

CHANGES TO ZONING ORDINANCE USES -- COUNTY ZONING DISTRICTS

Note -- This chart outlines the changes to the County Zoning District uses listed in new Section 5.2 (AOC, FOC, RR, CN, and CH Districts). The changes to uses in the Berryville Annexation Area Districts listed in new Section 5.3 (OSR, DR-1, DR-2, DR-4, BC, B, BP and ITL Districts) involved incorporating current definitions and use regulations from the Town of Berryville Zoning Ordinance.

AGRICULTURAL USES -- SECTION 5.2A		
Use	Substantive Changes	Definition
Agricultural Building	New use	New
Agriculture	Deleted as special use the RR District	Minor edits
Bio-solids land application, to the extent required by State law	Added as permitted use in FOC District; renamed " Biosolids Land Application "	Minor edits
Breweries, Farm	Renamed " Farm Brewery "	No change
Distilleries, Farm	Renamed " Farm Distillery "	No change
Forestry	Deleted as special use in the RR District and as permitted use in the CH District	Replaced with new definition
Intensive Livestock, Dairy, or Poultry Operation	New use created from "agriculture" and current supplementary regulations	Minor edits
Livestock auction markets	None	No change
Small-scale processing of fruits and vegetables	None	No change
Wholesale or retail sale of agricultural products, grown or processed in conjunction with an agricultural operation, that is clearly accessory and incidental to that agricultural operation.	Renamed " Wholesale or Retail Sale of Agricultural Products "	New
Wineries, Farm	Renamed " Farm Winery "	No change

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RESIDENTIAL USES -- SECTION 5.2B		
Use	Substantive Changes	Definition
Accessory Uses and Structures	Renamed " Accessory Structure " for AOC, FOC, and RR Districts; created new use " Commercial Accessory Structure " for CH and CN Districts	Replaced with new definition
Dwelling (less than 600 sf)	Renamed " Minor Dwelling "; added new regulations for onsite sewage disposal systems	New
Dwelling unit for owner, manager, watchman, or caretaker and their immediate family	Renamed " Commercial District Accessory Dwelling "	New
Group home	New use created from definition for "single-family dwelling"; required by State law	New
Home garden	New use created to distinguish from "agriculture"	New
Home occupation	Several substantive changes to use regulations (see document, "Summary of Changes to Current Zoning Ordinance Articles")	Minor edits
Manufactured home	New use created to distinguish from "single-family dwelling"	No change
Non-residential building	New use created to distinguish from "accessory structure"; limited in size and allowed to be located on AOC or FOC lot without a single-family dwelling	New
Single-family detached dwelling	Renamed " Single-Family Dwelling "; added new regulations for "secondary dwellings"	Replaced with new definition
Temporary family health care structure	None	New
Tenant houses	Renamed " Tenant House "; Added new regulations for onsite sewage disposal systems	Replaced with new definition

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BUSINESS USES -- SECTION 5.2C		
Use	Substantive Changes	Definition
Automobile repair business	New use added to replace "gasoline filling stations for servicing and repair of motor vehicles when in a completely enclosed structure" and "garages for storage and repair of motor vehicles when in a completely enclosed structure"; allowed by special use in CH District; deleted as special use in CN District	New
Bowling alleys	Removed as special use in CN District	New
Catering	New use created to distinguish from "restaurant"	New
Broadcast studios	Deleted as an allowable use	n/a
Commercial accessory structure	New use created to distinguish from "accessory structure" in AOC, FOC, and RR Districts	New
Commercial boarding kennel	Use split from current use, "Veterinary services, animal hospitals, commercial boarding kennels, breeding kennels"	Replaced with new definition
Commercial breeding kennel	Use split from current use, "Veterinary services, animal hospitals, commercial boarding kennels, breeding kennels"	Replaced with new definition
Commercial center	New use split from "retail and service business" and designed to apply to shopping centers and retail buildings with more than one business; allowed as a permitted and special use in the CH District only subject to size limitations	New
Convenience store with gasoline sales	New use added to replace "gasoline filling stations for servicing and repair of motor vehicles when in a completely enclosed structure"; allowed as a permitted use in CH District	New
Country inn	Added language to require a country inn to use a DUR; if developed as a new structure, the structure shall be designed to resemble a single-family dwelling capable of being converted to a single-family dwelling use	Minor edits
Dance halls	Deleted as an allowable use	n/a
Day care centers (allowed only on parcels fronting on the business routes of Primary Highways as designated by VDOT)	Renamed " Day Care Center "	Replaced with new definition
Enclosed outdoor storage	Deleted as an allowable use	n/a
Extraction of natural resources -- limited	Renamed " Limited Extraction of Natural Resources "	No change

Use	Substantive Changes	Definition
Farm machinery sales and service	None	No change
Farm supplies sales	None	No change
Feed and grain mill	None	New
Financial Institutions	None	New
Firearms sales and service	None	New
Funeral home	Renamed from "Undertaking establishments, mortuaries, funeral homes;" deleted as an allowable use in the CN District, changed to a special use in the CH District	Replaced with new definition
Gasoline filling stations for servicing and repair of motor vehicles when in a completely enclosed structure	Use replaced by " Convenience Store with Gasoline Sales " and " Automobile Repair Business "	n/a
Gasoline sales	Freestanding gas stations are deleted as an allowable use; Use replaced by " Convenience Store with Gasoline Sales "	n/a
Garages for storage and repair of motor vehicles when in a completely enclosed structure	Use replaced by " Automobile Repair Business "	n/a
Hotel	New use combining hotels, motels, and travel lodges	Replaced with new definition
Mini-storage units, and, as an accessory use, outdoor vehicle storage	Renamed " Self-Service Storage Facility "	n/a
Motels	Use replaced by "hotel" (includes motel)	n/a
Motor vehicles sales, service, and rental	Deleted as an allowable use	n/a
Offices	Merged into " Professional Service Business " use	n/a
Parking areas and loading spaces	Deleted as a standalone use; will continue to be regulated as a component of a business site per Section 7.2.5	n/a
Pool rooms, billiard parlors, game arcades	Deleted as an allowable use	n/a
Personal service business	New use created to differentiate from " Retail Business and " Professional Service Business "	New
Professional services	Renamed " Professional Service Business ;" incorporates current "Office" use	Replaced with new definition
Recreational structures and uses (commercial)	Renamed " Commercial Recreational Uses and Structures "	Minor edits

Use	Substantive Changes	Definition
Restaurants	"Catering" use created as a standalone use and as an accessory activity to restaurant; added regulations for drive-throughs, entertainment activities	Replaced with new definition
Restaurants with entertainment, nightclubs, taverns, bars	Deleted as standalone use -- entertainment activities folded into "restaurant" use	n/a
Retail and service businesses	Renamed " Retail Business "; other retail and service business uses with floor area thresholds are combined under the retail business use as regulations; regulations added for two businesses on same lot in CN District	Replaced with new definition
Retail and service businesses (with a maximum gross floor area of 5,000 square feet for each free-standing business or for each business in a shopping center)	Deleted as a standalone use -- floor threshold concepts incorporated as " Retail Business " use regulations	n/a
Retail and service businesses (with a maximum gross floor area of 15,000 square feet for each free-standing business or for each business in a shopping center)	Deleted as a standalone use -- floor threshold concepts incorporated as " Retail Business " use regulations	n/a
Retail and service businesses (with a gross floor area of 15,000 square feet but less than 50,000 square feet for each free-standing business or for each business in a shopping center)	Deleted as a standalone use -- floor threshold concepts incorporated as " Retail Business " use regulations	n/a
Sawmills	None	New
Self-service storage facility	Renamed from "Mini-storage units, and, as an accessory use, outdoor vehicle storage"	New
Shops for welding, blacksmith, tinsmith, woodworking	None	New
Solar power plant, large photovoltaic	Renamed " Solar Power Plant "	No change
Special trade contractor	Renamed " Specialty Trade Contractor " to match NAICS terminology	New -- references NAICS definition
Stone cutting, monument works	Deleted as an allowable use	n/a
Truck stop (no motor freight terminal)	Deleted as an allowable use	n/a

Use	Substantive Changes	Definition
Undertaking establishments, mortuaries, funeral homes	Renamed " Funeral Home "	n/a
Veterinary clinic	Use split from current use, "Veterinary services, animal hospitals, commercial boarding kennels, breeding kennels"	New
Veterinary services, animal hospitals, breeding kennels of more than 15 canine animals, animal shelter/governmental	Use divided into separate uses -- " Commercial Boarding Kennel, " " Commercial Breeding Kennel, " " Veterinary Clinic, " and " Animal Shelter, Governmental "	n/a
Veterinary services, animal hospitals, breeding kennels	Use divided into separate uses -- " Commercial Boarding Kennel, " " Commercial Breeding Kennel, " and " Veterinary Clinic "	n/a
Veterinary services, animal hospitals, commercial boarding kennels, breeding	Use divided into separate uses -- " Commercial Boarding Kennel, " " Commercial Breeding Kennel, " and " Veterinary	n/a
Warehousing	Deleted as an allowable use	n/a
Wireless communication facilities (WCFs)	Increased required setback to WCF height + 10%	No change

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RECREATION/EDUCATION/ASSEMBLY USES -- SECTION 5.2D		
Use	Substantive Changes	Definition
Campgrounds	None	Minor edits
Churches and other places of religious assembly	Renamed " Churches and Other Places of Worship "	Minor edits
Churches and other places of religious assembly (with a maximum seating capacity in the main assembly area of 300 people)	Combined under " Churches and Other Places of Worship "	n/a
Clubs (private)	Renamed " Private Club "; added requirement that private clubs in AOC and FOC as special use have frontage on a primary highway and approved commercial entrance; permitted use in CN and CH Districts, special use in AOC and FOC Districts	Replaced with new definition
Clubs, lodges (private)	Combined under " Private Club "	n/a
Community centers	None	New
Golf course	Deleted as an allowable use	n/a
Historic mill	None	No change
Historic structure museums	None	No change
Open space	Deleted as a use -- not necessary to regulate open space as a use	n/a
Public assemblies, minor commercial	Renamed " Minor Commercial Public Assembly "	Replaced with new definition
Summer camps	None	No change
Theaters, indoor	Renamed " Indoor Theater "	New
Theaters, outdoor	Deleted as an allowable use	New

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PUBLIC AND MISCELLANEOUS USES -- SECTION 5.2E		
Use	Substantive Changes	Definition
Animal shelter, governmental	Use split from current use, "veterinary services, animal hospitals, breeding kennels of more than 15 canine animals, animal shelter/governmental;" permitted use in CH District, special use in AOC, FOC, and CN Districts	No change
Cemeteries	Renamed " Cemetery "	New
Community services	Renamed " Community Services Facility "; split " Fire and/or Rescue Squads " and " Passive-Use Public Park " as separate new uses	Minor edits
Fire and/or rescue squads	Use split from current use "community services" and combined with "volunteer fire and/or rescue squads"	New
Passive-use public park	Use split from current use, "community services"	Minor edits
Public utility uses and structures	Renamed " Public Utility Facility "; added "citizen convenience centers for solid waste and/or recyclable material collection" to definition; permitted use in CN and CH Districts, special use in AOC and FOC Districts	New
Public utility uses and structures, except extensive storage or storage as a primary use	Combined under " Public Utility Facility "	n/a
Sanitary landfills	Deleted as an allowable use	n/a
Wind turbine, small	Renamed " Small Wind Energy System "	Minor edits
Volunteer fire and/or rescue squads	Renamed " Fire and/or Rescue Squads "	New

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