**PART 101 USE DEFINITIONS**

***Adult bookstore*** means an establishment that devotes more than 15 percent of the total floor area utilized for the display of books and periodicals to the display and sale of the following: (a) books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, blue ray discs, compact discs, digital video discs, video cassettes, slides, tapes, records, or other forms of visual or audio representations which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas;" or (b) instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities." An adult bookstore does not include an establishment that sells books or periodicals as an incidental or accessory part of its principal stock-in-trade and does not devote more than 15 percent of the total floor area of the establishment to the sale of books and periodicals, or photographs, films, motion pictures, blue ray discs, compact discs, digital video discs, video cassettes, slides, tapes, records, or other forms of visual or audio representations.

***Adult model studio*** means an establishment open to the public where, for any form of consideration or gratuity, figure models who display "specified anatomical areas" are provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons, other than the proprietor, paying such consideration or gratuity. This provision shall not apply to any school of art which is operated by an individual, firm, association, partnership, corporation, or institution which meets the requirements established in the Code of Virginia, for the issuance or conferring of, and is in fact authorized there under to issue and confer, a diploma.

***Adult motion picture arcade*** means a place to which the public is permitted or invited where coin or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing "specified sexual activities" or specified "anatomical areas."

*Adult motion picture theatre* means an establishment, with a capacity of 50 or more persons, where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are shown; and in which a substantial portion of the total presentation time is devoted to the showing of material which is distinguished or characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas" for observation by patrons.

***Adult use*** means any adult bookstore, adult motion picture theatre, adult mini-motion picture theatre, adult motion picture arcade, or adult model studio, as defined in this chapter.

***Agricultural*** *service* means services provided specifically for the agricultural community which is not directly associated with a farm operation. Included in this use type would be servicing of agricultural equipment, independent equipment operators, and other related agricultural services.

***Agriculture*** means the use of land for the production of food and fiber, including farming, dairying, pasturage, agriculture, horticulture, viticulture, and animal and poultry husbandry. The keeping of a cow, pig, sheep, goat, male chicken (rooster) or similar animal shall constitute agriculture regardless of the size of the animal and regardless of the purpose for which it is kept. The keeping of female chickens in compliance with section 86-515.1 shall not constitute agriculture. The keeping of horses in compliance with section 86-515.2 shall not constitute agriculture. A garden accessory to a residence shall not be considered agriculture (see definition for Garden, home).

***Amateur radio tower*** means a structure on which an antenna is installed for the purpose of transmitting and receiving amateur radio signals erected and operated by an amateur radio operator licensed by the Federal Communications Commission (FCC).

*Antique shop* means a place offering primarily antiques for sale. An antique for the purposes of this chapter shall be a work of art, piece of furniture, decorative object, or the like, of or belonging to the past, at least 30 years old.

***Arcade, amusement*** means a building or part of a building containing four or more video, pinball, or other similar player-operated amusement devices, in any combination, for commercial use.

***Art gallery (private)*** means a place for display or retail facility for finished art materials, including paintings, statues, tapestries, ceramics, or other art objects.

***Asphalt plant*** means an establishment engaged in manufacturing or mixing of paving materials derived from asphaltic mixtures or tar.

***Assisted care residence*** means an establishment, as identified in Code of Virginia § 15.2-2291, that provides shelter and services for no more than eight individuals, which may include meals, housekeeping, and personal care assistance. Residents can maintain a semi-independent lifestyle, not requiring the more extensive care of a nursing home. This use does not include care for individuals with current illegal use or addiction to controlled substances.

***Brewery and bottling facility*** means an industrial operation involving the brewing and bottling of beverages for local, regional, or national distribution and which may involve routine truck traffic. Brewery and bottling operations may be permitted in restaurants as an accessory use when integrated into the restaurant operations, with limited distribution and wholesaling permitted.

***Brewery, Craft*** means an operation involving the brewing and bottling of beverages for minimal local, regional, or national distribution. Production cannot exceed 10,000 barrels per year. May or may not be associated with a restaurant. The area used for brewing, bottling, and kegging shall be less than 50 percent of the total floor area of the space.

***Business school*** means a noncollege degree-granting school offering courses in office machine operation, computers, data processing, software, secretarial, and related skills, schools, including educational correspondence courses, tutoring, and continuing education; offices and classroom facilities are permitted by right, however, laboratory or other specialized training facilities are to be evaluated based upon the zoning district in which the school is located.

***Business support service*** means an establishment or place of business engaged in the sale, rental or repair of office equipment, supplies and materials, or the provision of services used by office, professional and service establishments. Typical uses include office equipment and supply firms, small business machine repair shops, convenience printing and copying establishments, as well as temporary labor services.

***Butcher shop*** means a retail service of selling fresh meats that may be cut on site. This use does not include the slaughtering of animals or other related meat processing.

***Carnival*** means a traveling enterprise offering amusements.

***Carpet or flooring retail sales*** means retail sales of carpet and other floor covering, in which less than 50 percent of the facility is storage area or installation work area that is not open to the general public.

***Catering, commercial*** means preparation of food and related materials for a special event, occasion, or other temporary contract, which may be sold or consumed on site as a secondary use or delivered to a location other than where prepared. Uses shall include small craft kitchens that produce baked goods, spices, sauces, candies and similar products. Restaurant seating requirements shall not apply.

***Cemetery* means** land used or dedicated to the burial of the dead, including columbariums, crematoriums, mausoleums, and necessary sales and maintenance facilities. Funeral services use types shall be included when operated within the boundary of such cemetery.

***Child care facility*** means any facility (other than a facility operated by the state, a country or city or other governmental body) maintained for the purpose of receiving children for full-time care, maintenance, protection and guidance, separated from their parents or guardians, except:

(1) A bona fide education institution, authorized under the provisions of this chapter, whose pupils, in the ordinary course of events, return annually to the homes of their parents or guardians for not less than two months of summer vacation.

(2) An establishment required to be licensed under Code of Virginia, title 35.1, chapter 3, as a summer camp, and authorized for such use under the provisions of this chapter.

(3) A bona fide hospital legally maintained as such and authorized for such use.

***Child day center***means any child care facility that is operated as a child day program, as defined in Code of Virginia, § 63.2-100, offered to (i) two or more children under the age of 13 in a facility that is not the residence of the provider or of any of the children in care or (ii) 13 or more children at any location, except:

(1) An establishment required to be licensed under Code of Virginia, title 35.12, chapter 3, as a summer camp, and authorized for such use under the provisions of this chapter.

(2) A public school.

(3) A private school.

(4) A kindergarten/nursery school.

(5) A Sunday school conducted by a religious institution, or a facility operated by a religious institution where children are cared for during short periods of time when persons responsible for such children are attending religious services.

***Club***means a use providing meeting or social facilities for civic or social clubs, and similar organizations and associations, primarily for use by members and guests. Recreational facilities, unless otherwise specifically cited in this section, may be provided for members and guests as an accessory use. This definition shall not include fraternal or sororal organizations associated with colleges or universities. A club does not include a building in which members reside.

***Cold storage facility*** means a facility primarily engaged in the warehousing and storage of goods under refrigeration; may include incidental processing, preparing or packaging of items for storage.

***College, university or seminary*** means an institution of higher education, including teaching and research, and offering a course of general studies leading to advanced academic degrees; which may include related facilities such as, but not limited to, classroom buildings; libraries; laboratories (functioning within zoning district limits); dormitories (except when specifically prohibited); administration; physical plant; dining hall; campus center; theater; student gymnasium, stadium, fieldhouse.

***Commercial artist or photographer's studio*** means facility primarily engaged in painting, photographic, graphic art and other art forms or video services. Film development facilities shall occupy 25 percent or less of the gross floor area of the principal use.

***Composting***means a process by which animal wastes and plant discards are combined and manipulated to produce a soil additive/nutrient. Composting does not include the processing of municipal waste.

***Computer and Network Services*** means a use involving a building/premise in which a majority of the use is occupied by people and staff engaged in activities related to work that is focused on supporting computers and/or telecommunications and related equipment where information is processed, transferred and/or stored. This includes satellite dish facilities, internet service providers, network operations centers and web teleconferencing facilities, but shall not include a Data Center.

***Construction sales and service*** means an establishment or place of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures, but specifically excluding automobile or equipment supplies otherwise classified herein. Typical uses include lumber yards, building material stores and home supply establishments.

***Consumer repair service*** means an establishment primarily engaged in the provision of repair services to individuals and households, rather than businesses, but excluding automotive and equipment repair use types. Typical uses include appliance repair shops, shoe repair, watch or jewelry repair shops, or repair of musical instruments.

***Continuing care retirement community*** means a facility providing a graduated range of services to elderly and handicapped persons, from independent living facilities to congregate housing facilities within which are available meal preparation, laundry and cleaning services; providing common recreation and service facilities for the exclusive use of all residents of the center; may include assisted living, nursing or convalescent care and other medical facilities.

***Contractor or tradesman* office** means building or service industry contractors, including but not limited to plumbing, heating, air conditioning, carpentry, electrical, masonry, and metal working. Typically office, indoor material storage, vehicle storage, and limited outdoor storage uses.

***Contractor or tradesman's shop (limited)*** means a shop that does not involve millwork, operation of heavy equipment, furnaces or heating pots, or the dipping of furniture. Cabinet making, floor work, duct work, framing and other similar light work on or off-site is permitted.

***Contractor or tradesman's shop (unlimited)*** means contracting or trade operations involving millwork with industrial lathe, heavy equipment, furnaces or heating pots, automated tools, or the dipping or refinishing of furniture, or similar processes.

***Contractor yard*** means an outdoor storage area of materials, equipment and company vehicles for contractors typically engaged in construction or landscaping activities. Typically, is an ancillary use of a Contractor or tradesman office.

***Crisis center*** means a facility providing temporary protective sanctuary for victims of crime or abuse including emergency housing during crisis intervention for individuals, such as victims of physical attacks, rape, or abuse.

***Crematory, crematorium*** means an establishment containing a furnace for the purpose of reducing dead bodies to ashes by burning.

***Cultural arts center*** means establishment for the presentation of art, scientific, cultural or historical materials, music, or live theatrical or musical productions, but not including dinner theaters; this includes, but is not limited to, museums, noncommercial art galleries, arboreta, aquariums, botanical or zoological gardens, auditoriums, and music conservatories, to include amphitheaters when accessory to such establishments.

***Dance hall*** means an establishment in which more than ten percent of the total floor area is designed or used as a dance floor, or where an admission fee is directly collected, or some other form of compensation is obtained for admission to or use of a dance floor.

***Data center*** means a use involving a building/premise in which the majority of the use is occupied by computers and/or telecommunications and related equipment, including supporting equipment, where information is processed, transferred and/or stored.

***Distillery*** means a facility for distillation of fermented products to produce distilled beverages with a high alcohol content. Such facilities may include bottling, packaging, warehousing and distribution.

***Distribution and fulfillment center*** means a facility where goods or products are stored on-site temporarily, for the purpose of delivery to a neighborhood retail and fulfillment center or residential property. Such facilities may include automated systems, office space, and a pick and pack area to be used by employees for sorting and packaging goods and products for delivery from available, on-site inventory. Distribution and fulfillment center may include Warehousing and is not defined as Retail uses with an accessory delivery component.

***Donated materials collection center*** means a building where donated items are accepted, processed, and sold to the general public. The term shall not include any such use that is accessory to or located in the same lot as a place of religious worship or assembly.

***Donation drop-off*** *box* means any container, storage unit or unoccupied structure, other than an accessory building or structure, that is located outside of a building intended or used for the holding of charitable or for-profit donated items by the general public, including but not limited to clothing, toys, books, and newspapers, with the collection of donated items made at a later date or time. This term shall not include recycling collection points.

***Drive-in facility*** means an establishment that, by design, physical facilities, or by service or packaging procedures, encourages or permits customers to receive services, obtain goods, or be entertained while remaining in motor vehicles.

***Dry Cleaning, pick-up***means an establishment that provides pick-up and drop-off services of garments, and the cleaning process is handled off site.

***Dry Cleaning, processing***means a processing facility that cleans garments with an organic solvent, without using water. May include a customer pick-up and drop-off operation.

***Dwelling, Apartment***means a structure under single management with two or more dwellings units that are for lease or rent.

***Dwelling, Duplex*** means the use of an individual structure for two dwelling units which share at least one common wall, each occupied by one family. Each dwelling shall have an individual lot. At least one side of a duplex must be exposed to the exterior.

***Dwelling, emergency*** means a dwelling used temporarily for the period of reconstruction or replacement of an uninhabitable dwelling lost or destroyed by fire, flood, or other act of nature, or used temporarily as housing relief to victims of a federally declared disaster.

***Dwelling, Manufactured home* (mobile home)** means a structure subject to federal regulations, built since June 15, 1976, which is transportable in one or more sections; is eight feet or more in width and 40 body feet or more in length in the traveling mode, or is 320 or more square feet when erected on site; is built on a permanent chassis; is designed to be used as a single-family dwelling, with or without a permanent foundation when connected to the required facilities; and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure. This structure is not constructed to meet the Industrialized Building Code, Council of American Building Officials, Virginia Uniform Statewide Building Code Use Group R-4.

***Dwelling, multi-family*** means a building or portion thereof which contains three or more dwelling units for permanent occupancy, regardless of the method of ownership. Included in the use type would be garden apartments, low- and high-rise apartments, apartments for elderly housing and condominiums.

***Dwelling, single-family*** means a residential building containing a single dwelling unit on a single lot.

***Dwelling, temporary health care structure***means a transportable residential structure, as required by and pursuant to all conditions set forth in the Code of Virginia §15.2-2292.1,providing an environment facilitating a caregiver’s provision of care for a mentally or physically impaired person, that (i) is primarily assembled at a location other than its site of installation; (ii) is limited to one occupant who shall be the mentally or physically impaired person, or in the case of a married couple, two occupants, one of whom is a mentally or physically impaired person and the other requires assistance with one or more activities of daily living as defined in §63.2- 2200, as certified in writing by a physician licensed in the Commonwealth; (iii) has no more than 300 gross square feet; and (iv) complies with applicable provisions of the Industrialized Building Safety Law (§36-70 et seq.).

***Dwelling, townhouse*** means a group of two or more attached single- family dwelling units which are generally joined to one another by a common party wall, a common garage and/or with connecting permanent and architecturally unified structures such as breezeways, carports, or walls, which structures continue the design, pattern and/or materials of the facade from one dwelling unit to another, and are located on individual lots. Connecting structures and outdoor living space may be so designed as to provide access between front and rear yards. Each unit shall have its own ground floor external entrance and not be occupied by more than one family. Single-family attached dwelling includes any unit that does not meet the definition of single-family detached dwelling or multifamily dwelling.

***Dwelling, upper-story apartment*** means an apartment dwelling, as a secondary or ancillary use in mixed-use commercial or office structures, located on any floor above the ground floor (second-story or above). Such units may provide a residence for the owner, manager, or employees of the business on the first floor of the same building or may be rented out to the public.

***Dwelling Unit*** means a single unit providing complete, independent living facilities for one family, including permanent provisions that are interconnected from within the unit for living, sleeping, eating, cooking, and sanitation.

***Dwelling Unit, Accessory*** means a divided portion of a primary dwelling or an accessory structure for the use of creating a second dwelling on a residential lot.

***Educational facility, primary/secondary*** means a public, private or parochial school offering instruction at the elementary, junior and/or senior high school levels in the branches of learning and study required to be taught in the public schools of the Commonwealth of Virginia.

***Electric Substation*** means an electrical installation which contains generation or power-conversion equipment and associated electric equipment and parts, such as switchboards, switches, wiring, fuses, circuit breakers, compensators and transformers.

***Equipment and material storage*** means a structure or lot where material, construction equipment and other mobile equipment is stored.

***Equipment sales and rental, light*** means an establishment primarily engaged in the sale or rental of power tools, small construction equipment, agricultural implements, and similar industrial equipment, which can be transported by a vehicle under 7500lbs gross vehicle weight. Included in this use type is the incidental indoor storage, maintenance, and servicing of such equipment.

***Equipment sales and rental, heavy*** means an establishment primarily engaged in the sale or rental of large tools, trucks, tractors, construction equipment, agricultural implements, and similar industrial equipment. Included in this use type is the incidental storage, maintenance, and servicing of such equipment.

***Event center*** *means a facility which is utilized by individuals or groups to accommodate private functions including but not limited to, banquets, weddings, celebrations, and other events. Civic, religious and community owned buildings are not included in this definition.*

***Extended stay lodging*** means a building or group of attached or detached buildings containing lodging units available for rental or lease to transients for periods of 30 consecutive days or more. Lodging units generally contain full kitchens and kitchen wares, and onsite guest laundry facilities, periodic maid service, and may offer restaurants, meeting rooms and/or recreation facilities.

***Farmers market*** means a place where locally grown plants, produce, canned goods, or baked goods excluding livestock are sold on a temporary or seasonal basis to the general public. It shall not include wholesale or bulk sales to commercial enterprises or the sale of crafts, household items, or other non-agricultural products.

***Financial institution*** means an establishment that provides financial and banking services to consumers or clients. Walk-in and drive-in services for consumers are generally provided on site. Typical uses include banks, savings and loan associations, savings banks, credit unions, free-standing automatic teller machines, and lending establishments, but, for purposes of this chapter, not including a "pawn shop" or a "payday loan establishment" which are defined separately.

***Flea market*** means a business engaged in the sale of used or new items, involving regular or periodic display of merchandise for sale or for bartering, that may be located outdoors or indoors.

***Food bank/pantry*** means a public or charitable institution that collects and/or distributes food or edible commodities to individuals in need. This can include food banks, food pantries, soup kitchens, hunger relief centers or other food or feeding centers similar in nature.

***Funeral services*** means establishments engaged in undertaking services such as preparing the dead for burial, and arranging and managing funerals. Typical uses include mortuaries and crematories.

***Garden center*** means establishments or places of business primarily engaged in retail or wholesale (bulk) sale, from the premises, of trees, shrubs, seeds, fertilizers, pesticides, plants and plant materials primarily for agricultural, residential and commercial consumers. Such establishments typically sell products purchased from others but may sell some material which they grow themselves. Typical uses include nurseries, plant stores and lawn and garden centers.

***Garden, community*** means a garden in a residential district for the production of vegetables, fruits and flowers specifically intended for use and/or consumption by the residents of the general community and not for commercial production. A community garden is a primary use.

***Garden, home*** means a garden in a residential district for the production of vegetables, fruits and flowers specifically intended for use and/or consumption by the occupants of the premises and not for commercial production. A home garden is considered an accessory use of the parcel to a primary use.

***Grocery store*** means a retail facility of 10,000 square feet or more, primarily engaged in the sale of food stuffs and related materials.

***Group home*** means a building used as a dwelling unit where not more than eight mentally ill, intellectually disabled, or other developmentally disabled persons, not related by blood or marriage, reside, with one or more resident counselors or other staff persons and for which the Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services is the licensing authority, pursuant to Code of Virginia, § 15.2-2291. Excluded from this definition are drug or alcohol rehabilitation centers, half-way houses and similar uses.

***Guidance service*** means a use providing counseling, guidance, recuperative, or similar services for persons requiring rehabilitation assistance or therapy for only part of a 24-hour day. This use type shall not include facilities operated for the treatment of drug addiction or substance abuse.

***Gun shop*** means retail sales of firearms.

***Gunsmith***means a facility for sale, service and repair or refurbishing of firearms.

***Halfway house*** means an establishment providing residential accommodations, rehabilitation, counseling, and supervision to persons suffering from alcohol or drug addiction to persons reentering society after being released from a correctional facility or other institution, or to persons suffering from similar disorders or circumstances.

***Hardware store*** means a facility of 30,000 or fewer square feet gross floor area, primarily engaged in the retail sale of various basic hardware lines, such as tools, builders' hardware, plumbing and electrical supplies, paint and glass, housewares and household appliances, garden supplies and cutlery; if greater than 30,000 square feet, such a facility is a "Home Improvement Center".

***Home occupation*** means a business activity conducted entirely within a single-family detached dwelling unit by residents of that unit which is clearly incidental and secondary to its principal use as a dwelling unit. Home employment is more intense than a home occupation use and allows nonresident employment and customers to come to the house.

***Home improvement center*** means a facility of more than 30,000 square feet gross floor area, engaged in the retail sale of various basic hardware lines, such as tools, builders' hardware, paint and glass, housewares and household appliances, garden supplies, and cutlery.

***Home occupation*** means a business activity conducted entirely within a single-family detached dwelling unit by residents of that unit which is clearly incidental and secondary to its principal use as a dwelling unit. Home occupation is a more intense use than a home office use and allows nonresident employment and customers to come to the house.

***Home office*** means a business activity conducted entirely within a dwelling unit by residents of that unit which is clearly incidental and secondary to the principal use as a dwelling unit. Employees of the business, other than the residents, are not allowed to work at the home where the business is conducted. Home occupation is less intense than home occupation and does not have customers coming to the home. Such use shall not change the character of the dwelling unit nor have any exterior evidence.

***Home sales office*** means the use of not more than one house per platted section of a subdivision as an office for the sale of new homes in that subdivision. If more than one company is building homes in a section of a subdivision, each builder may have one home sales office.

***Homeless shelter*** means a facility providing temporary housing primarily to indigent, needy, homeless or transient persons; may also provide secondary services such as counseling, vocational training, etc.

***Hospital*** means a facility providing medical, psychiatric, or surgical service for sick or injured persons primarily on an in-patient basis and including ancillary facilities for outpatient and emergency treatment diagnostic services, training, research, administration, and services to patients, employees, or visitors.

***Hotel/motel/motor lodge*** means a building or group of attached or detached buildings containing lodging units available for rental or lease to transients for periods of less than 30 consecutive days. Such uses generally provide additional services such as daily maid service, restaurants, meeting rooms and/or recreation facilities.

***Industry, heavy*** means an establishment which has the potential to be dangerous, with highly flammable, combustible, corrosive, toxic, noxious, properties which pose a significant risk. In which the following is stored, treated, refined, manufactured, compounded, or distributed in bulk as the establishment's principal activity. Explosives, petroleum and petroleum derivatives, natural gas, liquid gas, chlorine, radioactive materials, pesticides, acids, and similar compounds.

***Industry, light*** means an establishment engaged in the processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from processed or previously manufactured materials. Light industry is capable of operation in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, soot, dirt, vibration, odor, etc. A machine shop is included in this category. Also included is the manufacturing of apparel, electrical appliances, electronic equipment, camera and photographic equipment, ceramic products, cosmetics and toiletries, business machines, food, paper products (but not the manufacture of paper from pulpwood), musical instruments, medical appliances, tools or hardware, plastic products (but not the processing of raw materials), pharmaceuticals or optical goods, bicycles, and any other product of a similar nature or requiring similar production characteristics.

***Industry, medium*** means enterprises in which goods are generally mass produced from raw materials on a large scale through use of an assembly line or similar process, usually for sale to wholesalers or other industrial or manufacturing uses. Included in this use type are industries involved in processing and/or refining raw materials such as chemicals, rubber, wood or wood pulp, forging, casting, melting, refining, extruding, rolling, drawing, and/or alloying ferrous metals, and the production of large durable goods such as automobiles, manufactured homes, or other motor vehicles.

***Janitorial service*** means an establishment primarily engaged in furnishing building cleaning and maintenance services, such as restaurant or laboratory hood cleaning, window cleaning, floor waxing, and office cleaning.

***Junk yard*** means any land or structure used for the storage, keeping, collection, salvage, sale, disassembling, wrecking, baling, maintenance, or abandonment of junk or other discarded material. "Junk yard" may include "motor vehicle graveyard".

***Kennel, commercial*** means the boarding, breeding, raising, grooming or training of five or more dogs, cats, or other household pets of any age not owned by the owner or occupant of the premises, and/or for commercial gain. This includes facilities for the breeding, training and sale (or contract service) for guard and security dogs.

***Kennel, private*** means a structure, lot or other facility where more than four dogs and other small animals normally kept as pets (excluding farm animals) which are six months of age or older are kept for noncommercial purposes as an accessory use to a residential use and where all of the dogs or other animals are owned by the owner or tenant of the property on which the kennel is located except for an occasional dog temporarily kept.

***Laboratory*** means an establishment primarily engaged in performing research or testing activities into technological matters. Typical uses include engineering and environmental laboratories, medical, optical, dental and forensic laboratories, x-ray services; and pharmaceutical laboratories only involved in research and development. Excluded from this use type are any laboratories which mass produce one or more products directly for the consumer market.

***Landfill***means the use of land for depositing waste and debris. Can include household, construction, landscaping wastes and similar debris.

***Landscaping service*** means an operation where equipment and materials are kept, and which provides yard and garden maintenance service. This may include an office or other buildings and structures to house inventory, equipment, and vehicles, but not a dump heap or landfill.

***Life care facility*** means a residential facility primarily for the continuing care of the elderly, providing for transitional housing progressing from independent living in various dwelling units, with or without kitchen facilities, and culminating in nursing home type care where all related uses are located on the same lot. Such facilities may include other services integral to the personal and therapeutic care of the residents.

***Live entertainment*** means entertainment provided in person including, but not limited to, musical performance(s), music played by disc-jockey(s), karaoke, dancing (including dancing done solely by patron(s) and/or attendee(s)), modeling, or comedy performance(s), typically a secondary use.

***Meat packing and related industries*** means industries processing of meat products and by-products directly from live animals or offal from dead animals.

***Medical or dental laboratory*** means establishment engaged in providing professional analytic or diagnostic services to the medical, dental, or other health service professions, or to the patient on a prescription basis; includes denture laboratories and prosthetic facilities. Eyeglass and contact lens and denture manufacturing is permitted; all other manufacturing prohibited.

***Medical or dental office or clinic*** means a facility engaged in the examination, diagnosis and treatment of medical chiropractic, ophthalmologic, dental, podiatric or other health care patients; includes administrative and clerical operations of the practice; does not include overnight facilities for patients.

***Mobile home park*** means any site, lot, field or tract of land, upon which is located or intended to be located two or more occupied Dwelling, Manufactured homes, and which may include other vehicles or enclosures for use as a part of the equipment for such park.

***Motor vehicle auction, wholesale*** means a facility used for sale of motor vehicles by auction, primarily to dealers.

***Motor vehicle/Car wash*** means an establishment that washes and cleans vehicles. Typical uses include automatic conveyor machines and self-service vehicle washes.

***Motor vehicle, commercial vehicle storage***means the temporary storage of commercial fleet vehicles, accessory to the principal business of the facility operator.

***Motor vehicle, company vehicle service facility***means a nonretail motor vehicle service facility for fleet vehicles, accessory to the principal business of the facility operator.

***Motor vehicle detailing services, onsite***means an establishment providing an onsite service of cleaning which may include exterior washing of motor vehicles, recreational vehicles, construction equipment and similar objects. Also see Power washing services, mobile.

***Motor vehicle fuel station*** means a structure, building or premise or any portion thereof where a flammable fluid is stored, housed and sold for supply to motor vehicles; and may include accessory motor vehicle servicing within the principal building.

***Motor vehicle impoundment yard*** means a facility for storage of licensed motor vehicles in a secured area.

***Motor vehicle parts/supply, retail*** means retail sales of automobile parts and accessories. Typical uses include automobile parts and supply stores which offer new, and factory rebuilt parts and accessories, and include establishments which offer minor automobile repair services.

***Motor vehicle repair shop (limited)*** means a building, structure, enclosure or premise in or on which the general business of servicing or repairing motor vehicles, as defined by Code of Virginia, § 46.2-100, (7,500 pounds gross vehicle weight); is conducted, including, but not limited to, body shop, engine rebuilding or reconditioning, upholstering, radiator reconditioning and repair, and similar industrial processes. Incidental servicing of motor vehicles, such as tires and audio installation is permitted.

***Motor vehicle repair shop (unlimited)*** means a building, structure, enclosure or premise in or on which the general business of servicing or repairing motor vehicles, (over 7500 pounds gross vehicle weight) is conducted, including, but not limited to, body shop, engine rebuilding or reconditioning, upholstering, radiator reconditioning and repair, and similar industrial processes. Incidental servicing of motor vehicles, such as tires and audio installation is permitted.

***Motor vehicle sales (limited)*** means an establishment primarily engaged in the retail sale of new or used automobiles and light duty trucks, as defined by Code of Virginia, § 46.2-100, (7,500 pounds gross vehicle weight); includes repair department, with parts inventory and sales, body and upholstery shop, tires, etc. Secondary sales of larger on-road vehicles permitted.

***Motor vehicle sales (recreational)*** means the retail sale of new or used motor homes, travel trailers, recreational trailers, and camper coaches for trucks, as defined by Code of Virginia, § 46.2-100. This includes storage, repair shop, or service department with parts inventory and sales. Pleasure boats and other small craft may also be sold, stored, serviced, or repaired.

***Motor vehicle sales (unlimited)*** means an establishment for the sale, repair or servicing of new and used vehicles, of unlimited size or weight; also, off-road or on-road construction equipment, cranes, tractor-trailer rigs, static machinery, as well as any type of motor vehicle is permitted.

***Motor vehicle service (light)*** means a use providing for minor motor vehicle maintenance services such as tires, oil changes, audio installation and similar services.

***Mortuary*** means a place for the storage of dead human bodies prior to their burial or cremation.

***Music store*** means an establishment primarily engaged in the retail sale of instruments, recordings, sheet music and literature; lessons are permitted accessory uses.

***Non-profit facility*** means a building owned or controlled by a non-profit organization holding an exemption under Internal Revenue Code Section 501(c) said exempt status to be evidenced by a currently valid exemption letter from the Internal Revenue Service. Such non-profit organization shall be in good standing with the Internal Revenue Service in all respects.

***Nursing home*** means a use providing bed care and in-patient services for persons requiring regular medical attention but excluding a facility providing surgical or emergency medical services and excluding a facility providing care for alcoholism, drug addiction, mental disease, or communicable disease. Nursing homes have doctors or licensed nurses on duty.

***Office*** means the facility in which the administrative activities, recordkeeping, clerical work and other similar affairs of a business, professional service, industry, or government are conducted and, in the case of professions such as dentists, physicians, lawyers or engineers, the facility where such professional services are rendered.

***Parking, Commercial*** means an off-street parking lot or structure, available to the public with or without compensation, but may also be used to accommodate employees, customers and clients.

***Parking facility, structure*** means a site used for a parking structure unrelated to a specific use which provides one or more parking spaces together with driveways, aisles, turning and maneuvering areas, incorporated landscaped areas, and similar features meeting the requirements established by this chapter. This use type shall not include parking facilities accessory to a permitted principal use.

***Parking facility, surface*** means a site used for surface parking unrelated to a specific use which provides one or more parking spaces together with driveways, aisles, turning and maneuvering areas, incorporated landscaped areas, and similar features meeting the requirements established by this chapter. This use type shall not include parking facilities accessory to a permitted principal use.

***Pawn shop*** means an establishment engaged in the loaning of money on the security of property pledged to a pawnbroker and the incidental sale of such property.

***Payday loan establishment*** means a place of business engaged in offering small, short-maturity loans on the security of (i) a check, (ii) any form of assignment of an interest in the account of an individual or individuals at a depository institution, or (iii) any form of assignment of income payable to an individual or individuals, other than loans based on income tax refunds. For the purposes of this chapter, such establishments shall not be construed to be "banks" or "financial institutions."

***Personal services*** means establishments or places of business engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops; tattoo and piercing establishments; grooming of pets; seamstresses, tailors; florists; and laundromats and dry-cleaning services.

***Pet grooming service*** means a facility engaged in the manicuring, bathing, clipping and styling of pets.

***Pet store*** means a retail store selling pets and pet supplies. A pet store may offer pet care, including pet grooming, day care and training, and limited veterinary services (not to include surgical procedures) as accessory services or veterinary hospitals, except for extraordinary circumstances and then for no longer than 24 hours, but may include overnight boarding or kenneling of animals.

***Pharmaceutical product manufacturing*** means establishments primarily engaged in manufacturing, packaging or finishing pharmaceutical products intended for internal and external consumption in dose forms, such as ampoules, tablets, capsules, vials, ointments, powders, solutions and suspensions.

***Post office*** means an establishment providing postal services directly available to the consumer operated by the United States Postal Service.

***Power Washing Services, mobile*** means cleaning services provided on the customers property by the means of portable power washing equipment.

***Print shop*** means a retail establishment that provides scanning, duplicating services using photocopying, blueprint, and offset printing equipment, and may include the collating and binding of booklets and reports.

***Propane fuel sales*** means an accessory use where propane fuel is dispensed or sold in containers on a retail basis. Tank capacity at any lot shall not exceed 5,000 gallons if propane fuel is dispensed.

***Public use*** means any use for exclusively public purposes without reference to the ownership of the building or structures or the realty upon which it is situated by any department or branch of the federal government, Commonwealth of Virginia, Shenandoah County, or the Town of Strasburg under the direct authority of the Town Council; and when such uses are implemented under the direct authority of the Town Council through the capital improvements program, or any licensed public utility. Any exclusion from zoning compliance under this definition shall not affect any requirement for compliance with Code of Virginia, § 15.2-2232, or section 32-201.01 of this chapter.

***Range, shooting – indoor*** means a facility where shooting activities are practiced, and including the following: rifle, pistol, skeet, trap, archery (including crossbows) and any other projectile weaponry ranges. All activities are held completely indoors.

***Recreation facility, commercial*** shall mean a sports or activity facility either open to the general public for a fee or for members and their guests. These include, but are not limited to, the following:

* Indoor shall mean roller- or ice-skating rink, bowling alley, billiard hall, dart pavilion, amusement arcade (video, pinball or other), bingo parlors, swimming pools, slot cars, hard and soft courts, miniature golf, squash, racquetball or tennis courts, health spa or club, weightlifting, exercise.
* Outdoor shall mean driving range, golf course, miniature golf, batting and pitching cages; hard and soft courts; facilities for radio-controlled vehicle or airplanes, go-carts, pony rides; kiddie parks; swimming pools, water slides; ice skating rink; equestrian facilities; and paintball, but not including amusement or theme parks.

***Recycling center*** means a receptacle or facility used for the collection and storage of recyclable materials designed and labeled for citizens to voluntarily take source separated materials for recycling.

***Religious institution***means a use located in a permanent building and providing regularly organized religious worship and related incidental activities, except primary or secondary schools and day care facilities.

***Research and development*** means a facility primarily used for the administration and conduct of investigation, examination, prototype production, experimentation, testing, and/or training aimed at the discovery and interpretation of facts, theories, and/or the practical application of the above to products or processes. Prototype manufacturing shall be permitted as an accessory use.

***Resource extraction*** means an establishment involving on-site extraction of surface or subsurface mineral products or natural resources. Typical uses are quarries, borrow pits, sand and gravel operations, mining, and soil mining. Specifically excluded from this use type shall be grading and removal of dirt associated with an approved site plan or subdivision, or excavations associated with, and for the improvement of, a bona fide agricultural use.

***Restaurant, fast food or drive-thru*** means an establishment engaged in the preparation and sale of food and beverages for take-out, delivery, or table service, served in disposable containers at a counter, a drive-up or drive-thru service facility, or at a curb.

***Restaurant, general*** means an establishment engaged in the preparation and sale of food and beverages containing more than 3,000 gross square feet and typically characterized by table service to customers.

***Restaurant, mobile/Mobile Food Services*** means a readily movable wheeled cart, trailer, or vehicle designed and equipped for the preparing, serving, and/or selling of food and operated at temporary locations. This definition shall include food trucks, food trailers, and food carts and shall not apply to ice cream trucks, "meals on wheels" or food home delivery services.

***Restaurant, small*** means an establishment engaged in the preparation and sale of food and beverages containing no more than 3,000 gross square feet. Typical uses include cafes, coffee shops and small restaurants. Customers may be served over the counter or by table service by a wait staff.

***Retail sales*** means an establishment engaged in sale or rental with incidental service, of commonly used goods and merchandise for personal or household use, excluding those classified more specifically by these use type classifications.

***Retail sales, custom*** means an establishment primarily engaged in the on-site production of goods by hand manufacturing, for retail sales within the same building or space, involving the use of hand tools, or the use of mechanical equipment commonly associated with residential or commercial uses. Typical items for retail are flower arrangements, jewelry, crafts, and similar products. The manufacturing portion of the use cannot exceed 50% of the total floor area of the establishment. The products may be produced on the property or delivered to the property for custom finishing by the retailer or the customer through additional processing steps such as casting, milling, painting, staining, arranging, re-sizing and otherwise adapting the product to the customer's needs and specifications.

***Retail sales, mobile*** means the use of a motor vehicle or trailer for retail sales.

***Sawmill*** means an establishment for the storage of harvested timber and/or the sawing of timber into lumber products.

***School of special instruction*** means a facility for the private instruction of skills or activities not directly related to employment. These may include the following: dance studio, music studio (not a conservatory), martial arts, gymnastics instruction, exercise studio (not having a locker room and shower facilities and not required to comply with the Virginia Health Spa Act).

***School, private*** means a bona fide educational institution other than a public school that provides instruction which is equivalent to public school education to public school-age children, and which may involve the boarding of pupils who, in the ordinary course of events, return annually to the homes of their parents or guardian for not less than two months of summer vacation.

***School, public*** means a bona fide educational institution operated by a duly constituted governmental entity.

***Self-storage center*** means a building or group of buildings divided into separate compartments used to meet the temporary storage needs of small businesses, apartment dwellers and other residential uses; and may include refrigerated facilities.

***Shopping center*** means a group of five or more retail/commercial uses, located in a zoning district where retailing is permitted as a principal use and having any or all of the following characteristics:

(1) The uses are connected by party walls, partitions, canopies, and similar features, or

(2) Some or all of the uses are located in separate buildings which are designed as a single commercial group sharing common parking areas and vehicular travelways and are connected by walkways and accessways designed to encourage customer interchange between uses, and otherwise present the appearance of a continuous commercial area without regard to ownership, or

(3) The uses are under the same management or association for the purpose of enforcing reciprocal agreements controlling management, parking, site coverage, advertising and similar agreements.

***Short-term rental***means the provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy. (Refer to [State Code Section 15.2-983](https://law.lis.virginia.gov/vacode/title15.2/chapter9/section15.2-983/)). This shall include uses also known as a Bed and Breakfast.

***Short-term rental – Homestay***means within a single-family detached dwelling that is occupied by the owner as their primary address, the provision of a guest room or accommodation space within the principal building that is suitable or intended for transient occupancy for dwelling, sleeping, or lodging purposes and is offered in exchange for a charge for the occupancy.

***Short-term rental – Operated***means within a single-family detached, accessory dwelling unit, or apartment dwelling that is not occupied by the owner as their primary address, the provision of a guest room or accommodation space within the principal building that is suitable or intended for transient occupancy for dwelling, sleeping, or lodging purposes and is offered in exchange for a charge for the occupancy.

***Short-term rental – Operator***means the proprietor of any dwelling, lodging, or sleeping accommodations offered as a short-term rental, whether in the capacity of owner, lessee, sublessee, mortgagee in possession, licensee, or any other possessory capacity. (Refer to [State Code Section 15.2-983](https://law.lis.virginia.gov/vacode/title15.2/chapter9/section15.2-983/)).

***Slaughterhouse*** means an establishment where animals are killed or butchered for any reason.

***Small wind-driven energy system*** means a wind-driven energy conversion system consisting of a blade assembly, wind-driven turbine, a tower, and associated control or conversion electronics that has a maximum power of 50kW, which will be used primarily to reduce on-site consumption of utility power.

***Solar energy facility***means a facility primarily consisting of activities, applications or devices designed to convert sunlight into electricity for storage and/or distribution from one property to others through the transmission grid. Solar energy facilities shall not include residential or non-residential properties containing solar technology used primarily to generate electricity for on-site use.

***Special event*** means an indoor or outdoor venue; where people gather for an event including, but not limited to, business meetings and conferences, banquets, dinners, weddings, receptions, music, art, or other entertainment, recreational, educational, and cultural activities. Such an event may be for personal or business purposes, regardless of whether the people attending the event paid to participate in it. Such a venue may include an on-site commercial kitchen(s) or provide for catered meals.

***Stable, commercial*** means the boarding, keeping, breeding, pasturing or raising of horses, mules, donkeys, ponies or llamas open for other than private use involving training of students; polo fields or arenas used for scheduled, public, or club events. Feed lots shall not be permitted.

***Stable, private*** means the boarding, keeping, breeding, pasturing or raising of horses, mules, donkeys, ponies or llamas exclusively for personal use and enjoyment by the owner or occupant of the property or the riding of said animals by the owner or occupant of the property and/or their non-paying guests.

***Studio, fine arts*** means a building, or portion thereof, used as a place of work by a sculptor, artist, photographer or similar artisan and/or for sale of such products.

***Substance abuse clinic*** means an establishment which provides outpatient services primarily related to the treatment of alcohol, or other drug or substance abuse disorders, which services include the dispensing and administering of controlled substances and pharmaceutical products by professional medical practitioners as licensed by the commonwealth.

***Taxi or limousine dispatching serv*ice** means a facility engaged in the dispatching of passenger vehicle transportation for hire, including business offices and the parking of vehicles; no servicing of vehicles permitted.

***Taxi or limousine operations*** *and service* means the provision of passenger vehicle transportation for hire; including business offices and dispatching; service of fleet permitted in accordance with limitations in the definition of "Motor vehicle service".

***Temporary family health care structures*** means as described by Code of Virginia, § 15.2-2292.1 and in section 86-460 of this chapter, a transportable residential structure, providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person, and which has been primarily assembled at a location other than the site of installation.

***Tower***means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas. The term includes but is not limited to radio and television transmission towers, microwave towers, common-carrier towers, and cellular telephone and wireless communication towers. Tower types include, but are not limited to monopoles, lattice towers, wooden poles, and guyed towers. Excluded from this definition are amateur radio towers, which are otherwise defined.

***Testing and experimental laboratories* (HAZMAT)** means testing and production facilities, including storage, (not specifically mentioned elsewhere) involving significant amounts of hazardous materials or operations.

***Trade or convention or conference center*** means a facility used for business or professional conferences and seminars, often with accommodations for sleeping, eating and recreation.

***Trade, technical, and vocational school*** means a school providing specialized vocational education courses; offices and classroom facilities are by right; however, laboratory or other specialized training facilities are required to be located, and permitted in accordance with restrictions, in zoning districts in which the underlying activities may be conducted.

***Trailer sales (retail), lease, storage, repair and maintenance*** means a facility engaged in retail sales of new or used trailers, lease or rentals; includes indoor and outdoor storage of trailers, repair and maintenance shop with parts inventory and sales (excludes manufactured, modular, or mobile homes).

***Travel center/Truck stop*** means an establishment containing a mixture of uses which cater to the traveling public and in particular motor freight operators. A travel center might include such uses as fuel pumps, restaurants, overnight accommodations, retail sales related to the motor freight industry, and similar uses.

***Truck terminal*** means a facility for the receipt, transfer, short term storage, and dispatching of goods transported by truck. Included in the use type would be express and other mail and package distribution facilities, including such facilities operated by the U.S. Post Office.

***Utility service, major*** means services of a regional nature which normally entail the construction of new buildings or structures such as generating plants and sources, electrical switching facilities and stations or substations, water towers and tanks, community wastewater treatment plants, and similar facilities. Included in this definition are also electric, gas, and other utility transmission lines of a regional nature which are not otherwise reviewed and approved by the Virginia State Corporation Commission.

***Utility service, minor*** means services which are necessary to support existing and future development within the immediate vicinity and involve only minor structures. Included in this use type are distribution lines and small facilities that are underground or overhead, such as transformers, relay and booster devices, and well, water and sewer pump stations. Also included are all major utility services that were in existence prior to the adoption of this chapter.

***Veterinary hospital/clinic***means any establishment rendering surgical and medical treatment of animals. Boarding of animals shall only be conducted indoors, on a short-term basis, and shall only be incidental to such hospital/clinic use, unless also authorized and approved as a commercial kennel.

***Warehousing*** means an operation from a structure, or part of a structure, for storing goods, wares, commodities, and merchandise, whether for the owner thereof or for others, and whether it is a public or private warehousing operation but excluding self-storage centers. Warehousing shall include shipping to non-residential uses.

***Wholesaling*** means the business of selling merchandise to retailers, to industrial, commercial, institutional, or professional business users, or to other wholesalers.