

PRINCIPAL USE TABLE

P=PERMITTED BY RIGHT C=ALLOWED WITH A CONDITIONAL USE PERMIT PD=ALLOWED SUBJECT TO A PD PLAN BLANK CELL=PROHIBITED

CLASSIFICATION standards (Sec. 83-432)	USE also refer to Definitions (Sec. 83-521)	RURAL						VILLAGE GROWTH AREA DISTRICTS									TRANSITION				SPECIFIC PRINCIPAL USES	
								BASE						PLANNED DEVELOPMENT ⁴								
		A-20	A-10	A-C	RR ¹	RR-5	CR	R-2	VR	VC	CC	I-1	I-2	M	VR-PD	VC-PD	CC-PD	R-U	O	C		CHSC
AGRICULTURAL USES																						
AGRICULTURAL USES Sec. 83-432(b)	Animal confinement facility			P																		
	Animal production (other than an animal confinement facility)	P	P	P	P																	
	Crop production	P	P	P	P	P																
	Dairy (other than an animal confinement facility)	P	P	P	P																	
	Forestry and logging	P	P	P	P					P	P	P	P	PD	PD	PD						Sec. 83-177(5) (applicable only to RR)
	Greenhouse, nursery, and floriculture production	P	P	P	P		P			P	P	P								P		
AGRICULTURE RELATED USES Sec. 83-432(b)(2)	Agricultural support (direct)	P	P	P	P																	
	Agricultural support (indirect)	P	P	P			P															
	Farm winery	P	P	P	P	C	P															
	Farm winery, special impact	C	C																			Sec. 83-432(b)(2)(b)
	Horse boarding and equestrian training	P	P	P	P	C	C															
	Horse racetrack or show grounds	C	C	P	C																	
	Livestock market	C	C	C			C													C		
	Sawmill, commercial		C								C	P										Sec. 83-432(b)(2)(c)
Farm worker housing		C	C																			
RESIDENTIAL USES																						
HOUSEHOLD LIVING USES Sec. 83-432(c)(1)	Dwelling, duplex							P	P	C					PD	PD		P			P	Sec. 83-432(c)(1)(a)
	Dwelling, live/work							P		P	P				PD	PD			C	C	P	Sec. 83-432(c)(1)(b)
	Dwelling, manufactured home	P	P	P	C													C				Sec. 83-432(c)(1)(c)
	Dwelling, multifamily							C		C					PD	PD		C				
	Dwelling, single-family detached	P	P	P	P	P	P	P	P						PD	PD		P			P	Sec. 83-432(c)(1)(d)
	Dwelling, three- or four- family									P	C				PD	PD		C			P	Sec. 83-432(c)(1)(e)
	Dwelling, townhouse								P	P	C				PD	PD		C			P	
GROUP LIVING USES Sec. 83-432(c)(2)	Dwelling upper-story									P					PD						P	
	Manufactured home park		C																			Sec. 83-432(c)(1)(f)
	Assisted living facility		C					C	C	C	P				PD	PD			C		C	
	Continuing care retirement community		C							C	C				PD	PD			C			Sec. 83-432(c)(2)(a)
	Hospice facility		C							C	C	P			PD	PD						
Rooming or boarding house		C			C		C	C						PD	PD						Sec. 83-432(c)(2)(b)	
INSTITUTIONAL USES																						
COMMUNICATION USES Sec. 83-432(d)(1)	Newspaper or magazine publishing										P	P							C			
	Radio or television broadcast										P	P							C			
	Telecommunications facility, collocated	P	P	P		P	P	P	P	P	P	P	P	PD	PD	PD	P	P	P	P		Sec. 83-432(d)(1)(a)
[community uses]	Telecommunications tower	C	C	C						C	C	C	P	C		PD	PD		C	C	C	Sec. 83-432(d)(1)(a)(7)
	Community center		C	C		C	P	C		P	P				PD	PD				P	P	
	Library		P			P	C	P	C		P	P			PD	PD		P	P	P	P	
	Museum		C			C	P			C	P				PD	PD		C	P	P	C	
	Adult day care center		P				P	C	C	P	P				PD	PD		C	C	P	P	
[education uses]	Child day care center		P				P	C	C	P	P				PD	PD		C	P	P	P	Sec. 83-432(d)(2)(a)
	College or university		C			C						C			PD	PD		C	C			
	Private school		C			C	C	C	C	P	P	P			PD	PD		C	C		P	
	Public school		P			P	P	P	P	P	P				PD	PD		P			P	
[government uses]	Vocational or trade school		C			C	C	C	P	P		P	P		PD	PD		C	C	C		
	Correctional facility		C			P																Sec. 83-177(12) (applicable only to RR)
	Courthouse facility		P			C				P	P					PD	PD				P	
	Fire or EMS station		P	P		C	P	P	P	C	P	P	P	P	PD	PD	PD	P		P	P	
	Fire training facility		C			C						P	P									
Government administrative offices		P			P					P	P				PD	PD		C	P	P	P	

CLASSIFICATION standards (Sec. 83-432)	USE also refer to Definitions (Sec. 83-521)	RURAL						VILLAGE GROWTH AREA DISTRICTS									TRANSITION				SPECIFIC PRINCIPAL USES
								BASE						PLANNED DEVELOPMENT ⁴							
		A-20	A-10	A-C	RR ¹	RR-5	CR	R-2	VR	VC	CC	I-1	I-2	M	VR-PD	VC-PD	CC-PD	R-U	O	C	
	Government maintenance, storage, or distribution facility		P		C				P	P	P	P						C	C	P	
	Law enforcement facility		P		C		P		P	P	P	P		PD	PD	PD	C	P	P	P	
	Post office		P		C		P		P	P					PD	PD	C	P	P	P	
HEALTH CARE USES Sec. 83-432(d)(3)	Hospital								C	C					PD	PD	C		C		Sec. 83-432(d)(3)(a)
	Massage clinic								P	P	P				PD	PD	C	P	P	P	
	Medical or dental clinic						P		P	P	P				PD	PD	C	C	C	P	
	Medical or dental lab								P	P	P				PD	PD		C	C	P	
	Medical treatment facility								P	P					PD	PD		C	C	C	
	Nursing home		C												PD						P
OPEN SPACE USES Sec. 83-432(d)(4)	Cemetery	C	C	C	C	C	C		C	C					PD	PD		C	C	C	Sec. 83-432(d)(4)(a)
	Community garden	P	P	P		P	P	P	P	P				PD	PD	PD	P	P	P	P	Sec. 83-432(d)(4)(b)
	Park or greenway	P	P	P	C	P	P	P	P	P	P	P		PD	PD	PD	P	P	P	P	
	Public square or plaza							C	P	C	C				PD	PD	C	C	C	C	
OTHER INSTITUTIONAL USES Sec. 83-432(d)(5)	Civic center									C	C				PD	PD			C		Sec. 83-432(d)(5)(a)
	Club or lodge		C		C					P	P				PD	PD	C		C	P	Sec. 83-432(d)(5)(b)
	Halfway house		C					C	C	C										C	
	Homeless shelter									C										C	
	Place of worship	C	P		P	C	C	C	C	C	P	C		PD	PD	PD	C	C	C	C	Sec. 83-432(d)(5)(c)
TRANSPORTATION USES Sec. 83-432(d)(6)	Shelter for victims of domestic abuse		C					C	C	C				PD						C	
	Airport	C	C	C																	Sec. 83-432(d)(6)(a)
	Airstrip	C																			Sec. 83-432(d)(6)(a)
	Helicopter landing facility	C	C	C							P	P									Sec. 83-432(d)(6)(b)
UTILITY USES Sec. 83-432(d)(7)	Surface transportation passenger station/terminal						C		P	P	P	P		PD	PD	PD					
	Solar energy farm	C	C									C									
	Utility use, major	C	C	C	C	C			C	C	C	P	P	PD				C	P	C	Sec. 83-432(d)(7)(a)
	Utility use, minor	P	P	P	P	P	P	P	P	P	P	P	P	PD	PD	PD	P	P	P	P	
COMMERCIAL USES																					
ADULT USES Sec. 83-432(e)(1)	Adult book or video store									C											Sec. 83-432(e)(1)(a)
	Adult motion picture theater									C											Sec. 83-432(e)(1)(a)
ANIMAL CARE USES Sec. 83-432(e)(2)	Animal grooming		C				P			P	P	P			PD	PD		P	P	P	
	Animal shelter	C	C	C			C			C	C	C							C		Sec. 83-432(e)(2)(a)
	Pound	C	C	C			C			C	C	C							C		Sec. 83-432(e)(2)(a)
	Kennel, commercial	C	C	C	C		C			C	C	C			PD	PD			C		Sec. 83-432(e)(2)(a)
	Veterinary clinic	C	C				C			P	P	P			PD	PD			C	P	Sec. 83-432(e)(2)(a)
BUSINESS SUPPORT SERVICES USES Sec. 83-432(e)(3)	Business service establishment									P	P	C	C		PD	PD		C	C	P	
	Conference or training center	C	C				C			P	P				PD	PD	C		C	C	Sec. 83-432(e)(3)(a)
	Data center									P	P										
EATING/DRINKING ESTABLISHMENT USES Sec. 83-432(e)(4)	Bar or lounge									P	P				PD	PD			C		Sec. 83-432(e)(4)(a)
	Brewpub						P			P	P	P			PD	PD		C	C	P	Sec. 83-432(e)(4)(b)
	Nightclub									P					PD	PD			C		Sec. 83-432(e)(4)(a)
	Restaurant with drive-through service									P					PD	PD					Sec. 83-432(e)(4)(c)
	Restaurant without drive-through service						P ³			P	P	P			PD	PD				P	
	Specialty eating or drinking establishment						P ³			P	P	P			PD	PD			P	P	
[office facility uses]	Contractor's office						C			P	P	P						C	C	P	
	Professional offices						P			P	P	P			PD	PD	C	P	P	P	
	Other office facility									P	P				PD	PD					
RECREATION / ENTERTAINMENT	Amusement park											C									
	Arena, stadium, or amphitheater											C				PD					Sec. 83-432(e)(5)(a)
	Auditorium or stage theater											P				PD				C	
	Country club	C	C		C			C	C			C				PD	C				
	Fairground	C	C																		
	Golf course	C	C		C	C		C								PD	C				
	Marina, commercial	C	C								C	P	P			PD			C		
	Marina, noncommercial	P	P	P		P		C								PD					
	Motion picture theater										P	P			PD	PD					

CLASSIFICATION standards (Sec. 83-432)	USE also refer to Definitions (Sec. 83-521)	RURAL						VILLAGE GROWTH AREA DISTRICTS									TRANSITION				SPECIFIC PRINCIPAL USES		
								BASE						PLANNED DEVELOPMENT ⁴									
		A-20	A-10	A-C	RR ¹	RR-5	CR	R-2	VR	VC	CC	I-1	I-2	M	VR-PD	VC-PD	CC-PD	R-U	O	C		CHSC	
EXTRACTION USES Sec. 83-432(f)(1)	Oil or gas extraction																				P		
	Other surface mining																					P	
INDUSTRIAL SERVICE USES Sec. 83-432(f)(2)	Commercial landscape operation		C		P ²				C	P	P										C		
	Educational, scientific, or industrial research and development									P	P												
	Fuel oil or bottled gas distribution or storage									C	C												
	Commercial industrial services									P	P												
	General industrial services											P											
	Heavy vehicle/equipment repair and servicing		C								P	P											Sec. 83-432(f)(2)(b)
	Heavy vehicle/equipment sales, rental, or storage										P	P											Sec. 83-432(f)(2)(c)
	Metal-working, welding, pipe fitting, or woodworking										P	P											
	Moving and storage establishment										P	P											
	Printing or other similar reproduction facility										P	P											
Woodworking										P	P												
MANUFACTURING AND PRODUCTION USES Sec. 83-432(f)(3)	Abattoir																				C		
	Asphalt or concrete plant		C																				Sec. 83-432(f)(3)(a)
	Bottling plant																						
	Brewery or distillery		C																			P	
	Manufacturing, assembly, or fabrication, heavy										C	P											Sec. 83-432(f)(3)(b)
	Manufacturing, assembly, or fabrication, light										C	P	P										Sec. 83-432(f)(3)(c)
	Micro brewery		C									P	P									P	
Micro distillery		C								C	P	P									C	P	
Winery		C		P							P	P										P	
WAREHOUSE AND FREIGHT MOVEMENT USES Sec. 83-432(f)(4)	Outdoor storage (as a principal use)																						Sec. 83-432(f)(4)(a)
	Truck or freight terminal																						Sec. 83-432(f)(4)(b)
	Warehouse, distribution or storage																						Sec. 83-432(f)(4)(b)
WASTE-RELATED USES Sec. 83-432(f)(5)	Convenience center, county		C								P	P	P										
	Hazardous material collection site																						Sec. 83-432(f)(5)(a)
	Junkyard/salvage yard											C	P										Sec. 83-432(f)(5)(b)
	Land clearing debris disposal																						Sec. 83-432(f)(5)(c)
	Resource recovery facility																						Sec. 83-432(f)(5)(d)
Recycling drop-off center											P	P	P	P							P	P	Sec. 83-432(f)(5)(e)
WHOLESALE USES Sec. 83-432(f)(6)	Wholesale trade establishment																						Sec. 83-432(f)(6)(a)

footnotes:

1. Provisions brought forward from 2013 zoning ordinance. District will remain from Fine Creek east on Route 711 to the Chesterfield Co. line on the north side of Route 711. See Sec. 83-177 and 178 for full list of permitted uses.
2. "Limited commercial landscaping contractor"
3. Permitted if less than or equal to 3,500 square feet in area. Conditional Use Permit required if greater than 3,500 square feet in area.
4. See § 83-282 for general standards for all planned development districts, especially subsection (e) (conversion schedule) re converting uses from one type to another type of use.

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USE also refer to Definitions (Sec. 83-521)	RURAL						VILLAGE GROWTH AREA DISTRICTS									TRANSITION				SPECIFIC ACCESSORY USES & STRUCTURES	
							BASE						PLANNED DEVELOPMENT ³								
	A-20	A-10	A-C	RR ¹	RR-5	CR	R-2	VR	VC	CC	I-1	I-2	M	VR-PD	VC-PD	CC-PD	R-U	O	C		CHSC
Shipping containers as storage	P	P	P																		Sec. 83-438(v)
Shooting range, non-commercial	P	P	P	P																	Sec. 83-177(14)
Small wind energy system	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 83-438(w)
Solar energy collection system	P	P	P		P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 83-438(x)
Storage sheds for lawn and garden tools				P	P		P										P				
Swimming pool, spa, or hot tub	P	P	P		P	P	P	P	P	P				P	P		P	P	P	P	
Television or radio antenna	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 83-438(y)

footnotes:

1. Provisions brought forward from 2013 zoning ordinance. District will remain from Fine Creek east on Route 711 to the Chesterfield Co. line on the north side of Route 711. See Sec. 83-177 and 178 for full list of permitted and conditional uses.

2. Minimum of 3 acres required in RR.

3. general standards for all PD districts found at Sec. 83-282

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TEMPORARY USE/STRUCTURE TABLE¹

P=PERMITTED TEMPORARY USE C=ALLOWED WITH A CONDITIONAL USE PERMIT B=ALLOWED WITH TEMPORARY BUSINESS PERMIT BLANK CELL=PROHIBITED

USE <small>also refer to Definitions (Sec. 83-521)</small>	RURAL						VILLAGE GROWTH AREA DISTRICTS									TRANSITION				SPECIFIC TEMPORARY USES & STRUCTURES ⁴	
							BASE						PLANNED DEVELOPMENT ³								
	A-20	A-10	A-C	R-R ²	RR-5	CR	R-2	VR	VC	CC	I-1	I-2	M	VR-PD	VC-PD	CC-PD	R-U	O	C		CHSC
Estate sale/auction	B	B	B		B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	Sec. 83-445(b)
Farmer's market (as a temporary use)	B	B	B						B	B					B	B			B	B	Sec. 83-445(a)
Garage or yard sale	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 83-445(b)
Manufactured home used pending construction of conventional dwelling as primary residence	P	P	P																		Sec. 83-445(c)
Model sales home/unit		P		P	P		P	P	P	P				P	P		P				Sec. 83-445(d)
Outdoor seasonal sales	B	B	B		B	B			B	B	B				B	B			B		Sec. 83-445(e)
Portable sawmill	P	P	P	P							P	P									Sec. 83-177(5) <small>(applicable only to RR)</small>
Post-disaster temporary dwelling	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 83-445(f)
Temporary business (other than outdoor seasonal sales)	B	B	B			B			B	B									B	B	Sec. 83-445(g)
Temporary construction-related structure or facility	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	Sec. 83-445(h)
Temporary family health care structure	P	P	P		P	P	P	P						P	P		P				Sec. 83-445(i)
Temporary second dwelling for an elderly or infirm family member		C	C	C	C																Sec. 83-445(j)

footnotes:

1. Temporary events involving the occasional gathering of groups or individuals for entertainment, contests, performances, etc. are regulated under Chapter 6, Article II, of the Code of the County of Powhatan, Virginia
2. Provisions brought forward from 2013 zoning ordinance. District will remain from Fine Creek east on Route 711 to the Chesterfield Co. line on the north side of Route 711. See Sec. 83-177 and 178 for full list of permitted and conditional uses
3. General standards for all PD districts found at §83-282
4. general standards for all temporary uses and structures found at §83-443; prohibited temporary uses and structures found at §83-442(c)

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