

New Zoning Ordinance Land Use Crosswalk

The following crosswalk includes the new uses from the use tables in the recently adopted 2021 Zoning Ordinance as compared to the previous uses from the 1978 Zoning Ordinance. The crosswalk includes the new classification, category, and use compared to the previous use name. Some uses have been consolidated into a single use, which is indicated by a merged set of rows in the new use column. For example, the uses “Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls” and “Rooming houses (older structures)” have been consolidated into the new use “Residence Hall.” With consolidated uses, differences in use permissions are often carried forward in the use-specific standards, so the Use Tables and use standards must be reviewed together.

Please note that uses subject to previous approvals are entitled to continue under those approvals in accordance with Appendix 1. This crosswalk can be used as a guide to compare uses under the previous Ordinance with the new use names, but a determination from the Zoning Administration Division may be required to determine the most similar new use.

NEW Classification	NEW Category	NEW Use	PREVIOUS Use
Agricultural and Related Uses	Agricultural and Related Uses	Agricultural Operation	Agriculture
		Farm Winery, Limited Brewery, Or Limited Distillery	Farm winery
			Limited brewery
			Limited distillery
		Stable, Riding or Boarding	Riding/boarding stables, except those permitted per Part 3 of Art. 10
			Veterinary hospital, ancillary to riding or boarding stables
Residential Uses	Household Living	Dwelling, Multifamily	Dwellings, multiple family
		Dwelling, Single-Family Attached	Dwellings, single family attached
		Dwelling, Single-Family Detached	Dwellings, single family detached
		Dwelling, Stacked Townhouse	Multiple family and single family attached dwellings
		Group Residential Facility	Group residential facility
		Live-Work Development	n/a
		Manufactured Home	Dwellings, manufactured homes

NEW Classification	NEW Category	NEW Use	PREVIOUS Use
Residential Uses	Household Living	Manufactured Home	Dwellings, mobile home
Residential Uses	Group Living	Congregate Living Facility	Congregate living facilities
		Group Household	Group housekeeping unit
		Religious Group Living	Convent, monastery, seminary, nunnery
		Residence Hall	Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
			Rooming houses (older structures)
Public, Institutional, and Community Uses	Community, Cultural, and Educational Facilities	Adult Day Support Center	n/a
		Alternate Use of Public Facility	Alternate uses of public facilities
		Child Care Center	Child care center (accessory service)
			Child care center and nursery schools
			Nursery schools
		Club, Service Organization, Or Community Center	Private clubs
			Private clubs and public benefit associations
			Any other recreational/social use operated by a by non-profit, where membership is limited to residents of nearby residential areas (Group 4-use 4)
			Community clubs, centers, meeting halls (Group 4-subset of use 1)
		Swimming pools and archery ranges (Group 4-subset of use 1)	

NEW Classification	NEW Category	NEW Use	PREVIOUS Use
Public, Institutional, and Community Uses	Community, Cultural, and Educational Facilities		Community clubs, centers, meeting halls, swimming, pool, archery ranges (Group 4-use 1)
		College or University	Seminary use from: Convent, monastery, seminary, nunnery
			Colleges, universities
		Community Swim, Tennis and Recreation Club	Swimming club and tennis club/courts (Group 4-use 2)
		Convention or Conference Center	Exposition halls and facilities to house cultural or civic events or conventions of political, industrial, fraternal or similar associations, with a minimum gross floor area of 100,000 square feet
		Cultural Facility or Museum	Cultural centers, museums and similar facilities
		Public Use	Public uses
		Religious Assembly	Churches, chapels, temples, synagogues and other places of worship
		Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center	Churches, chapels, temples, synagogues and other places of worship with a child care center or nursery school
			Churches, chapels, temples, synagogues and other places of worship with a child care center, nursery school or private school of general education
			Churches, chapels, temples, synagogues and other places of worship with a child care center, nursery school or private school of general or special education

NEW Classification	NEW Category	NEW Use	PREVIOUS Use
Public, Institutional, and Community Uses	Community, Cultural, and Educational Facilities	School, Private	Private schools of general education
		Specialized Instruction Center	Private school of special education
Public, Institutional, and Community Uses	Funeral and Mortuary Services	Cemetery	Cemetery for human or animal interment
			Columbarium/mausoleum with cemetery
		Crematory	Crematory, human or animal
		Funeral Home	Funeral chapels
			Funeral home
			Funeral home, in existing cemetery of more than 75 acres
Public, Institutional, and Community Uses	Health Care	Adult Day Care Center	Adult day care center
		Continuing Care Facility	Continuing care facility
		Independent Living Facility	Independent living facilities
		Medical Care Facility	Medical care facilities
Public, Institutional, and Community Uses	Transportation	Airport	Airports
			Heliport
		Helipad	Helistop
		Transit Facility	Accessory electrically-powered regional rail transit facilities
			Bus or railroad station

NEW Classification	NEW Category	NEW Use	PREVIOUS Use
Public, Institutional, and Community Uses	Transportation	Transit Facility	Bus or railroad terminals, car barns, garages, storage and inspection yards, railroad switching and classification yards, and railroad car and locomotive repair shops, but specifically excluding electrically-powered regional rail transit facilities or regional non-rail transit facilities set forth as a Category 4 special exception use.
			Regional non-rail transit facilities
			Electrically-powered regional rail transit facilities
Public, Institutional, and Community Uses	Utilities	Solar Power Facility	n/a
		Utility Facility, Heavy	Electrical generating plants and facilities
			Local office space and maintenance facility incidental to heavy public utility use
			Sewage treatment and disposal facilities
			Sewage treatment and disposal facilities (regional only)
			Supply yards for any public utility
			Water purification facilities
		Utility Facility, Light	Electric substations and distribution centers including transformer stations

NEW Classification	NEW Category	NEW Use	PREVIOUS Use
Public, Institutional, and Community Uses	Utilities	Utility Facility, Light	Natural gas, oil and other petroleum product metering, regulating, compressor, control and distribution stations, and local office space incidental thereto and necessary for the operation of such station, but not including any storage facilities
			Sewerage pumping facilities
			Telecommunication facilities; and Telecommunication facilities, including central offices and repeat stations, but not including ordinary telephone or telegraph transmission poles and lines located in public rights-of-way or easements of not more than twenty-five (25) feet in width

NEW Classification	NEW Category	NEW Use	PREVIOUS Use
Public, Institutional, and Community Uses	Utilities	Utility Facility, Light	Utility transmission facilities, including but not limited to poles, structures, wires, conduits, cables, vaults, laterals, pipes, mains, valves or other similar equipment for the transmission of telephone or other communication, electricity, gas or water. For the purpose of this Part, utility transmission facilities shall not include: A. Ordinary distribution facilities for delivery of such utilities to customers where such facilities are located in the public right-of-way or are located in easements, or strips of property owned in fee simple not more than twenty-five (25) feet in width; or B. Transmission lines approved by the State Corporation Commission pursuant to Sect. 56-46.1 of the Code of Virginia, as amended
			Water storage, control and pumping facilities
		Wireless Facility	Small cell facility
			Mobile and land based telecommunication facilities
			Radio and television broadcasting tower facilities, microwave facilities and satellite earth stations.
Commercial Uses	Animal-Related Services	Animal Shelter	Animal shelters
		Kennel	Kennels
			Kennels (indoors)
			Kennels, outdoor

NEW Classification	NEW Category	NEW Use	PREVIOUS Use
Commercial Uses	Animal-Related Services	Kennel	Veterinary hospital, ancillary to a kennel
		Pet Grooming Establishment	Personal service establishments
		Veterinary Hospital	Veterinary hospital
Commercial Uses	Food and Lodging	Bed and Breakfast	Bed and breakfasts
		Catering	n/a (Business service and supply service establishments or production/processing)
		Hotel or Motel	Hotels, motels
		Restaurant	Restaurants
			Restaurants (older structures)
		Restaurant, Carryout	Carryout restaurants
		Restaurant with Drive-Through	Restaurants with drive-through
Commercial Uses	Office and Financial Institutions	Retreat Center	Conference centers and retreat houses, operated by a religious or nonprofit organization
		Alternative Lending Institution	Alternative lending institution
		Drive-Through Financial Institution	Drive-in financial institutions
		Financial Institution	Financial institutions
		Office	Establishment for scientific research, development, and training
			Establishments for scientific research and development
			Establishments for scientific research and development to include assembly, integration and testing of experimental prototype products as an incidental use

NEW Classification	NEW Category	NEW Use	PREVIOUS Use
Commercial Uses	Office and Financial Institutions	Office	Establishments for scientific research, development and training where assembly, integration and testing of products in a completely enclosed building is incidental to the principal use of scientific research, development and training
			Establishments for scientific research, development and training, where manufacturing, fabrication, production, testing, repair, storage, sale or resale of materials, goods and products is incidental to the principal use of scientific research, development and training
			Offices
			Offices, to include the display and sales of scientific, electronic or medical equipment of a type not customarily retailed to the general public
		Office in a Residential District	Office (Par. 1 of Sect. 9-515)
Commercial Uses	Personal and Business Services	Business Service	Business service and supply service establishments
		Household Repair and Rental Service	Repair service establishments
		Massage Therapy Establishment	Office or personal Service
		Personal Service	Garment cleaning establishments
			Personal service establishments
Commercial Uses	Recreation and Entertainment	Banquet or Reception Hall	n/a

NEW Classification	NEW Category	NEW Use	PREVIOUS Use
Commercial Uses	Recreation and Entertainment	Campground	Camp or recreation grounds
		Commercial Recreation, Indoor	Amusement arcades
			Billiard/pool hall
			Bowling alley
			Commercial recreation centers
			Commercial recreation use, any other similar
			Commercial swimming pools, tennis courts and similar courts (indoor only)
			Health clubs, spas, sauna and steam baths, swimming pools, tennis courts and other such similar facilities
			Indoor archery ranges, fencing and other similar indoor recreational uses
			Indoor firing ranges
			Indoor firing ranges, archery ranges, fencing and other similar indoor recreational uses
			Miniature golf courses, indoor
			Skating facilities, indoor
			Theaters
		Commercial Recreation, Outdoor	Baseball hitting and archery ranges, outdoor
			Commercial recreation parks, including mechanical or motorized amusement rides/devices
			Commercial swimming pools, tennis courts and similar courts

NEW Classification	NEW Category	NEW Use	PREVIOUS Use
Commercial Uses	Recreation and Entertainment	Commercial Recreation, Outdoor	Drive-in motion picture theaters
			Golf driving ranges
			Miniature golf course
			Miniature golf course ancillary to golf driving ranges
			Skating facilities
			Skeet and trapshooting ranges
			Swimming pools and archery ranges
		Entertainment, Adult	Adult mini motion picture theaters
			Commercial nudity establishment
		Entertainment, Public	Dance halls
			Certain indoor recreational uses (including certain hookah and other entertainment venues)
		Golf Course or Country Club	Golf courses, country clubs
		Health and Exercise Facility, Large	Health clubs
		Health and Exercise Facility, Small	Health clubs
			Private school of special education
		Marina, Commercial	Marina, dock, and boating facilities, commercial
		Marina, Private Noncommercial	Marina, dock, and boating facilities of a private, nonprofit nature
		Quasi-Public Park, Playground, or Athletic Field	Quasi-public parks, playgrounds, athletic fields and related facilities
		Smoking Lounge	Indoor recreation

NEW Classification	NEW Category	NEW Use	PREVIOUS Use
Commercial Uses	Recreation and Entertainment	Stadium or Arena	Sports arenas, stadiums as a principal use
		Zoo or Aquarium	Zoological park
Commercial Uses	Retail Sales	Convenience Store	Quick-service food stores
			Retail sales establishments selling convenience merchandise
		Drive-Through, Other	Automobile-oriented uses
		Drive-Through Pharmacy	Drive-through pharmacy
		Drug Paraphernalia Establishment	Drug paraphernalia establishments
		Garden Center	Plant nurseries
		Pawnshop	Pawnshops
		Retail Sales, General	Adult bookstores
			Antique shops in older structures
			Art and craft galleries in older structures
			Auction establishments
			Convenience centers
			Open refreshment stands; open air markets
			Prescription establishments and the selling of pharmaceutical supplies
			Retail sales establishments
		Retail Sales, Large	Retail sales establishments, large
			Retail sales establishments-large, when located in a multiple story structure designed to contain at least one or more other permitted uses
Commercial Uses	Vehicle-Related Uses	Car Wash	Car washes
		Commercial Off-Street Parking	Parking, commercial off-street as a principal use
		New Vehicle Storage	New vehicle storage
		Truck Rental Establishment	Truck rental establishment
		Vehicle Fueling Station	Service station/mini mart

NEW Classification	NEW Category	NEW Use	PREVIOUS Use
Commercial Uses	Related Uses		Service stations
		Vehicle Repair and Maintenance, Heavy	Vehicle major service establishment
		Vehicle Repair and Maintenance, Light	Vehicle light service establishment
		Vehicle Sales, Rental, and Service	Vehicle sale, rental and ancillary service establishments
		Vehicle Transportation Service	Vehicle transportation service establishments
Industrial Uses	Freight Movement, Warehousing, and Wholesale Distribution	Data Center	n/a (Par. 5 of Sect. 9-101, telecommunications facility)
		Freight Distribution Hub	Motor freight terminals
		Goods Distribution Hub	n/a
		Self-Storage	Mini-warehousing establishment
		Warehouse	Warehousing and associated retail establishments
			Warehousing establishments
		Wholesale Facility	Wholesale trade establishments
Industrial Uses	Industrial Services and Extraction of Materials	Building Materials Storage and Sales	Lumber yards and building material yards to include rock, sand and gravel
		Contractor's Office and Shop	Contractor's offices and shops

NEW Classification	NEW Category	NEW Use	PREVIOUS Use
Industrial Uses	Industrial Services and Extraction of Materials	Extraction Activity	Crushing, treating, washing and/or processing of materials resulting from a use permitted as an extraction and excavation use when conducted on the same property
			Extraction of materials other than those specified in Group 1 SP uses
			Removal of sand or gravel by excavating, stripping, dredging, mining or otherwise taking other than as permitted by right under the provisions of Sect. 2-601; but not including the treating, crushing or processing of the same. No permit for such sand or gravel removal shall be approved by the BZA for any parcel or area not designated in the adopted comprehensive plan for consideration of such a use
			Removal of soil by excavating, stripping, dredging, mining or otherwise taking other than as permitted by right under the provisions of Sect. 2-601; but not including the treating, crushing or processing of the same
			Stone quarrying
		Petroleum Products Storage Facility	Storage facilities for natural gas, oil and other petroleum products

NEW Classification	NEW Category	NEW Use	PREVIOUS Use
Industrial Uses	Industrial Services and Extraction of Materials	Specialized Equipment and Heavy Vehicle, Sale, Rental, or Service	Heavy equipment and specialized vehicle sale, rental and service establishments
		Storage Yard	Storage yard
		Vehicle Storage or Impoundment Yard	Motor vehicle storage and impoundment yards
Industrial Uses	Production of Goods	Craft Beverage Production Establishment	Craft beverage production establishments
		Production or Processing	Establishments for printing of any size, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, or repair of materials, goods or products and associated retail sales; however, bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501 shall not be permitted
			Establishments for printing of any size, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, and associated retail sales; except those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501

NEW Classification	NEW Category	NEW Use	PREVIOUS Use
Industrial Uses	Production of Goods	Production or Processing	Establishments for production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, or repair of materials, goods or products; except food and beverage products, bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501
			Establishments for printing of any size, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, and associated retail sales; except bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501
		Production or Processing, Heavy	Heavy industrial uses (Par. 13 of Sect. 9-501)
		Small-Scale Production Establishment	Small-scale production establishment
Industrial Uses	Waste and Recycling Facilities	Junkyard	Junk yards, to include motor vehicle storage and impoundment yards
		Mixed Waste Reclamation Facility	Mixed waste reclamation facilities
		Recycling Center	Recycling centers
		Solid Waste Disposal Facility	Landfills

NEW Classification	NEW Category	NEW Use	PREVIOUS Use
Industrial Uses	Waste and Recycling Facilities	Solid Waste Disposal Facility	Solid waste disposal and treatment facilities including incinerators and landfills
Accessory Uses	Accessory Uses	Accessory Living Unit	Accessory dwelling unit
		Child Care Center for Occasional Care	Child care centers for occasional care
		Donation Drop-Off Box	Donation drop-off boxes
		Electric Vehicle Charging	n/a
		Family Health Care Structure	Temporary family health care structures
		Garage Sale or Yard Sale	Garage and yard sales
		Gardening and Composting	Gardening and composting
		Home-Based Business	Barber shop or beauty parlor as a home occupation
			Home occupation
			Home professional office
		Home Day Care Facility	Home child care facilities
		Keeping of Animals	The keeping of animals in accordance with the provisions of Sect. 2-512
		Limited Riding or Boarding Stable	Horseback riding lessons as an accessory use
		Residence for Manager or Employee	A dwelling unit for a watchman, custodian, proprietor or owner and his/her family whose employment or business is directly related to the principal use.

NEW Classification	NEW Category	NEW Use	PREVIOUS Use
Accessory Uses	Accessory Uses	Residence for Manager or Employee	Residence for a proprietor or storekeeper and his/her family located in the same building as his/her place of occupation and a residence for an employee and his/her family located within the same building as a funeral home or chapel
		Sawmilling	Sawmilling of timber
		Short-Term Lodging	Short-term lodging
		Solar Collection System	Solar collection systems
		Wayside Stand	Wayside stands
Temporary Uses	Temporary Uses	Community Garden	Community garden
		Construction Site Office and Storage	Construction materials yard accessory to a construction project
			Contractors’ offices and equipment sheds to include trailers accessory and adjacent to an active construction project
		Farmers Markets	Temporary farmers’ markets
			Open-air produce stands
		Food Truck	Food trucks
		Interim Off-Street Parking in Metro Station Area	Commercial off-street parking in Metro Station area as a temporary use
		Model Home Sales or Leasing Office	Subdivision and apartment sales and rental offices
		Portable Storage Container	Temporary portable storage containers
Special Event	Promotional activities of retail merchants		

NEW Classification	NEW Category	NEW Use	PREVIOUS Use
Temporary Uses	Temporary Uses	Special Event	Carnival, circus, festival, fair, horse show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
		Temporary Dwelling or Manufactured Home	Temporary dwellings or mobile homes
Other Uses	Other Uses	Alternative Use of Historic Building	Older structures (Group 7)