

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

This chart is intended to match specific uses of property, such as convenience stores or manufacturing, with the zoning districts in which these uses are permitted. The land uses allowed in Albemarle County are listed alphabetically in the left-hand column. The next columns list the zoning districts in which those uses are allowed. If the use is allowed by right, there will be a BR in the field. If the use requires a special use permit, there will be a SP in the field. This chart lists uses expressly written in the ordinance. Other uses not listed will require an interpretation by the Zoning Administrator.

Certain uses, such as mining, are allowed only in overlay districts. The last three pages of the chart list Albemarle County's overlay districts and the uses permitted in them. These districts establish additional regulations in order to achieve the specific purpose for which the district was created. For example, the flood plain hazard district further limits the uses allowed by the underlying zoning district in order to protect downstream properties and keep the County's flood insurance rates affordable. In the chart, the overlay district is listed in the first column, the uses allowed by right in the second column and the uses allowed by special use permit in the third column.

Please be aware that this chart is intended to make using the Zoning Ordinance easier. **It is not intended to replace the Ordinance.** Once you have used this chart to locate the zoning district in which a use is allowed, read through that section of the Ordinance to find what other regulations apply to that use. Even though a use may be allowed by right, a site plan or variance may be required. Supplementary regulations found within Section 5.0 of the Albemarle County Zoning Ordinance may apply based on the use, even if not listed. The uses that are listed, and Section 5.0 applies, are noted with each applicable use.

We will be happy to answer any questions you have about the uses listed in this chart. We would also like to hear any suggestions you may have for improving the chart. Please call the Department of Community Development at (434) 296-5832.

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Abattoirs.	SP												SP					*		**						SP
Accessory Apartment (reference 5.1.34).	BR	BR	BR	BR	BR	BR	BR	BR							BR	BR			*	BR	**					
Accessory uses and buildings.	BR	BR	BR	BR	BR	BR	BR	BR							BR	BR	SP		*	BR	BR					
Agricultural Museum (reference 5.1.30).	SP																	*		**						
Agricultural service occupation (subject to performance standards in 4.14).	BR	SP													BR			*		**						
Agriculture.	BR	BR													BR			*		**						
Airport (reference 5.1.01).												SP	SP					*		**					SP	SP
Amphitheater, outdoor (reference 5.1.37).																		*		**		SP				
Amusement centers.									SP		SP			BR			SP	SP	*		**	SP	SP			
Animal hospital (reference 5.1.11; subject to performance standards in 4.14).	SP																	*		**						
Animal shelter (reference 5.1.11).	SP								SP		SP						SP		*		**		SP			

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Antique, gift, jewelry, notion and craft shops.									BR		BR			BR			BR	BR	*		**	BR	BR		
Asphalt mixing plants.													SP						*		**				SP
Assembly and fabrication of light aircraft from component parts manufactured off-site.												BR							*		**			BR	BR
Assembly of modular building units.												SP							*		**			SP	SP
Auction houses.											SP								*		**		SP		
Automobile laundries.											BR		SP				BR		*		**	BR	BR		
Automobile service stations (reference 5.1.20).									BR		BR					BR	BR		*		**	BR	BR		
Automobile, truck repair shops. Δ (excluding body shop)									BR Δ		BR		BR Δ			BR	BR		*		**	BR	BR		
Automotive, farm and construction and machinery products assembly.												SP	BR						*		**			SP	BR
Barber, beauty shops - Δ Accessory and incidental to a principal use. (Ref. 23.2.1[6])									BR	BR Δ	BR			BR		BR	BR		*		**	BR	BR		
Boarding camp (reference 5.1.05).	SP																		*		**				

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Boarding houses.						BR	BR	BR	SP	SP	SP			BR ***			SP		*		**		SP			
Boat landings.	SP														SP				*		**					
Body shops (reference 5.1.31). Δ (reference 5.1.31(a) and (b)).									SP		SP	SP	BR Δ	SP			SP		*		**		SP	SP	BR Δ	
Borrow area, borrow pit not permitted under section 10.2.1.18.	SP																		*		**					
Borrow area, borrow pit, not exceeding an aggregate volume of fifty thousand (50,000) cubic yards including all borrow pits and borrow areas on any one parcel of record on the adoption date of this provision (reference 5.1.28).	BR														BR				*		**					
Bowling alleys.									SP		SP			BR			SP	SP	*		**	SP	SP			
Brick manufacturing, distribution.											SP	BR							*		**			SP	BR	
Building materials sales.											BR						BR		*		**	BR	BR			

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Buildings more than fifty (50) feet or four stories in height, up to seventy (70) feet or six (6) stories in height, provided the increased height allows the provision of a demonstrated public benefit, such as providing affordable housing or parking.																										
Buildings one story in height. (reference Section 20B.3A)																										
Business and professional office buildings.																			*		**				BR	BR
Canoe livery.	SP													SP					*		**					
Cement, lime gypsum manufacture or processing.												SP							*		**					SP
Cemeteries.	SP	SP	SP	SP	SP	SP	SP	SP	BR	BR	BR			BR		BR	BR	BR	*		**	BR	BR			
Central reproduction and mailing services and the like - Δ Accessory and incidental to a principal use. (Ref. 23.2.1[6])										BR						BR			*		**					
Chemical, plastics manufacture or processing.												SP							*		**					SP
Child care facility (reference 5.1.06).	SP	SP	SP	SP	SP	SP	SP	SP	BR	BR	BR			BR		SP	BR	BR	*	SP	**	BR	BR			

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Church building and adjunct cemetery.	SP																	*		**						
Churches.		SP	SP	SP	SP	SP	SP	SP	BR	BR	BR			BR		SP	BR	BR	*	SP	**	BR	BR			
Clothing, apparel and shoe shops.									BR		BR			BR			BR	BR	*		**	BR	BR			
Clubs, lodges, civic, fraternal, patriotic (reference 5.1.02).	SP	SP	SP	SP	SP	SP	SP	SP	BR	SP	BR			BR			BR	BR	*		**	BR	BR			
Cluster development of permitted residential uses.		BR	BR	BR	BR	BR	BR	BR	SP	SP	SP								*		**					
Commercial fruit or agricultural produce packing plants.	SP														SP				*		**					
Commercial recreation establishments including but not limited to amusement centers, bowling alleys, pool halls and dance halls.									SP		SP			BR			SP	SP	*		**	SP	SP			
Commercial stable (reference 5.1.03).	BR														BR				*		**					
Community center (reference 5.1.04).	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP					BR	SP		*	BR	**		SP			
Compounding of drugs, including biological products, medical and chemical as well as pharmaceutical.												BR		SP					*		**			BR	BR	

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Concrete mixing plant, storage, distribution.																			*		**				SP	BR
Condominiums.														BR					*		**					
Conference centers, outdoor auditoriums, public art or kiosks.														BR					*		**					
Convalescent home or similar institution (reference 5.1.13).				SP	SP	SP	SP	SP	SP	SP	SP			BR		SP	SP		*	SP	**		SP			
Convenience stores.											BR			BR			BR		*		**	BR	BR			
Convent (reference 5.1.29).	SP																		*		**					
Country store, Class A (reference 5.1.45).	BR																		*		**					
Country store, Class B (reference 5.1.45).	SP																		*		**					
Crematorium.	SP																		*		**					
Cultural arts centers.														BR					*		**					
Dance halls.									SP		SP			BR			SP	SP	*		**	SP	SP			

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Data processing services - Δ Accessory and incidental to a principal use. (Ref. 23.2.1[6])										BR Δ						BR Δ		*		**								
Day camp (reference 5.1.05).	SP																		*		**							
Day care facility (reference 5.1.06).	SP	SP	SP	SP	SP	SP	SP	SP	SP	BR	BR	BR					BR	SP	BR	BR	*	SP	**	BR	BR			
Department store.									BR		BR						BR	BR	BR	*			**	BR	BR			
Display and sale of gifts, souvenirs, crafts, food, and horticultural and agricultural products, including outdoor storage and display of horticultural and agricultural products.																BR					*			**				
Divisions of land as provided in section 10.5.2.1.	SP																			*			**					
Divisions of land in accordance with section 10.3.	BR															BR					*			**				
Drive-in windows serving or associated with permitted uses.									SP	SP	SP						SP	SP	SP	*			SP	SP	SP			
Drug store, pharmacy.									BR		BR						BR	BR	BR	*			**	BR	BR			

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	<u>RA</u>	<u>VR</u>	<u>R-1</u>	<u>R-2</u>	<u>R-4</u>	<u>R-6</u>	<u>R-10</u>	<u>R-15</u>	<u>C-1</u>	<u>CO</u>	<u>HC</u>	<u>LI</u>	<u>HI</u>	<u>D</u> <u>C</u> <u>D</u> *	<u>M</u> <u>H</u> <u>D</u>	<u>P</u> <u>U</u> <u>R</u>	<u>P</u> <u>U</u> <u>C</u>	<u>P</u> <u>U</u> <u>SC</u>	<u>P</u> <u>U</u> <u>I</u> *	<u>P</u> <u>R</u> <u>D</u>	<u>N</u> <u>M</u> <u>D</u> *	<u>PD-</u> <u>SC</u>	<u>PD-</u> <u>MC</u>	<u>PD-IP</u> <u>CAT 1</u>	<u>PD-IP</u> <u>CAT 2</u>	
Dry-cleaning plants.													SP	BR					*		**				SP	BR
Dwelling - Apartments, either as a single-family dwelling or as a multiple-family dwelling. ***														BR ***					*		**					
Dwellings - For owners or night watchmen (reference 5.1.21).									BR	BR	BR	BR					BR	BR	*		**	BR	BR	BR	BR	
Dwellings - Attached single-family dwellings such as townhouses. ***														BR ***					*		**					
Dwellings - Detached single-family, including guest cottages and rental of the same.	BR	BR	BR	BR	BR	BR	BR	BR	SP	SP	SP				BR	BR	SP		*	BR	**		SP			
Dwellings - Detached single-family, provided that there is no other use permitted by subsections 20B.2(A), (B), (C) or (E) on the same lot.														SP					*		**					
Dwellings - Multiple-family such as garden apartments and rental of the same.						BR	BR	BR	SP	SP	SP					BR	SP		*	BR	**		SP			

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Dwellings - Occupied by the owner or employees of a permitted commercial use, and their families (reference 5.1.21). ***														BR ***						*		**				
Dwellings - Semi-detached and attached single-family dwellings such as duplexes, triplexes, quadraplexes, townhouses, atrium houses and patio houses and rental of the same.					BR	BR	BR	BR	SP	SP	SP					BR	SP			*		BR	**		SP	
Dwellings - Side-by-side duplexes, and other two-family dwellings and rental of the same.	BR	BR			BR										BR					*		**				
Eating establishment - Δ Accessory and incidental to a principal use in CO. (Ref. 23.2.1[6])									BR	BR Δ	BR			BR			BR	BR	*		**	BR	BR			
Educational, technical and trade schools.										BR							BR	*		**	BR	BR				

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Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility. Water distribution and sewerage collection lines, pumping stations and appurtenances owned and operated by the Albemarle County Service Authority. Except as otherwise expressly provided, central water supplies and central sewerage systems in conformance with Chapter 16 of the Code of Albemarle and all other applicable law.	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	*	BR	BR	BR	BR	BR	BR	BR
Electrical power substations, transmission lines and related towers; gas or oil transmission lines, pumping stations and appurtenances; unmanned telephone exchange centers, micro-wave and radio-wave transmission and relay towers, substations and appurtenances (reference 5.1.12).	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	*	SP	**	SP	SP	SP	SP	SP	SP

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Engineering, engineering design, assembly and fabrication of machinery and components, including such on-site accessory uses as machining, babbiting, welding and sheet metal work and excluding such uses as drop hammering and foundry.												BR							*		**			BR	BR	
Exploratory drilling.	SP																		*		**					
Factory outlet sales - clothing and fabric.										BR			BR				BR		*		**	BR	BR			
Farm sales (reference 5.1.47).	BR	BR													BR				*		**					
Farm stands (reference 5.1.47).	BR	BR													BR				*		**					
Farm winery (reference 5.1.25).															BR				*		**					
Farm winery uses authorized under section 5.1.25(a) and (b).	BR																		*		**					
Farm winery uses authorized under section 5.1.25(c).	SP																		*		**					
Farm worker housing, Class A (up to ten occupants and up to two sleeping structures) (reference 5.1.44).	BR																		*		**					

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Farm worker housing, Class B (more than ten occupants or more than two sleeping structures) (reference 5.1.44).	SP																		*		**					
Farmers' market (reference 5.1.47).	SP	SP	SP	SP	SP	SP	SP	SP	BR	BR	BR			BR	SP	SP	BR	BR	*	SP	BR	BR	BR			
Farmers' markets that will be conducted in a new permanent structure (reference 5.1.47).												SP	SP						*		**				SP	SP
Farmers' markets that will be conducted outdoors or within a temporary or existing permanent structure (reference 5.1.47).											BR	BR							*		**				BR	BR
Feed and seed stores (reference 5.1.22).										BR				BR			BR		*		**	BR	BR			
Fertilizer manufacture or processing.												SP							*		**					SP
Financial institutions.									BR	BR	BR			BR		BR	BR		*		**	BR	BR			
Fire and rescue squad stations (reference 5.1.09).	SP	SP	SP	SP	SP	SP	SP	SP	BR	SP	BR	BR	BR	BR		SP	BR	BR	*	SP	**	BR	BR	BR	BR	BR
Fire extinguisher and security products, sales and service.										BR				BR			BR		*		**	BR	BR			
Fishery.	BR													BR					*		**					

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Flight strip (reference 5.1.01).	SP																		*		**					
Flood control dams and impoundments.	SP														SP				*		**					
Florist.									BR		BR			BR			BR	BR	*		**	BR	BR			
Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops.									BR		BR			BR			BR	BR	*		**	BR	BR			
Food processing plants such as meat, poultry and fish processing and packing and rendering plants.													SP						*		**					SP
Forestry.	BR													BR					*		**					
Funeral homes.									BR	SP	BR			BR			BR	BR	*		**	BR	BR			
Furniture and home appliances (sales and service).									BR		BR			BR			BR	BR	*		**	BR	BR			
Game preserves, wildlife sanctuaries and fishery uses.	BR													BR					*		**					
Gift, craft and antique shops.	SP																		*		**					
Golf facilities (reference 5.1.16).	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP					SP			*	SP	**		SP			

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	RA	VR	R-1	R-2	R-4	R-6	R-10	R-15	C-1	CO	HC	LI	HI	<u>D</u> <u>C</u> <u>D</u> *	<u>M</u> <u>H</u> <u>D</u> *	<u>P</u> <u>U</u> <u>R</u> *	<u>P</u> <u>U</u> <u>C</u> *	<u>P</u> <u>U</u> <u>SC</u> *	<u>P</u> <u>U</u> <u>I</u> *	<u>P</u> <u>R</u> <u>D</u> *	<u>N</u> <u>M</u> <u>D</u> *	<u>PD</u> <u>SC</u>	<u>PD</u> <u>MC</u>	<u>PD</u> <u>IP</u> <u>CAT 1</u>	<u>PD</u> <u>IP</u> <u>CAT 2</u>	
Group homes and homes for developmentally disabled persons as described in section 15.1-486.2 of the Code (reference 5.1.07).	SP												BR ***					*		**						
Hardware store.									BR		BR		BR			BR	BR	*		**	BR	BR				
Health spas.									BR		BR		BR			BR	BR	*		**	BR	BR				
Heating oil sales and distribution (reference 5.1.20).											BR						BR	*		**	BR	BR				
Heavy equipment and heavy vehicle parking and storage yards.												SP	BR					*		**				SP	BR	
Heliport (reference 5.1.01).	SP											SP	SP					*		**				SP	SP	
Helistop (reference 5.1.01).	SP											SP	SP		SP			*		**				SP	SP	
Historical centers, historical center special events, historical center festivals (reference 5.1.42).	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP					SP		*	SP	**		SP				
Hog farms.	BR	SP																*		**						

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Home and business services such as grounds care, cleaning, exterminators, landscaping and other repair and maintenance services.																			BR	*		**	BR	BR		
Home occupation, Minor (reference 5.2A). (Must be accessory to a primary use)	BR																									
Home occupation, Major (reference 5.2A). (Must be accessory to a primary use)	BR																									
Home occupation, Class A (reference 5.2). Δ (where the district includes residential uses.)		BR	BR	BR	BR	BR	BR	BR	BR	SP	SP	SP			BR	BR	SP		*	BR	BR	Δ		SP		
Home occupation, Class B (reference 5.2).		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP				SP	SP	SP		*	SP	**		SP			
Homes for developmentally disabled persons (reference 5.1.07). Δ (where the district includes residential uses.)	SP	BR	BR	BR	BR	BR	BR	BR	SP	SP	SP					BR	SP		*	BR	BR	Δ		SP		
Horse show grounds, permanent.	SP																		*		**					
Hospitals.				SP	SP	SP	SP	SP	SP	SP	SP			SP			SP		*		**		SP			
Hotels, motels and inns. Δ (reference 9.0)									SP	Δ SP	BR			BR			SP	BR	*		**	BR	BR	SP	Δ	

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Hydroelectric power generation (reference 5.1.26).	SP																		*		**				
Indoor athletic facilities.									BR	SP	BR	SP		BR			BR	BR	*		**	BR	BR	SP	SP
Junk yards, screened (reference 5.1.10).												SP							*		**				SP
Kennel, Commercial (reference 5.1.11; subject to performance standards in 4.14).	SP																		*		**				
Kennels for boarding of domestic pets (reference 5.1.11).												SP							*		**				SP
Kennels, commercial - indoor only (reference 5.1.11).										SP									*		**	SP			
Laboratories, medical or pharmaceutical.									SP		SP		BR			SP			*		**			SP	SP
Laundries, dry cleaners.									BR		BR		BR			BR	BR	*		**	BR	BR			
Laundromat (provided that an attendant shall be on duty at all hours during operation).									BR		BR					BR	BR	*		**	BR	BR			
Libraries.									BR	BR	BR		BR		BR	BR	BR	BR	*	BR	**	BR	BR		
Light warehousing.										BR						BR			*		**	BR	BR		

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Livestock sales.																				*		**			SP			
Machine shops, tool and die, blacksmithing, boiler shops and similar operations.																					*		**				SP	BR
Machinery and equipment sales, service and rental.																			BR	*		**		BR	BR			
Manufacture and recycling of tires.																				*		**				SP	BR	
Manufacture of building components.																				*		**				SP	BR	
Manufacture of heavy household, commercial and industrial appliances.																				*		**				SP	BR	
Manufacture, distribution, service of individual sewage disposal systems.																				*		**				SP	BR	

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Mobile home and trailer sales and service.																		BR	*		**	BR	BR		
Mobile home manufacturing, distribution.													SP	BR					*		**			SP	BR
Mobile home parks (reference 5.3).					SP	SP	SP	SP	SP	SP	SP					SP		*		**		SP			
Mobile home subdivisions (reference 5.5).	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP					SP		*		**		SP			
Mobile homes on individual lots (reference 5.6)	BR	BR																*		**					
Mobile homes, individual, qualifying under the following requirements (reference 5.6): A. A property owner residing on the premises in a permanent home wishes to place a mobile home on such property in order to maintain a full-time agricultural employee. B. Due to the destruction of a permanent home an emergency exists. A permit can be issued in this event not to exceed twelve (12) months. The zoning administrator shall be authorized to issue permits in accordance with the intent of this ordinance and shall be authorized to require or seek any information which he may determine necessary in making a determination of cases "A" and "B" of the aforementioned uses. "	BR														BR			*		**					

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Modular building sales.																			BR	*		**	BR	BR		
Monastery (reference 5.1.29).	SP																			*		**				
Monticello - Concerts (such as performances by the Charlottesville Symphony Orchestra and the Charlottesville Municipal Band), theater, and outdoor drama events open to the general public, not otherwise permitted by right under section 11.3.1(2).																										
Monticello - Establishment and changes to structures shown on the approved application plan: a. Modification, improvement, expansion, or demolition of "modern structures" existing on the effective date of this section 11. b. Modification, improvement, re-creation, or restoration (including expansion) of "historic or interpretive structures." c. Establishment of "new primary structures or features" identified as such on the approved application plan.																										

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Monticello - Monticello scholar residences, which shall be private lodging accommodations in multiple-family dwellings for educators, academic fellows or scholars working on Jefferson related research and/or programs, Montalto program participants, persons directly engaged in the programming, research, or operation of Monticello as a historic museum and historic site, and for a sole caretaker, provided that not more than three dwelling units shall be occupied at any one time by persons directly engaged in the programming, research, or operation of Monticello as a historic museum and historic site except during the semi-annual meetings of the owner's governing board.															BR					*			**				
Monticello - Temporary events related to or supportive of the historic, educational or civic significance of Monticello, such as, but not limited to the Naturalization Ceremony on the Fourth of July, Thomas Jefferson's Birthday celebration, summer speakers series, presidential inaugural events, and commemorative events similar to the Lewis and Clark bicentennial.															BR					*			**				

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

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Motor vehicle sales and rental in communities and the urban area as designated in the comprehensive plan.									SP										*		**						
Motor vehicle sales, service and rental.											BR							BR		*		**	BR	BR			
Motorcycle and off-road recreation vehicles sale and service.													SP						*		**					SP	
Moving businesses, including storage facilities.												SP	BR						*		**				SP	BR	
Museums.									BR	BR	BR						BR		*		**						
Musical instrument sales and repair.									BR		BR			BR		BR	BR		*		**	BR	BR				
New automotive parts sales.											BR			BR				BR		*		**	BR	BR			
Newspaper publishing.											BR			BR				BR		*		**	BR	BR			
Newsstands - Δ Accessory and incidental to a principal use. (Ref. 23.2.1[6])										BR							BR		Δ		*		**				
Newsstands, magazines, pipe and tobacco shops.									BR		BR			BR			BR	BR		*		**	BR	BR			
Nursery facility (reference 5.1.06).	SP	SP	SP	SP	SP	SP	SP	SP	BR	BR	BR			BR		SP	BR	BR		*	SP	**	BR	BR			

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	<u>RA</u>	<u>VR</u>	<u>R-1</u>	<u>R-2</u>	<u>R-4</u>	<u>R-6</u>	<u>R-10</u>	<u>R-15</u>	<u>C-1</u>	<u>CO</u>	<u>HC</u>	<u>LI</u>	<u>HI</u>	<u>D</u> <u>C</u> <u>*</u> <u>*</u> <u>*</u>	<u>M</u> <u>H</u> <u>D</u>	<u>P</u> <u>U</u> <u>R</u>	<u>P</u> <u>U</u> <u>C</u>	<u>P</u> <u>U</u> <u>SC</u>	<u>P</u> <u>U</u> <u>I</u> <u>*</u> <u>*</u>	<u>P</u> <u>R</u> <u>D</u>	<u>N</u> <u>M</u> <u>D</u> <u>*</u> <u>*</u>	<u>PD-</u> <u>SC</u>	<u>PD-</u> <u>MC</u>	<u>PD-IP</u> <u>CAT 1</u>	<u>PD-IP</u> <u>CAT 2</u>	
Nursing home or similar institution (reference 5.1.13).				SP	SP	SP	SP	SP	SP	SP	SP			BR		SP	SP		*	SP	**		SP			
Office and business machines sales and service.											BR			BR				BR	*		**	BR	BR			
Office supplies sales and service of office equipment - Δ Accessory and incidental to a principal use. (Ref. 23.2.1[6])										BR Δ						BR Δ			*		**					
Offices - administrative, professional, medical, dental and optical.							SP	SP	BR	BR	BR	BR		BR		BR	BR		*	SP	**	BR	BR	BR	BR	
Off-site parking for historic structures or sites (reference 5.1.38) or off-site employee parking for an industrial use in an industrial zoning district (reference 5.1.39).	SP																		*		**					
Optical goods, sale of.									BR		BR			BR		BR	BR		*		**	BR	BR			
Orphanage or similar institution (reference 5.1.13).				SP	SP	SP	SP	SP	SP	SP	SP			BR		SP	SP		*	SP	**		SP			
Outdoor performance areas.														BR					*		**					
Outdoor storage, display and/or sales serving or associated with a by right permitted use, if any portion of the use would be visible from a travelway.																					SP					

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Outdoor storage, sales or display shall be permitted only when enclosed by appropriate visual screening.																			BR	*		**	BR	BR		
Outdoor storage, display and/or sales serving or associated with a permitted use, other than a residential, agricultural or forestal use, any portion of which would be visible from the EC street to which it is contiguous or from any other EC street which is located within five hundred (500) feet; provided that review shall be limited to determining whether the outdoor storage, display and/or sales is consistent with the applicable design guidelines.									SP	SP	SP	SP	SP	SP			SP	SP	*		SP	SP	SP	SP	SP	
Parking structures (reference 4.12, 5.1.41).					SP	SP	SP	SP	SP	SP	SP	SP	BR		SP	SP	SP	*	SP	**	SP	SP	SP	SP		
Parking, stand alone (reference 4.12, 5.1.41).					SP	SP	SP	SP	SP	SP	SP	SP	BR		SP	SP	SP	*	SP	**	SP	SP	SP	SP		
Parks, playgrounds, community centers and noncommercial recreational and cultural facilities such as tennis courts, swimming pools, game rooms, libraries and the like.																BR			*	BR	**					
Permitted residential uses as provided in section 10.5.2.1.	SP																									
Petroleum refining, including by-products (reference 5.1.20).												SP							*		**				SP	

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

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Public uses and buildings including temporary or mobile facilities such as schools, offices, parks, playgrounds and roads funded, owned or operated by local, state or federal agencies (reference 31.7); public water and sewer transmission, main or trunk lines treatment facilities, pumping stations and the like, owned and/or operated by the Rivanna Water and Sewer Authority (reference 31.7; 5.1.12).	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	*	BR	BR	BR	BR	BR	BR	BR
Publishing, printing, lithography and engraving, including but not limited to newspapers, periodicals and books.												BR		SP					*		**				BR	BR
Pulp, paper manufacture or processing.													SP						*		**					SP
Recreational vehicle and components manufacturing, distribution.												SP	BR						*		**				SP	BR
Research and development activities, including experimental testing, subject to the performance standards stated in section 4.14 of this chapter.										SP		BR	BR			SP			*		**				BR	BR

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Rest home or similar institution (reference 5.1.13).				SP	SP	SP	SP	SP	SP	SP	SP			BR		SP	SP		*	SP	**		SP		
Restaurants and inns that are: A. Located within an historic landmark as designated in the comprehensive plan, provided: (i) the structure has been used as a restaurant, tavern or inn; and (ii) the structure shall be restored as faithfully as possible to the architectural character of the period and shall be maintained consistent therewith; or B. Nonconforming uses, provided the restaurant or inn is served by existing water and sewerage systems having adequate capacity for both the existing and proposed uses and facilities without expansion of either system.	SP																		*		**				
Restaurants.									BR		BR			BR			BR	BR	*		**	BR	BR		
Retail nurseries and greenhouses.									BR		BR			BR			BR	BR	*		**	BR	BR		
Retail stores and shops on a single floor, compatible with the residential characteristics of the district, with a gross floor area not exceeding four thousand (4,000) square feet.							SP	SP											*		**				

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Sale of gasoline and other fuels in conjunction with a country store, Class A or Class B (reference 5.1.45).	SP																		*		**				
Sale of major recreational equipment and vehicles.											BR							BR	*		**	BR	BR		
Sale/service of goods associated with the principal use such as, but not limited to: musical instruments, musical scores, text books, artist's supplies and dancing shoes and appare - Δ Accessory and incidental to a principal use. (Ref. 23.2.1[6])											BR Δ						BR Δ		*		**				
Sanitary landfill (reference 5.1.14).	SP																		*		**				
Sawmills, planing mills and woodyards (reference 5.1.15; subject to performance standards in 4.14).	SP											SP	BR						*		**			SP	BR
School, private. (AKA - School of special instruction; Δ Educational, technical and trade schools)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	BR Δ		BR			SP	BR		*		**	BR	BR		
Scientific or technical education facilities.												BR							*		**			BR	BR
Septic tank sales and related service.											SP								*		**		SP		

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Service stations.													BR					*		**					
Small wind turbines (reference 5.1.46).	BR																	*		**					
Special events (reference 5.1.43).	SP																	*		**					
Sporting goods sales.									BR		BR			BR			BR	BR	*	**	BR	BR			
Stable, Commercial (reference 5.1.03).	BR																		*	**					
Storage yards.											BR	BR	BR	SP					*	**	SP	SP	BR	BR	
Stormwater management facilities shown on an approved final site plan or subdivision plat.	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR		BR	BR	BR	BR	*	BR	**	BR	BR	BR	BR
Supporting commercial uses (reference 9.0).										SP		SP	SP				SP		*	**			SP	SP	
Swim, golf, tennis or similar athletic facilities (reference 5.1.16).	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP						SP		*	SP	**		SP		
Tailor, seamstress.									BR		BR			BR			BR	BR	*	**	BR	BR			
Temporary construction uses (reference 5.1.18).	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	*	BR	BR	BR	BR	BR	BR

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Temporary events sponsored by local nonprofit organizations (reference 5.1.27).																				*	**				SP	SP
Temporary events sponsored by local nonprofit organizations which are related to, and supportive of the RA, rural areas, district (reference 5.1.27).	SP																			*	**					
Temporary mobile home in accordance with section 5.7.	BR																			*	**					
Temporary nonresidential mobile homes (reference 5.8).									BR	BR	BR	BR	BR				BR	BR	*	*	**	BR	BR	BR	BR	
Temporary sawmill (reference 5.1.15 and subject to performance standards in 4.14).	BR														BR				*	*	**					
Tennis facilities (reference 5.1.16).	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP						SP		*	SP	**		SP			
Theater, drive-in (reference 5.1.08).											SP								*	*	**		SP			
Theater, indoor. Δ (live and movie, including multi-screen movie theaters.)									BR		BR			BR Δ			BR	BR	*	*	**	BR	BR			
Theater, outdoor drama.	SP																		*	*	**					

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	<u>RA</u>	<u>VR</u>	<u>R-1</u>	<u>R-2</u>	<u>R-4</u>	<u>R-6</u>	<u>R-10</u>	<u>R-15</u>	<u>C-1</u>	<u>CO</u>	<u>HC</u>	<u>LI</u>	<u>HI</u>	<u>D</u> <u>C</u> <u>D</u> *	<u>M</u> <u>H</u> <u>D</u>	<u>P</u> <u>U</u> <u>R</u>	<u>P</u> <u>U</u> <u>C</u>	<u>P</u> <u>U</u> <u>SC</u>	<u>P</u> <u>U</u> <u>I</u> *	<u>P</u> <u>R</u> <u>D</u>	<u>N</u> <u>M</u> <u>D</u> *	<u>PD-SC</u>	<u>PD-MC</u>	<u>PD-IP</u> <u>CAT 1</u>	<u>PD-IP</u> <u>CAT 2</u>	
Tier I personal wireless service facilities (reference 5.1.40).	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	*	BR	BR	BR	BR	BR	BR	BR
Tier II personal wireless service facilities (reference 5.1.40).	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	*	BR	BR	BR	BR	BR	BR	BR
Tier III personal wireless service facilities (reference 5.1.40).	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	*	SP	**	SP	SP	SP	SP	SP
Tourist lodging Δ (where the district includes residential uses.) *** (within detached single-family dwellings existing on June 4, 2008.)	BR	BR	BR	BR	BR	BR	BR	BR	SP	SP	SP		BR ***	BR		SP		*			BR Δ		SP			
Towing and storage of motor vehicles (reference 5.1.32).												SP		SP					*		**			SP	SP	
Towing and temporary storage of motor vehicles (reference 5.1.32(b)).													BR						*		**					BR
Truck terminal.												SP							*		**			SP	SP	
Uses permitted by right in the C-1, CO, HC, LI & HI Zoning Districts , not served by public sewer, involving anticipated discharge of sewage other than domestic wastes.									SP	SP	SP	SP	SP				SP		*		**	SP	SP	SP	SP	

*The BOS shall designate the category of uses as provided in Sec.29, for each subarea of industrial on the app. plan.

**Use must be IDD as BR or SP in COD

***1st floor of bldg must be a use permitted by Ss 20B.2 (A),(B), (C)or(E)

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

BR = By Right
SP = By Special Use Permit

RA = Rural Areas; VR = Village Residential; R-1, R-2, R-4, R-6, R-10, R-15 = Residential; C-1 = Commercial; CO = Commercial Office; HC = Highway Commercial; LI = Light Industry; HI = Heavy Industry																									
MHD = Monticello Historic District; PUD = Planned Unit Development; subareas of a PUD - PUD-R = Residential; PUD-C = Commercial; PUD-SC = Shopping Center; PUD-I = Industrial																									
PRD = Planned Residential Development; NMD = Neighborhood Model District; DCD = Downtown Crozet District																									
PDIP CAT 1 = Planned Development-Industrial Park Category 1; PDIP CAT 2 = Planned Development-Industrial Park Category 2										COD = Code of Development															
USE	RESIDENTIAL, COMMERCIAL, INDUSTRIAL ZONING DISTRICTS													PLANNED DISTRICTS											
	<u>RA</u>	<u>VR</u>	<u>R-1</u>	<u>R-2</u>	<u>R-4</u>	<u>R-6</u>	<u>R-10</u>	<u>R-15</u>	<u>C-1</u>	<u>CO</u>	<u>HC</u>	<u>LI</u>	<u>HI</u>	<u>D</u> <u>C</u> <u>D</u> *	<u>M</u> <u>H</u> <u>D</u>	<u>P</u> <u>U</u> <u>R</u>	<u>P</u> <u>U</u> <u>C</u>	<u>P</u> <u>U</u> <u>SC</u>	<u>P</u> <u>U</u> <u>I</u> *	<u>P</u> <u>R</u> <u>D</u>	<u>N</u> <u>M</u> <u>D</u> *	<u>PD</u> <u>SC</u>	<u>PD</u> <u>MC</u>	<u>PD</u> <u>IP</u> <u>CAT 1</u>	<u>PD</u> <u>IP</u> <u>CAT 2</u>
Uses permitted by right in the C-1, CO, HC, LI & HI Zoning Districts , not served by public water, involving water consumption exceeding four hundred (400) gallons per site acre per day.									SP	SP	SP	SP	SP				SP		*		**	SP	SP	SP	SP
Uses permitted by right in the LI Zoning District with subordinate retail sales exceeding fifteen (15) percent of the floor area of the main use.												SP							*		**			SP	SP
Veterinary office and hospital (reference 5.1.11).									SP		SP			SP			SP		*		**	SP	SP		
Veterinary or dog/cat hospitals, indoor accessory kennels (reference 5.1.11).												SP	BR						*		**			SP	BR
Veterinary services - off-site treatment only.	BR																		*		**				
Veterinary services (reference 5.1.11; subject to performance standards in 4.14).	SP																		*		**				
Visual and audio appliances, sale of.									BR		BR			BR			BR	BR	*		**	BR	BR		

*The BOS shall designate the category of uses as provided in Sec.29, for each subarea of industrial on the app. plan.

**Use must be IDD as BR or SP in COD

***1st floor of bldg must be a use permitted by Ss 20B.2 (A),(B), (C)or(E)

OVERLAY DISTRICT	BY RIGHT	SPECIAL USE PERMIT
Airport Impact Area (Section 30.2)	Uses allowed in underlying district except as limited by Section 30.2.	Uses allowed in underlying district except as limited by Section 30.2.
Entrance Corridor (Section 30.6)	Uses permitted by right in the underlying zoning district shall be permitted by right in the EC overlay district, except as otherwise provided in section 30.6.	<ol style="list-style-type: none"> 1. Uses authorized by special use permit in the underlying zoning district. 2. Outdoor storage, display and/or sales serving or associated with a permitted use, other than a residential, agricultural or forestal use, any portion of which would be visible from the EC street to which it is contiguous or from any other EC street which is located within five hundred (500) feet; provided that review shall be limited to determining whether the outdoor storage, display and/or sales is consistent with the applicable design guidelines. 3. The construction or location of any structure, including any subdivision sign or sign identifying a planned development as provided in section 4.15.16(I), upon the superjacent and subjacent airspace of an EC street that is not required for the purpose of travel or other public use by the Commonwealth of Virginia or other political jurisdiction owning such street.
Floodplain Floodway (Section 30.3)	<ol style="list-style-type: none"> 1. Agricultural uses, excluding structures of any kind, limited to field crops, pasture, grazing, livestock, raising poultry, horticulture, viticulture and forestry. 2. Recreational uses (excluding structures of any kind and uses involving human habitation) such as parks; swimming areas, golf courses and driving ranges; picnic grounds; wildlife and nature preserves; game farms; fish hatcheries; shooting preserves; target, trap and skeet ranges; hunting, fishing and hiking areas; athletic fields; and horse show grounds. 3. Flood warning aids and devices, water monitoring devices and the like. 4. Fences. 5. Electric, gas, oil and communications facilities, including poles, lines, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility, but excluding tower structures. 6. Water distribution and sewage collection lines and appurtenances owned and operated by the Albemarle County Service Authority, but excluding pumping stations and holding ponds; public water and sewer transmission lines, main or trunk lines, and interceptors, but excluding treatment facilities and pumping stations, owned and/or operated by the Rivanna Water and Sewer Authority (reference 5.1.12.30.3.03.1, 31.2.5). 	<ol style="list-style-type: none"> 1. Dams, levees and other structures for water supply and flood control. 2. Water related uses such as boat docks, canoe liveries, bridges, ferries, culverts and river crossings of transmission lines of all types. 3. Sod farming, topsoil, sand and gravel removal. 4. Pump stations for water or wastewater including power supply and control devices, holding ponds and other appurtenances. 5. Engineered structures including, but not limited to, retaining walls and revetments made of non-natural materials such as concrete, and gabion baskets, which are constructed along channels or watercourses for the purpose of water conveyance or flood control. 6. Hydroelectric power generation (reference 5.1.26). 7. Tier III personal wireless service facilities (Ref. 5.1.40)

OVERLAY DISTRICT	BY RIGHT	SPECIAL USE PERMIT
<p>Floodplain Floodway (cont)</p>	<p>7. If paragraphs (a) through (d) are each satisfied, projects which: (i) are designed or directed by the county, a soil and water conservation district, or a public agency authorized to carry out flood control or environmental restoration measures; or (ii) are reviewed and approved by the department of community development in accordance with the water protection ordinance.</p> <p>a. The purpose which will be served by the project, as determined by the department of engineering and public works, is either flood control or environmental restoration;</p> <p>b. The amount of fill material placed within the floodway, floodway fringe or approximated flood plain does not exceed the amount of cut material removed from the same floodway, floodway fringe or approximated flood plain in which the fill was placed;</p> <p>c. No natural streams will be relocated; and</p> <p>d. The project will use natural materials such as rock and vegetation, and will not use engineered structures such as those identified in Section 30.3.05.2.1[5]</p> <p>8. Tier I and Tier II personal wireless service facilities (Ref 5.1.40)</p>	
<p>Floodway Fringe (Section 30.3)</p>	<p>1. Uses permitted by right in the floodway.</p> <p>2. Accessory structures to uses permitted by right in the floodway, excluding structures for human habitation; provided that any such structure permitted shall be firmly anchored to prevent flotation, collapse or lateral movement due to flooding.</p> <p>3. Pedestrian and multi-use paths that are within county owned or operated parks and greenways; provided that any filling of land has been approved by the county engineer in accordance with section 30.3.06.1(1) through (5); and any footbridges necessary to cross tributary streams, watercourses and swales have been approved by the county engineer.</p>	<p>1. Uses by special use permit in the floodway.</p> <p>2. Aircraft landing strip excluding structures, and aircraft parking/ storage.</p> <p>3. Landfill Permit (Ref. 30.3.6)</p> <p>4. Electrical transmission lines and related towers; micro-wave and radio-wave transmission and relay towers.</p>

OVERLAY DISTRICT	BY RIGHT	SPECIAL USE PERMIT
Natural Resource Extraction (Section 30.4)	<p>Uses may be permitted by right subject to underlying zoning district. In addition:</p> <ol style="list-style-type: none"> 1. Except as otherwise provided in Sections 10.2.1.18, 10.2.2.40 or 30.4.2.2, removal of soil, sand, gravel, stone or minerals by excavating, stripping, quarrying, or other mining operation. 2. Accessory uses to a use permitted by right such as blasting, washing, grading, sorting, stockpiling, grinding and the like; provided that such operations are located on the site of the main use. 	<ol style="list-style-type: none"> 1. Concrete batching plants. 2. Asphalt mixing plants. 3. Mining and milling of uranium or other radioactive materials. 4. Extraction of oil and natural gas. 5. Coal mining. 6. Deep mining 7. Accessory uses to a use permitted by special use permit or off-site accessory uses to a use permitted by right such as blasting, washing, grading, sorting, stockpiling, grinding and the like. 8. Spring water extraction and/or bottling which does not involve pumping of water to the surface.
Scenic Streams (Section 30.5)	<ol style="list-style-type: none"> 1. Cutting or removal of any tree as may be necessary for obstruction of stream; 2. Fences; 3. Maintain existing fords and bridges. 	<ol style="list-style-type: none"> 1. Navigational and drainage aids; 2. Flood warning aids and devices; 3. Water monitoring devices; 4. Bank erosion structures; 5. Boat docks, piers, wharves; 6. Bridges, causeways and other similar structures designed for pedestrian and/or vehicular access; provided that the board of supervisors shall find, by clear and convincing evidence subject to findings required by section 31.2.4.1 (a-g).