

HANOVER County

HANOVER COUNTY REFERENCE TABLE FOR USES IN THE BUSINESS AND INDUSTRIAL DISTRICTS

(Office Service OS, Business Office B-O, Neighborhood Business B-1,
Community Business B-2, General Business B-3, Limited Industrial M-1,
Light Industrial M-2, and Heavy Industrial M-3)



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REFERENCE TABLE FOR USES IN THE BUSINESS AND INDUSTRIAL DISTRICTS

(Office Service OS, Business Office B-O, Neighborhood Business B-1, Community Business B-2, General Business B-3, Limited Industrial M-1, Light Industrial M-2, and Heavy Industrial M-3)

These listings are provided as a guide to summarize the business and industrial use provisions of the Zoning Ordinance. Some uses are abbreviated to fit the table format. Not every use on this list may be current. Individuals using the list should refer to the Zoning Ordinance to verify complete and current district regulations.

Key to symbols used in the Use Reference Table:

P - Permitted Use, PS – Permitted Use with Special Standards, A – Permitted Accessory Use,
C – Conditional Use, CS – Conditional Use with Special Standards, S – Special Exception

1. Items in *italics* include the manufacturing, compounding, processing, packaging, fabrication or treatment of the listed use.
2. "@" refers to those industrial uses in Office Service District that contain floor area limitations (such as being conducted within a completely enclosed building, commercial uses can comprise up to one hundred (100) percent of the project's gross floor area, and limited to fifty (50) percent of the gross floor area of the district, and the limit on floor area stated on the sketch plan submitted and approved with the rezoning application).
3. "#" refers to accessory uses to dwelling used by the proprietor/employee of permitted office/business use in the same building or on the same premises.
4. "+" refers to uses that are limited to properties located outside the OUD Overlay Urban Development District (refer to Zoning Ordinance).
5. "%” refers to uses permitted in an office building having a floor area of 10,000 square feet or larger, provided the aggregate of these uses in any one building does not exceed 25% of the floor area of the building.
6. "*" refers to those uses on properties with M zoning, only permitted as accessory to B-O or B-1 uses.

For uses not listed, the following applies: A proposed use that is substantially similar to a use that is a permitted use, a permitted accessory use, a conditional use, or a use permitted as a special exception in this zoning district may be permitted if the Director determines, after considering the proposed use’s operating characteristics and impact on the neighboring properties, roads and community, that:

1. The proposed use is not likely to create any more danger to health and safety in surrounding areas than the listed use; and
2. The proposed use will not create any more offensive noise, heat, smoke, odor, glare, and other objectionable influences (including vibration, dust, and emissions for industrial uses) than the listed use and will not have a greater traffic or parking impact than the listed use.

If the Director determines that the proposed use may be permitted, the regulations applicable to the use listed in the district regulations shall apply to the proposed use.

Business and Industrial Uses (Updated as of 1/8/15)

Key: P - Permitted Use, PS - Permitted Use with Special Standards, A - Permitted Accessory Use,
C - Conditional Use, CS - Conditional Use with Special Standards, S - Special Exception

Uses	B-O	B-1	B-2	B-3	OS	M-1	M-2	M-3
<i>Abrasive wheels, stones, paper, cloth, and related products.</i>								P
Accessory uses as follows, on a farm of ten (10) acres or more: structures for sale/processing of farm products raised on the premises; open/enclosed storage of farm materials, products, or equipment; farm buildings; dwellings for persons permanently employed on the premises (see Zoning Ordinance for specific standards).						A	A	A
Acetylene, generation and storage.								P
<i>Adhesives, but not glue or size manufacture.</i>								P
Adult day care centers.	S	S	S	S	S	S	S	S
Adult uses, subject to Article 7, Section 8.6				C				
Agricultural and forestal support center.		C	C	C		C	C	C
Agricultural or farm implements, manufacture, sale, storage, or repair.						S+		
Agricultural/farm implements, manufacture, sale, storage or repair.							P	P
Agricultural/farm machinery and equipment repair (including sale of parts).			C	C		C		
Agriculture and forestry, as permitted in the A-1 Agricultural District.						P	P	P
Airports and landing fields.						C	C	C
<i>Alcohol, industrial.</i>								P
Aluminum extrusion, rolling, fabrication and forming, foundry products (electrical only).							P	P
Amusement facilities, including arcades, go-cart tracks, rides, and water parks.		C	C	C		C	C	C
<i>Animal fats and oils (refining and blending).</i>								P
Animal hospital or clinic for small animals conducted entirely in a soundproof building.		P	P	P	P	P	P	P
Animal hospital or kennel (open pens at least 200 feet from a residential district).				P	C			
Animal hospital.							P	P
Animal pound.		C	C	C		C	C	C
Antiques stores.		P	P	P	P	P	P	P
Any project wherein the total floor area for limited industrial uses exceeds fifty (50) percent of the project's gross floor area.					C			
<i>Apparel.</i>						P	P	P
Appliance repair and maintenance, provided that no outside storage of material is permitted except as provided in this section.			P	P	C			
Archery ranges.						S	S	S
Archery ranges (indoor only).		S	S	S				
Arts and craft stores.		P	P	P	P	P	P	P
<i>Asbestos products or abatement services.</i>								C
Asphalt batching plants or concrete batching plants.						S	S	
<i>Asphalt or asphalt products, or central asphalt mixing and batching.</i>								P
Assisted living facilities.		S	S	S		S	S	S

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Business and Industrial Uses (Updated as of 1/8/15)

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Uses	B-O	B-1	B-2	B-3	OS	M-1	M-2	M-3
Atomic laboratories.								C
Auction sales (see Zoning Ordinance for limitations and specific standards).		S	S	S		S	S	S
Auditorium or lecture hall and recreation facilities primarily for employees in the district.						C		
Auditorium or lecture hall.					C			
Automobile dealers (new vehicles), including sales, service, and repairs (including body and fender repairs).				PS	CS			
Automobile dealers (used vehicles).				C				
Automobile and motorcycle body and fender repair.				C				
Automobile and motorcycle repair, general, not including body and fender repair				PS	CS			
Automobile and motorcycle transmission repair service.				PS	CS			
Automobile parts and accessories sales (no repairs).		P	P	P	P	P	P	P
Automobile rental.				P	C			
Automobile wrecking yard.								C
Automobile, tractor, truck, bus, motorcycle body and fender repair.							P	P
Automobile, tractor, truck, bus, motorcycle radiator repair and cleaning.							P	P
Automobile, tractor, truck, bus, motorcycle repair, general.							P	P
Automobile, tractor, truck, bus, motorcycle tire retreading, recapping and vulcanizing.							P	P
Automobile, tractor, truck, bus, motorcycle transmission repair service.							P	P
Bakery, retail.	P%	P	P	P	P	P	P	P
Bakeries (1,500 square feet or smaller).							P%	P%
<i>Bakery products.</i>						P	P	P
Banks and other financial institutions (with drive-through window).		PS	PS	PS	PS	PS	PS	PS
Banks and other financial institutions (without drive-through window).	P%	P	P	P	P	P	P	P
Batting cages.		C	C	C		C	C	C
Bicycle sales and repair shops.		P	P	P	P	P	P	P
<i>Bicycles and children's vehicles.</i>						P	P	P
Billiard parlors or pool hall.		C	C	C		C	C	C
Blacksmith shop.							P	P
<i>Bleaching products.</i>								P
<i>Blinds and shades.</i>						P	P	P
Boat and boat trailer sales and storage (including display, repair, and storage, and including accessory uses).							P	P
Boat, personal watercraft, and boat trailer dealers, including service, repair, and storage.				P	C			
Book, periodical and music stores.	P%						P%	P%
Bowling alleys.			C	C				
Brewery							P	P

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Uses	B-O	B-1	B-2	B-3	OS	M-1	M-2	M-3
<i>Brick, firebrick, and clay products (except coal fired).</i>								P
Business, governmental, professional, or medical office.	P	P	P	P	P	P	P	P
Business, professional, trade or vocational schools (not involving combustion engines, heavy duty trucks, heavy equipment, construction machinery, or similar vehicles or equipment).				P	P			
Camps, day or boarding, private or commercial.						C	C	C
<i>Candles, including wax or tallow manufacture.</i>								P
Carpet and rug cleaning.							P	P
<i>Carpets and rugs.</i>						P	P	P
Carwash, automatic or otherwise.				PS	CS			
Carwash or vehicle washing facility, automatic or otherwise.							C	C
Catering or delicatessen business.		P	P	P	P	P	P	P
<i>Cement, lime, gypsum, or plaster of Paris.</i>								P
Cemetery for pets.						S	S	S
Cemetery, including a crematorium.		C	C	C		C	C	C
<i>Ceramic wall and floor tiles.</i>								P
<i>Chemical and allied products.</i>								C
Child day care centers.	S	S	S	S	S	S	S	S
Children's residential facilities.		S	S	S		S	S	S
Churches and other places of worship (or expansion by more than 50% of original floor area).		C	C	C		C	C	C
<i>Cider and vinegar.</i>								P
Circus or carnival grounds, amusement park, zoo or midway, permanent or temporary for a specified time period.						C	C	C
<i>Cleaning and polishing preparations, dressings and blackings.</i>								P
Clinics.	C	P	P	P	P	P	P	P
Clothing stores.		P	P	P	P	P	P	P
Coal and wood yards, coke storage and sales.							P	P
Coating, engraving, and allied activities.							P	P
Cold storage.						P	P	P
Commercial and industrial machinery and equipment sales, rental and leasing.							P	P
Commercial landscaping operation, when done in conjunction with a nursery on the premises (see Zoning Ordinance for limitations).			C	C		C		
Commercial landscaping operation.							P	P
<i>Concrete products or central mixing and proportioning plant.</i>								P
Consignment stores (including those with online sales but not including furniture or appliances).		P	P	P	P	P	P	P
Construction equipment sales, rental or leasing.							P	P
Construction equipment sales, rental or leasing, limited to equipment with an operating weight of 13,000 lbs or less.				C				
Construction or office trailers (not to exceed one year at location).					A	A	A	A
Construction or office trailers, which shall be removed within thirty (30) days of completion of construction.	A	A	A	A		A*	A*	A*

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Uses	B-O	B-1	B-2	B-3	OS	M-1	M-2	M-3
<i>Containers, boxes, baskets or products of similar nature made from metal, fiber or plastic products.</i>							P	P
<i>Containers, boxes, baskets, or products of similar nature, but not plastic products.</i>						P	P	P
Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors.						S+	P	P
Convalescent homes, nursing homes, or homes for the aged.		S	S	S		S	S	S
Convenience stores.				PS	CS			
Convenience store without fuel sales or drive-through window food sales.		P	P	P	P	P	P	P
Convenience stores with fuel sales (see Zoning Ordinance for limitations and specific standards).		CS	PS	PS	CS	CS	CS	CS
Convenience store with more than eight fueling positions.			CS					
<i>Converted paper products.</i>							P	P
Copy and print store.		P	P	P	P	P	P	P
<i>Cosmetics.</i>					P@	P	P	P
<i>Cotton ginning.</i>								P
<i>Cotton wadding and linter.</i>								P
<i>Cottonseed oil, refining.</i>								P
Craft Brewery.		C	P	P	C		P	P
Dance halls.			C	C				
Data processing center, Internet Service Providers (ISPs), search portals and related services.	P		P	P	P	P	P	P
Daycare, adult.	S	S	S	S	S	S	S	S
Daycare, child.	S	S	S	S	S	S	S	S
Day nurseries.	S	S	S	S	S	S	S	S
Disinfectants or related industrial or household chemical compounds.								C
<i>Disinfectants, or related industrial or household chemical compounds (blending only).</i>							P	P
Distillery (alcoholic and alcoholic spirits (nonindustrial)).								P
Dog kennels, commercial		S	S	S		S		
Drafting services.					P@	P	P	P
Dry cleaning plants.							P	P
Dry cleaners.	P%/C	P	P	P	P	P	P	P
Dwelling for use by the proprietor or employee of business other than listed uses.		S	S	S				
Dwellings for resident watchmen and caretakers employed on the premises.					A	P	P	P
<i>Dye and dyestuffs.</i>								P
<i>Electrical appliances and machinery and hardware products.</i>					P@			
<i>Electrical lighting equipment.</i>						P	P	P
Electronics and appliance sales or repair.		P	P	P	P	P	P	P
<i>Electronic and computer products.</i>					P@	P	P	P

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Uses	B-O	B-1	B-2	B-3	OS	M-1	M-2	M-3
Engine testing (internal combustion engines), but not jet engines or rockets.								P
Equestrian facilities.						S	S	S
Exam preparation and tutoring.	P	P	P	P	P	P	P	P
Excavation and filling activities (clean earth fill) (see Zoning Ordinance for specific limitations).	P	P	P	P	P@	P	P	P
Excavation and filling activities, including the permanent or temporary storage of fill other than clean earth fill and the sale of fill.	C	C	C	C		C	C	C
<i>Explosives, including ammunition and fireworks, and explosive storage.</i>								C
Exposition center or fairground.						C	C	C
Exterminating establishment.							P	P
Extraction of stone, sand or gravel for sale to the public/where permit required by VA DMME (and crushing, treating, washing and/or processing of materials when conducted on the same property).						C	C	C
Fabric stores.		P	P	P	P	P	P	P
<i>Fabricated ornamental iron products and other fabricated metal products (not structural), including firearms.</i>							P	P
<i>Fabricated sheet metal products.</i>						P	P	P
Facilities and structures necessary for rendering utility service (see Zoning Ordinance for specific types and standards).	P	P	P	P	P	P	P	P
Farmers' market.		C	C	C		C	C	C
<i>Fasteners, buttons, needles and pins.</i>						P	P	P
Fence more than 4 feet high in a required front yard, where such fence is necessary for the protection of the property of a permitted use.							S	S
Fences up to seven (7) feet in height, located within the front yard on lots outside of the suburban service area.		S	S	S		S	S	S
Fertilizer storage in bags or bulk storage of liquid or dry fertilizer in tanks or in a completely enclosed building (not manufacture or processing).						S+	P	P
<i>Fiber and filament, artificial.</i>						P	P	P
<i>Fiber, fabric.</i>						P	P	P
<i>Film, photographic.</i>								P
<i>Fish curing or smoking, fish oils and meal.</i>								P
Fitness Center (indoor only).		P	P	P	P	P	P	P
Fitness center (not recreational facility).						P	P	P
Fitness center (with outdoor facilities).			PS	PS	CS			
Fitness center (with outdoor facilities and no standards).			C	C	C			
Flea market, indoor.			P	P	C			
Flea market, outdoor.			C	C				
<i>Flour and feed (milling, processing, and packaging only).</i>						S+	P	P

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Uses	B-O	B-1	B-2	B-3	OS	M-1	M-2	M-3
<i>Flour plant, pneumatic drop and forging hammering.</i>								P
Flower shops.	P%						P%	P%
Flower shops and greenhouses incidental thereto.		P	P	P	P	P	P	P
<i>Food and beverages (blending, bottling, canning, manufacturing, packaging, or processing), but not distilling of beverages, slaughtering of animals, or processing or bulk storage of grain or feeds for animals.</i>						P	P	P
Food and beverage stores.		P	P	P	P	P	P	P
Frog or fish farms, in an overlay urban development district only.						S	S	S
Fueling stations, fleet (see Zoning Ordinance for standards).			CS	PS	CS			
Fueling stations, retail (see Zoning Ordinance for standards).		CS	CS	PS	CS	CS	CS	CS
Funeral homes and funeral services, including accessory crematories.		P	P	P	P	P	P	P
Furniture refinishing.							P	P
Furniture rental.		P	P	P	P	P	P	P
Furniture stores.		P	P	P	P	P	P	P
<i>Furniture, cabinets and related products.</i>						P	P	P
<i>Galvanizing or plating (hot dip).</i>								P
General contractor and repair shops.				P	C			
Gift and novelty stores.		P	P	P	P	P	P	P
<i>Glass and glass products.</i>								P
Golf course (not miniature golf).					C			
Grain storage.						S+	P	P
Greenhouses, commercial, wholesale or retail.				P	C	C	P	P
Hardware stores.		P	P	P	P	P	P	P
Health equipment rental.		P	P	P	P	P	P	P
Health supplement stores.		P	P	P	P	P	P	P
<i>Heating, ventilating, cooking and refrigeration supplies and appliances.</i>							P	P
Heliport or helistop.	C	C	C	C	C	C	C	C
Hobby, toy and game stores.		P	P	P	P	P	P	P
Home appliance rental.		P	P	P	P	P	P	P
Home centers.			P	P	C			
Home furnishing stores.		P	P	P	P	P	P	P
Home hardware rental (small).		P	P	P	P	P	P	P
Hospitals.	C	P	P	P	P	P	P	P
Hotel, or motel, including an accessory convention hall or convention center.	C							
Hotel or motel, including one (1) dwelling for those employed on the premises.		C	P	P	P	C	C	C
<i>Household appliances and small electrical equipment.</i>						P	P	P
Ice distribution stations, automatic, or other drive-in automatic vending machine stations. Groups of vending machines shall be contained in a building.		P	P	P	P	P	P	P

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Uses	B-O	B-1	B-2	B-3	OS	M-1	M-2	M-3
<i>Ice, including dry ice.</i>							P	P
Incinerator, industrial or public.								C
<i>Industrial electrical equipment.</i>							P	P
Industrial gases - storage, transfer and distribution -where tanks exceed 5,000 gallons or where total storage on lot exceeds 20,000 gallons.							C	
Industrial gases (storage, transfer and distribution only) - storage in tanks no larger than 5,000 gallons and does not exceed 20,000 gallons per lot.							P	P
<i>Industrial gases.</i>								P
Industrial vocational training school, including internal combustion engines.							P	P
<i>Ink (mixing only).</i>							P	P
<i>Inks, from primary raw materials (including colors and pigments.)</i>								P
Insecticides and fungicides (blending only).							P	P
<i>Insecticides and fungicides.</i>								C
Institutions, educational or philanthropic, including museums, art galleries and libraries.		C	C	C		C	C	C
<i>Jewelry and silverware.</i>						P	P	P
Junkyards, open or enclosed storage of junk.								C
<i>Jute, hemp and sisal products.</i>								P
Kennels, boarding or otherwise.							P	P
Laundromats.		P	P	P	P	P	P	P
Laundry and linen services.							P	P
Lawn and garden equipment and supply stores.		P	P	P	P	P	P	P
Lawn and garden equipment and supply stores, including rental.			P	P	C			
<i>Leather and allied products, but not tanning operations.</i>							P	P
<i>Leather and hide tanning and finishing.</i>								P
Libraries.	C	C	C	C	C	C	C	C
Limited industrial uses which exceed listed floor area limitations (see Zoning Ordinance for limitations).					C			
<i>Linoleum and other hard-surface floor coverings (except wood).</i>								P
Livestock auction market.		C	C	C		C	C	C
Lumber and building materials store, retail only.			P	P	C			
Lumber and other building material, storage and sales, open or enclosed (not manufacture, steel fabricating or junk storage).						S+	P	P
Lumber yards.							P	P
Machine shops.						P	P	P
<i>Machinery.</i>							P	P
<i>Manufactured homes.</i>								P
Manufactured home sales, display and storage (see Zoning Ordinance for standards).				PS	CS			
<i>Matches.</i>								P
Material storage yards (See Zoning Ordinance for restrictions).			A	A				

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Materials recovery facilities.								C
<i>Mattresses.</i>						P	P	P
<i>Meat or fish product manufacturing, including slaughtering or preparation for packaging.</i>								P
<i>Medical equipment and supplies.</i>					P@	P	P	P
Meeting hall.	C	C	C	C		C	C	C
Millwork.							P	P
Miniature golf courses or driving ranges.		C	C	C		C	C	C
<i>Monuments and architectural stone.</i>								P
Motion Picture and sound recording industries.					P	P	P	P
Motorcycle dealers, including sales, service, and repairs, including body and fender repairs.				P	C			
Mulch processing facility (see Zoning Ordinance for standards).						C	C	P
Musical instrument and supplies stores.		P	P	P	P	P	P	P
<i>Musical instruments.</i>					P@	P	P	P
Nonaccessory tents for special purposes.		S	S	S		S	S	S
Nurseries for growing or propagation of plants, trees, and shrubs.		P	P	P	P	P	P	P
Nursing homes, convalescent homes or rest homes.		S	S	S		S	S	S
Office or construction trailers for a period not to exceed one year.					A	A	A	A
Office or construction trailers, which shall be removed within thirty (30) days of completion of construction.	A	A	A	A		A*	A*	A*
<i>Office Supplies, except paper manufacturing.</i>						P	P	P
Office supplies and stationery stores.	P%	P	P	P	P	P	P	P
Offices, business, governmental, medical or professional.	P	P	P	P	P	P	P	P
Outdoor displays (but not including seasonal displays) or promotional activities.					S			
Outdoor displays or promotional activities (other than "promotional events").		S	S	S		S	S	S
Outdoor musical or entertainment festivals.		S	S	S		S	S	S
Outdoor storage of goods or materials used in or produced by permitted commercial and industrial uses or related activities, subject to applicable district regulations.						S+		
Packaging and mailing services.		P	P	P	P	P	P	P
Paint and wallpaper stores.		P	P	P	P	P	P	P
<i>Paint and coating.</i>								C
Paintball, laser tag, and other similar games.		C	C	C		C	C	C
<i>Paperboard boxes.</i>							P	P
Parking garages, accessory to permitted uses.					A	A	A	A
Parking garages, commercial or public.						C	C	P
Parking lot, garage, or deck, accessory to permitted uses.	A	A	A	A		A*	A*	A*
Parking garage, lot or deck, nonaccessory.	C	C	P	P	C			
Party equipment rental.		P	P	P	P	P	P	P
<i>Perfumes.</i>					P@	P	P	P

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Business and Industrial Uses (Updated as of 1/8/15)

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C - Conditional Use, CS - Conditional Use with Special Standards, S - Special Exception

Uses	B-O	B-1	B-2	B-3	OS	M-1	M-2	M-3
Personal and household goods, repair, and maintenance (see Zoning Ordinance for limitations and specific standards).			P	P	C			
Personal service establishment.	P%	P	P	P	P	P	P	P
<i>Pesticide, fertilizer, and other agricultural chemicals.</i>								C
Pet shop or animal grooming establishment.		P	P	P	P	P	P	P
<i>Petroleum and coal products.</i>								C
Petroleum storage.								C
<i>Pharmaceuticals and medicines.</i>					P@	P	P	P
Pharmacies and drug stores.	P%	P	P	P	P	P	P	P
Photographic processing or blueprinting.				P	P@	P	P	P
<i>Plastic material and synthetic resins (processing only).</i>								P
<i>Plastics and rubber products.</i>							P	P
<i>Plating, electrolytic process.</i>							P	P
<i>Plumbing supplies.</i>							P	P
<i>Pottery and figurines or similar ceramic products and kilns (fired by electricity or gas only).</i>							P	P
Poultry packing and slaughtering (wholesale).							P	P
<i>Primary metals.</i>								C
Printing and publishing.					P@	P	P	P
Printing, publishing and engraving.				P	C			
Printshop.	P%/C						P%	P%
Private clubs.	C	C	C	C		C	C	P
Private garage for more than 4 automobiles, within the suburban service area.						S	S	S
Private power generation plants, producing electricity for other users.							C	C
Product finishing (enameling, lacquering, etc.).							P	P
Promotional events (see standards in Zoning Ordinance).	A	A	A	A		A*	A*	A*
Public or governmental buildings and uses, including libraries, fire stations (volunteer or otherwise), parks, parkways, and playgrounds.					C			
Public or governmental buildings and uses, including schools, fire stations (volunteer or otherwise), parks, parkways, and playgrounds; and public boat landings.		C	C	C		C	C	C
Public or governmental buildings and uses, including schools, fire stations (volunteer or otherwise), parks, parkways, and playgrounds.	C							
Public utilities or public service uses, buildings, generating or treatment plants, pumping or regulator stations, substations and transmission lines not otherwise allowed as a permitted use.	C	C	C	C	C	C	C	C
<i>Pulp, paper and paperboard.</i>								P
Race track, any type, including horses, stock cars, or drag strip.						C	C	C
Radio or television broadcasting station.		C	P	P	C	C	C	C
Radioactive waste handling.								C

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Railroad car and locomotive building and repair.								P
Railroad spur tracks.					P@	P	P	P
Railroad switching and classification yards, repair and cleaning shops, round houses, powers houses, interlocking towers, and fueling, sanding, and watering stations.								P
Railroad switching yard, primarily for railroad service in the district, team tracks and spur tracks.							P	P
Raising for sale of birds, bees, fish, rabbits and other small animals in an overlay urban development district only.		S	S	S		S	S	S
<i>Reconstituted wood products.</i>								P
Recreation facility, commercially operated (fishing or boating lake, camp ground, picnic grounds, or dude ranch, and accessory facilities), including sale of food, beverages, bait, supplies and equipment.		C	C	C		C	C	C
Recreation facility, indoor.					C			
Recreation facility, outdoor.					C			
Recreational vehicle sales and rentals, both new and used (including display, repair, and storage).							P	P
Recreational vehicle sales (new vehicles) and rentals, including display, repair, and storage.				P	C			
Recreational vehicle sales (used vehicles) and rentals, including display, repair, and storage.				C				
Refractories (other than coal fired).								P
<i>Rendering and meat byproduct processing.</i>								C
Research and development in the physical, engineering and life sciences (including testing of combustion engines as accessory to principal use).					C			
Research and development in the physical, engineering and life sciences (not testing of explosives).								P
Research and testing in the physical, engineering and life sciences (but not testing of combustion engines or explosives).					P@	P	P	P
Residence for a person employed on the premises as a resident manager, caretaker, or security guard. (see Zoning Ordinance for limitations)					A			
Restaurants.		P	P	P	P	P	P	P
Restaurants, but not drive-through restaurants.	P%							
Restaurants, carry-out.		P	P	P	P	P	P	P
Restaurant, where existing structure is converted (see Zoning Ordinance for specific standards).						C	C	C
Restaurants, fast food, but not drive-through.	P%	P	P	P	P	P	P	P
Restaurant, fast food, with drive-through.		CS	PS	PS	CS	CS	CS	CS
Restaurant with craft brewery.		P	P	P	P	P	P	P
Reupholstery and furniture repair (see Zoning Ordinance for limitations and specific standards).			P	P	C			

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Rifle or pistol ranges, trap, or skeet shooting.						S	S	S
Rifle or pistol ranges, or trap shooting (indoor only).		S	S	S				
Roller skating and ice skating rinks.			C	C				
Roof structures placed over fuel pumps at filling stations, when such structures are constructed within the required front yard setback.							S	
Sale, display, and storage of used automobiles which have been repaired or assembled on the same zoning lot. All such display and/or storage shall be within a completely enclosed building.								A
Sand and gravel storage and distribution, but not crushing or grinding.								P
Sanitary landfill or trash collection site.						C	C	C
Sawmill for cutting timber not grown on the premises.						S	S	
Sawmills and planing mills.								P
Schools for industrial vocational training, trade, or business.				P	C			
Self-storage warehouse facility (see Zoning Ordinance for specific standards).			C	C		P	P	P
Shoe repair shops.		P	P	P	P	P	P	P
Shoeshine shops.	P%						P%	P%
Sign printing and graphics store.				P	C			
<i>Signs.</i>							P	P
<i>Soap (compounding only).</i>					P@	P	P	P
<i>Soap products.</i>								P
Sound recording industries			P	P	P	P	P	P
Souvenir stores.		P	P	P	P	P	P	P
Sporting good stores.		P	P	P	P	P	P	P
<i>Sporting and athletic goods.</i>						P	P	P
Sports and recreational instruction (indoor).	P	P	P	P	P	P	P	P
Sports and recreational instruction (outdoor).						C	C	
Sports arena or stadium, commercial athletic field or baseball park.		C	C	C		C	C	C
Stable or riding academy.							C	
<i>Starch.</i>								P
Statuary goods stores, including the sale of headstones			P	P	C			
Steam generation plants producing steam for others.								C
Stockyard.								C
Stone crushing and grinding.								C
<i>Stone products.</i>								P
Storage of dead animals, offal, garbage and waste products.								C
Storage of goods or materials used in or produced by permitted commercial and industrial uses or related activities, subject to applicable district regulations.						A	A	A
Storage of office supplies and goods used in conjunction with a permitted business use. When stored outside, these supplies and goods shall be screened in accordance with the requirements of Article 7, Section 2A.			A	A				

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<i>Structural iron and steel products.</i>								P
Studios for artists, photographers, sculptors, or musicians, to include instruction.	P	P	P	P	P	P	P	P
Swimming or tennis club, commercially operated.	C	C	C	C		C	C	C
Tailors.		P	P	P	P	P	P	P
Taxidermy shop.		C	C	C		C	C	C
Telecommunications arrays, located on an existing structure (see Zoning Ordinance for standards).	A	A	A	A	A	A	A	A
Telecommunications towers and related facilities - 50 feet or less within the "FAA Part 77 Area"; otherwise, 100 feet or less.	P	P	P	P	P	P	P	P
Telecommunications towers and related facilities - between 50 and 140 feet in height on properties located within the "FAA Part 77 Area"; otherwise, between 100 and 140 feet in height.	S	S	S	S	S	S	S	S
Telecommunications towers and related facilities taller than 140 feet (and temporary telecommunications towers and related facilities of any height).	C	C	C	C	C	C	C	C
Temporary buildings for use as a sales or rental office for an approved business development or non-residential subdivision.				S				
Temporary buildings for use as a sales or rental office for an approved real estate development or subdivision.		S	S			S	S	S
Temporary health care structure sales, display, and storage.				PS	CS			
Testing of jet engines and rockets.								C
<i>Textile and fabric finishing.</i>						P	P	P
<i>Textile bleaching.</i>								P
<i>Textile furnishings.</i>						P	P	P
Theater, but not a drive-in theater.		C				C	C	C
Theaters, including drive-in theaters.			C	C			C	
Tire sales and service.				P	C		P	P
Tobacco stores.		P	P	P	P	P	P	P
<i>Tobacco and tobacco products (including wholesale and distribution).</i>							P	P
<i>Tools and dies.</i>					P@	P	P	P
<i>Toys, games and dolls.</i>					P@	P	P	P
Transportation equipment manufacturing, except locomotive and railroad car building and repair.							P	P
Travel agencies.	P%						P%	P%
Truck dealers (new vehicles), including sales, service, and repairs, including body and fender repairs, limited to pickup or panel trucks with a gross vehicle weight rating of 19,500 pounds or less.					PS	CS		
Truck dealers (used vehicles), including sales, service, and repairs, including body and fender repairs, limited to pickup or panel trucks with a gross vehicle weight rating of 19,500 pounds or less.					C			
Truck rental, not including tractor trailers and limited to pick-up or panel trucks with a gross vehicle weight rating of 26000 lbs or less.				P	C			

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Truck sales and repairs, including body or fender repairs.							P	P
Truck stops.				C			C	C
Truck terminal.							P	P
Utility trailer sales and rental.				P	C			
<i>Vegetable oil.</i>							P	P
Vehicle storage area (not parking garages), including the storage of empty trailers.							P	P
<i>Veneer, plywood and engineered wood products.</i>							P	P
<i>Vitreous enameled metal products.</i>						P	P	P
<i>Wall board and plaster, building, insulation, and composition flooring.</i>								P
Warehouse, with not more than 2500 square feet of accessory storage per establishment.			P	P	C			
Warehouse, having more than 2500 square feet of floor area and no more than 5000 square feet of floor area.			C					
Warehouse with up to 15,000 square feet of floor area.				C				
Warehousing, storage, wholesaling and distribution (not truck terminals).					P@	P	P	P
Water well drilling services.							P	P
Welding or soldering shops.							P	P
Wetland banks, facilities used for stormwater management, and conservation projects.	A	A	A	A		A*	A*	A*
Wholesale establishments (2,500 square feet of accessory storage per establishment or smaller).			P	P	C			
Wholesale establishments, (between 2,500 and 5,000 square feet of accessory storage per establishment).			C	P	C			
Wholesale establishment with up to 15,000 square feet of floor area.				C				
Wholesale motor vehicle auction							C	
Wineries (not including vineyards).						P	P	P
<i>Wire rope and cable.</i>								P
<i>Wood Containers and Pallets.</i>							P	P
<i>Wood preservation.</i>								P
<i>Wood trusses.</i>								P

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