

HENRICO COUNTY INDUSTRIAL ZONING CLASSIFICATION REVIEW



Prepared by the Richmond Regional Planning District Commission
August 2012



The Richmond Regional Planning District Commission (RRPDC) performs an annual technical assistance project on a rotating basis for each of the four larger jurisdictions in the Richmond Region -- Chesterfield, Hanover/Ashland, Henrico and Richmond. This study presents a review of the Henrico County Zoning Ordinance prepared in accordance with an approved Scope of Work, executed August 26, 2011 between the two parties, and represents the RRPDC Technical Assistance project for FY12.



Henrico Industrial Zoning Classifications Review

I. Purpose

The current zoning ordinance, Chapter 24 of the Henrico County Code, became effective January 1, 1960. The zoning ordinance includes four Industrial Districts, the M-1 Light Industrial District, the M-2 General Industrial District, the M-3 Heavy Industrial District, and PMD Planned Industrial District. Since its adoption in 1960, a comprehensive evaluation of the four Industrial Districts has not been performed.

Amendments to the district regulations have been prepared only on an as-needed basis. In the mid-1980s, the M-2 Zoning District was amended to accommodate the need for a sludge lagoon in the East End. Vehicle storage and separations between industry and residential have been the most common points of discussion. Rapid changes to manufacturing methods and changes to technology bring about the need to re-evaluate the permitted uses by district, including setbacks from residential areas and development standards. With today's emphasis on economic development, modernizing the permitted uses, requirements and regulations for the Industrial Districts is a necessity. This initiative has been included in the Henrico County Planning Department's Operating Budget for many years.

The County staff recognizes that comprehensive amendment to these districts should be designed to bring the permitted uses and district regulations into conformance with current development trends and technology. The current regulations make it very difficult to accommodate some uses without putting the developer through lengthy approval processes such as rezoning. Operating standards for most industries have changed dramatically over the last fifty years, but the industrial district regulations do not reflect these changes or the technological advances. Proposed changes should have the beneficial effect of aiding the overall economic development of the County.

II. Background

The Henrico County zoning ordinance can be characterized as a traditional Euclidean ordinance which means the County is divided by segregated use zones characterized by 1) prioritization of use regulations and 2) inclusion of proscriptive rules. Comparable to all the other ordinances studied as part of this report, Henrico's ordinance has evolved as a 'hierarchical' approach to a true Euclidean ordinance allowing for some degree of nesting, i.e. all B-3 Business District uses are





Henrico Industrial Zoning Classifications Review

permitted in the M-1, Light Industrial Zoning District as regulated in the B-3 district except dwellings, schools, hospitals and other institutions for human care, and adult businesses. Therefore each of the Industrial Zoning Districts builds upon the preceding district with increasing intensity of types of industrial use along with increasing restrictions to accommodate their division from dissimilar uses as the districts move from the 'light' to 'heavy' industrial categories.

Moving away from a Euclidean approach to zoning, other broad types of zoning have been gradually been put into practice, but this would require a comprehensive retooling of the Henrico Zoning Ordinance and is beyond the scope of this study. As Henrico grows, becoming a more fully mature community, yet desiring flexibility mixed with sustainable regulatory provisions, the following alternatives are worth mentioning for future consideration by the County:

1. **Form Based Zoning** is a method of land use regulation characterized by 1) emphasis on form regulations (building size, location, appearance) and 2) prescriptive rules (what a community does want to see built). Form based zoning focuses on established bulk regulations to solve the Euclidean “problem” of use separation. Form codes are designed to provide more flexibility than conventional codes to promote development in largely built-out communities. These codes work well in established communities because they effectively define and codify a neighborhood's existing characteristics or they can implement new building types when a radical change is desired.
2. **Performance Zoning** uses performance-based or goal-oriented criteria to establish review parameters for proposed development projects. Performance zoning is intended to provide flexibility, rationality, transparency and accountability, avoiding the arbitrariness of the Euclidean approach and better accommodating market principles and private property rights with environmental protection. Difficulties included a requirement for a high level of discretionary activity on the part of the supervising authority. Performance zoning has not been widely adopted in the U.S.
3. **Incentive Zoning** was first implemented in Chicago and New York City to provide a reward-based system to encourage development that meets established urban development goals. Typically, this approach establishes a base level of limitations and a reward scale to entice developers to





Henrico Industrial Zoning Classifications Review

incorporate the desired development criteria. Incentive zoning allows a high degree of flexibility, but can be complex to administer.

The four (4) industrial districts that are the subject of this report include the following:

1. **M-1 Light Industrial District**-Building upon the specified purposes of the B-3 Business District, this district provide locations for a variety of commercial, automotive, recreational and service activities, serving a wide area of the county and located along arterial thoroughfares where a general mixture of commercial and service activity may exist [with the exception of dwellings, schools, hospitals and other institutions for human care, and adult businesses].
2. **M-2 General Industrial and M-3 Heavy Industrial District**-The same stated purpose is provided for this district, although the uses expand along with the restrictions required for separation between the M-2 and adjacent zoning districts, especially residential zoning districts, along with greater intensity of uses by provision, conditional or special exception.
3. **PMD Planned Industrial**-The planned industrial district is intended to permit, in accordance with the comprehensive plan, the development of a planned industrial district (popularly known as planned industrial park) containing not less than 20 contiguous acres in those areas of the county provided with public sanitary sewer, sewage disposal facilities and water supply. The district shall be located within one mile of an interchange of a limited access freeway or a primary four-lane highway having a carrying capacity of 1,000 vehicles per lane per hour. The location of any compatible commercial facility deemed appropriate shall be controlled in such a manner as to exist solely for such district. Such district, when approved, shall constitute a part of the comprehensive plan for the county as a whole and the preliminary consideration of such district by the planning commission shall be based on recognition of this requirement.





Henrico Industrial Zoning Classifications Review

III. Scope of Services

In accordance with the Scope of Services dated August 26, 2011, the RRPDC has conducted a comprehensive review and evaluation of the current regulations and requirements of Chapter 24 of the County Code (zoning), Article XV, Sections 24-66 through Section 24-69, Article XVI, Sections 24-70 through Section 24-72, Article XVII, Sections 24-73 through Section 24-75 and Article XVIII, Sections 24-76 through Section 24-87. The effort included review of the current industrial district regulations, including the PMD Planned Industrial District for Henrico County.

The full scope of the work consisted generally of the following considerations:

1. Collection and evaluation of ordinances from similarly sized jurisdictions in Virginia, including the counties of Chesterfield, Hanover, Fairfax, Loudon, Prince William, Caroline, Stafford and Cities of Virginia Beach, Charlottesville, Norfolk, Chesapeake and Richmond. [RRPDC has prepared an Industrial Zoning summary table/matrix to provide a comparison of zoning ordinances.]
2. Review of permitted uses, regulations, development standards (defined as general performance standards for buffering, lighting, noise, but not including revised landscape or signage ordinances), setbacks from other uses, and in particular, residential uses. County staff felt it was not necessary to evaluate lot area, building set back or permitted building heights which are included in Section 24-94 since this has not been problematic in application.
3. In addition to evaluating the current permitted uses in the districts, the RRPDC researched industrial zoning ordinances of other jurisdictions with similar uses in order to devise recommendations for locating the specific uses as identified in the discussion that follows.
4. This scope of work was also to include the review and evaluation of past tabled zoning ordinance amendments and interpretations drafted by the County [none provided].
5. The RRPDC interviewed appropriate staff of the County Office of Economic Development for their input.





Henrico Industrial Zoning Classifications Review

6. Separate consideration is not included in this Scope of Work for the following:
 - Defense production overlay zones
 - Enterprise Zones
 - Trade Zones

IV. Findings

The primary purpose of this report is to provide a summary of Henrico's current industrial zoning district classifications compared to selected ordinances from other comparably sized localities in Virginia. The two tables (*Table 1: Industrial Zoning Classifications Comparative Analysis by NAICS Code* and *Table 2: NAICS Code Definitions by Industry Names and Zoning Classification*) compare the permitted uses called for in the existing Henrico ordinance to that which each locality permits in their industrial zoning ordinance classifications. In order to remain competitive with other localities, Henrico County identified some additional uses that should be considered to be included in the industrial zoning update, as follows:

MICRO-BREWERIES:

Ordinance Review. Breweries and specifically, micro-breweries, are not included as permitted uses in any of the industrial classifications in the Henrico ordinance. As shown in *Table 1*, localities such as the cities of Charlottesville and Richmond, and Prince William County include micro-breweries as a permitted use in their zoning ordinance. By the most common definition, micro-breweries produce less than 15,000 barrels per day and produce a small amount of waste and nuisance products compared to full-scale breweries. One barrel of beer is 32 gallons which requires 1,500 gallons of water for the entire process [TreeHugger.com] suggesting the need for a reliable water source. In addition to their recent popularity, our research indicated some by-product advantages offered by the micro-brewery. The malted barley can be sent to a local farm to be used as cattle feed. Also, the hops filtered out from the finished wort can be collected and taken to a compost dump and used again as fertilizer. [Source: WKVAL, Eugene, OR, March 2010].

General Standards. Common building standards in all the zoning ordinances mentioned below where micro-breweries are designated as a permitted use; unless otherwise noted, require all elements related to the processing to be housed in an enclosed building.

City of Charlottesville:

Charlottesville M-1 district has an 85-foot maximum building height requirement and 20-foot minimum front yard requirement. When the rear of the lot adjoins a





Henrico Industrial Zoning Classifications Review

residential district or use, there is a minimum rear yard of twenty (20) feet. On the side of a lot adjoining a residential district or use, there shall be a side yard of one (1) foot for every two (2) feet of building height of the tallest building on the lot, minimum of ten (10) feet, except that on a corner lot where the adjoining residential district is across the street, the required street side yard shall be five (5) feet.

Hanover County:

Permitted in the M-3 District, the Hanover County Ordinance defines a facility that produces and sells no more than ten thousand (10,000) barrels of beer annually to public as a retail use constitutes a 'micro-brewery'. There must be a minimum 35-foot front yard setback and a 10-foot side yard minimum and a 25-foot minimum rear yard buffer. However, side and rear yards are required only if adjacent to a Residential District.

Any facility that produces and sells more than ten thousand (10,000) barrels of beer per year shall be considered a "distillery". Distilleries are permitted in the M-3 district, and the same setbacks are required.

Prince William County:

Prince William County requires a maximum floor area ratio of .50 for M-1 districts and at least 20 feet from all street rights-of-way. The maximum height for all structures shall be 75 feet.

When the side or rear of a lot within an M-1 district abuts a commercial or office district, a minimum setback of 20 feet from the common property line shall be required for all structures and uses;

When the side or rear of a lot within an M-1 district abuts an agricultural or residential district, a minimum setback of 50 feet from the common property line shall be required for all structures and uses.

City of Richmond:

Breweries are a permitted use in the B-7 mixed use district. Breweries must not produce more than 100,000 barrels of beer per year, and distilleries producing not more than 250,000 cases of liquor per year are permitted with the following requirements: no front yard shall be required unless there is a structure on an adjacent lot, the front yard shall be the same as the front yard of the existing building. No side yards shall be required, except that where a side lot line abuts or is situated across an alley from property in an Residential district there shall be a side





Henrico Industrial Zoning Classifications Review

yard of not less than ten feet in width. No rear yard shall be required, except that where a rear lot line abuts or is situated across an alley from property in a Residential district there shall be a rear yard of not less than 20 feet in depth. Where a side or rear lot line abuts property in an R district, there shall be a continuous evergreen vegetative screen of not less than three and one-half feet in height at the time of installation and not within 15 feet of any street line.

DATA CENTERS:

Ordinance Review. Computer and data processing centers are a permitted use in the PMD, Planned Industrial District of Henrico County. However, citing one example, the White Oak Industrial Center which is the location of the new QTS data center is zoned M-2 General Industrial. Characteristics of the former Qimonda site at White Oak now occupied by QTS which are particularly important to data centers include redundant power served by two on-site substations, cooling and an on-site fuel storage facility that is used to power the backup generators. Based on our review of the ordinances, the City of Charlottesville, Hanover and Prince William counties permit data processing centers in the M-1 District (Table 1).

General Standards. Data centers are commonly referred to as “a hosting site, hosting center or application service provider, this is a specialized computer service business that houses electronic web sites and provides data-serving and other services for compensation.” This type of facility may contain a network operations center, a restricted access area containing automated systems that constantly monitor server activity, web traffic, and network performance for irregularities.

City of Charlottesville:

Charlottesville M-1 district has an 85-foot maximum height requirement and 20-foot minimum front yard requirement. When the rear of the lot adjoins a residential district or use, there shall be a minimum rear yard of twenty (20) feet. On the side of a lot adjoining a residential district or use, there shall be a side yard of one (1) foot for every two (2) feet of building height of the tallest building on the lot, minimum of ten (10) feet, except that on a corner lot where the adjoining residential district is across the street, the required street side yard shall be five (5) feet.

Hanover County:

Hanover County similarly defines data center usage as does the City of Charlottesville. All M-1 uses shall be conducted within a completely enclosed building with no open storage of raw, in process, or finish material and supplies or





Henrico Industrial Zoning Classifications Review

waste material. Finished or semi-finished products manufactured on the premises may be stored in the open if screened from the street by landscaping, fences, walls, or berms. The front yard shall include a landscaped buffer at least twenty-five (25) feet in depth measured from the front property line or the future right-of-way line shown on the adopted major thoroughfare plan, whichever is greater. The buffer shall be landscaped with at least one (1) deciduous tree, two (2) inches in caliper measured two (2) feet from the ground when planted, and one (1) evergreen tree, at least six (6) feet in height when planted, for each fifty (50) feet of lineal frontage; at least one (1) shrub, at least eighteen (18) inches in spread when planted, for each thirty (30) feet of lineal frontage; and other ground cover reasonably dispersed throughout the yard. The landscaping shall be maintained in a neat and attractive condition.

No part of any building, accessory structure, or sign shall be located closer than one hundred (100) feet to any single-family residential district boundary. All main plant buildings shall be permanent and durable construction and limited to thirty-five (35) feet in height. Loading operations shall be conducted at the side or rear of buildings. Service drives or other areas shall be provided for off-street loading, and in such a way that in the process of loading or unloading, no truck will block the passage of other vehicles on the service drive or extend into any other public or private drive or street used for traffic circulation.

The front yard shall include a landscaped buffer at least twenty-five (25) feet in depth measured from the front property line or the future right-of-way line shown on the adopted major thoroughfare plan, whichever is greater. No parking shall be permitted within the required landscaped buffer. Also, no storage of material or products shall be permitted in the required front yard.

Prince William County:

Data and computer services is defined as “a use involving a building and premises in which the majority of the space is occupied by computers and/or telecommunications and related equipment and where information is processed, transferred and/or stored. May include data centers, data technology centers, internet service providers, network operations centers, web hosting facilities and other similar establishments primarily engaged in providing direct access through telecommunications networks to computer-held information.” In the M-1 district all buildings must be at least 20 feet from all street rights-of-way. When the side or rear of a lot within an M-1 district abuts a commercial or office district, a minimum





Henrico Industrial Zoning Classifications Review

setback of 20 feet from the common property line shall be required for all structures and uses.

When the side or rear of a lot within an M-1 district abuts an agricultural or residential district, a minimum setback of 50 feet from the common property line shall be required for all structures and uses.

WASTE-TO-ENERGY PLANTS

Ordinance Review. Fairfax County includes this use in their M-1 only as a Special Exception. With the waste-to-energy process the volume of trash in Fairfax County's landfills has been reduced by 90%. Approximately 150-200 trucks arrive daily at the plant. The trash is then unloaded and pushed into the incinerator and burned at a heat of 2,400 degrees Fahrenheit and the byproducts are released through smokestacks after being treated for the reduction of air pollutants. The rest of what cannot be burned is taken to a landfill. This process produces 79 megawatts of electricity which is enough to power 75,000 homes and the electricity generated is sold to the power company which the county receives a portion of the revenue.[Source: Fairfax County website www.fairfaxcounty.gov]

COMPOSTING:

Ordinance Review. None of the ordinances reviewed included 'compost manufacturing' as a permitted use which would allow for the production of natural bio-degradable products from compost. Henrico County already has a provision for permitting fertilizer manufacturing in the M-2 which may be considered to be compost manufacturing (see *Table 2*). Compost Dumps go hand and hand with compost manufacturing but involves the storage of bio-degradable products which can then be used in the manufacturing of compost. Fairfax County addresses provisions for Compost Dumps in their Erosion and Sedimentation Control section of their Ordinance which describes the operation, purpose and intent, and permit requirements related to a landfill.

Reducing the visibility of the storage site to the general public and maximizing the distance between the site and residential areas help minimize nuisance complaints. The length of time bio-solids are stored should be minimized when sites are adjacent to residential areas. Storage during the summer months poses a greater potential for development of unacceptable odors and requires a higher level of management [Source: water.epa.gov/scitech/wastetech]





Henrico Industrial Zoning Classifications Review

Adequate buffers are necessary to protect water resources and to prevent the negative influence of possible nuisances to adjacent properties. The storage site should comply with any federal (10 meters by the “503 rule”), state, or local regulations regarding minimum buffer distances to waterways, homes, wells, property lines, roads, etc. The 503 rule has general requirements for surface disposal sites. A liner is required for surface disposal sites to prevent leaching into the ground. A liner is a layer of relatively impervious solid, such as clay, or a layer of synthetic material that covers the bottoms of an active biosolids unit. Biosolids are the nutrient-rich organic materials resulting from the treatment of sewage sludge. When treated and processed, sewage sludge becomes biosolids which can be safely recycled and applied as fertilizer to sustainably improve and maintain productive soils and stimulate plant growth [Source: water.epa.gov/scitech/wastetech/].

General Standards. A composting site is the storage of bio-degradable products which can then be used in the manufacturing of compost. Compost manufacturing establishments are primarily engaged in mixing ingredients made elsewhere into fertilizers.

City of Chesapeake:

In the M-1 district no materials, supplies, equipment, trash, or refuse shall be stored on any site except inside a building or behind a visual barrier which screens the stored material from observation from any public street.

Hanover County:

Mulch processing facilities are permitted in the M-3 district and are subject to a few regulations. The minimum lot area shall five (5) acres. No machinery or equipment related to the facility shall be operated between the hours of 7:00 p.m. and 7:00 a.m. No such facility shall be located within 250 feet of an existing off-site residential structure; and no support structure shall exceed 5,000 square feet in area.

LANDSCAPE CLEARANCE CONTRACTORS AND TREE SERVICES

Landscape contractors and Tree Services include the pruning, removal, or planting of trees and plant which can require the use of heavy machinery which is a more intense use than landscape design. Review of other ordinances shows that these uses are not separately called out as permitted uses.





Henrico Industrial Zoning Classifications Review

PLASTICS MANUFACTURING

Ordinance Review. Only two of the localities' ordinances, Chesterfield County and the City of Chesapeake, specifically address 'plastic product manufacturing as a permitted use. Our research indicates that the manufacturing of plastics once involved the use of oil to make plastic products. More corn products are now used in the creation of plastics which now makes some plastics more bio-degradable than when plastic was produced from oil. This subject requires more research based on our discussions related to potential economic development demand for plastics manufacturing.

General Standards. Standards specific to plastics manufacturing are generally the same as for other industrial uses in the two ordinances which permit the use.

Chesterfield County:

Chesterfield County allows miscellaneous plastic products manufacturing in its I-1 district and it is also permitted in the I-3 district. In the I-1 district all uses, including storage, shall be conducted entirely within an enclosed building, except for accessory parking, loading and unloading facilities and vehicle storage as allowed per subsection. The uses permitted in this district shall be those uses which are dependent upon raw materials first processed elsewhere. Also, loading areas shall be oriented away from any existing residential district. In the I-3 district mechanical equipment does not need to be screened from view or any I-2 or I-3 district or from any public right-of-way which does not accommodate or is not intended to accommodate through traffic movements. Loading areas do not need to be screened. Regarding set-backs no building shall be set back less than 15 feet from a proposed right-of-way line. Sites should be designed to ensure maximum compatibility with, and minimal impact on, existing and future residential development in the area.

City of Chesapeake:

Plastic Manufacturing is allowed in M-1, M-2, and M-3 districts with a minimum lot width of 100 feet and a minimum front yard setback of 25 feet. The side yard requirement is 10 feet and the rear yard has to be a minimum 25 feet from a neighboring lot or street. Any industrial building built next to a residential district can be no higher than 35 feet; however, if an industrial building is set back at least 125 feet from a residential district then the maximum height of the building can be no more than 75 feet.





Henrico Industrial Zoning Classifications Review

NUCLEAR MEDICAL RESEARCH LABS

Ordinance Review. Henrico County permits “Research, experimental and testing laboratories and research and development centers” in the PMD-Planned Industrial District, and allows for “Atomic laboratories or plants for the production of fissionable or other nuclear materials, or production of radium or radioactive materials” in the M-3 Heavy Industrial District as a conditional use by special exception. Hanover County includes ‘Nuclear Research labs’ in its M-3 district as a conditional use. The City of Richmond created a specialized zoning district, Research Park (RP) which permits “research, development and laboratory facilities related to the medical, biotechnology and other life sciences industries” specifically in their designated Virginia Biotechnology Research Park.

General Standards. Medical laboratories generally are intended to accommodate the unique needs of research, development and laboratory facilities related to the medical, biotechnology and other life sciences industries.

City of Richmond:

Specifically permitted in the RP research park district, a building containing a nuclear medical research facility shall be not required to have a minimum required front yard, side yard or rear yard in the RP research park district. In these cases a buffer of a continuous evergreen vegetative screen not less than 3½ feet in height is required at the time of installation or opaque structural fence or wall not less than four feet in height erected along such lot line, but not within 15 feet of any street line. Evergreen vegetative material intended to satisfy this subsection shall be planted at such intervals that will result in a continuous visual screen within one year of planting.

In the RP research park district, no building or structure shall exceed 85 feet in height, provided that no portion of any building or structure located within 300 feet of any residential, RO-1, RO-2 or B-2 district shall exceed a height of 60 feet.

Hanover County:

Permitted in the M-3 district, a minimum of 35 ft. setback is required with a 10-foot side yard setback as well as a 25-foot rear yard setback is required for any facility containing a nuclear medical research use.





Henrico Industrial Zoning Classifications Review

PRINTING SERVICES

Ordinance Review. As a permitted use, Printing Services are included in every comparable locality, except the City of Richmond and Fairfax County. A separately designated 'binding' as a process use is not mentioned in any of the zoning ordinances reviewed.

General Standards. Standards specific to printing services are generally the same as for other industrial uses in the two ordinances which permit the use.

Hanover County:

Printing services are permitted in the M-1 district. Uses in the M-1 district shall be conducted within a completely enclosed building with no open storage of raw, in process, or finish material and supplies or wastes material. Finished or semi-finished products manufactured on the premises may be stored in the open if screened from the street by landscaping, fences, walls, or berms.

No part of any building, accessory structure, or sign shall be located closer than one hundred (100) feet to any single-family residential district boundary. All main plant buildings shall be permanent and durable construction and limited to thirty-five (35) feet in height. Loading operations shall be conducted at the side or rear of buildings. Service drives or other areas shall be provided for off-street loading, and in such a way that in the process of loading or unloading, no truck will block the passage of other vehicles on the service drive or extend into any other public or private drive or street used for traffic circulation.

The front yard shall include a landscaped buffer at least twenty-five (25) feet in depth measured from the front property line or the future right-of-way line shown on the adopted major thoroughfare plan, whichever is greater. No parking shall be permitted within the required landscaped buffer. Also, no storage of material or products shall be permitted in the required front yard.

Caroline County:

As a permitted use in the M-1 District, structures for printing services have a front yard setback of 40 feet and side yards have to be 15 feet. The rear setback has to be at least 15 feet with a 40-foot maximum height of building. Permitted uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all side by solid masonry wall, a uniformly painted solid board fence, or evergreen hedge six (6) feet in height. Landscaping may be required within any established or





Henrico Industrial Zoning Classifications Review

required front setback area. The plans and their execution must take into consideration traffic hazards. Landscaping may be permitted up to a height of three (3) feet, and within fifty (50) feet from the corner of any intersecting streets (See Caroline County Article XIII for more details).

Loudon County:

Permitted in the M-1 district with a setback of 35 feet for the building and 25 feet for the parking lot, the size of the lot has to be 2 acres minimum.

City of Norfolk:

Permitted in the M-1 district with a minimum lot area of 10,000 sq. feet and a maximum building height of 35 feet.

Stafford County:

Permitted in the M-1 district with a minimum setback of 40 feet and side and back yard setbacks of 15 feet. Maximum height of 65 feet for the structure.

Prince William County:

In the M-1 district all buildings must be at least 20 feet from all street rights-of-way. When the side or rear of a lot within an M-1 district abuts a commercial or office district, a minimum setback of 20 feet from the common property line shall be required for all structures and uses.

When the side or rear of a lot within an M-1 district abuts an agricultural or residential district, a minimum setback of 50 feet from the common property line shall be required for all structures and uses.

City of Virginia Beach:

No portion of a building or other structure located on a zoning lot which is adjacent to a street within the I-1 or I-2 Industrial District shall exceed a height equal to twice the distance from such structure to the vertical projection of the centerline of such street. Where a zoning lot within the I-1 or I-2 Industrial District adjoins the side or rear yard of a zoning lot in a residential, apartment or hotel district without an intervening street or alley over twenty-five (25) feet in width or body of water over fifty (50) feet in width, the following maximum height regulations shall apply on that portion of the industrial zoning lot within one hundred (100) feet of the adjoining residential, apartment or hotel district.





Henrico Industrial Zoning Classifications Review

Chesterfield County:

In I-1 districts mechanical equipment, whether ground-level or rooftop, shall be screened from view of adjacent property and public rights-of-way and designed to be perceived as an integral part of the building. Walls over ten feet in height and within 50 feet of, and facing, an exterior property line or public right of way shall employ landscaping along the wall base to soften the visual impact of the wall. For loading areas in I-1 districts, views may be minimized through site and architectural design, topography, landscaping, setbacks or other features. All outside storage areas shall also be screened from the public's view. Regarding set-backs no building shall be set back less than 15 feet from a proposed right-of-way line.

RECOMMENDATIONS:

The RRPDC review of the Henrico ordinance relative to the ordinances of twelve (12) relevant Virginia localities suggests Henrico County's treatment of industrial uses is most comparable to that of Chesterfield County. As shown in Tables 1 and 2, both counties focus more heavily on the manufacturing of goods. There is a noticeable lack other related uses, or allowance for a mixture of uses, such as health care industries, information technology uses and the sale of products in the M-1 zoning district. Henrico does allow building materials sale yards as does Chesterfield in the M-2 zoning district. Chesterfield also includes the sale of fuel and boats, but they are only allowed in the M-2 district. Henrico does not allow any of these sale uses in their industrial zoning district. In order to be less restrictive and to allow for more growth the sale of products should perhaps be considered in the M-1 district.

The RRPDC also recommends the following considerations for Henrico County in the update of their industrial zoning ordinance:

1. **Outdated Uses.** The elimination of a number of outdated uses including: manufacturing of barrels (cooperage), noxious gases, pickle manufacturing, poison manufacturing, and sperm oil manufacturing. The 'asbestos processing' use permitted in the M-2 District may also be an out-dated process the County should consider eliminating. Henrico County is the only county that still includes these uses in its ordinance.
2. **Purpose Statements.** Individual districts and their intended purposes should be defined in a concise statement at the beginning of each district described in the ordinance. Chesterfield County offers a good example, i.e. "the purpose and intent of the Light Industrial District (I-1) is to encourage the grouping of administrative





Henrico Industrial Zoning Classifications Review

and research offices, laboratories and light manufacturing uses. Limited retail and service uses should be permitted when they are part of an integrated industrial development and are accessory to other uses should be permitted when they are part of an integrated industrial development and are accessory to other uses within the project. Light manufacturing uses shall be those dependent upon raw materials first processed elsewhere.”

3. **Updated Definitions.** Certain definitions of terms need to be evaluated and updated, i.e. “Atomic laboratories” which are regulated in the Henrico Zoning Ordinance as a conditional use with a special exception in the M-3 Heavy Industrial District should be reviewed as to need or desired objective. In contrast, the Henrico ordinance is silent on “nuclear medical research labs” a common type of use in a medical research and development centers.
4. **Defining Planned Industrial Districts.** The requirement in the Henrico County Zoning Ordinance that the PMD-Planned Industrial District be limited to not less than 20 contiguous acres could be more reflective of the actual market by not setting a minimum size and more clearly stating the purpose of the district. [The two parcels currently zoned PMD in Henrico County represent less than 20 acres individually.] By comparison, Chesterfield County does not set a minimum acreage, but defines an “*industrial park*” as follows: “A development that contains three or more industrial establishments that are planned, developed or managed as a unit and related in location, size and type of shops to the area that the unit serves and that provides onsite parking in relationship to the size and types of industrial uses.” An office park in the Chesterfield Zoning Ordinance is defined as “a development that contains three or more separate office buildings that are planned, developed or managed as a unit and related in location, size and type of use to the area that the unit serves and that provides onsite parking in relationship to the types and sizes of offices.”

Additionally, the Hanover County **Business Park District (BP Business Park)** is “designed to encourage large-scale business park or research park developments within the suburban service area as depicted on the conservation and phased suburban development plan in the county comprehensive plan as a means of creating a high-quality working environment, including walkability, landscaping, open spaces, and unified architectural themes, enabling the provision of employment opportunities closer to places of residence, thereby reducing traffic generation and travel times to and from work. The enhanced development standards specified are





Henrico Industrial Zoning Classifications Review

intended to provide for appropriate use of the land; to reduce the potential impact on adjoining residential communities; to protect unique and valuable landscape or natural features; to encourage preservation and more efficient use of open space; and to offer an opportunity for design flexibility and innovations which may result in greater protection of the health, safety, and welfare of the citizens of the community at large.”

5. **Additional Permitted Uses.** Henrico County may wish to consider including additional uses a majority of other comparable localities incorporate in their industrial zoning ordinances to provide greater flexibility compatible with today’s more multi-use marketplace. Prince William County, Stafford County, the City of Charlottesville, Virginia Beach, and Loudon County all allow daycare centers in their M-1 zoning district. The use of day-care centers near large places of employment may be a matter of convenience for the employees. By allowing day-care centers and other support uses in the M-1 zoning district it creates for the consolidation of related uses which can benefit the general public. Other uses such as clinics, retail uses, restaurants, bakeries, dry cleaners etc. that provide tertiary services to employees of industrial parks are a common inclusion in Hanover, Prince William, Charlottesville, Virginia Beach, Chesapeake, Loudon, and Fairfax county ordinances. With regard to uses that Henrico staff wanted to specifically address as possible permitted uses, PDC staff offers the following recommendations:

- **Data Centers.** Henrico County permits data service uses in its Planned Industrial District (PMD). Based on our review of comparable jurisdictions, it may be beneficial to the county’s economic growth for the inclusion of data services, as defined, in the M-1 district to allow for more flexibility, or to provide greater clarity through a revised PMD District.
- **Micro-Breweries.** Given the precedence to include ‘micro-breweries’ in either an industrial or business use classification in other local ordinances (see Table 2), Henrico should consider their inclusion as a permitted or conditional use in an updated zoning ordinance. Hanover County includes breweries and distilleries in its M-3 district while the City of Richmond includes it in its mixed-use business district, B-7. Primary considerations in making the decision where best to incorporate such use are increased traffic and parking requirements due to the popularity of micro-breweries.





Henrico Industrial Zoning Classifications Review

- **Nuclear Medicine.** While “Atomic Laboratories” are permitted Henrico’s M-3 district, it requires a redefinition of terms and could be included as a conditional use similar to the requirements in the Hanover County M-3 district.
 - **Specialized Manufacturing.** Plastic Manufacturing is a permitted use in Chesterfield in its M-3 district whereas plastic manufacturing has been included by the City of Chesapeake in its M-1 district. Since this process involves extreme heat in order to mold the plastic resins into usable products PDC staff suggests plastic manufacturing should be placed in the M-3 district. By placing this use in the M-3 district it remains compatible with other permitted uses in the M-3 district.
 - **Compost Manufacturing.** Compost dumps and the manufacturing of compost should be incorporated into the M-2 or M-3 district to allow for greater control of odors and aesthetics which would be a nuisance to surrounding uses. Also, if compost manufacturing were to be placed in the M-2 or M-3 district the use of heavy machinery could be more effectively regulated with performance standards to ensure compatibility with surrounding land uses. Hanover County includes mulch processing facilities in its M-3 district to better regulate loud machinery used to create the mulch.
 - **Landscape Contractors.** Facilities for landscape contractors operations can be placed in a general industrial district. Hanover County has included the repair of farm equipment and trucks in its M-1 district and the storage of items is also a use that is allowed in every comparable county’s industrial zoning districts. Henrico County has the ability to place the landscaping facilities use in its M-1 district so long as there are adequate visual barriers hiding the machinery. Also, with the inclusion of machinery and automobile repair the employees will be able to fix their machines while conforming to the zoning ordinance.
6. **Summary Reference Table.** Creation of a comparative table of permitted, accessory, conditional, and special exception uses by Zoning District like Hanover County (see attached) as a helpful business-friendly reference is recommended.





Henrico Industrial Zoning Classifications Review

7. **Approach to Ordinance Revision.** The following ‘rules of thumb’ may be useful for Henrico County staff to consider in revising and updating the industrial use classification portion of the Henrico Zoning Ordinance:
- Simplify permitted use terminology, providing more generic and more contemporary wording, i.e. consider using commonly used terminology such as the NAICS (North American Industrial Classification System) definitions shown on Table 2.
 - Consider provision for greater separation of permitted uses more appropriate in M-2 versus M-1 district to create a truly light industrial district in the M-1 district; limits to intensity or capacity can also be used to better distinguish M-1 from M-2 uses.
 - Evaluate whether refinement of the M-1 or M-2 districts as suggested above might be more valuable than redrafting the PMD classification, although greater flexibility and a sensible mixture of uses that still protects the industrial operations which are the very purpose of having M-1, M-2, or PMD districts is definitely essential when updating the Henrico Zoning Ordinance.
 - More intense uses may be treated best as conditional uses so as not to over-complicate standard permitted use requirements.
 - Avoid performance standards that require extensive monitoring equipment or stretching technical resources of staff, but employ criteria that are practical to understand and enforce.
 - Consider higher standards, including those of a form-based variety, in a mixed business-industrial district (PMD or derivative) that are sensitive to location, character or nature of adjacent development; including an overlay map of such areas showing where those areas already exist (see Existing Residential and Industrial Zoning map) or may potentially offer redevelopment opportunities.





Henrico Industrial Zoning Classification Review

TABLE 1: INDUSTRIAL ZONING CLASSIFICATIONS COMPARATIVE ANALYSIS BY NAICS CODE

MANUFACTURING	Henrico	Chesterfield	Hanover	Richmond	Caroline	Prince Will	Stafford	C'Ville	VA Beach	Norfolk	Chesapeake	Loudon(CLI)	Fairfax
Airport	488119				488119		488119		488119				
Bakery	PMD(311821)	311821	311821	311821	311821	311821					311821	311821	
Bank			522110									522110	522110
Boat				336612	336612	336612				336612			
Brick	M-2(327124)		M-3(327124)				M-2(327124)						
Broom		321999											
Button			339911	339911									
Candy						311340							
Child Care						624410	624410	624410	624410			624410	624410
Clock	PMD(334518)	334518											
Coffee/ Tea		311920		311920							311920		
Container			327213	327213								MR-HI(327213)	
Cosmetic	325620	325620	325620		325620	325620		325620					
Costume		339914											
Cotton	31311		M-3(31311)										
Dye	M-2(3251)		M-3(3251)										
Explosive	325920			M-2(325920)					I-2(325920)	I-3(325920)			
Feed	3111											MR-HI(3111)	
Fertilizer	M-2(325311)												
Fiber	313113		313113	313113	313113			313113					
Fire Stations												922160	
Foundries	M-2(331511)			331511									
Funeral Homes			812210									812210	812210
Furniture .		I-2(321912)	321912	321912			321912						
Gum				311340									
HH App.	PMD(335211)		335211		335211	335211	335211					MR-HI(335211)	
Hotel		721110	721110								721110	721110	721110
Ice	PMD(312113)	I-2(312113)		312113	312113								
Lamp Shade		326199											
Leather	316110	316110	316110	316110									
Logging					113310						113310		
Malt(Non-alcohol)		I-3(311213)		311213									
Matches	M-2(325998)	I-3(325998)	M-3(325998)	M-2(325998)									
Mattresses			337910		337910			337910					
Metal Container				332439									
Mus. Inst.	PMD(339992)	339992	339992			339992							
Noodles		I-2(311991)		311991							311991		

	M-1 or CLI	Light Industrial District/Commercial Light Industrial
	M-2	General Industrial District
	M-3	Heavy Industrial District
	PMD	Planned Industrial District
	MR-HI	Mineral Resource Heavy Industry
	RP	Research Park
	I-5	General Industrial District(Fairfax County)
	B-7	Mixed Use Business District(City of Richmond)
	BP	Business Park (Hanover)





Henrico Industrial Zoning Classification Review

	Henrico	Chesterfield	Hanover	Richmond	Caroline	Prince Will	Stafford	C'Ville	VA Beach	Norfolk	Chesapeake	Loudon(CLI)	Fairfax
Nut,screw,wire	M-2(3323)			3323									
Paint			M-3(325510)	M-2(325510)						I-3(325510)			
Paper	3221		M-2(3221)		3221						M-2(3221)	MR-HI(3221)	
Pen		339941		339941									
Perfume	M-2(325620)		325620										
Pharm	325412	325412	325412		325412	325412	M-2(325412)	325412				MR-HI(325412)	
Pottery	327112	I-2(327112)	M-2(327112)	327112		327112	327112				327112		
Printing Ink	325910		M-3(325910)										
Quarries	21231		21231		21231				21231		21231	M-2(21231)	
Radio	PMD(334310)				334310							MR-HI(334310)	
RR Car	PMD(336510)		M-3(336510)										
Salad Dressing		I-2(311941)											
Shade			337920										
Sheet Metal	PMD(332322)		332322	332322	332322	332322							
Shoe Polish	M-2(325612)												
Sign	PMD(339950)	I-2(339950)				339950							
Soap	M-2(325611)		325611		325611		M-2(325611)	325611					
Spice		311942											
Sugar	M-2(311311)	I-2(311311)											
Tire	333220	M-2(333220)											
Tobacco	312229	I-2(312229)		312229							312229		
Tool			332212	332212			332212						
Toy	PMD(339932)		339932									MR-HI(339932)	
TV	PMD(334310)				334310							MR-HI(334310)	
Whse	493110	493110	493110	493110	493110	493110	493110	493110	493110	493110	493110	493110	493110
PRINTING													
Engraving	PMD(323119)		323119				323119						
Printing and Publishing	PMD(3231)	3231	3231		3231	3231	3231	3231	3231	3231	3231	3231	
Printshop	PMD(5111)		5111		5111				5111			5111	
FOOD													
Catering		722320	722320			722320							
Fast Food								722211	722211	722211	722211		
Food Service						722310					722310		
Sit-down Rest.			722110			722110	722110	722110	722110	722110	722110	722110	722110



	M-1 or CLI	Light Industrial District/Commercial Light Industrial
	M-2	General Industrial District
	M-3	Heavy Industrial District
	PMD	Planned Industrial District
	MR-HI	Mineral Resource Heavy Industry
	RP	Research Park
	I-5	General Industrial District(Fairfax County)
	B-7	Mixed Use Business District(City of Richmond)
	BP	Business Park (Hanover)



Henrico Industrial Zoning Classification Review

	Henrico	Chesterfield	Hanover	Richmond	Caroline	Prince Will	Stafford	C'Ville	VA Beach	Norfolk	Chesapeake	Loudon(CLI)	Fairfax
IT/Data Processing													
Comp. Game.											541		
Data Center								541513					
Data services	PMD(518210)		518210			518210							
HEALTH CARE													
Clinics			621111					621111			621111 CUP	621111	621111
Hospital			622										
Nuclear Medicine Preparations	541380(CUP)(M-3)		541380(CUP)(M-3)	541380(RP)									
Pharmaceutical Preparation			325412(CUP)(M-3)	325412(RP)									
Diagnostic Imaging Centers			621512(CUP)(M-3)	621512(RP)									
SALES													
Animal Sales			112990										
Aviaries			112990										
Bicycle Sales			451110										
Bldg. Materials yd.	M-2(444190)	I-2(444190)	444190			444190	444190			444190	444190		I-5(444190)
Boat Sales		I-2(423910)					423910			423910	423910		
Christmas Tree			424990										
Farm Products			424590										
Fuel		I-2(4471)(CUP)	4471(CUP)			M-2(4471)	4471	4471		4471	4471	4471	4471
Greenhouse sale													
Machinery Sales							4238		4238				
Mobile Home									453930		453930		
Motor Vehicle					4411		4411				4411	4411	4411
Motor Vehicle part					4231			4231	4231		4231		
Retail Sales			44										
Stone, sand, gravel					423320								
Tire Sales				M-2(441320)				441320					
Trailer Sales						4412			4412				
OTHER													
Compost Dump													
Compost Manu													
Distillery			312140	B-7(312140)									
Landscaping													
Micro-Brewery			312120	B-7(312120)		312120		312120					
Waste to Energy Plant													562213
Worship			813110				813110	813110	813110		813110	813110	813110



	M-1 or CLI	Light Industrial District/Commercial Light Industrial
	M-2	General Industrial District
	M-3	Heavy Industrial District
	PMD	Planned Industrial District
	MR-HI	Mineral Resource Heavy Industry
	RP	Research Park
	I-5	General Industrial District(Fairfax County)
	B-7	Mixed Use Business District(City of Richmond)
	BP	Business Park (Hanover)



Henrico Industrial Zoning Classification Review

Table 2: NAICS Code Definitions by Industry Names and Zoning Classification										
Industry Name	Definition	M-1	M-2	M-3	PMD	MR-HI	RP	B-7	M/T	BP
Airport	This U.S. industry comprises establishments primarily engaged in (1) operating international, national, or civil airports, or public flying fields or (2) supporting airport operations, such as rental of hangar space, and providing baggage handling and/or cargo handling services.	Henrico, Caroline, Stafford, Va Beach								
Animal Sales	Engaged in: (1) raising animals (except cattle, hogs and pigs, poultry, sheep and goats, aquaculture, apiculture, horses and other equines; and fur-bearing animals including rabbits); or (2) raising a combination of animals, with no one animal or family of animals accounting for one-half of the establishments agricultural production (i.e., value of animals for market) are included in this industry.	Hanover								
Aviaries (Bird Sales)	Engaged in: (1) raising animals (except cattle, hogs and pigs, poultry, sheep and goats, aquaculture, apiculture, horses and other equines; and fur-bearing animals including rabbits); or (2) raising a combination of animals, with no one animal or family of animals accounting for one-half of the establishments agricultural production (i.e., value of animals for market) are included in this industry.	Hanover								
Bakery Products	Manufactures cookies, crackers, and other products, such as ice cream cones.	Chesterfield, Hanover, Richmond, Caroline, Prince Wm, Chesapeake, Loudon			Henrico				Prince William	
Banks	This industry comprises establishments primarily engaged in accepting demand and other deposits and making commercial, industrial, and consumer loans. Commercial banks and branches of foreign banks are included in this industry.	Hanover, Loudon, Fairfax								
Bicycle Sales	Retailing new sporting goods, such as bicycles and bicycle parts; camping equipment; exercise and fitness equipment; athletic uniforms; specialty sports footwear; and sporting goods, equipment, and accessories.	Hanover								
Bldg. Materials yd.	Establishments (except those known as home centers, paint and wallpaper stores, and hardware stores) primarily engaged in retailing specialized lines of new building materials, such as lumber, fencing, glass, doors, plumbing fixtures and supplies, electrical supplies, prefabricated buildings and kits, and kitchen and bath cabinets and countertops to be installed.	Prince William, Stafford, Norfolk, Chesapeake	Henrico, Chesterfield, Fairfax						Prince William	
Boat Manu	Builds boats. Boats are defined as watercraft not built in shipyards and typically of the type suitable or intended for personal use. Included in this industry are establishments that manufacture heavy-duty inflatable rubber or inflatable plastic boats (RIBs).	Richmond, Caroline, Prince William, Norfolk							Prince William	
Boat Sales	Merchant wholesale distribution of sporting goods and accessories; billiard and pool supplies; sporting firearms and ammunition; and/or marine pleasure craft, equipment, and supplies.	Stafford, Norfolk, Chesapeake	Chesterfield						Prince William	
Broom Manu	Manufacture wood products (except establishments operating sawmills and preservation facilities; establishments manufacturing veneer, engineered wood products, millwork, wood containers, pallets, and wood container parts; and establishments making manufactured homes (i.e., mobile homes) and prefabricated buildings and components).	Chesterfield								
Button Manu	Manufactures, engrave, chase, or etch precious metal solid or precious metal clad jewelry; manufacture, engrave, chase, or etch personal goods made of precious solid or clad metal; and stamping coins.	Hanover, Richmond								



	M-1 or CLI	Light Industrial District/Commercial Light Industrial
	M-2	General Industrial District
	M-3	Heavy Industrial District
	PMD	Planned Industrial District
	MR-HI	Mineral Resource Heavy Industry
	RP	Research Park (City of Richmond)
	B-7	Mixed Use Business District(City Of Richmond)
	M/T	Industrial/Transportation District(Prince William County)
	BP	Business Park (Hanover)
		Uses Henrico wants to include in their industrial reclassification



Henrico Industrial Zoning Classification Review

Industry Name	Definition	M-1	M-2	M-3	PMD	MR-HI	RP	B-7	M/T	BP
Candy Manu.	Manufactures nonchocolate confectioneries. Included in this industry are establishments primary engaged in retailing nonchocolate confectionery products not for immediate consumption made on the premises.	Prince William								
Catering	Provide single event-based food services. These establishments generally have equipment and vehicles to transport meals and snacks to events and/or prepare food at an off-premise site. Banquet halls with catering staff are included in this industry. Examples of events catered by establishments in this industry are graduation parties, wedding receptions, business or retirement luncheons, and trade shows.	Chesterfield, Hanover, Prince William								
Child Care	This industry comprises establishments primarily engaged in providing day care of infants or children. These establishments generally care for preschool children, but may care for older children when they are not in school and may also offer pre-kindergarten educational programs.	Prince William, Stafford, C'Ville, VA Beach, Loudon, Fairfax								
Christmas Tree Sale	Merchant wholesale distribution of nondurable goods (except printing and writing paper; stationery and office supplies; industrial and personal service paper; drugs and druggists sundries; apparel, piece goods, and notions; grocery and related products; farm product raw materials; chemical and allied products; petroleum and petroleum products; beer, wine, and distilled alcoholic beverages; farm supplies; books, periodicals and newspapers; flower, nursery stock and florists' supplies; tobacco and tobacco products; and	Hanover								
Clinics	This U.S. industry comprises establishments of health practitioners having the degree of M.D. (Doctor of Medicine) or D.O. (Doctor of Osteopathy) primarily engaged in the independent practice of general or specialized medicine (except psychiatry or psychoanalysis) or surgery. These practitioners operate private or group practices in their own offices (e.g., centers, clinics) or in the facilities of others, such as hospitals or HMO medical centers.	Hanover, C'Ville, Chesapeake, Loudon, Fairfax								
Clock Manu	Manufacture and/or assemble: clocks; watches; timing mechanisms for clockwork operated devices; time clocks; time and date recording devices; and clock and watch parts (except crystals), such as springs, jewels, and modules.	Chesterfield			Henrico					
Coffee/Tea Manu.	Engaged in one or more of the following: (1) roasting coffee; (2) manufacturing coffee and tea concentrates (including instant and freeze-dried); (3) blending tea; (4) manufacturing herbal tea; and (5) manufacturing coffee extracts, flavorings, and syrups.	Chesterfield, Richmond, Chesapeake								
Container Manu	Manufactures glass packaging containers.	Hanover, Richmond				Loudon				
Compost Dump	This U.S. industry comprises establishments primarily engaged in (1) operating nonhazardous waste treatment and disposal facilities (except landfills, combustors, incinerators and sewer systems or sewage treatment facilities) or (2) the combined activity of collecting and/or hauling of nonhazardous waste materials within a local area and operating waste treatment or disposal facilities (except landfills, combustors, incinerators and sewer systems, or sewage treatment facilities). Compost dumps are included									
Compost Manu	This U.S. industry comprises establishments primarily engaged in mixing ingredients made elsewhere into fertilizers.									
Cosmetic Manu	Prepare, blend, compound, and package toilet preparations, such as perfumes, shaving preparations, hair preparations, face creams, lotions (including sunscreens), and other cosmetic preparations.	Henrico, Chesterfield, Hanover, Caroline, Prince William, C'Ville							Prince William	



	M-1 or CLI	Light Industrial District/Commercial Light Industrial
	M-2	General Industrial District
	M-3	Heavy Industrial District
	PMD	Planned Industrial District
	MR-HI	Mineral Resource Heavy Industry
	RP	Research Park (City of Richmond)
	B-7	Mixed Use Business District(City Of Richmond)
	M/T	Industrial/Transportation District(Prince William County)
	BP	Business Park (Hanover)
		Uses Henrico wants to include in their industrial reclassification



Henrico Industrial Zoning Classification Review

Industry Name	Definition	M-1	M-2	M-3	PMD	MR-HI	RP	B-7	M/T	BP
Costume Manu	Manufactures, engrave, chase, and etch costume jewelry; and/or manufacture, engrave, chase, or etch nonprecious metal personal goods .	Chesterfield								
Cotton Manu	This industry comprises establishments primarily engaged in one or more of the following: (1) spinning yarn; (2) manufacturing thread of any fiber; (3) texturizing, throwing, twisting, and winding purchased yarn or manmade fiber filaments; and (4) producing hemp yarn and further processing into rope or bags.	Henrico		Hanover						
Dye Manu	This industry group comprises establishments primarily engaged in manufacturing chemicals using basic processes, such as thermal cracking and distillation. Chemicals manufactured in this industry group are usually separate chemical elements or separate chemically-defined compounds.		Henrico	Hanover						
Data Center	Providing on-site management and operation of clients computer systems and/or data processing facilities. Establishments providing computer systems or data processing facilities support services are included in this industry.	C'Ville								
Data services	Providing infrastructure for hosting or data processing services. These establishments may provide specialized hosting activities, such as web hosting, streaming services or application hosting; provide application service provisioning; or may provide general time-share mainframe facilities to clients. Data processing establishments provide complete processing and specialized reports from data supplied by clients or provide automated data processing and data entry services.	Hanover and Prince William			Henrico				Prince William	
Diagnostic Imaging Centers	Producing images of the patient generally on referral from a health practitioner.			Hanover			Richmond			
Distillery	This industry comprises establishments primarily engaged in one or more of the following: (1) distilling potable liquors (except brandies); (2) distilling and blending liquors; and (3) blending and mixing liquors and other ingredients.			Hanover				Richmond		
Engraving	Commercial printing (except lithographic, gravure, screen, or flexographic printing) without publishing (except books, grey goods, and manifold business forms). Printing processes included in this industry are letterpress printing and engraving printing. This industry includes establishments engaged in commercial printing on purchased stock materials, such as stationery, invitations, labels, and similar items, on a job order basis.	Hanover and Stafford			Henrico					
Explosive Manu	Manufactures explosives.		Richmond, VA Beach, Henrico	Norfolk						
Farm Products	Engaged in the merchant wholesale distribution of farm products (except grain and field beans, livestock, raw milk, live poultry, and fresh fruits and vegetables).	Henrico				Loudon				
Fast Food	Provide food services (except snack and nonalcoholic beverage bars) where patrons generally order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to the customers location. Some establishments in this industry may provide these food services in combination with selling alcoholic beverages.	C'Ville, VA Beach, Norfolk, Chesapeake								



	M-1 or CLI	Light Industrial District/Commercial Light Industrial
	M-2	General Industrial District
	M-3	Heavy Industrial District
	PMD	Planned Industrial District
	MR-HI	Mineral Resource Heavy Industry
	RP	Research Park (City of Richmond)
	B-7	Mixed Use Business District(City Of Richmond)
	M/T	Industrial/Transportation District(Prince William County)
	BP	Business Park (Hanover)
		Uses Henrico wants to include in their industrial reclassification



Henrico Industrial Zoning Classification Review

Industry Name	Definition	M-1	M-2	M-3	PMD	MR-HI	RP	B-7	M/T	BP
Fertilizer Manu	This U.S. industry comprises establishments primarily engaged in one or more of the following: (1) manufacturing nitrogenous fertilizer materials and mixing ingredients into fertilizers; (2) manufacturing fertilizers from sewage or animal waste; and (3) manufacturing nitrogenous materials and mixing them into fertilizers.		Henrico							
Fiber Manu	This U.S. industry comprises establishments primarily engaged in manufacturing thread (e.g., sewing, hand-knitting, crochet) of all fibers	Henrico, Hanover, Richmond, Caroline, C'Ville								
Fire Stations	This industry comprises government establishments primarily engaged in fire fighting and other related fire protection activities. Government establishments providing combined fire protection and ambulance or rescue services are classified in this industry.	Loudon								
Food Service	Provide food services at institutional, governmental, commercial, or industrial locations of others based on contractual arrangements with these type of organizations for a specified period of time. The establishments of this industry provide food services for the convenience of the contracting organization or the contracting organizations customers. The contractual arrangement of these establishments with contracting organizations may vary from type of facility operated (e.g., cafeteria, restaurant, fast-food	Prince William and Chesapeake								
Foundries	Pours molten pig iron or iron alloys into molds to manufacture castings, (e.g., cast iron man-hole covers, cast iron pipe, cast iron skillets). Establishments in this industry purchase iron made in other establishments.	Richmond	Henrico							
Fuel Sales	Retailing automotive fuels (e.g., diesel fuel, gasohol, gasoline) in combination with convenience store or food mart items. These establishments can either be in a convenience store (i.e., food mart) setting or a gasoline station setting. These establishments may also provide automotive repair services.	Stafford, C'Ville, Norfolk, Chesapeake, Loudon, Fairfax	Chesterfield and Prince William							
Funeral Homes	This industry comprises establishments primarily engaged in preparing the dead for burial or interment and conducting funerals (i.e., providing facilities for wakes, arranging transportation for the dead, selling caskets and related merchandise). Funeral homes combined with crematories are included in this industry.	Hanover, Loudon, Fairfax								
Furniture Manu.	Engaged in one or more of the following: (1) manufacturing dimension lumber from purchased lumber; (2) manufacturing dimension stock (i.e., shapes) or cut stock; (3) resawing the output of sawmills; and (4) planing purchased lumber. These establishments generally use woodworking machinery, such as jointers, planers, lathes, and routers to shape wood.	Hanover, Richmond, Stafford	Chesterfield							
Gum Manu.	This industry comprises establishments primarily engaged in manufacturing nonchocolate confectioneries. Included in this industry are establishments primary engaged in retailing nonchocolate confectionery products not for immediate consumption made on the premises.	Richmond								
HH App. Manu	Manufactures small electric appliances and electric housewares for heating, cooking, and other purposes, and electric household-type fans (except attic fans).	Hanover, Caroline, Prince William, Stafford			Henrico	Loudon				
Hospital	Industries in the Hospitals subsector provide medical, diagnostic, and treatment services that include physician, nursing, and other health services to inpatients and the specialized accommodation services required by inpatients. Hospitals may also provide outpatient services as a secondary activity. Establishments in the Hospitals subsector provide inpatient health services, many of which can only be provided using the specialized facilities and equipment that form a significant and integral part of the	Hanover								



	M-1 or CLI	Light Industrial District/Commercial Light Industrial
	M-2	General Industrial District
	M-3	Heavy Industrial District
	PMD	Planned Industrial District
	MR-HI	Mineral Resource Heavy Industry
	RP	Research Park (City of Richmond)
	B-7	Mixed Use Business District(City Of Richmond)
	M/T	Industrial/Transportation District(Prince William County)
	BP	Business Park (Hanover)
		Uses Henrico wants to include in their industrial reclassification



Henrico Industrial Zoning Classification Review

Industry Name	Definition	M-1	M-2	M-3	PMD	MR-HI	RP	B-7	M/T	BP
Hotel	This industry comprises establishments primarily engaged in providing short-term lodging in facilities known as hotels, motor hotels, resort hotels, and motels. The establishments in this industry may offer food and beverage services, recreational services, conference rooms and convention services, laundry services, parking, and other services.	Chesterfield, Chesapeake, Loudon, Fairfax								Hanover
Ice Manu	This U.S. industry comprises establishments primarily engaged in manufacturing ice.	Richmond, Caroline	Chesterfield		Henrico					
Lamp Shade Manu	Manufacture plastics products (except film, sheet, bags, profile shapes, pipes, pipe fittings, laminates, foam products, bottles, plumbing fixtures, and resilient floor coverings).	Chesterfield								
Landscape	This industry comprises establishments primarily engaged in planning and designing the development of land areas for projects, such as parks and other recreational areas; airports; highways; hospitals; schools; land subdivisions; and commercial, industrial, and residential areas, by applying knowledge of land characteristics, location of buildings and structures, use of land areas, and design of landscape projects.									
Leather Manu	This industry comprises establishments primarily engaged in one or more of the following: (1) tanning, currying, and finishing hides and skins; (2) having others process hides and skins on a contract basis; and (3) dyeing or dressing furs.	Henrico and Richmond	Hanover	Chesterfield						
Logging	This industry comprises establishments primarily engaged in one or more of the following: (1) cutting timber; (2) cutting and transporting timber; and (3) producing wood chips in the field.	Caroline and Chesapeake								
Machinery Sales	This industry group comprises establishments primarily engaged in the merchant wholesale distribution of construction, mining, farm, garden, industrial, service establishment, and transportation machinery, equipment and supplies.	Stafford and VA Beach								
Match Manu	This U.S. industry comprises establishments primarily engaged in manufacturing chemical products (except basic chemicals, resins, synthetic rubber; cellulosic and noncellulosic fiber and filaments; pesticides, fertilizers, and other agricultural chemicals; pharmaceuticals and medicines; paints, coatings and adhesives; soap, cleaning compounds, and toilet preparations; printing inks; explosives; custom compounding of purchased resins; and photographic films, papers, plates, and chemicals).		Henrico and Richmond	Chesterfield and Hanover						
Mattress Manu	Manufactures innerspring, box spring, and noninnerspring mattresses, including mattresses for waterbeds.	Hanover, Caroline, C'Ville								
Metal Container Manu.	Manufactures metal (light gauge) containers (except cans).	Richmond								
Micro-Brewery	This industry comprises establishments primarily engaged in brewing beer, ale, malt liquors, and nonalcoholic beer.	C'Ville		Prince William and Hanover					Prince William	



	M-1 or CLI	Light Industrial District/Commercial Light Industrial
	M-2	General Industrial District
	M-3	Heavy Industrial District
	PMD	Planned Industrial District
	MR-HI	Mineral Resource Heavy Industry
	RP	Research Park (City of Richmond)
	B-7	Mixed Use Business District(City Of Richmond)
	M/T	Industrial/Transportation District(Prince William County)
	BP	Business Park (Hanover)
		Uses Henrico wants to include in their industrial reclassification



Henrico Industrial Zoning Classification Review

Industry Name	Definition	M-1	M-2	M-3	PMD	MR-HI	RP	B-7	M/T	BP
Mobile Home Sales	Retailing new and/or used manufactured homes (i.e., mobile homes), parts, and equipment.	VA Beach and Chesapeake								
Motor Vehicle parts	Merchant wholesale distribution of automobiles and other motor vehicles, motor vehicle supplies, tires, and new and used parts.	Caroline, C'Ville, Chesapeake, VA Beach							Prince William	
Motor Vehicle Sales	This industry group comprises establishments primarily engaged in retailing new and used automobiles and light trucks, such as sport utility vehicles, and passenger and cargo vans.	Caroline, Stafford, Chesapeake, Loudon, Fairfax							Prince William	
Mus. Inst. Manu	Manufacture musical instruments (except toys).	Chesterfield, Hanover, Prince William			Henrico					
Noodle Manu	Manufactures perishable prepared foods, such as salads, sandwiches, prepared meals, fresh pizza, fresh pasta, and peeled or cut vegetables	Richmond and Chesapeake	Chesterfield							
Nuclear Medicine Preparations Manu.	Performing physical, chemical, and other analytical testing services, such as acoustics or vibration testing, assaying, biological testing (except medical and veterinary), calibration testing, electrical and electronic testing, geotechnical testing, mechanical testing, nondestructive testing, or thermal testing. The testing may occur in a laboratory or on-site.			Hanover and Henrico			Richmond			
Nut, Screws, Wires	This industry comprises establishments primarily engaged in manufacturing one or more of the following: (1) prefabricated metal buildings, panels and sections; (2) structural metal products; and (3) metal plate work products.		Henrico							
Paint Manu	This industry comprises establishments primarily engaged in (1) mixing pigments, solvents, and binders into paints and other coatings, such as stains, varnishes, lacquers, enamels, shellacs, and water repellant coatings for concrete and masonry, and/or (2) manufacturing allied paint products, such as putties, paint and varnish removers, paint brush cleaners, and frit.		Richmond	Hanover and Norfolk						
Paper Manu	This industry comprises establishments primarily engaged in manufacturing pulp without manufacturing paper or paperboard. The pulp is made by separating the cellulose fibers from the other impurities in wood or other materials, such as used or recycled rags, lintens, scrap paper, and straw.	Henrico and Caroline	Hanover and Chesapeake			Loudon				
Pen Manu	Manufacture pens, ballpoint pen refills and cartridges, mechanical pencils, and felt tipped markers.	Chesterfield and Richmond								
Perfume Manu	Prepare, blend, compound, and package toilet preparations, such as perfumes, shaving preparations, hair preparations, face creams, lotions (including sunscreens), and other cosmetic preparations.	Hanover	Henrico						Prince William	



	M-1 or CLI	Light Industrial District/Commercial Light Industrial
	M-2	General Industrial District
	M-3	Heavy Industrial District
	PMD	Planned Industrial District
	MR-HI	Mineral Resource Heavy Industry
	RP	Research Park (City of Richmond)
	B-7	Mixed Use Business District(City Of Richmond)
	M/T	Industrial/Transportation District(Prince William County)
	BP	Business Park (Hanover)
		Uses Henrico wants to include in their industrial reclassification



Henrico Industrial Zoning Classification Review

Industry Name	Definition	M-1	M-2	M-3	PMD	MR-HI	RP	B-7	M/T	BP
Pharmaceutical Manu.	Manufactures in-vivo diagnostic substances and pharmaceutical preparations (except biological) intended for internal and external consumption in dose forms, such as ampoules, tablets, capsules, vials, ointments, powders, solutions, and suspensions	Henrico, Chesterfield, Hanover, Caroline, Prince William, C'Ville	Stafford			Loudon				
Plastic Manu	Processing new or spent plastic resins into intermediate or final products, using such processes as compression molding; blow molding; and casting. Within most of these industries, the production process is such that a wide variety of products can be made.			Chesterfield						
Pottery Manu	Manufacture table and kitchen articles, art and ornamental items, and similar vitreous china, fine earthenware, stoneware, coarse earthenware, and pottery products.	Henrico, Richmond, Prince William, Stafford, Chesapeake	Chesterfield and Hanover							
Printing and Publishing	Printing on apparel and textile products, paper, metal, glass, plastics, and other materials, except fabric (grey goods). The printing processes employed include, but are not limited to, lithographic, gravure, screen, flexographic, digital, and letterpress. Establishments in this industry do not manufacture the stock that they print, but may perform postprinting activities, such as folding, cutting, or laminating the materials they print, and mailing.	Chesterfield, Hanover, Caroline, Prince William, Stafford, C'Ville, VA Beach, Norfolk, Chesterfield, Loudon			Henrico				Prince William	
Printing Ink Manu	Manufactures printing and inkjet inks and inkjet cartridges.	Henrico		Hanover						
Printshop	Publishing newspapers, magazines, other periodicals, books, directories and mailing lists, and other works, such as calendars, greeting cards, and maps. These works are characterized by the intellectual creativity required in their development and are usually protected by copyright. Publishers distribute or arrange for the distribution of these works.	Hanover, Caroline, VA Beach, Loudon			Henrico					
Quarries	This industry comprises establishments primarily engaged in site preparation activities, such as excavating and grading, demolition of buildings and other structures, and septic system installation. Earth moving and land clearing for all types of sites (e.g., building, nonbuilding, mining) is included in this industry. Establishments primarily engaged in construction equipment rental with operator (except cranes) are also included.	Henrico, Hanover, Caroline, VA Beach, Chesapeake	Loudon							
Radio Manu	This industry comprises establishments primarily engaged in manufacturing electronic audio and video equipment for home entertainment, motor vehicles, and public address and musical instrument amplification. Examples of products made by these establishments are video cassette recorders, televisions, stereo equipment, speaker systems, household-type video cameras, jukeboxes, and amplifiers for musical instruments and public address systems.	Caroline,			Henrico	Loudon				
Retail Trade	The Retail Trade sector comprises establishments engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise.The retailing process is the final step in the distribution of merchandise; retailers are, therefore, organized to sell merchandise in small quantities to the general public. This sector comprises two main types of retailers: store and nonstore retailers.									Hanover
RR Car Manu	This industry comprises establishments primarily engaged in one or more of the following: (1) manufacturing and/or rebuilding locomotives, locomotive frames and parts; (2) manufacturing railroad, street, and rapid transit cars and car equipment for operation on rails for freight and passenger service; and (3) manufacturing rail layers, ballast distributors, rail tamping equipment and other railway track maintenance equipment.			Hanover	Henrico					
Salad Dressing	This U.S. industry comprises establishments primarily engaged in manufacturing mayonnaise, salad dressing, vinegar, mustard, horseradish, soy sauce, tarter sauce, Worcestershire sauce, and other prepared sauces (except tomato-based and gravy).		Chesterfield							



	M-1 or CLI	Light Industrial District/Commercial Light Industrial
	M-2	General Industrial District
	M-3	Heavy Industrial District
	PMD	Planned Industrial District
	MR-HI	Mineral Resource Heavy Industry
	RP	Research Park (City of Richmond)
	B-7	Mixed Use Business District(City Of Richmond)
	M/T	Industrial/Transportation District(Prince William County)
	BP	Business Park (Hanover)
		Uses Henrico wants to include in their industrial reclassification



Henrico Industrial Zoning Classification Review

Industry Name	Definition	M-1	M-2	M-3	PMD	MR-HI	RP	B-7	M/T	BP
Shade Manu	Manufacture one or more of the following: venetian blinds, other window blinds, shades; curtain and drapery rods, poles; and/or curtain and drapery fixtures. The blinds and shades may be made on a stock or custom basis and may be made of any material.	Hanover								
Sheet Metal Manu	Manufactures sheet metal work (except stampings)	Hanover, Richmond, Caroline, Prince William			Henrico					
Sit-down Rest.	Provide food services to patrons who order and are served while seated (i.e, waiter/waitress services) and pay after eating. These establishments may provide this type of food services to patrons in combination with selling alcoholic beverages, providing carry out services, or presenting live nontheatrical entertainment	Hanover, Prince William, Stafford, C'Ville, VA Beach, Norfolk, Chesapeake, Loudon, Fairfax								
Shoe Polish	This U.S. industry comprises establishments primarily engaged in manufacturing and packaging polishes and specialty cleaning preparations		Henrico							
Sign Manu	This industry comprises establishments primarily engaged in manufacturing signs and related displays of all materials (except printing paper and paperboard signs, notices, displays).	Prince William	Chesterfield		Henrico					
Soap Manu	Manufactures and package soaps and other detergents, such as laundry detergents; dishwashing detergents; toothpaste gels, and tooth powders; and natural glycerin.	Hanover, Caroline, C'Ville	Henrico and Stafford							
Spice Manu.	Manufactures spices, table salt, seasonings, flavoring extracts (except coffee and meat), and natural food colorings and/or manufacturing dry mix food preparations, such as salad dressing mixes, gravy and sauce mixes, frosting mixes, and other dry mix preparations.	Chesterfield								
Sugar Manu	This U.S. industry comprises establishments primarily engaged in processing sugarcane.		Henrico and Chesterfield							
Tire Manu	Manufacture plastics and rubber products making machinery, such as plastics compression, extrusion and injection molding machinery and equipment, and tire building and recapping machinery and equipment.	Henrico	Chesterfield							
Tire Sales	Retailing new and/or used tires and tubes or retailing new tires in combination with automotive repair services.	C'Ville	Richmond							
Tobacco Manu	Manufactures tobacco products (except cigarettes).	Henrico, Richmond, Chesapeake	Chesterfield							



	M-1 or CLI	Light Industrial District/Commercial Light Industrial
	M-2	General Industrial District
	M-3	Heavy Industrial District
	PMD	Planned Industrial District
	MR-HI	Mineral Resource Heavy Industry
	RP	Research Park (City of Richmond)
	B-7	Mixed Use Business District(City Of Richmond)
	M/T	Industrial/Transportation District(Prince William County)
	BP	Business Park (Hanover)
		Uses Henrico wants to include in their industrial reclassification



Henrico Industrial Zoning Classification Review

Industry Name	Definition	M-1	M-2	M-3	PMD	MR-HI	RP	B-7	M/T	BP
Tool Manu	Manufactures nonpowered hand and edge tools (except saws).	Hanover, Richmond, Stafford								
Toy Manu	Manufactures games (including electronic), toys, and childrens vehicles (except bicycles and metal tricycles).	Hanover			Henrico	Loudon				
Trailer Sales	This industry group comprises establishments primarily engaged in retailing new and used vehicles (except automobiles, light trucks, such as sport utility vehicles, and passenger and cargo vans).	Prince William and VA Beach								
Tree Services	This industry comprises (1) establishments primarily engaged in providing landscape care and maintenance services and/or installing trees, shrubs, plants, lawns, or gardens and (2) establishments primarily engaged in providing these services along with the design of landscape plans and/or the construction (i.e., installation) of walkways, retaining walls, decks, fences, ponds, and similar structures.									
Warehousing	Operates merchandise warehousing and storage facilities. These establishments generally handle goods in containers, such as boxes, barrels, and/or drums, using equipment, such as forklifts, pallets, and racks. They are not specialized in handling bulk products of any particular type, size, or quantity of goods or products.	Every Comparable Locailty Allows this use							Prince William	
Worship	This industry comprises (1) establishments primarily engaged in operating religious organizations, such as churches, religious temples, and monasteries and/or (2) establishments primarily engaged in administering an organized religion or promoting religious activities.	Hanover, Stafford, VA Beach, Chesapeake, Loudon, Fairfax								

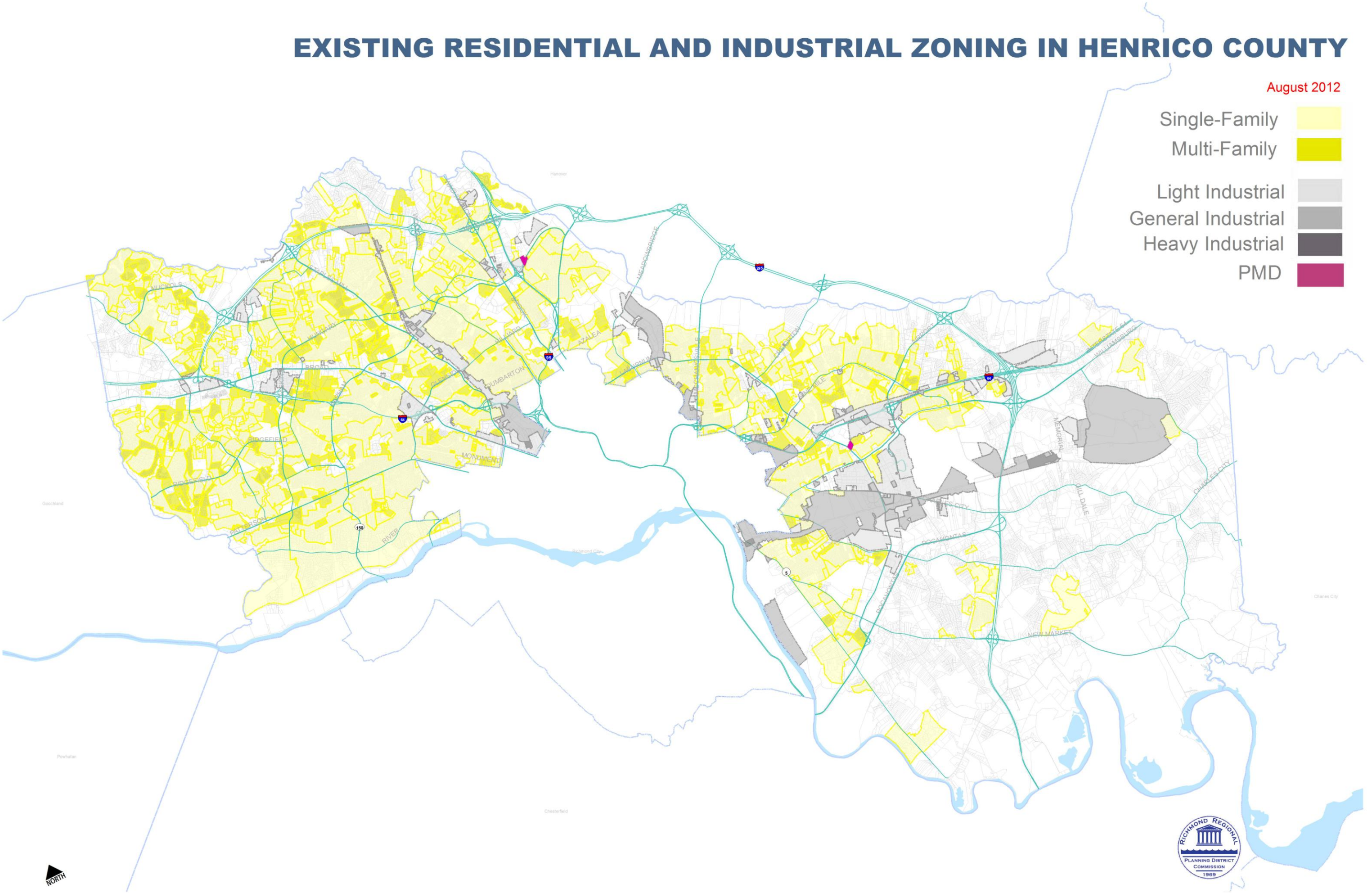


	M-1 or CLI	Light Industrial District/Commercial Light Industrial
	M-2	General Industrial District
	M-3	Heavy Industrial District
	PMD	Planned Industrial District
	MR-HI	Mineral Resource Heavy Industry
	RP	Research Park (City of Richmond)
	B-7	Mixed Use Business District(City Of Richmond)
	M/T	Industrial/Transportation District(Prince William County)
	BP	Business Park (Hanover)
		Uses Henrico wants to include in their industrial reclassification

EXISTING RESIDENTIAL AND INDUSTRIAL ZONING IN HENRICO COUNTY

August 2012

- Single-Family
- Multi-Family
- Light Industrial
- General Industrial
- Heavy Industrial
- PMD



Hanover County

Industrial Use Matrix

Industrial Uses

1

Key: P - Permitted Use, A - Permitted Accessory Use, C - Conditional Use, S - Special Exception
(Updated as of 7/09)

Uses	OS	M-1	M-2	M-3
<i>Abrasive wheels, stones, paper, cloth, and related products.</i>				P
Accessory family housing unit for use by a family member in accordance with the standards of article 7, section 11.		S	S	S
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
Agricultural and forestal support center.		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		
Agriculture and forestry, as permitted in the A-1 Agricultural District.		P	P	P
Airports and landing fields, provided they shall comply with the recommendations of the Federal Aviation Agency.		C	C	C
<i>Alcohol, industrial.</i>				P
Aluminum extrusion, rolling, fabrication and forming, foundry products (electrical only).			P	P
<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
Animal hospital or kennel (open pens at least 200 feet from a residential district).	C			
Animal hospital.			P	P
Animal pound.		C	C	C
Antique shop.		C	C	C
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
Archery ranges.		S	S	S
<i>Asbestos products or abatement services.</i>				C
Asphalt batching plants or concrete batching plants.		S	S	P
Asphalt or asphalt products, or central asphalt mixing and batching.				P
Atomic laboratories.				C
Auction sales (on lots 10 acres or larger located outside of the overlay urban development district) - no more than 4 such sales in a calendar year.		S	S	S

Note: This list is a summary of the industrial use provisions of the Zoning Ordinance. Some uses are abbreviated and not every use may be current; please refer to the Zoning Ordinance to verify current descriptions and district regulations.

Industrial Uses

2

Key: P - Permitted Use, A - Permitted Accessory Use, C - Conditional Use, S - Special Exception

(Updated as of 7/09)

Uses	OS	M-1	M-2	M-3
Auditorium or lecture hall and recreation facilities primarily for employees in the district.		C		
Auditorium or lecture hall.	C			
Automobile or truck sales, service, and repairs (including body or fender repairs but not auto salvage or junk); major repair or storage of equipment or materials or damaged vehicles to be inside a completely enclosed building or otherwise screened. Truck sales and repairs shall be limited to pickup or panel trucks with a gross vehicle weight rating of 10,000 pounds or less.	C			
Automobile service and repair establishment, but not including body and fender repair (5000 square feet or smaller). Any major repair or storage of equipment, materials or damaged vehicles shall be inside a completely enclosed building/otherwise screened.	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
Bakeries (1,500 square feet or smaller and all products produced on the premises are sold at retail on the premises).	P	P	P	P
Bakeries (1,500 square feet or smaller).			A^	A^
Bakeries (2,500 square feet or smaller).	C			
Bakeries (5,000 square feet or smaller).	C			
<i>Bakery products.</i>		P	P	P
Banks and other financial institutions (see Zoning Ordinance for additional regulations regarding drive-ins).	P	P	P	P
Banks, but not drive-in banks.			A^	A^
Bicycle sales and repair shops.	P	P	P	P
<i>Bicycles and children's vehicles.</i>		P	P	P
Billiard parlors or pool hall.		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).	C		P	P
<i>Brick, firebrick, and clay products (except coal fired).</i>				P
Business, governmental, professional, or medical office.			P	P

Note: This list is a summary of the industrial use provisions of the Zoning Ordinance. Some uses are abbreviated and not every use may be current; please refer to the Zoning Ordinance to verify current descriptions and district regulations.

Industrial Uses

3

Key: P - Permitted Use, A - Permitted Accessory Use, C - Conditional Use, S - Special Exception

(Updated as of 7/09)

Uses	OS	M-1	M-2	M-3
Business, professional, trade or vocational schools (not involving combustion engines, heavy duty trucks, heavy equipment, construction machinery, or similar vehicles or equipment).	P			
Camps, day or boarding, private or commercial.		C	C	C
<i>Candles, including wax or tallow manufacture.</i>				P
Car wash or vehicle washing facility, automatic or otherwise.				C
Carpet and rug cleaning.			P	P
<i>Carpets and rugs.</i>		P	P	P
Carwash or automobile laundry, automatic or otherwise (see Zoning Ordinance for standards).	C			
Carwash or vehicle washing facility, automatic or otherwise.			C	
Catering or delicatessen business.	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
<i>Ceramic wall and floor tiles.</i>				P
<i>Chemical and allied products.</i>				C
Churches and other places of worship (or expansion by more than 50% of original floor area).		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.	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 dog kennels.		S	S	S
Commercial landscaping operation, when done in conjunction with a nursery on the premises (see Zoning Ordinance for limitations).		C		
Commercial landscaping operation.			P	P
<i>Concrete products or central mixing and proportioning plant.</i>				P
Construction equipment sales, rental or leasing.			P	P
Construction or office trailers (not to exceed one year at location).	A	A	A	A
<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

Note: This list is a summary of the industrial use provisions of the Zoning Ordinance. Some uses are abbreviated and not every use may be current; please refer to the Zoning Ordinance to verify current descriptions and district regulations.

Industrial Uses

4

Key: P - Permitted Use, A - Permitted Accessory Use, C - Conditional Use, S - Special Exception

(Updated as of 7/09)

Uses	OS	M-1	M-2	M-3
Convenience store - 5,000 square feet or greater (see Zoning Ordinance for standards).		C	C	C
Convenience store - 5,000 square feet or smaller, including drive-in window service for food and including no more than 3 fuel dispensers.	C			
Convenience store - 5,000 or smaller (no gas pumps or drive-in window food sales).	P	P	P	P
<i>Converted paper products.</i>			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
Data processing center, Internet Service Providers (ISPs), search portals and related services.	P	P	P	P
Day nurseries or child or adult day care centers.	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, breweries and alcoholic spirits (nonindustrial)).				P
Domestic storage in main building or in an accessory building.	A#	A#	A#	A#
Drafting services.	P@	P	P	P
Drive-in or drive-through restaurant (see Zoning Ordinance for standards).		C	C	C
Drive-in restaurants (see Zoning Ordinance for standards).	C			
Dry cleaning plants.			P	P
Dry cleaning, dyeing, pressing, or laundry pickup stations (2,500 square feet or smaller) - cleaning, dyeing, pressing, or laundering on premises.	C			
Dry cleaning, dyeing, pressing, or laundry pickup stations (5,000 square feet or smaller) - cleaning, dyeing, pressing, or laundering conducted on the premises.	C			
Dry cleaning, pressing, or laundry pickup stations (no cleaning, pressing, or laundering is conducted on the premises); printshop; bakery -floor area between 1,500 square feet and 2,500 square feet.		C	C	C
Dry-cleaning, pressing, or laundry pickup stations - 1,500 square feet or smaller (no cleaning, pressing, or laundering on the premises).	P	P	P	P
Dwelling for use by the proprietor/employee of permitted office/business use in the same building or on the same premises.	P	P	P	P
Dwellings for resident watchmen and caretakers employed on the premises.		P	P	P
<i>Dye and dyestuffs.</i>				P
<i>Electrical appliances and machinery and hardware products.</i>	P@			

Note: This list is a summary of the industrial use provisions of the Zoning Ordinance. Some uses are abbreviated and not every use may be current; please refer to the Zoning Ordinance to verify current descriptions and district regulations.

Industrial Uses

5

Key: P - Permitted Use, A - Permitted Accessory Use, C - Conditional Use, S - Special Exception
(Updated as of 7/09)

Uses	OS	M-1	M-2	M-3
<i>Electrical lighting equipment.</i>		P	P	P
<i>Electronic and computer products.</i>		P	P	P
<i>Electronic and computer products.</i>	P@			
Engine testing (internal combustion engines), but not jet engines or rockets.				P
Equestrian facilities.		S	S	S
Equipment storage yards accessory to a business office for construction or service contractors, operated as a home occupation (see Zoning Ordinance for limitations and specific standards).		S	S	S
Excavation and filling activities (see Zoning Ordinance for specific limitations).		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
<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
<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
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
Filling stations (see Zoning Ordinance for standards).		C	C	C
Filling stations, so long as bulk storage of inflammable liquids is underground.	C			
<i>Film, photographic.</i>				P
<i>Fish curing or smoking, fish oils and meal.</i>				P
Fitness center (not recreational facility).		P	P	P
Fitness center.	C			
<i>Flour and feed (milling, processing, and packaging only).</i>		S+	P	P
<i>Flour plant, pneumatic drop and forging hammering.</i>				P

Note: This list is a summary of the industrial use provisions of the Zoning Ordinance. Some uses are abbreviated and not every use may be current; please refer to the Zoning Ordinance to verify current descriptions and district regulations.

Industrial Uses

6

Key: P - Permitted Use, A - Permitted Accessory Use, C - Conditional Use, S - Special Exception

(Updated as of 7/09)

Uses	OS	M-1	M-2	M-3
Flower shops and greenhouses incidental thereto.	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
Frog or fish farms, in an overlay urban development district only.		S	S	S
Frozen food lockers for individual or family use.	P	P	P	P
Furniture refinisher (5,000 square feet or smaller).	C			
Furniture refinishing.			P	P
<i>Furniture, cabinets and related products.</i>		P	P	P
<i>Galvanizing or plating (hot dip).</i>				P
Garage, private.	A#	A#	A#	A#
Garages, parking or storage.	C			
<i>Glass and glass products.</i>				P
Golf course (not miniature golf).	C			
Grain storage.		S+	P	P
Greenhouses, commercial, wholesale or retail.	C	C	P	P
Health Spa.	C			
<i>Heating, ventilating, cooking and refrigeration supplies and appliances.</i>			P	P
Heliport or helistop.	C	C	C	C
Home occupations in an accessory building, home craft shops, or retail sales businesses conducted as a home occupation.		S	S	S
Hospitals and clinics.	P	P	P	P
Hospitals and sanitariums.		C	C	C
Hotel, motel, or motor lodge.	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
<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

Note: This list is a summary of the industrial use provisions of the Zoning Ordinance. Some uses are abbreviated and not every use may be current; please refer to the Zoning Ordinance to verify current descriptions and district regulations.

Industrial Uses

7

Key: P - Permitted Use, A - Permitted Accessory Use, C - Conditional Use, S - Special Exception

(Updated as of 7/09)

Uses	OS	M-1	M-2	M-3
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
<i>Jewelry and silverware.</i>		P	P	P
Junkyards, open or enclosed storage of junk.				C
<i>Jute, hemp and sisal products.</i>				P
Keeping of small animals, insects, reptiles, fish or birds, but only for personal enjoyment or household use, and not as a business.#	A#	A#	A#	A#
Kennels, boarding or otherwise.			P	P
Laundries (not more than 2,500 square feet of floor area).	P	P	P	P
Laundromats or self-service dry-cleaning establishments.	P	P	P	P
Laundry and linen services.			P	P
Lawnmower, yard, and garden equipment, rental, sales and services.	C			
<i>Leather and allied products, but not tanning operations.</i>			P	P
<i>Leather and hide tanning and finishing.</i>				P
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
Location of office or construction trailers for a period not to exceed one year.	A	A	A	A
Lumber and building materials store, retail only.	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
<i>Matches.</i>				P
Material storage yards (in connection with a permitted use where storage is incidental and all products/materials used or stored are in completely enclosed buildings/otherwise screened). See Zoning Ordinance for additional restrictions.	C			
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
Millwork.			P	P
Miniature golf courses or driving ranges.		S	S	S

Note: This list is a summary of the industrial use provisions of the Zoning Ordinance. Some uses are abbreviated and not every use may be current; please refer to the Zoning Ordinance to verify current descriptions and district regulations.

Industrial Uses

8

Key: P - Permitted Use, A - Permitted Accessory Use, C - Conditional Use, S - Special Exception
(Updated as of 7/09)

Uses	OS	M-1	M-2	M-3
Mobile home sales, display and storage, or sales, rentals, display and storage of recreational vehicles, both new and used, including accessory uses (see Zoning Ordinance for standards).	C			
Mobile homes for living quarters (see Zoning Ordinance for limitations and standards).		S	S	S
Monument sales establishments with incidental processing to order, but not including the shaping of headstones.	C			
<i>Monuments and architectural stone.</i>				P
Motion Picture and sound recording industries.	P	P	P	P
<i>Musical instruments.</i>	P@	P	P	P
Nonaccessory tents for special purposes.		S	S	S
Nursery for growing or propagation of plants, trees, and shrubs.	P	P	P	P
Office or construction trailers for a period not to exceed one year.	A	A	A	A
<i>Office Supplies, except paper manufacturing.</i>		P	P	P
Offices, business, governmental, medical or professional.	P	P	P	P
Outdoor displays (but not including seasonal displays) or promotional activities.	S			
Outdoor displays or promotional activities.		S	S	S
Outdoor musical or entertainment festivals.		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+		
<i>Paint and coating.</i>				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 lots, spaces, and areas, (not used or new auto sales or storage lots or motorcycle sales or storage).	P	P	P	P
<i>Perfumes.</i>	P@	P	P	P
Permanent placement or removal of clean earth fill (see Zoning Ordinance for limitations and specific standards).	P @	P	P	P
Personal service establishment.	P	P	P	P
<i>Pesticide, fertilizer, and other agricultural chemicals.</i>				C
Pet shop or animal grooming establishment (see Zoning Ordinance for limitations).	P	P	P	P
<i>Petroleum and coal products.</i>				C
Petroleum storage.				C
<i>Pharmaceuticals and medicines.</i>	P@	P	P	P
Photo finishing, self-contained units only (1500 square feet or smaller). ^			A^	A^
Photographic processing or blueprinting.	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

Note: This list is a summary of the industrial use provisions of the Zoning Ordinance. Some uses are abbreviated and not every use may be current; please refer to the Zoning Ordinance to verify current descriptions and district regulations.

Industrial Uses

9

Key: P - Permitted Use, A - Permitted Accessory Use, C - Conditional Use, S - Special Exception
(Updated as of 7/09)

Uses	OS	M-1	M-2	M-3
Plumbing and heating shop, painting shop, upholstering shop not involving furniture manufacture, tire sales and service, appliance repairs, and similar general service and repair establishments (no outside storage of material except as provided).	C			
<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 establishments, photographing, processing, or blueprinting (5000 square feet of floor area or smaller).	C			
Printshop (1,500 square feet or smaller).	P	P	P	P
Printshop (2,500 square feet or smaller).	C			
Private clubs.		C	C	P
Private garage for more than 4 automobiles.		S	S	S
Private power generation plants, producing electricity for other users.			C	C
Product finishing (enameling, lacquering, etc.).			P	P
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
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
<i>Pulp, paper and paperboard.</i>				P
Race track, any type, including horses, stock cars, or drag strip.		C	C	C
Radio and television stations and studios or recording studios (not towers more than 125 feet in height).	C			
Radio or television broadcasting station.		C	C	C
Radioactive waste handling.				C
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
<i>Reconstituted wood products.</i>				P

Note: This list is a summary of the industrial use provisions of the Zoning Ordinance. Some uses are abbreviated and not every use may be current; please refer to the Zoning Ordinance to verify current descriptions and district regulations.

Industrial Uses

10

Key: P - Permitted Use, A - Permitted Accessory Use, C - Conditional Use, S - Special Exception
(Updated as of 7/09)

Uses	OS	M-1	M-2	M-3
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
Recreation facility, indoor.	C			
Recreation facility, outdoor.	C			
Recreational vehicle sales and rentals, both new and used (including display, repair, and storage).			P	P
Refractories (other than coal fired).				P
<i>Rendering and meat byproduct processing.</i>				C
Rental of luggage trailers, but not including truck trailer bodies except for campers.	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, when located within a permitted principal structure (for person employed on the premises as a resident manager, caretaker, or security guard).	A			
Restaurant, where existing structure is converted (see Zoning Ordinance for specific standards).		C	C	C
Restaurants, but not drive-in or drive-through restaurants.	P	P	P	P
Rifle or pistol ranges, trap, or skeet shooting.		S	S	S
Roof structures placed over fuel pumps at filling stations, when such structures are constructed within the required front yard setback.			S	
Sale of Christmas trees not raised on the premises.		S	S	S
Sale of farm products not raised on the premises (see Zoning Ordinance for specific standards).		S	S	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 training, trade, or business.	C			
Self-storage warehouse facility (see Zoning Ordinance for specific standards).		P	P	P

Note: This list is a summary of the industrial use provisions of the Zoning Ordinance. Some uses are abbreviated and not every use may be current; please refer to the Zoning Ordinance to verify current descriptions and district regulations.

Industrial Uses

11

Key: P - Permitted Use, A - Permitted Accessory Use, C - Conditional Use, S - Special Exception

(Updated as of 7/09)

Uses	OS	M-1	M-2	M-3
Shoe repairing shops (not more than 2,500 square feet of floor area).	P	P	P	P
Shoeshine shops.			A^	A^
Shops for retail sale of fresh flowers and related products but with no greenhouses or nurseries.			A^	A^
Shops for the sale, service, or repair of home appliances, office machines, electrical and television and radio equipment (less than 2,500 square feet of floor area).	P	P	P	P
Sign printing and graphics shop (5000 square feet or smaller).	C			
Signs (see Zoning Ordinance for regulations).	A#	A#	A#	A#
Signs.			P	P
Soap (compounding only).	P@	P	P	P
Soap products.				P
Sporting and athletic goods.		P	P	P
Sports and recreational instruction (indoor).	C	P	P	P
Sports and recreational instruction (outdoor).		C	C	
Sports arena or stadium, commercial athletic field or baseball park.		C	C	C
Stable or riding academy.			C	
Starch.				P
Steam generation plants producing steam for others.				C
Stockyard.				C
Stone crushing and grinding.				C
Stone products.				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 or merchandise normally carried in stock in connection with a permitted office or business use.	A	A	A	A
Stores or shops for the conduct of retail business (not including any adult use).	P	P	P	P
Structural iron and steel products.				P
Studios for artists, photographers, teachers, sculptors, or musicians.	P	P	P	P
Swimming and/or tennis club, commercially operated.			A	A
Swimming or tennis club, commercially operated.		C	C	C
Taxidermy shop.		C	C	C
Telecommunications arrays, located on an existing structure (see Zoning Ordinance for standards).	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
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

Note: This list is a summary of the industrial use provisions of the Zoning Ordinance. Some uses are abbreviated and not every use may be current; please refer to the Zoning Ordinance to verify current descriptions and district regulations.

Industrial Uses

12

Key: P - Permitted Use, A - Permitted Accessory Use, C - Conditional Use, S - Special Exception
(Updated as of 7/09)

Uses	OS	M-1	M-2	M-3
Telecommunications towers and related facilities taller than 140 feet (and temporary telecommunications towers and related facilities of any height).	C	C	C	C
Telephone station or booth.	P	P	P	P
Temporary buildings for use as a sales or rental office for an approved real estate development or subdivision.		S	S	S
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
Theaters, including drive-in theaters.			C	
Tire sales and service.			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.			A^	^
Truck sales and repairs, including body or fender repairs.			P	P
Truck stops.			C	C
Truck terminal.			P	P
Undertaking business or establishment or funeral homes.	P	P	P	P
Upholstering shop not involving furniture manufacture, home appliance repairs, and other service and repair establishments similar in character to those listed in this item (no outside storage of material and shall occupy more than 5,000 square feet of floor area).	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
Warehousing, storage, wholesaling and distribution (not truck terminals).	P@	P	P	P
Water well drilling services.			P	P
Welding or soldering shops.			P	P
Wholesale establishments (2,500 square feet of accessory storage per establishment or smaller).	C			
Wholesale establishments, (between 2,500 and 5,000 square feet of accessory storage per establishment).	C			

Note: This list is a summary of the industrial use provisions of the Zoning Ordinance. Some uses are abbreviated and not every use may be current; please refer to the Zoning Ordinance to verify current descriptions and district regulations.

Industrial Uses

Key: P - Permitted Use, A - Permitted Accessory Use, C - Conditional Use, S - Special Exception
(Updated as of 7/09)

<u>Uses</u>	OS	M-1	M-2	M-3
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

Note: This list is a summary of the industrial use provisions of the Zoning Ordinance. Some uses are abbreviated and not every use may be current; please refer to the Zoning Ordinance to verify current descriptions and district regulations.