

3.02.03 Rural Use Table

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

Agricultural Rural North (ARN), Agricultural Rural South (ARS), Rural Agricultural/Residential (RAR), Rural Commercial (RC), Village Residential (VR) Village Commercial (VC), and Village Agricultural/Residential (VAR).

EXCLUDE WHERE PERMITTED BY-RIGHT USE FROM:

EXAMPLE: (Only select use to exclude 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	Village 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	P	P	P	P	P	P	P	P						V?	C. Is there a minimum lot size? Can someone build an AD on a small village lot?
Caretaker or guard	P	P		P			P								
Dwelling, multifamily							P							V	
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				M			
Tenant dwelling	P/S	P/S	P/S		P/S	P/S		P/S				M	C	V?	Are these dwelling permanent structures? Sounds like they are not
Group Living:															
Rooming and Boarding	M	M													
Congregate housing	S	S	S	P	S	S	S	S						V	
Continuing care facility					S	S		S						V	
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					C		
Campground	M	M	S	S								M			
Country inn	P/M	P/M	M/S	P	P	M/S	P	M/S			M	C	V		
Guest farm or ranch	P/S	P/S	P/S	S	P/S			P/S			M	C			
Hotel / Motel							S				M		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 fragile to accommodate the intensity of use associated with a rural retreat.	M		V		

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Commercial / Mixed Use															
Animal Services:										FBRM has concerns regarding the density for Animal services use. Any facility should be limited to 10,000square feet per 10 acres.	M				
Animal care business	P	P	P	P	P	P	P	P		↓	M	C			
Animal hospital	S	S	S	P	S	S	S	S			M				
Kennel	S	S	S			S		S			M				
Kennel, indoor	M	M									M				
Veterinary service	P	P	S	P	P	S	P	S			M	C			
Day Care:											M				
Adult day care	S	S	S	S	P/S	S	S	S			M				
Child day care	S	S	S	S	P/S	S	S	S			M				
Child day home	P	P	P			P		P			M				
Financial Services:											M				
Bank or financial institution					P		P			M					
Food and Beverage Sales / Service:										M					
Banquet/Event Facility	M	M	M	P	M	S	P	M		M		V			
Farm market	P	P	P	P	P			S		M					
Farm market (off-site production)	S	S	S	S	S	S	S	S		M					
Food preparation					M	S	P	M		M					
Food store							M/S			M					
Mobile vendor										M					
Restaurant, carry-out only					S		P			M					
Restaurant, sit-down	P/M	P/M		P	S		P			M				A sit-down restaurant should not be a permitted use in the MDOD. The MDOD environment cannot accommodate the traffic and parking associated with a sit- down restaurant.	
Snack or beverage bars	P	P		P	S		P			M	C, M			A snack or beverage bar should not be a permitted use in MDOD. The MDOD environment can not accommodate the amount of traffic and parking associated with a snack or beverage bar.	
Winery, commercial	P/S	P/S								M				A commercial winery should not be permitted By Right in the MDOD and should only be permitted if in compliance with rigid performance standards regarding traffic generated, parking, noise and lighting.	

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Office, Business and Professional:											M			
Office					P		P				M			
Small business, agricultural and rural	P/S	P/S	P/S			P/S		P/S			M			
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.	M			
Building maintenance services				P			P				M			
Business support services					P	P/S	P	P/S			M			
Farm machinery	P	P	P	P	S		P	P			M	C, M		
Maintenance and repair services						P/S		P/S			M			
Personal services					S	P/S	P	P/S			M			
Postal services					S		P				M			
Retail:										Retail should not be a permitted use in the MDOD because the MDOD environment cannot accommodate the traffic and parking associated with retail.	M			
Auction							S	S			M			
Convenience store				P	P		P				M		V	Does not seem appropriate in VC/VR zoning
Convenience store (with gasoline sales)				S	S		S				M		V	
Feed and farm supply center	P	P	P	P	P		P	P			M	C		
Nursery, Commercial	S	S	S	P	S		P	S			M			
Retail, general					S		P				M			
Automotive:											M			
Car Wash					S		S				M		V	
Vehicle repair, light							S				M			
Vehicle service station					S		S				M			

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Agricultural cultural center	P	P	P	P		P	P			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	P	P	P	P						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	P	P						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	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		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	P	P/S			P/S				C		
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							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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Agriculture										Agriculture, Farm distribution hub, Winery, commercial and Winery, Virginia farm and Brewery Limited should not be allowed By Right in the MDOD. Each of these high-intensity uses has the potential to significantly negatively impact the delicate MDOD environment because of associated traffic, parking, noise, lighting and waste product. Each use should be permitted in the MDOD only in compliance with rigid standards protecting the MDOD environment.				
Agriculture	P	P	P	P	P	P	P	P						
Farm distribution hub	P	P	S	S	P	P	P	P				C	V	
Auction facility, livestock	S	S	S	S			S							
Brewery, limited	P	P	P	S				P			M	C		
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											V	
Pet farm	P	P	P			P		P				C		
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								C		
Winery, Virginia farm	P	P	S									C		
Miscellaneous														
Temporary Uses	P	P	P	P	P	P	P	P						
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