3.02.03 Rural Use T	able													
			2.03-3 Use								EXCLUDE W	/HERE PERMI	TTED BY-RIG	HT USE FROM:
Note: P = By														
Agricultural I			al Rural South (A llage Commerci					(RC),			EXAMPLE: (Only select us	se to exclude	e if PERMITTED = P)
	ARN	ARS	RAR	RC	RV	VR	vc	VAR	Use- Specific Standard	2022 Use Exclusions Review Friends of Blue Ridge Mountain	MDOD Exclusions 10/2021	Cluster Use Exclusions 10-2021	-	LHVA Comments
Residential										FBRM has concerns regarding the density of all residential uses in the MDOD. As a general rule, FBRM proposes that residential uses, regardless of the specific type of dwelling, should be limited to no more than one structure per 10 acres.				
Household Living:														
Accessory dwelling	Р	Р	Р	Р	Р	Р	Р	Р						C. Is there a minimum lot size? Can someone build an AD on a small village lot?
Caretaker or guard	Р	Р		Р			Р							
Dwelling, multifamily							Р						V	
Dwelling, single-family detached	Р	Р	Р	Р	Р	Р	Р	Р						
Live/work dwelling	Р	Р	Р	Р	Р	Р	Р	Р						
Manufactured home	Р	Р	Р	Р	Р	Р	Р	Р						
Portable dwelling/ trailer construction	Р	Р												
Religious housing	P/S	P/S	P/S	Р	P/S		S	S			М			
Tenant dwelling	P/S	P/S	P/S		P/S	P/S		P/S			М	C	V'7	Are these dwelling permanent structures? Sounds like they are not
Group Living:														
Rooming and Boarding	М	М												
Congregate housing	S	S	S	Р	S	S	S	S					V	
Continuing care facility					S	S		S					V	
Lodging														
Bed and breakfast homestay	Р	Р	Р	Р	Р	Р	Р	Р						
Bed and breakfast inn	Р	Р	Р	Р	P/M	М	Р	Р				C		
Campground	М	М	S	S							М			
Country inn	P/M	P/M	M/S	Р	Р	M/S	Р	M/S			М	С	V	
Guest farm or ranch	P/S	P/S	P/S	S	P/S			P/S			М	С		
Hotel / Motel							S				М		V	
Rural resort	M/S	M/S	S		S	S		S		A Rural Retreat should not be a permitted use in the MDOD. The MDOD environment is too fragil to accommodate the intensity of use associated with a rural retreat.	м		V	

Note: P = By		Special Ex		= Minor Sp	ecial Excep	tion blan						EXCLUDE W	HERE PERM
Agricultural l			l Rural South (A llage Commercia					(RC),				EXAMPLE: (Only select
	ARN	ARS	RAR	RC	RV	VR	vc	VAR	Use- Specific Standard		lusions Review Ridge Mountain	MDOD Exclusions 10/2021	Cluster Us Exclusion 10-2021
Commercial / Mixed-Use													
Animal Services:										FBRM has concerns regard services use. Any facility s 10,000square feet per 10		М	
Animal care business	Р	Р	Р	Р	Р	Р	Р	Р				М	C
Animal hospital	S	S	S	Р	S	S	S	S				М	
Kennel	S	S	S			S		S				М	
Kennel, indoor	М	М										М	
Veterinary service	Р	Р	S	Р	Р	S	Р	S		•		М	C
Day Care:												М	
Adult day care	S	S	S	S	P/S	S	S	S				М	
Child day care	S	S	S	S	P/S	S	S	S				М	
Child day home	Р	Р	Р			Р		Р				М	
Financial Services:												М	
Bank or financial institution					Р		Р					М	
Food and Beverage Sales /												М	
Service: Banquet/Event Facility	M	M	M	Р	М	S	Р	М				M	
Farm market	P	P	P	P	P	3	r	S				M	
Farm market (off-site production)	S	S	S	S	S	S	S	S				M	
Food preparation	3	3	3	3	M	S	P	M				M	
Food store					IVI	3	M/S	IVI				M	
Mobile vendor							101/3					M	
Restaurant, carry-out only					S		Р					M	
Restaurant, carry-out only					3		r					IVI	
Restaurant, sit-down	P/M	P/M		Ρ	S		Ρ			in the MDOD. The MDOD	ould not be a permitted use environment cannot and parking associated with	М	
Snack or beverage bars	Ρ	Ρ		Ρ	S		Ρ			A snack or beverage bar s use in MDOD. The MDOD accommodate the amoun associated with a snack o	nt of traffic and parking	М	С, М
Winery, commercial	P/S	P/S								A commercial winery shou Right in the MDOD and sh compliance with rigid per regarding traffic generate lighting.	nould only be permitted if in formance standards	М	

RMITTED BY-RIGHT USE FROM:

Use ons 21	Village Use Exclusions 10/2021	LHVA Comments
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Note: P = By		Special Ex		= Minor S	pecial Excep	otion blan					EXCLUDE W	HERE PERMI	TTED BY-RIC	энт (
Agricultural I			al Rural South (A llage Commercia					l (RC),			EXAMPLE: (Only select u	se to exclude	e if P
	ARN	ARS	RAR	RC	RV	VR	vc	VAR	Use- Specific Standard	2022 Use Exclusions Review Friends of Blue Ridge Mountain	MDOD Exclusions 10/2021	Cluster Use Exclusions 10-2021	-	
Ottice, Business and											М			
Professional:														-
Office					Р		Р				М			L
Small business, agricultural and rural	P/S	P/S	P/S			P/S		P/S			М			
Personal / Business services:										Personal/business services should not be a permitted use in the MDOD because the MDOD environment cannot accommodate the traffic and parking associated with personal/business services.	М			
Building maintenance services				Р			Р				М			
Business support services					Р	P/S	Р	P/S			М			
Farm machinery	Р	Р	Р	Р	S		Р	Р			М	C, M		
Maintenance and repair services						P/S		P/S			М			
Personal services					S	P/S	Р	P/S			М			
Postal services					S		Р				М			
Retail:										Retail should not be a permitted use in the MDOD because the MDOD environment cannot accommodate the traffic and parking associated with retail.	h M			
Auction							S	S			М			
Convenience store				Р	Р		Р				М		V	Doe zon
Convenience store (with gasoline sales)				S	S		S				М		V	
Feed and farm supply center	Р	Р	Р	Р	Р		Р	Р			М	C		
Nursery, Commercial	S	S	S	Р	S		Р	S			М			
Retail, general					S		<u>P</u>				М			
Automotive:											М			
Car Wash					S		S				М		V	
Vehicle repair, light							S				М			
Vehicle service station					S		S				М			

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	V	Does not seem appropriate in VC/VR zoning
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Note: P = By	Right S =		2.03-3 Use [•] ception M				k cell = Proł	nibited				EXCLUDE W	HERE PERMI	TTED BY-RIG	нт
	ural North (AF	RN), Agricultura	al Rural South (A llage Commerci	ARS), Rural Agr	icultural/Reside	ntial (RAR), Ru	ral Commercial					EXAMPLE: (Only select u	se to exclude	if F
	ARN	ARS	RAR	RC	RV	VR	vc	VAR	Use- Specific Standard	ific 2022 Use Exclusions Review		MDOD Exclusions 10/2021	Cluster Use Exclusions 10-2021	-	
Public/Civic/Institutional															
Assembly:										because the MDOD envi	ot be permitted in the MDOD ronment cannot c and parking associated with				
Civic, social, and fraternal meeting	S	S	S	S	S	S	S	S							
place Community center	S	S	S	Р	S	S	Р	S							\vdash
Religious land use	S	S	S	P	S	S	P	S							
Death Care Services:	5	<u> </u>	5		5	5	·	5			•				
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							
Education:															
Agricultural education or research	р	Ρ	s	S				5		permitted By Right in th permitted only in compl	r research should not be e MDOD. The use should be iance with rigid performance fic generated, parking, noise			v	
Library					S	S	Р								
Personal instructional services							Р								
Rural retreat	P/S	P/S	P/S	S	S			P/S					C, V?	v	
School	S	S	S	S	М	P/M	M/S	P/M							
Training facility	S	S	S	S			S								
Vocational school	S	S	S	S											
Medical:															
Clinic, dental or medical					Р		Р								
Arts, Entertainment, and Recreation:															

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	By Right S =	Special Ex	ception M		becial Exce	ption blan					EXCLUDE W	HERE PER
Agricultura	l Rural North (AR Village Resi					ential (RAR), Ru al/Residential (V		(RC),			EXAMPLE: (Only select
	ARN	ARS	RAR	RC	RV	VR	vc	VAR	Use- Specific Standard	2022 Use Exclusions Review Friends of Blue Ridge Mountain	MDOD Exclusions 10/2021	Cluster U Exclusior 10-2021
Agricultural cultural center	Ρ	Ρ	Ρ	Ρ		р	Р			Agricultural cultural center should not be permitted By Right in the MDOD. Agricultural cultural center should be permitted only in compliance with rigid performance standards regarding traffic generated, parking, noise and lighting.		C, M?
Agritainment	Ρ	Ρ	Ρ	Ρ						Agritainment should not be permitted By Right in the MDOD. Agritainment should be permitted only in compliance with rigid performance standards regarding traffic generated, parking, noise and lighting.		C, M?
Amphitheater	S	S	Ρ	Ρ						Amphitheater should not be a permitted use in the MDOD. The MDOD environment can not accommodate the traffic, parking, noise and lighting associated with an amphitheater.		
Art Studio	P/S	P/S	P/S	Р	Р	P/S	Р	P/S				
Civic space	S	S	S	S	S	S	S	S				
Cultural facility	S	S	S	Р	S	S	S	S				
Cultural tourism	р	Ρ	Р	Р		Р	Р	Р		Cultural Tourism should not be a permitted use in the MDOD. The MDOD environment can not accommodate the traffic and parking associated with Cultural tourism.		
Equestrian event facility	P/S	P/S	P/S	Р	P/S			P/S				C
Recreation, indoor							S	S				
Recreation, outdoor or major	S	S	S	S	S	S	S	S				
Theater					S		Р					
Industrial / Production												
Manufacturing and Employment:												
Agricultural processing	S	S	S	S				S				
Extractive industries								S				
Sawmill	S	S	S							A sawmill should not be a permitted use in the MDOD. The MDOD environment can not accommodate the noise, traffic, parking and waste product associated with a sawmill.		

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Use ions)21	Village Use Exclusions 10/2021	LHVA Comments
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		Special Ex		= Minor Sp	pecial Excep	otion blan	k cell = Proh					EXCLUDE W	HERE PERM	TTED BY-RIC	энт
Agricultural			d Rural South (A llage Commercia				ral Commercial (/AR).	(RC),				EXAMPLE: (Only select u	se to exclude	e if F
	ARN	ARS	RAR	RC	RV	VR	vc	VAR	Use- Specific Standard		lusions Review Ridge Mountain	MDOD Exclusions 10/2021	Cluster Use Exclusions 10-2021	Village Use Exclusions 10/2021	
Infrastructure															
Transportation / Parking:										MDOD. The MDOD enviro	ld not be permitted in the onment can not and parking associated with				
Airport	S	S	S					S							
Marina			S					S							
Parking facility	S	S	S	S	S	S	S	S						V	
Transit facilities	S	S	S	S	S	S	S	S							
Utilities:															
Solar facility, site-specific	Р	Р	Р	Р	Р	Р	Р	Р						V	
Utility, Minor	S	S	S	S	S	S	S	S							
Utility, Major	S	S	S	S	S	S	S	S							
Communications facilities:										use on the ridge line. This	ning restriction. The policy maintained in any				
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							
Recycling collection center	М	М	S	М	М	S	М	S							
Stockpiling	S	S												V	No VCC
Vegetative waste management facility	S	S	S												

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Use ons 21	Village Use Exclusions 10/2021	LHVA Comments
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	V	No stockpiling in VC/VR/VAR. None in VCOD

Note: P =	= By Right S =			Table for Ru = Minor Sp			k cell = Proh	ibited				EXCLUDE W	HERE PERM	TTED BY-RIGH	IT US
	ural Rural North (AF	RN), Agricultura	l Rural South (A		icultural/Reside	ntial (RAR), Ru	ral Commercial					EXAMPLE: (Only select u	se to exclude i	f PER
	ARN	ARS	RAR	RC	RV	VR	vc	VAR	Use- Specific Standard	cific 2022 Use Exclusions Review		MDOD Exclusions 10/2021		Village Use Exclusions 10/2021	
Agriculture										commercial and Win Limited should not be Each of these high-in significantly negative environment because noise, lighting and we be permitted in the N	tribution hub, Winery, ery, Virginia farm and Brewery e allowed By Right in the MDOD tensity uses has the potential to ly impact the delicate MDOD e of associated traffic, parking, aste product. Each use should MDOD only in compliance with cting the MDOD environment.				
Agriculture	Р	Р	Р	Р	Р	Р	Р	Р			1				
Farm distribution hub	Р	Р	S	S	Р	Р	Р	Р					С	V	
Auction facility, livestock	S	S	S	S			S								
Brewery, limited	Р	Р	Р	S				Р				М	С		
Community garden	Р	Р	Р	Р	Р	Р	P	Р							
Custom operators	Р	Р	S	S											
Horticulture	Р	Р	Р	Р	Р	Р	P	Р							
Nursery, Production	Р	Р	Р		Р	Р		Р							
Farm co-ops	Р	Р	S	S	Р	Р	P	Р							
Feedlot	Р	Р												V	
Pet farm	Р	Р	Р			Р		Р					С		
Stable or Livery	Р	Р	Р		Р	Р		Р							
Stable, private	Р	Р	Р		Р	Р		Р							
Wayside stand	Р	Р	Р	Р	Р	Р	Р	Р							
Winery, commercial	P/S	P/S	S	S									C		
Winery, Virginia farm	Р	Р	S										С		
Miscellaneous											•				
Temporary Uses	Р	Р	Р	Р	Р	Р	P	Р							
Agricultural Rural North (ARN), Agr Village Agricultural/Residential (VA		h (ARS), Rural A	gricultural/Resi	dential (RAR), Ru	ural Commercia	l (RC), Village Re	esidential (VR) Vi	llage Commer	cial (VC), and						

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