quarrying" means commercial or industrial stone quarries or operations involving removal from a site of natural accumulations of sand, rock, soil or gravel. "Stone quarrying" includes appurtenant structures such as crushers, screeners, and washers. Accessory uses include: (1) Crushing, treating, washing, and/or processing of materials, accessory to a quarry operation, when conducted on the same property; (2) Manufacturing of concrete block, cinderblock or pre-formed concrete products, accessory to an approved quarry use; and (3) Retail sales of crushed stone or architectural stone products, accessory to an approved quarry use. Accessory uses do not include any other industrial use, such as a concrete batching plant or asphalt mixing plant.</p>	8200-8500		212	3.06.05.03
Flex building	<p>A category of building that generally includes a compatible mix of warehouses, light manufacturing, and related accessory uses. These facilities are typically used for product production and service and the storage and distribution of goods.</p>				

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Manufacturing, General	<p>Manufacturing of products, from extracted, raw, recycled or secondary materials, including bulk storage and handling of those products and materials, or crushing, treating, washing, and/or processing of materials. This includes similar establishments, and businesses of a similar and no more objectionable character. It also includes incidental finishing and storage. Goods or products manufactured or processed on-site may be sold at retail or wholesale on or off the premises. This does not include any activity listed under Intensive Manufacturing.</p> <p>Examples of general manufacturing include the manufacture or production of the following goods or products: apparel (including clothing, shoes, dress making); boats and transportation equipment; brooms; caskets; communication or computation equipment; dairy products; die-cut paperboard and cardboard; drugs, medicines, pharmaceutical; electrical equipment or machinery; farm machinery; fasteners and buttons; feed and grain; food/baking (including coffee roasting, creameries, ice cream, ice, frozen food, confectionery, and beverage); fruit and vegetable processing, canning and storage; gaskets; glass products made of purchased glass; household appliances; industrial controls; leather and allied products; lithographic and printing processes (including printing plants as defined below); mattresses; medical equipment and supplies; medicines; mill work and similar woodwork; mobile homes; musical instruments; novelties; office supplies; optical goods; photographic equipment; prefabricated and modular housing and components; printing and print supplies (including printing plants); radio and TV receiving sets; sanitary paper products; scientific and precision instruments; service industry machines; signs; textiles (including dyeing, laundry bags, canvas products, dry goods, hosiery, millinery); tobacco products; toys, sporting and athletic goods; and watches and clocks. A "printing plant" means a facility devoted to printing or bookbinding, including related large-scale storage and transshipment.</p>	3110-3140, 3210, 3230, 3420, 3430	2610, 2612, 2613, 2614, 2621	311-316, 321, 323, 33995, 337, 3391, 33992, 33993, 33994, 33999, 336	

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Manufacturing, Intensive	Manufacturing of paper, chemicals, plastics, rubber, cosmetics, drugs, nonmetallic mineral products (such as concrete and concrete products, glass), primary metals, acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, electrical equipment, appliances, batteries, and machinery. This group also includes asphalt mixing plants, concrete mixing plants, smelting, animal slaughtering, oil refining, and magazine contained explosives facilities.	3200, 3220, 3310, 3320, 3330, 3350, 3360, 3370, 9300	2613-2622, 2620-2636, 8200	322, 324, 325, 326, 327, 331, 333, 334, 335	
Manufacturing, Light	A business or activity involving the creation, assemblage or repair of artifacts, using table-mounted electrical machinery or artisanal equipment, and including their retail sale. An example is jewelry manufacturing.	3410		315, 3219, 337, 33991	
Media Production	Establishments that produce, manufacture, arrange for the manufacture, or distribute motion pictures, videos, television programs, television commercials, or music and sound recordings. This includes specialized motion picture or video postproduction services, such as editing, film/tape transfers, titling, subtitling, credits, closed captioning, and computer-produced graphics, animation and special effects, and developing and processing motion picture film. Examples include motion picture film laboratories, stock footage film libraries, postproduction facilities, teleproduction services, and sound recording studios.	4220, 4221, 4223		51211, 5122, 51219	
Research and development	An establishment (such as a laboratory) for general research, scientific research, development and/or training where assembly, integration, and testing of products in a completely enclosed building is incidental to the principal use of scientific research, development, and training.	2416, 6320	2614-2615	927, 5417	
Sawmill	A mill for sawing timber or logs into boards or lumber.				

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Wood, metal and stone crafts	<p>Stone cutting, welding, blacksmith, tinsmith and woodworking shops with accessory enclosed storage. Includes establishments that:</p> <ul style="list-style-type: none"> ■ cut, shape, and finish marble, granite, slate, and other stone for building and miscellaneous uses, or ■ buy or sell partly finished monuments and tombstones, or ■ transform metal into intermediate or end products (other than machinery, computers, or electronics) through fabricated metal processes, or ■ treat metals and metal formed products fabricated elsewhere. <p>Fabricated metal processes include forging, stamping, bending, forming, and machining, used to shape individual pieces of metal, and other processes (such as welding and assembling) used to join separate parts together.</p>		8500	332	
Warehousing, Storage and Distribution:					
Building and landscaping materials supplier	A business that sells building materials or landscaping where the majority of sales are wholesale transactions to other firms, not retail sales.	3510		4233	
Energy Storage	<p>A fixed installation where the following are stored, either for subsequent transshipment to a smaller fixed installation or for pick-up by truck for transport to the site where the product will be used by the consumer:</p> <ul style="list-style-type: none"> ■ bulk gasoline, ■ petroleum products, ■ natural gas, or ■ electric / battery / hydrogen fuel cells. <p>Materials may be stored in one or more tanks on the site, with tank size subject to Federal and State construction and safety standards. These facilities do not include retail sales. This use does not include accessory tanks for agriculture, temporary construction or personal use.</p>				

Table 3.03-1 Use Classifications and Definitions

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NAICS = North American Industry Classification Manual (Executive Office of the President, Office of Management and Budget, 2017)(“NAICS”)

Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Freight	Establishments that provide over the- road transportation of cargo using motor vehicles, such as trucks and tractor trailers, including general and specialized freight trucking. General freight transportation establishments handle a wide variety of commodities, generally palletized, and transported in a container or van trailer, for local or long distance trucking. Specialized freight transportation requires specialized equipment due to the size, weight, shape, or other inherent characteristics of the cargo, or used and non-used freight trucking. This use includes moving and storage companies.	4140 (4141-4144)	5710-5720	482, 484	
Industrial storage	A structure designed and used to store coal, lumber, building material, contractor equipment, empty solid waste vehicles and containers, or building materials.				
Mini-warehouse	A building consisting of individual, small, self-contained units that are leased or owned for the indoor storage of business and household goods or contractors' supplies.	2321	2710-2720	53113	
Oil and gas storage	A tank farm or outdoor facility to store oil and gas. Includes a bulk plant (petroleum).		2780-2782		
Outdoor storage	The holding or storage, in an unroofed area, of any goods, junk, materials, merchandise, or vehicles in the same place for more than twenty-four (24) hours.	3600	2700	493	
Outdoor storage, vehicles	The holding or storage of new or used automobiles, trucks, buses, snowmobiles, motorcycles, all-terrain vehicles, boats, light aircraft, mobile homes, trailers, farm machinery, major recreational equipment, or construction machinery or equipment. The storage of inoperable equipment is considered a vehicle storage and impoundment yard.				
Vehicle storage and impoundment	An area designed for the temporary storage of wrecked, inoperable and/or abandoned motor vehicles. This does not include the dismantling, wrecking or sale of motor vehicles or parts.	4138		48841	

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Wholesale distribution, warehousing and storage	<p>The storage of goods, and the sale of goods to other firms for resale, including activities involving significant storage and movement of products or equipment. This use does not involve manufacturing or production. Examples include:</p> <ul style="list-style-type: none"> ■ carting, ■ cold storage, ■ distribution facilities (as defined below), ■ dry goods wholesale, ■ express crating, ■ hauling, ■ feed locker plants, ■ fulfillment centers that combine storage with call centers, ■ hardware storage, ■ merchant wholesalers (such as restaurant supply sales), ■ warehouse or produce/fruit/food storage and wholesale structures, ■ wholesale sale of paper supplies, shoes, sporting goods, professional and commercial equipment and supplies, and ■ otherwise preparing goods for transportation. <p>A "distribution facility" means the intake of goods and merchandise, individually or in bulk, the short-term holding or storage of such goods or merchandise, and/or the breaking up into lots or parcels and subsequent shipment off-site of such goods and merchandise. Distribution may be provided to an entity with an identity of interest with the distribution facility or to businesses and individuals unrelated to the distributor. The term "Distribution Facility" also includes a transshipment facility for the temporary holding, storage and shipment of goods or vehicles.</p>	2455, 3500-3600	2730-2770	4231-42392, 42394-42399, 424-425, 488991, 493	
Infrastructure					
Transportation / Parking:					

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Airport	Any area of land or water which is used or intended for the landing and taking off of aircraft, and any appurtenant areas which are used or intended for use for airport buildings or other airport facilities or rights-of-way. This includes all necessary runways, taxiways, aircraft storage and tie-down areas, hangers, public terminal buildings and parking, helicopter pads, support activities such as airport operations and air traffic control, and other necessary buildings and open spaces. Includes dusting services. For purposes of this definition, "aircraft" means a device that is used or intended to be used for flight in the air, such as an airplane or helicopter.	4110-4114	3920, 5610- 5630	481, 4881, 11511	
Ground passenger transportation (e.g. taxi, charter bus)	Establishments that provide passenger transportation by bus, charter bus, automobile, limousine, van, or shuttle. Some services (such as taxi) are not operated over regular routes and on regular schedules. Examples include charter bus, special needs transportation, taxicab owner/operators, taxicab fleet operators, or taxicab organizations. This use includes fleet services that store, maintain, repair, fuel, and service two or more vehicles owned by a single commercial or public entity. This use does not include publicly operated bus or transit systems.	4121, 4131-4137		485, 48849	
Heliport or helistop	An area, either at ground level or elevated on a structure, licensed or approved for the landing and takeoff of helicopters and which may include accessory parking, waiting room, fueling and maintenance equipment (heliport). This includes an area designed to accommodate touch-down and lift-off of helicopters to pick up and discharge passengers or cargo. This use does not include operation facilities other than one (1) tie-down space and additional facilities required by law, ordinance or regulation (helistop).	4115	5640, 5650		

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Marina	A facility that includes docks, piers, floats, mooring devices, fingers, stalls, gridirons, canals, a harbormaster structure, or other appurtenances designed and used to secure, store, service, fuel, berth, and launch ships, barges, boats, vessels, and other watercraft used to provide water transportation of cargo or passengers. This may include the sale of fuel and incidental supplies for boat owners, crews, and guests, servicing and repair of boats, and sale and charter of boats. Examples include pier, dock, wharf, or jetty facilities including port and harbor terminals, marine cargo handling and dry dock services, port warehouses, and port fuel facilities. This definition applies whether or not the Marina / Port is available for use by the general public.	4150-4155, 5360	3950, 5150, 5500, 5520, 5530, 5540	483, 4883, 71393, 811490	
Parking facility	A lot or structure that offers public parking and that is the principal use of the premises. This includes any part of a lot held out or used to store or park six (6) or more motor vehicles for compensation. A parking facility is not considered an accessory use. A parking facility is not used to store dismantled or wrecked motor vehicles, vehicle parts, or junk, or as an automobile sales lot. This use includes commuter parking facilities.		5200-5250	81293	
Transit facilities	Includes transit or bus shelters, bus terminals, stations, and associated right-of-way. A "transit shelter" means a roofed structure on or adjacent to the right-of-way of a street, which is designed and used primarily for the protection and convenience of bus passengers. Includes accessory vehicle and bicycle parking.		5300		
Utilities:					

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Solar facility, site-specific	A solar facility that serves only the electricity or thermal needs of the dwelling unit, building, or lot on which it is installed. "Solar facility" means a "rooftop solar installation" or "solar energy system" as defined in the Code of Virginia, § 56-576. [Note: Code of Virginia § 56-576 provides - "Rooftop solar installation" means a distributed electric generation facility, storage facility, or generation and storage facility utilizing energy derived from sunlight, with a rated capacity of not less than 50 kilowatts, that is installed on the roof structure of an incumbent electric utility's commercial or industrial class customer, including host sites on commercial buildings, multifamily residential buildings, school or university buildings, and buildings of a church or religious body. "Solar energy system" means a system of components that produces heat or electricity, or both, from sunlight.]				
Solar facility, commercial	A solar energy system (see definition in "solar facility, site-specific") that is designed to serve, or serves, the electricity or thermal needs of any property other than the property where the facility is located.				

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Utility, Minor	<p>A building or other structure for water supply (including water distillation), wastewater treatment, or the production of electricity, steam, air conditioning, or potable water for consumption by the general public, including any of the following as defined below:</p> <ul style="list-style-type: none"> Communal sewer system: an “alternative discharging sewage system,” “alternative onsite sewage system” (AOSS) or “conventional onsite sewage system” as defined by § 1066.01 of the Codified Ordinances or the Virginia Department of Health (see 12VAC5-640-5 and 12VAC5-613-10). Communal water supply system: a “community waterworks” as defined by the Virginia Department of Health (12VAC5-590-10). Sewage pumping station: A facility with electric-powered pumps, designed and constructed to raise wastewater in elevation, pump effluent uphill to a gravity feed sewer line, or overcome head losses due to pipeline friction. Utility substation, dedicated: A facility for the transformation or transmission and/or switching of voltages to distribution voltages which switches circuits and distributes usable/consumable electric power, transmits natural gas, television, or telephone signals dedicated to an individual user. Utility substation, distribution: A facility for the transformation of transmission voltages to distribution voltages that switches circuits and distributes usable/consumable electric power, transmits natural gas, television, or telephone signals dedicated to an individual user. Utility substation, transmission: A facility primarily serving as part of a regional interconnecting grid system that provides for the transformation, switching, and distribution of both transmission voltage and/or distribution voltages, or transmits natural gas, television, or telephone signals. This use may include a distribution and/or dedicated substation. Utility transmission line, underground: A line used for the transmission or conveyance of water, sewage, natural gas, electricity, telephone signals, or 	<p>4180, 4310-4314, 4320, 4332, 4340, 4346</p>	<p>6110-6112, 6120, 6130-6132, 6140-6162, 6200, 6210-6214, 6250-6257, 6260, 6270-6276, 6280, 6290, 6310-6314, 6350-6356, 6400-6422, 6430-6434, 6440-6446, 6450, 6460</p>	<p>2211, 2212, 22131, 22132, 486, 562111</p>	

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Utility, Major	<p>All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, stormwater, communications, electricity, transportation, gas, steam, and similar public services, and may include storage for vehicles and equipment necessary to provide those services. This includes facilities that are necessary to support legally established uses and involve only minor structures such as electrical distribution lines, water or sewer pumping stations, water storage facilities, telephone exchanges, switch boxes, transformer boxes, cap banks, and underground water and sewer lines. This does not include "telecommunications facility" as defined below, which refers to the point of transmission rather than distribution systems such as cable networks. Major utilities include:</p> <ul style="list-style-type: none"> ■ Municipal drinking water supply reservoir: A dam and impoundment area created, owned, and operated by a municipality to store water as part of a public water utility, including necessary or customary appurtenant facilities such as access roads and transmission pipes. Water storage tanks and water treatment plants are separate uses not included as part of a water supply reservoir. ■ Public utility service center, with outdoor storage: A facility owned by a public utility company that may include business offices, a dispatching center, and a fenced yard for the storage of vehicles and materials related to the maintenance, construction, and repair of a utility transmission line, substation service line and similar facilities (referred to as “outdoor storage”). The service and storage yard may include shop facilities for the servicing and repair of equipment. Similar facilities owned by a public agency or private road company for maintenance of roads and interchanges are included in this definition. ■ Public utility service center, without outdoor storage: A public utility service center facility that does not include outdoor storage. ■ Public water and wastewater facilities including land application fields: Any structure or facility designed and constructed to distribute or treat water for public consumption, or to treat wastewater, that includes “land application” as defined by the applicable 	<p>4311-4313, 4320, 4331, 4333, 4346</p>	<p>6140, 6200, 6300-6314, 6350-6356, 6400, 6430-6446</p>	<p>2211, 2212, 22131, 22132, 22133, 562212-562219</p>	

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Communications facilities:					
Communications facility	Broadcasting and other communication services accomplished through wired or wireless electronic mechanisms (except for separately listed uses below). Examples include radio and television recording studios; radio, radar and/or television towers (defined as structures for the transmission of broadcasting of radio, TV, or radar signals); switching centers; and cable transmitting stations.	4231, 4232, 4234	6510	5151-5152, 517311	

Draft 6/10/21

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Telecommunications facility	<p>A use provided by or a structure utilized by a public service utility or commercial public telecommunications service under the jurisdiction of the Virginia State Corporation Commission and/or licensed by the Federal Communications Commission to provide commercial public telecommunications services. A telecommunications structure may include a tower, monopole, antenna hub site, and other antenna support structures or equipment buildings. Telecommunications use and/or structure does not include non-commercial applications, such as amateur radio operations. Telecommunications use and/or structure does not include those uses or structures that are accessory to and solely used by an individual business.</p> <ul style="list-style-type: none"> Antenna: Any structure or device used to collect or radiate electromagnetic waves, including both directional antennas, such as panels and microwave dishes, and omnidirectional antennas, such as whips and satellite dishes, but not including satellite earth stations. Antenna Hub Site: An area containing one or more unmanned equipment structures sited to serve telecommunications antennas. An antenna hub site may be located on the same lot as the antennas served or located on a lot that does not contain the antennas served. Antenna Support Structure: A self-supporting or bracketed ground-mounted pole sixty (60) feet or less in height that is accessory to and used to support one or more telecommunications antennas and no more than one related unmanned equipment structure. Monopole: A single, self-supporting pole-type structure, tapering from base to top and supporting a fixture designed to hold one or more antennas. For the purpose of this Ordinance, a monopole shall not be deemed to be a transmission tower. Transmission Tower: A lattice-type structure, guyed or self-supporting, used to support antennas. Also called a communication tower or radio tower. Temporary Mobile and Land-Based Telecommunication Testing Facility: Whip antennas, panels antennas, microwave dishes, and receive-only satellite dishes and related equipment for wireless audio-transmission with low wattage not to 	4233	6500	517312	

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Testing station	Land and/or structures for the purpose of testing electromagnetic waves utilized for radios, television, microwave, radar, and other means of communication. This use shall not include testing operations for light, X-ray, radioactive emissions, or any other emissions dangerous to human health.				
Waste-related:					
Composting facility	A Solid Waste Management Facility which is located, designed, constructed, and operated to compost household waste that consists of grass clippings, leaves, brush, or tree trimmings arising from general household yard maintenance to a stabilized organic product so that it does not pose a present or potential hazard to human health or the environment.				
Junkyard	Any "automobile graveyard" or "junkyard" as defined by § 33.2-804, Code of Virginia.	3510	2280	423140, 42393	
Recycling collection center	A collection site operated by a governmental entity, non-governmental entity, a for-profit company, or a non-profit organization, for the acceptance by donation, redemption, or purchase of recyclable materials from the public. These centers may contain permanent or semi-permanent buildings, or structures, and typically consist of portable containers which can be emptied and readily moved.				
Remediation Services	Establishments primarily engaged in one or more of the following: <ul style="list-style-type: none"> septic tank services; remediation and cleanup of contaminated buildings, mine sites, soil, or groundwater; integrated mine-reclamation activities, including demolition, soil remediation, wastewater treatment, hazardous substance removal, contouring land, and revegetation; or asbestos, lead paint, and other toxic material abatement. 	4347		56291	

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Solid waste facility	<p>Any "solid waste management facility" as defined by the Virginia Waste Management Act (Code of Virginia, § 10.1-1400). This includes the following uses:</p> <ul style="list-style-type: none"> Material recovery facility: A solid waste management facility that collects mixed solid wastes and manually or mechanically separates recyclable materials to be marketed and disposes of all non-recyclable wastes to a permitted facility, or a solid waste management facility for the collection, recovery, and processing of materials, such as metals, paper or glass, from solid waste for the production of fuel from solid waste (including a solid waste transfer station). Solid Waste Incinerator: A facility or device designed for the treatment of solid waste by combustion. Solid Waste Transfer Station: A solid waste collection or storage facility at which solid waste is transferred from collection vehicles to hauling vehicles for transportation to a central solid waste management facility for disposal, incineration, or resource recovery. 	4343, 4344-4345	6320-6330, 6340-6344	562111, 562119, 562212, 562213, 562219, 56299	
Stockpiling	The acceptance, collection, accumulation, or aggregation of dirt, fill, or gravel from off-site sources, for a period of more than 12 months.				
Vegetative waste management facility	A solid waste management facility that manages vegetative waste.				
Agriculture					

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Agriculture	<p>Uses characterized by general active and ongoing agricultural activities, including agronomy, aquaculture, biotechnical agriculture (including education parks for biotechnical agriculture or a demonstration farm), forestry, fisheries, honey production, silviculture (including the harvesting of timber), and similar uses.</p> <p>Accessory uses may include offices, storage areas, and repair facilities related to agriculture uses.</p> <p>"Agriculture" includes:</p> <ul style="list-style-type: none"> ■ A direct market business for sale of products produced onsite-including but not limited to PYO (pick-your-own); and ■ "Community supported agriculture" (CSA), defined as an area of land managed and maintained by an individual or group of individuals to grow and harvest food and/or horticultural products for shareholder consumption or for sale or donation. <p>Agriculture does not include:</p> <ul style="list-style-type: none"> ■ A grocery store or the retail or wholesale sale of products remotely related to the production of agricultural products; or ■ Preparatory functions such as grading or creation of planting beds through stockpiling of dirt or other means that do not result in an active and ongoing agricultural activity within 30 days. 	9000, 9200 (9210-9240)	8100-8140, 8600-8800, 8900	1111-1113, 1119, 112-114	
Farm distribution hub	<p>A place where farmers can deliver agricultural products for pick-up by consumers or wholesalers, but not including a central place operated by a farm co-op where farmers can deliver products for pick-up by consumers (see "Farm Co-op"). Central farm product distribution hub does not include such uses as trucking operations, stockyards, auction houses, slaughterhouses, or canneries or other processing facilities.</p>				
Auction facility, livestock	<p>An establishment where the public may consign livestock for sale by auction open to public bidding or sell livestock on a commission basis, consisting of pens or other enclosures and related facilities where livestock is received, held, and kept for sale at auction and shipment.</p>			48899	

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Brewery, limited	A brewery licensed as a Limited Brewery in accordance with state law, and located and operating as provided in Section 3.06.04.05 (Brewery, Limited). Accessory uses are as provided in Code of Virginia § 15.2-2288.3:1. [Note: See Code of Virginia § 4.1-206.1, subsection 4 (limited brewery licenses).]				3.06.03.05
Community garden	A site gardened collectively by a group for producing herbs, fruits, vegetables, flowers, or other ornamental foliage for personal use, consumption, or donation.				
Custom operators	An establishment in which a contractor or other operator agrees to perform all or some machine operations, providing equipment and labor, for production and related activities on agricultural sites in exchange for a payment or a payment along with a percentage of profits. Field operations performed by a custom operator may include field preparation, planting, cultivating, harvesting, tilling, haymaking, bush hogging, crop storage, hauling, fencing, and barn construction.				
Horticulture	The active and ongoing cultivation and production of orchard, garden, or nursery crops on a small or large scale, including the production of Christmas trees, field-grown crops, specialty crops, flowers, fruit, grapes (vineyard), market gardening, nursery stock, nuts, ornamental plants, sod, vegetables, and similar horticultural uses; and the cultivation of that produce by means of biotechnical or genetic engineering techniques. Horticulture does not include preparatory functions such as grading or creation of planting beds through stockpiling of dirt or other means when those preparations do not result in an active and ongoing horticultural activity within 30 days.	9140	8500	1114	
Nursery, Production	An agricultural establishment where plants are grown for resale on a retail or wholesale basis for only those plant materials grown on-site.				
Farm co-ops	A facility used by an organization of farm producers for cooperative technical and marketing assistance, which may include a central marketplace where farmers can deliver products for pick-up by consumers but not a wholesale distribution center.				

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Feedlot	An enclosure (including a lot, yard, building, or corral) in which animals fed for slaughter are confined, that is used for more than 30 days in a one-year period, with or without an area for the raising of crops, forage, or other vegetation and upon which animals fed for slaughter are allowed to graze or feed. A "feedlot" does not include any area where animals are held for slaughter by a processor for a period of 30 days or less.				
Pet farm	A facility in which livestock, farm animals, and other animals are kept for public exhibition, viewing, and contact, regardless of compensation, and which may include related accessory uses and activities such as gift shops, picnic areas and recreational activities related to animals such as petting (but not including outdoor or major recreation). A pet farm does not include retail pet stores and kennels, horse races, and activities such as State and County fairs, livestock shows, rodeos, field trials, and horsing events.				
Stable or Livery	<p>A commercial establishment that boards:</p> <ul style="list-style-type: none"> more than ten (10) horses owned by non-owners and/or non-residents of the lot for their private use, and/or any horses for public use, or horses for the private use of the owners and/or residents of the lot in addition to the commercial boarding activities listed above. <p>Accessory uses include offices, storage areas, caretaker's quarters, educating and training students in equitation, and caring for, breeding, or training horses associated with the Livery Stable use.</p>				
Stable, private	<p>An establishment that keeps or boards:</p> <ul style="list-style-type: none"> horses for the private use of the owners and/or residents of the lot, and/or up to ten (10) horses owned by non-owners or non-residents of the lot for their private use. <p>One (1) employed instructor engaged to educate and train persons currently board horses with the establishment in equitation is permitted.</p>				

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Use	Definition	LBCS-F	LBCS-S	NAICS	Use-Specific Standard
Wayside stand	Any structure or land used to sell agricultural or horticultural produce, livestock or merchandise principally produced on a farm by the property owner or their family or tenants. This may include produce grown on other farms and accessory products, and which is clearly an accessory use of the premises and does not change its character.				
Winery, commercial	An establishment with facilities for making and bottling wine for sale on-site or through wholesale or retail outlets. A commercial winery is a winery that does not meet the definition of a Virginia Farm Winery. Uses at a commercial winery may also include the growing of fresh fruits or agricultural products for the production of wine. Accessory uses may include wine tasting rooms at which wine tasting occurs, accessory food sales related to wine tasting occur, and wines produced on-site are sold. Any winery licensee may manufacture and sell cider in accordance with this definition and Section 4.1-213 of the Code of Virginia.				
Winery, Virginia farm	A winery licensed as a farm winery in accordance with state law. Accessory uses are as provided in Code of Virginia § 15.2-2288.3. [Note: See Code of Virginia § 4.1-206.1, subsection 4 (farm winery licenses).]				
Miscellaneous					
Temporary Uses	A use of land limited in both duration and the number of annual occurrences, excluding uses and events customarily associated with the principal land use (e.g., weddings at a church, sporting events at a stadium).				3.06.____

Tracked Changes Version

3.02.01 Urban and Suburban Use Table

Table 3.02.01-1																	
Use Table for Urban and Suburban Policy Areas																	
Note: P = By Right S = Special Exception M = Minor Special Exception blank cell = Prohibited																	
	Urban			Suburban												SAR A-3	Use-Specific Standard
	UT	UM	UE	SN	SCN	SM	SC	SE	SI	SR-1	SR-2	SR-3	SR-4	SR-8			
Residential																	
Household Living:																	
Accessory dwelling	P	P		P	P	P				P	P	P	P	P	P		
Caretaker or guard								P	P								
Dwelling, single-family attached		P		P	P	P								P			
Dwelling, multi-family	P	P		P	P	P											
Dwelling, single-family detached		P		P	P	P				P	P	P	P	P	P		
Live/work dwelling		P		PS	P	P											
Manufactured home					S					P	P	P	P	P	P		
Manufactured housing land lease community					S		S							S			
Religious housing	P	P		P	P	P	P	P	P	P	P	P	P	P	P		
Tenant dwelling															P/S		
Group Living:																	
Rooming and Boarding	P	P	P			P											
Congregate housing	SP	SP	S	S	S	S				S	S	S	S	S	S		
Continuing care facility	S	S		S	S	P	S	S		S	S	S	S	S	S		
Lodging																	
Bed and breakfast homestay										P	P				P		
Bed and breakfast inn										M	M				P		
Campground								S		S	S				P		
Country Inn															S		
Guest farm or ranch															P		
Guest house															P		
Hotel / Motel	P	PS	PS			P	P	PS							P		
Rural resort															S		
Commercial / Mixed-Use																	
Animal Services:																	
Animal hospital		P/S	P/S	S	S	S	S	P	P						S		
Kennel								S	P	S					S		
Animal servicesKennel, indoor							S	P									
Veterinary service				S	S	S	S	P	P						S		
Day Care:																	
Adult day care	P	P	P	PS	S	P	P	P		S	S	S	S	S	S		

Table 3.02.01-1

Use Table for Urban and Suburban Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Urban			Suburban												Use-Specific Standard
	UT	UM	UE	SN	SCN	SM	SC	SE	SI	SR-1	SR-2	SR-3	SR-4	SR-8	SAR A-3	
Child day care	P	P	P	P/S	S	P	P	P		S	S	S	S	S	S	
Child day home		S		P	P	P				P	P	P	P	P	P	
Financial Services:																
Bank or financial institution	P	P	P	P	P	P	P	P								
Alternative lending institution							P	P								
Food and Beverage Sales / Service:																
Banquet/Event Facility	P	P	P			P		P/S		S					M	
Brewery, limited															P	
Craft beverage manufacturing	P	P	PS	P	P	P	P	M	M							
Farm market						P	P								S	
Farm market (off-site production)	P	P				S	S								S	
Food preparation	P	P				P		P	P						M	
Food store	P	P	P	P	P	P	P									
Mobile vendor	P	P	P			P										
Restaurant, carry-out only	P	P	P	P	P	P	P	P	P							
Restaurant, sit-down	P	P	P	P	P	P	P	P	S							
Restaurant, fast food with drive-through facility				S	S	P	P	S								
Restaurant, fast-food, excluding drive-through facilities	P	P	P	S	M	P	P	P	P							
Snack or beverage bars	P	P	P	P	P	P	P	P	P							
Office, Business and Professional:																
Office	P	P	P	P/S	P/S	P	P	P								
Small business, agricultural and rural															P/S	
Personal / Business services:																
Building maintenance services	P	P	P	P	P	P	P	P	P							
Business support services	P	P	P	P	P	P	P	P	P						P/S	
Dry cleaning plant								S	S							
Farm machinery								P							P	
Maintenance and repair services				P	P		P								P/S	
Personal services	P	P	P	P	P	P	P	S	S						P/S	
Postal services	P	P	P	S	S	P	P	P	P							
Retail:																
Auction	P	P	P			P		P	P						S	
Convenience store	P	P	P	P	P	P	P	S								
Convenience store (with gasoline sales)		S		S	S	S	S	S	S							

Table 3.02.01-1

Use Table for Urban and Suburban Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Urban			Suburban												Use-Specific Standard
	UT	UM	UE	SN	SCN	SM	SC	SE	SI	SR-1	SR-2	SR-3	SR-4	SR-8	SAR A-3	
Feed and farm supply center									P						P	
Machinery and equipment sales and services				S	S	P/S	P	P	P							
Nonstore retailers								P	P							
Nursery, Commercial								P	P						S	
Retail, general	P	P	P	P	P	P	P	S								
Automotive:																
Car Wash				S	P	S	P	S	S							
Vehicle repair, heavy								S	P							
Vehicle repair, light					P	S	P	P	P							
Vehicle sales	S	S	S			S	S	S	P							
Vehicle service station		S		S	S	S	P	P	P							
Vehicle wholesale auction									P							
Public/Civic/Institutional																
Assembly:																
Civic, social, and fraternal meeting place	P/S	P/S	P/S	S	S	P	P	S	S	S	S	S	S	S	S	
Community center	P	P	P	S	S	P	P	S		S	S	S	S	S	S	
Convention or exhibition facility	SP	PS	SP			S	P	S								
Religious land use	P	P	P	S	S	P		P	S	S	S	S	S	S	S	
Death Care Services:																
Cemetery	S			S	S		S	S		S	S	S	S		S	
Crematorium	S			S	S	S	S	S	S						S	
Funeral services	S	S	S	P	P	S	P	S								
Mausoleum	S			S	S		S	S		S	S	S	S		S	
Government / Non-Profit:																
Government (general)	P	S	S	S	S	S	S	S	S	S	S	S	S	S		
Public utility service center			S	S	S		S	S	S	S					S	
Public safety	P	P	S	S	S	S	S	S	S	S	S	S	S	S	S	
Education:																
Agricultural education or research								P	P						S	
Business / technical school	S		S			P	S	S							S	
Colleges or universities	S	P	S			P	S	S								
Educational institution	S	P	S			P	S	S								
Library	P	P	P	S	S	P	P	S		S	S	S	S	S		
Personal instructional services	S	P	S	P	P	P	P	S								
Rural retreat							S								P/S	
School	M	M	S	P/M	P/M	M	M	S	S	P/M	P/M	P/M	P/M	P/M	P/M	
Training facility	P/S	P/S	P/S	S	S	P	P	S	P							

Table 3.02.01-1

Use Table for Urban and Suburban Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Urban			Suburban												Use-
	UT	UM	UE	SN	SCN	SM	SC	SE	SI	SR-1	SR-2	SR-3	SR-4	SR-8	SAR A-3	Specific Standard
Vocational school	S	S	S	S	S	S	S	S							S	
Medical:																
Clinic, dental or medical	S	P	S	S	S	P	P	P								
Medical care facility	S	PS	S	P	P	PS	PS	PS							S	
Arts, Entertainment, and Recreation:																
Amphitheater	S	P	P			P/S	S		S							
Art Studio	P	P	P	P	P	P	P	S							P/S	
Civic Space	S	P	S	P	P	P	P	P	S	P/S	P/S	P/S	P/S	P/S	P/S	
Cultural facility	P	P	S	P	S	P	P	P							S	
Cultural tourism			S													
Dinner theater	P	P	P		P	P	P	P								
Entertainment facility	P	P	P		P	S	P	P								
Equestrian event facility															P	
Health and fitness center	P	P	P	P	P	P	P	P	P/S							
Recreation, indoor	P/S	P/S	P/S	P	P	P	P/S	P/S							S	
Recreation, outdoor or major	S	S	S	S	S	P/S		P/S	S	S	S	S	S	S	S	
Shooting range, indoor								S	P							
Theater	P/S	P/S	P/S		P	P	P	P								
Industrial / Production																
Manufacturing and Employment:																
Agricultural processing															S	
Contractor								P	P						P/S	
Data center			P			P		P	P							
Extractive industries								S	S						S	
Flex building			S			S		P	P							
Manufacturing, General			S			S		S	P							
Manufacturing, Intensive									P							
Manufacturing, Light			P			P		P	P							
Media Production			P			P		P	P							
Research and Development	P	P	P			P	P	P	P							
Sawmill									S						S	
Water extraction									S							
Wood, metal and stone crafts			P			P	P	P	P						P	
Warehousing, Storage and Distribution:																
Building and landscaping materials supplier								P	P							
Energy Storage									S							
Freight									P							
Industrial storage									P							

Table 3.02.01-1

Use Table for Urban and Suburban Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Urban			Suburban												Use-Specific Standard
	UT	UM	UE	SN	SCN	SM	SC	SE	SI	SR-1	SR-2	SR-3	SR-4	SR-8	SAR-A-3	
Mini-warehouse		S				S		PS	S							
Oil and gas storage									S							
Outdoor storage									S							
Outdoor storage, vehicles									S							
Vehicle storage and impoundment								P	P							
Wholesale distribution, warehousing and storage						S		PS	P							
Infrastructure																
Transportation / Parking:																
Airport															S	
Ground passenger transportation (e.g. taxi, charter bus)	PS	PS	PS			P	P	P								
Heliport or helistop	S	S	S		S	S		S								
Parking facility	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	
Transit facilities	P	P	P	S	S	S	S	S	S	S	S	S	S	S	S	
Utilities:																
Solar facility, site-specific	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Solar facility, commercial									S						S	
Utility, Minor	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Utility, Major				S	S	S	S	S	S	S	S	S	S	S	S	
Communications facilities:																
Communications facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Telecommunications facility	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	
Testing station															S	
Waste-related:																
Composting facility															S	
Junkyard									S							
Recycling collection center		P/S	P/S	P/S	P/S	P/S	P/S	P	P							
Remediation Services								P	P							
Solid waste facility									S							
Vegetative waste management facility									S						S	
Agriculture																
Agriculture				P	S	S	S	P	P	P	P	P	P		P	
Farm distribution hub	P	P	P	P	P	P	P									
Auction facility, livestock									S							
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Custom operators																
Horticulture						P									P	

Table 3.02.01-1

Use Table for Urban and Suburban Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Urban			Suburban											SAR A-3	Use-Specific Standard
	UT	UM	UE	SN	SCN	SM	SC	SE	SI	SR-1	SR-2	SR-3	SR-4	SR-8		
Nursery, Production															S	
Farm co-ops	P	P	P	P	P	P	P	S	P							
Pet farm															P	
Stable or Livery															S	
Stable, private															P	
Wayside stand										P					P	
Winery, Virginia farm															P	
Miscellaneous																
Temporary Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
See Section 2.01 for a description of Urban Transit Center (UT), Urban Mixed Use (UM), and Urban Employment (UE). See Section 2.02 for a description of Suburban Neighborhood (SN), Suburban Compact Neighborhood (SCN), Suburban Mixed Use (SM), Suburban Commercial (SC), Suburban Employment (SE), Suburban Industrial/Mineral Extraction (SI), Suburban Single Family Residential (SR-1, SR-2, SR-3, SR-4, and SR-8), and Suburban Agricultural/Residential (SAR).																

3.02.02 Transition and JLMA Use Table

<p>Table 3.02.02-2</p> <p>Use Table for Transitional and Joint Land Management Area (JLMA) Policy Areas</p> <p><i>Note: P = By Right S = Special Exception M = Minor Special Exception blank cell = Prohibited</i></p>															
	Transitional								Joint Land Management						Use-Specific Standard
	TLN -10	TLN -3	TLN -1	TSN	TCN	TCC	TLI	TIE	JLMA -1	JLMA -2	JLMA -3	JLMA -LE	JLMA -LI	JLMA -20	
Residential															
Household Living:															
Accessory dwelling	P	P	P	P	P				P	P	P			P	
Caretaker or guard	P	P	P				P	P				P	P	P	
Dwelling, single-family attached					P				P	P	P				
Dwelling, multi-family						P			P	P	P				
Dwelling, single-family detached	P	P	P	P	P				P	P	P			P	
Live/work dwelling				P		P									
Manufactured home	P	P	P	P	P				P	P	P			P	
Religious housing	S	S	S	S	P	P		P	P	P	P	P	P		
Tenant dwelling	P/S	P/S	P/S						S	S	S			P	
Group Living:															
Rooming and Boarding														P	
Congregate housing	S	S	S	S	S				S	S	S				
Continuing care facility	S	S	S		S	S			S	S	S	S			
Lodging															
Bed and breakfast homestay	P	P	PS	P					P	P	P			P	
Bed and breakfast inn	P	P	P	P	S				P	P	P			P	
Campground	S	S					S		S	S	S	S		P/S	
Country Inn	M	S									M			M	
Guest farm or ranch											P				
Guest house	P	P	P						P	P	P			P	
Hotel / Motel						P	P/S					P			
Recreational Vehicle park												P			
Rural resort	S										S			S	
Commercial / Mixed-Use															
Animal Services:															
Animal care business	P	P	P	P					P	P	P			P	
Animal hospital	S	S		S	S	S	P	P			S	P	P	S	
Kennel	P	S						P			S		P	S	
Animal services kennel, indoor	P	P									P				
Veterinary service	P	P	P	S		S		P			P		P	P	

Table 3.02.02-2

Use Table for Transitional and Joint Land Management Area (JLMA) Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Transitional								Joint Land Management					JLMA -20	Use- Specific Standard
	TLN -10	TLN -3	TLN -1	TSN	TCN	TCC	TLI	TIE	JLMA -1	JLMA -2	JLMA -3	JLMA -LE	JLMA -LI		
Day Care:															
Adult day care	S	S	S	P	P	P	P		S	S	S	P			
Child day care	S	S	S	S	S	P	S		S	S	S	S			
Child day home	P	P	P	P	P				S	S	S				
Financial Services:															
Bank or financial institution				S	S	P	P					P			
Food and Beverage Sales / Service:															
Banquet/Event Facility	M	M					M	M	S	S	S			M	
Brewery, limited						M	M								
Craft beverage manufacturing						M	M	P				M	M		
Farm market	P	P	P	P		P			P	P	P			P	
Farm market (off-site production)	S	S	S	S	S	S			S	S	S				
Food preparation	M	M			PS	M	P	P				P	P		
Food store				S	S	P									
Restaurant, carry-out only				S	S	P	P	P				P	P		
Restaurant, sit-down				S	PS	P	P	P		S	S	SP		S	
Restaurant, fast-food, excluding drive-through facilities				S	S	S	S	S		S	S	P	P	S	
Snack or beverage bars				S	S	P	P	P		S	S	P	P		
Office, Business & Professional:															
Office				P/S	P/S	P	P	P				P	S		
Small business, agricultural and rural	P/S	P/S	P/S	P/S					P/S	P/S	P/S	P/S	P/S	P/S	
Personal / Business services:															
Building maintenance services						P	P	P				P	P		
Business support services	P/S	P/S	P/S	P/S	S	P	P	P	P/S	P/S	P/S	P/S	P/S	P/S	
Dry cleaning plant							P	P				PS	P		
Farm machinery	S								P	P	P			P	
Maintenance and repair services	P/S	P/S	P/S	P/S	S		P		P/S	P/S	P/S	P/S	P/S	P/S	
Personal services	P/S	P/S	P/S	P/S	S	P	P	P	P/S	P/S	P/S	P/S	P/S	P/S	
Postal services				S	S	P	P	P				P	P		
Retail:															
Auction							P					P	P		
Convenience store				S	S	P	S					S			
Convenience store (with gasoline sales)				S	S	S	S						S		

Table 3.02.02-2

Use Table for Transitional and Joint Land Management Area (JLMA) Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Transitional								Joint Land Management					JLMA -20	Use- Specific Standard
	TLN -10	TLN -3	TLN -1	TSN	TCN	TCC	TLI	TIE	JLMA -1	JLMA -2	JLMA -3	JLMA -LE	JLMA -LI		
Feed and farm supply center	S								S	S	S	P	P		
Machinery and equipment sales and services							S					S	P		
Nonstore retailers						P	P	PS				P	SP		
Nursery, Commercial	S	S	S					P	S	S	S		P	P	
Retail, general	S			S	S	P	P	P	P	P	P	P	P		
Automotive:															
Car Wash				S	S	S	S					S	S		
Vehicle repair, heavy							S					S	S		
Vehicle repair, light							P					P	P		
Vehicle sales							S	P				S	P		
Vehicle service station				S	S	S	S	S				S	S		
Vehicle wholesale auction													P		
Public/Civic/Institutional															
Assembly:															
Civic, social, and fraternal meeting place	S	S	S	S	P	P	P		S	S	S	P	S		
Community center	S	S	S	S	P	P	P		S	S	S	P			
Convention or exhibition facility												PS			
Religious land use	S	S	S	S	P	P	P		P/S	P/S	P/S	P/S	S	P/S	
Death Care Services:															
Cemetery	S	S	S	S	P	P	P		S	S	S	S	S	S	
Crematorium	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Funeral services				S	P	P	P		S	S	S	S			
Mausoleum	S	S	S	S	P	P	PS		S	S	S	S	S	S	
Government / Non-Profit:															
Government (general)	S	S	S	S	S	P	S	P	S	S	S	S		S	
Public utility service center	S	S	S	S	S	P	S	P	S	S	S	S	S	S	
Public safety	S	S	S	S	S	P	S	P	S	S	S	S	S	S	
Education:															
Agricultural education or research	S	S				S	S					S	S	P	
Business / technical school				S		P	P		S	S	S	S		S	
Colleges or universities				S		P	P		S	S	S	S	P		
Educational institution				S		P	P		S	S	S	S	P		
Library				S	S	P	P		S	S	S	S			
Personal instructional services				S	S	P	P		S	S	S	S			
Rural retreat	S			S		P					S			S	

Table 3.02.02-2

Use Table for Transitional and Joint Land Management Area (JLMA) Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Transitional								Joint Land Management						Use-Specific Standard
	TLN -10	TLN -3	TLN -1	TSN	TCN	TCC	TLI	TIE	JLMA -1	JLMA -2	JLMA -3	JLMA -LE	JLMA -LI	JLMA -20	
School	P/M	P/M	P/M	P/M	P/M	P/M	P/M		P/M	P/M	P/M	M	S	P/M	
Training facility						P	P					S	P	S	
Vocational school	S	S	S	S			P		S	S	S	S	P	S	
Medical:															
Clinic, dental or medical						P	P					S	P		
Medical care facility						P	PS				S	S			
Arts, Entertainment, and Recreation:															
Adult entertainment							P						P		
Agricultural cultural center	P	P	P			P			P	P	P	S		P	
Agritainment	P	P	P						P	P	P	S		P	
Amphitheater	S	S	S	P	P	S	S					S			
Art Studio	P/S	P/S	P/S	P/S	P	P	S		P/S	P/S	P/S	P/S	P/S	P/S	
Civic Space	S	S	S	P	P	P	S	S	P	P	P	P	P	P	
Cultural facility	S	S	S	S	P	P	S				S	P		P	
Cultural tourism	P	P	P	PS	S	P	S		P	P	P			P	
Dinner theater						P						P			
Entertainment facility					S	P									
Equestrian event facility	P	P	P	P		P			P	P	P			P	
Health and fitness center				S	S	P	SP					P	P		
Recreation, indoor						P	SP					P	P/S		
Recreation, outdoor or major	S	S	S		S	S	P/S	P	S	S	S	S	S	S	
Shooting range, indoor						P	S					S	P		
Theater	S	S	S			P	S					P			
Industrial / Production															
Manufacturing and Employment:															
Agricultural processing	P	P							P	P	P			P	
Contractor	P/S	P/S	P/S	P/S			P		P/S	P/S	P/S	P/S	P/S	P/S	
Data center							P	P				P	P		
Extractive industries								P				S	P		
Flex building							P					P	P		
Manufacturing, General							S	P				P	P		
Manufacturing, Intensive								P					S		
Manufacturing, Light							P					P	P		
Media Production							P	P				P	P		
Research and Development							P	P				P	P		
Sawmill								P					P	P	
Water extraction								S				S	S		
Warehousing, Storage and Distribution:															
Building and landscaping materials supplier								P				P	P		

Table 3.02.02-2

Use Table for Transitional and Joint Land Management Area (JLMA) Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Transitional								Joint Land Management					JLMA -20	Use- Specific Standard
	TLN -10	TLN -3	TLN -1	TSN	TCN	TCC	TLI	TIE	JLMA -1	JLMA -2	JLMA -3	JLMA -LE	JLMA -LI		
Energy Storage								S					S		
Freight													P		
Industrial storage								P				P	P		
Mini-warehouse							M	S				S	S		
Oil and gas storage								S					S		
Outdoor storage								P					S		
Outdoor storage, vehicles								P					S		
Vehicle storage and impoundment								S					S		
Wholesale distribution, warehousing, and storage							PS	PS				P	P		
Infrastructure															
Transportation / Parking:															
Airport	S											P	S	S	
Ground passenger transportation (e.g. taxi, charter bus)							P	P				P	S		
Helipoint or helistop							S					S	S		
Parking facility					S	P	S	S	S	S	S	P	P		
Transit facilities	S	S	S	S	S	S	S	S	S	S	S	P	S		
Utilities:															
Solar facility, site-specific	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Solar facility, commercial								S					S		
Utility, Minor	S	S	S	S	S	S	P	P	S	S	S	S	S	S	
Utility, Major	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Communications facilities:															
Communications facility	S	S	S	S	S	S	P	S	S	S		S	P		
Telecommunications facility	P/S	P/S	P/S	P/S	P/S	P/S	P	P	P/S	P/S	P/S	P/S	P	P/S	
Waste-related:															
Composting facility	S	S						S					S		
Junkyard								S					S		
Recycling collection center	S	S	S	S	S	S	P	P	S	S	S	S	S	S	
Remediation Services								P				P	P		
Solid waste facility								S					S		
Stockpiling	S							S					S		
Vegetative waste management facility	S	S						S					S		
Agriculture															
Agriculture	P	P	P	P		P	P	P	P	P	P	P	P	P	

Table 3.02.02-2

Use Table for Transitional and Joint Land Management Area (JLMA) Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Transitional								Joint Land Management					JLMA -20	Use- Specific Standard
	TLN -10	TLN -3	TLN -1	TSN	TCN	TCC	TLI	TIE	JLMA -1	JLMA -2	JLMA -3	JLMA -LE	JLMA -LI		
Farm distribution hub	S			P											
Auction facility, livestock													S		
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Custom operators	P	P	P	P		P			P	P	P			P	
Horticulture	P	P	P	P		P			P	P	P			P	
Nursery, Production	P	P	P	P		P			P	P	P				
Farm co-ops	P	P	P	P	P	P			P	P	P			P	
Feedlot														P	
Pet farm	P	P	P	P	P	P			P	P	P			P	
Stable or Livery	P	P	P	P					P	P	P			P	
Stable, private	P	P	P	P					P	P	P			P	
Wayside stand	P	P	P	P	P				P	P	P			P	
Winery, Virginia farm	P	P	P						P	P	P			P	
Miscellaneous															
Temporary Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

See Section 2.03 for a description of Transition Large Lot Neighborhood (TLN-1, TLN-3, TLN-10), Transition Small Lot Neighborhood (TSN), Transition Compact Neighborhood (TCN), Transition Community Center (TCC), Transition Light Industrial (TLI), and Transition Industrial/Mineral Extraction (TIE). See Section 2.05 for a description of the Joint Land Management Area districts (JLMA-1, JLMA-2, JLMA-3, and JLMA-20), including Joint Land Management Area – Leesburg Employment (JLMA-LE), and Joint Land Management Area – Leesburg Industrial/Mineral Extraction (JLMA-LI).