

**FAIRFAX COUNTY PLANNING COMMISSION  
LAND USE PROCESS REVIEW COMMITTEE  
WEDNESDAY, JULY 18, 2018**

PRESENT: James T. Migliaccio, Lee District, Chairman  
Ellen J. Hurley, Braddock District, Vice Chairman  
John C. Ulfelder, Dranesville District  
John A. Carter, Hunter Mill District  
Peter F. Murphy, Springfield District  
James R. Hart, Commissioner At-Large  
Timothy J. Sargeant, Commissioner At-Large

ABSENT: None

OTHERS: Phillip A. Niedzielski-Eichner, Providence District  
Mary D. Cortina, Commissioner At-Large  
Inna Kangarloo, Senior Deputy Clerk, Planning Commission  
Marianne Gardner, Planning Division (PD),  
Department of Planning and Zoning (DPZ)  
Meghan Van Dam, PD, DPZ  
Michael Lynskey, PD, DPZ  
Andrew Hushour, Zoning Administration Division (ZAD), DPZ  
Leslie Johnson, ZAD, DPZ  
Barbara Byron, Office of Community Revitalization  
Carmen Bishop, Zoning Evaluation Division (ZED), DPZ  
Casey Judge, ZED, DPZ

ATTACHMENTS:

- A. Small-Scale Production Establishments - Summary of Draft Approach to the ZOA
- B. PA 2017-CW-6CP Non-Office Building Repurposing Presentation
- C. PA 2017-CW-6CP Non-Office Building Repurposing Background and Project Description
- D. zMOD Update – Land Uses and Definitions

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Chairman James T. Migliaccio called the meeting to order at 8:37 p.m. in the Board Auditorium, 12000 Government Center Parkway, Fairfax, Virginia, 22035.

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Michael Lynskey, Planning Division, Department of Planning and Zoning, presented the Plan Amendment 2017-CW-6CP, Non-Office Building Repurposing, and covered the following topics:

- Board authorization and objective;
- Scope of amendment;

- Background analysis;
- Current Comprehensive Plan guidance; and
- Plan amendment considerations.

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Carmen Bishop, Zoning Evaluation Division, Department of Planning and Zoning, provided a summary of draft approach to the Zoning Ordinance Amendment on Small-Scale Production Establishments. Ms. Bishop discussed with the Committee members the following topics:

- Emerging trends;
- Current Zoning Ordinance provisions;
- Staff's proposed approach to the amendment;
- Districts and use limitations; and
- Effect of the amendment.

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Barbara Byron, Office of Community Revitalization; Carmen Bishop, Zoning Evaluation Division (ZED), DPZ; Casey Judge, ZED, DPZ; Andrew Hushour, Zoning Administration Division (ZAD), DPZ; and Leslie Johnson, ZAD, DPZ, provided the Committee members with an update on the status of the zMOD Project to reformat Zoning Ordinance and covered the following topics:

- Organization of uses;
- Sample definitions and chart; and
- Project timeline.

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The meeting was adjourned at 10:00 p.m.  
James T. Migliaccio, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Inna Kangarloo

Approved on: September 12, 2018



Jacob Caporaletti, Clerk to the  
Fairfax County Planning Commission



# County of Fairfax, Virginia

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## **Small-Scale Production Establishments Summary of Draft Approach to the Zoning Ordinance Amendment July 11, 2018**

The proposed Zoning Ordinance amendment is part of the Zoning Ordinance Modernization (zMOD) review of use categories to better accommodate emerging trends, and is intended to facilitate building repositioning and repurposing. This amendment is being forwarded for discussion in order to complement the timing of the Small-Scale Production, or Made in Fairfax, Initiative by the Office of Community Revitalization (OCR). OCR has contracted with Recast City to explore the potential for small-scale production establishments to enhance the County's commercial areas, and this initiative could result in one or more pilot projects. Staff proposes that public hearings on the Zoning Ordinance amendment take place by the end of 2018.

### **Emerging Trends**

Small-scale production or manufacturing refers to a broad range of businesses that produce tangible goods, such as textiles, woodworking, metalworking, food, beverages, and crops (e.g., from vertical farming). Tools, machinery or 3D printers may be used, and various business models may be incorporated, including makerspaces, shared kitchens or other production facilities, or individual enterprises. The use often includes retail and educational components. Small-scale production businesses typically have one to 30 employees.

Small-scale manufacturing, start-up, incubator and makerspace operations have increased over the past decade, and the trend is anticipated to continue. Technological and economic changes have supported this trend through access to online marketing, the availability of cleaner, quieter and more affordable tools, and consumer preferences for locally made products. Small-scale production businesses represent an opportunity to fill storefronts, offices and other buildings. They support tourism, develop local identity, and generate direct and related employment. Particularly when combined with retail sales, small-scale production establishments that allow consumers to view the manufacturing or farming process can promote pedestrian-friendly revitalization. Modern zoning ordinances typically acknowledge different scales of manufacturing and reduce barriers to the appropriate location of small-scale production businesses.

In light of the need to repurpose vacant office space for other uses in order to promote economic development and community vitality, the Comprehensive Plan was amended on December 5, 2017 and May 1, 2018 to facilitate conversion of office buildings to other uses, including light industrial/manufacturing, vertical farming, industrial/flex, and makerspaces. As a follow-on to the office building repurposing Plan amendments, staff is currently developing a Plan

amendment for the repurposing of non-office commercial buildings, and it is anticipated that public hearings will be held by the end of 2018.

### **Current Zoning Ordinance Provisions**

For zoning use classification, a small-scale production establishment may represent the combination of an establishment for production, processing, assembly, and manufacturing with other accessory uses, such as retail sales, wholesale trade, training and education (considered a private school of special education; see table below). Presently, the Zoning Ordinance restricts production, processing and manufacturing establishments to the I-3 (Light Intensity) through I-6 (Heavy) Industrial Districts, and the PTC (Planned Tysons Corner) District when depicted on an approved development plan. However, under this umbrella use, establishments for printing, and food and beverage production and processing are not permitted in the I-3 District. Wholesale trade as a principal use is permitted by right in the C-8 (Highway Commercial) and I-4 through I-6 Districts; and by special exception in the C-7 (Regional Retail Commercial) and I-3 Districts. A private school of special education is permitted in the commercial and planned districts, and in the I-2 (Industrial Research) through I-5 (General Industrial) Districts. Heavy industrial uses are listed in Article 9 and are only permitted with special exception approval in the I-6 District.

Retail sales are permitted by right as a principal use in the C-5 through C-8 Districts and in the planned districts, and are permitted with special exception approval in the I-4 and I-5 Districts in accordance with Sect. 9-524 of the Zoning Ordinance. In I-4 through I-6, retail sales are allowed in association with an establishment for production, processing, assembly and manufacturing, if the retail component is limited to ten percent of the gross floor area (GFA) of the establishment. In the I-3 District, retail sales are limited to the selling of convenience merchandise as an accessory service use.

Craft beverage production establishments are a type of small-scale production. The Zoning Ordinance was amended in January 2017 to allow these establishments by right, subject to use limitations, in the C-5 through C-8, I-3 through I-6, PDC, PRC, PRM and PTC Districts.

### **Staff's Proposed Approach to the Amendment**

Similar to craft beverage production, staff proposes that small-scale production establishments be permitted by right, subject to use limitations, in certain commercial, industrial and planned districts. Draft text for discussion purposes is included at the end of this memorandum.

### **Definition**

The amendment adds a definition for a small-scale production establishment which accommodates the potential combination of production with accessory retail, wholesale trade and education. The definition indicates that tools and machinery may be shared, as a reference to the possible makerspace or shared kitchen format. The proposed amendment would not impact the previously approved definition or regulations for a craft beverage production establishment.

The Zoning Ordinance does not presently include definitions for manufacturing and related uses. It is anticipated that the revised Ordinance under development as part of zMOD will include categories and definitions for different scales of industrial/manufacturing, and will incorporate the proposed definition for small-scale production. Toward that end, the proposed definition has been coordinated with the County’s zMOD consultant, Clarion Associates.

### **Districts and Use Limitations**

A small-scale production establishment would be permitted by right in most commercial, industrial and planned development districts if it conforms to prescribed use limitations. The use limitations would address size, uses, materials, requirement for an enclosed building, retail sales and parking.

*Size* – A size limit is intended to ensure that a small-scale production establishment fits in with the fabric of the surrounding area, and to limit the impacts of the production activities. A review of other jurisdictions’ regulations for “artisan” manufacturing indicates that there is not an established standard for size limitations. Par. 4 of Sect. 4-505 of the Zoning Ordinance limits the size of a separate business establishment in the C-5 District to 6,000 square feet of GFA, except for a drugstore and a food supermarket. This size limitation is intended to preserve the neighborhood retail character of the district. Therefore, staff recommends a maximum of 6,000 square feet as the size threshold for each small-scale production establishment in the C-3 through C-6 Districts. In order to provide for additional flexibility, it is recommended that the maximum size be increased to 10,000 square feet in the more intensive commercial districts, the industrial districts, and the planned districts (C-7, C-8, I-3 through I-6, PDH, PDC, PRM, PRC, and PTC Districts). Production establishments which do not meet the size or other use limitations for a small-scale production establishment would continue to be permitted in the I-3 through I-6 and PTC Districts, in accordance with the current Zoning Ordinance provisions.

*Uses/Materials and Enclosed Building* – Several use limitations are proposed so that small-scale production establishments do not negatively impact their neighbors in office, retail and mixed-use settings. The use would not allow the bulk storage of flammable materials for resale. Storage of materials and all production activities would be located within a completely enclosed structure that is adequately soundproofed and constructed so that there would be no emission of odor, noise or vibration detrimental to other uses or properties in the area. Uses that are classified as heavy industrial in the Zoning Ordinance would not be permitted. However, it should be noted that some of these uses, when conducted on a small scale, may be determined on an individual basis to not be heavy industrial because they would not result in the noise, vibration, other pollutants or intensive traffic that are characteristic of large manufacturing and other heavy industrial uses as described in the purpose and intent for the I-6 (Heavy Industrial) District. For instance, most handcrafted soap is made with food-quality ingredients and would not be considered heavy industrial.

*Retail Sales* – Small-scale production businesses often have associated retail sales or another element that supports interaction with the public, such as occasional tours or classes. Although these accessory uses are subordinate to the production use, they are important to cultivating

place-making and pedestrian activity. Therefore, it is recommended that retail sales or another accessory component that provides direct interaction with the public be required in the retail and planned districts (C-5 through C-8, PDH, PDC, PRM, PRC, and PTC). This requirement will encourage a consumer-facing aspect to the business, but in order to provide operational flexibility, no minimum amount of retail sales is recommended. In addition, it is understood that retail sales could occur online, during limited hours, or off-site, such as at a farmer's market. Incidental retail sales in association with a small-scale production establishment would be permitted, but not required, in the office and industrial districts (C-3, C-4 and I-3 through I-6). In the industrial districts, retail sales would be limited to 10 percent of the gross floor area, as currently required for production establishments in the I-4 through I-6 Districts.

*Parking* – As a type of production, a small-scale production establishment, when located outside of a shopping center, should be parked at the manufacturing rate (1 space per employee on the major shift plus 1 space per company vehicle and piece of mobile equipment). In addition, it is recommended that the rate include a minimum of no less than 1 space/1000 square feet, similar to the minimum for warehousing establishments. When located in a shopping center, the applicable shopping center rate should apply (4.0 – 4.8 spaces/1000 square feet).

### **Effect of the Amendment**

The proposed amendment extends the ability to have a production establishment to most of the commercial and planned districts, but only as defined and limited for a small-scale production establishment. No modifications are proposed for craft beverage production establishments or for production that does not meet the definition or use limitations for a small-scale production establishment. The amendment would add food and beverage production or printing establishments, on a small-scale basis, in the I-3 district. The amendment would also clarify that a small-scale production establishment may include a number of incidental or accessory uses, such as retail and wholesale sales, training, and education.

Use (as a principal use)	Commercial Districts	Planned Districts*	Industrial Districts
<b>Existing Ordinance</b>			
Establishments for production, processing, etc.	n/a	PTC	I-3 – I-6 (I-3: no food & beverage; no printing)
Craft beverage production	C-5 – C-8 - max 5000 barrels of beer or 5000 gallons of spirits, etc.	PDC, PRM, PRC, PTC - max 5000 barrels of beer or 5000 gallons of spirits, etc. (unless modified by the Board)	I-3 – I-6 - max 20,000 barrels of beer or 36,000 gallons of spirits, etc.
Wholesale trade	C-7 (SE); C-8	n/a	I-3 (SE); I-4 – I-6
Heavy industrial	n/a	n/a	I-6 (SE)
School of special education	All	All	I-1 – I-5
Retail sales	C-5 – C-8	All	I-4 & I-5 (SE – with warehousing, etc.)
<b>Proposed Amendment</b>			
Small-scale production establishment - production with accessory uses	C-3 – C-8 - max 6000 SF C-3 – C-6 - max 10,000 SF C-7 & C-8	PDC, PRM, PRC, PTC, PDH** - max 10,000 SF (unless modified by the Board)	I-3 – I-6 - max 10,000 SF

\* when shown on an approved development plan

\*\* commercial and industrial areas only

## Draft Text for Discussion Purposes

### **Proposed Definition**

#### Small-Scale Production Establishment:

An establishment where shared or individual tools, equipment or machinery are used to make or grow products on a small scale, including the design, production, processing, printing, assembly, treatment, testing, repair, and packaging, as well as any incidental storage, retail or wholesale sales and distribution of such products. Typical small-scale production establishments include, but are not limited to, vertical farming or the making of electronics, food products, non-alcoholic beverages, prints, household appliances, leather products, jewelry and clothing/apparel, metal work, furniture, glass, ceramic or paper, together with accessory uses such as training or educational programs. Agriculture or a craft beverage production establishment, restaurant, restaurant with drive-through, or carryout restaurant is not a small-scale production establishment.

### **Proposed Use Limitations**

A small-scale production establishment is permitted by right in accordance with the following use limitations.

*(The proposed use limitations would apply to the different zoning districts as noted.)*

1. *C-3 through C-6 Districts:* The maximum size of an individual small-scale production establishment is 6000 square feet of gross floor area. This maximum does not preclude the location of more than one establishment per lot.

*C-7, C-8, I-3 through I-6 Districts:* The maximum size of an individual small-scale production establishment is 10,000 square feet of gross floor area. This maximum does not preclude the location of more than one establishment per lot.

*PDC, PRM, PRC, PTC, and the commercial or industrial areas of the PDH District:* The maximum size of an individual small-scale production establishment is 10,000 square feet of gross floor area, unless modified by the Board in conjunction with the approval of a development plan. This maximum does not preclude the location of more than one establishment per lot.

2. The use may not include the bulk storage of flammable materials for resale.
3. Storage of materials and production activities must be located within a completely enclosed structure that is adequately soundproofed and constructed so that there will be no emission of odor, noise or vibration detrimental to other uses or properties in the area.
4. A small-scale production establishment may not include heavy industrial uses as listed in Par. 13 of Sect. 9-501.

5. *C-5 through C-8, PDH, PDC, PRM, PRC, and PTC Districts:* A small-scale production establishment must include accessory retail sales or another accessory component that provides direct interaction with the public. For food or beverage production, this requirement may be satisfied by an accessory carryout restaurant that is subordinate and incidental to the commercial production, and if the counter, customer waiting and seating areas do not exceed ten percent of the gross floor area of the establishment. This requirement may also be satisfied by a retail sales establishment or a restaurant or carryout restaurant that is established and parked as a separate principal use.

*I-3 through I-6 Districts:* Retail sales may be permitted as an accessory use, if the associated retail sales area is limited to ten percent of the gross floor area of the establishment.

6. Off-street parking must be provided for small-scale production establishments in accordance with the requirements of Sections 11-104 and 11-105 of the Zoning Ordinance as follows:
  - a. within a shopping center: shopping center rates
  - b. not located in a shopping center: rate for a manufacturing establishment, but with a minimum of one (1) space per 1000 square feet of gross floor area



# Plan Amendment 2017-CW-6CP

## Non-Office Building Repurposing

Michael Lynskey  
Department of Planning and Zoning

July 18, 2018

# Agenda

- Board Authorization
- Scope of Amendment
- Background Analysis
- Current Comprehensive Plan Guidance
- Plan Amendment Considerations
- Discussion

# Board Authorization and Objective

Board of Supervisors directive (December 5, 2017):

***“Evaluate repurposing of vacant structures in addition to office buildings”.***

Concern about rapid changes in retail markets may require additional Plan flexibility to avoid vacancy issue.

“Repurposing”: Conversion to alternative use not originally envisioned in the Comprehensive Plan

# Scope of Plan Amendment

- Focused on properties planned for retail and other non-office commercial uses.
- Includes:
  - Traditional retail
  - Other commercial:
    - Gas Stations, Auto Service
    - Daycare Centers
    - Restaurants and Fast-Food
    - Low-Rise Banks
- Excludes properties planned for residential, industrial, public and institutional uses.



E Lee Ave., Richmond Highway

# Retail Structure Types

General Retail – Telegraph Rd.



Image: [www.coveringthecorridor.com](http://www.coveringthecorridor.com)

Ground-Floor Retail – “Avenir Place”



Image: [www.wmata.com](http://www.wmata.com)

Strip Center – “Commerce Plaza”



Image: [www.shopcommerceplaza.com](http://www.shopcommerceplaza.com)

Community Center – “Springfield Plaza”



Image: [www.rappaportco.com](http://www.rappaportco.com)

Lifestyle Center – “Fairfax Center”



Image: [www.kimbarbergroup.com](http://www.kimbarbergroup.com)

Power Center – “Fair Lakes Center”



Image: [www.krimeshare.com](http://www.krimeshare.com)

# National / Regional Retail Trends

“Experiential” / Entertainment Uses



Source: [www.lsretail.com](http://www.lsretail.com)

Subdivision of Larger Retail Space



Source: [www.ncarchitects.com](http://www.ncarchitects.com)



Credit: Kofi Boone

“Creative” Uses (such as Small Scale Production)



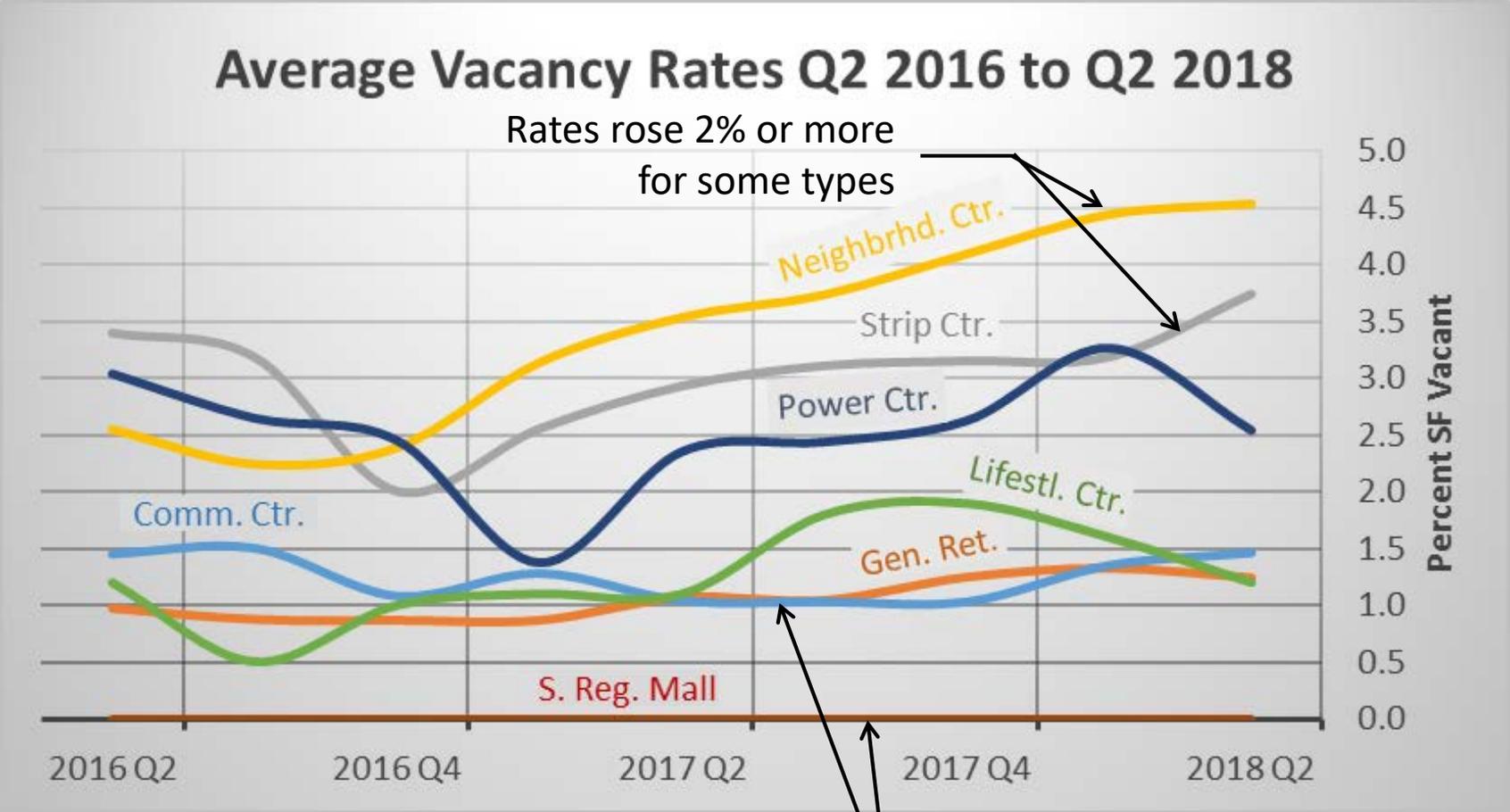
Source: [www.nova-labs.org](http://www.nova-labs.org)

Downsizing or “No Inventory” Store



Source: [www.cnn.com](http://www.cnn.com)

# Fairfax County Historical Vacancy Rates



Data source: CoStar.

Other types remained more consistent



# Repurposing Examples (Local)

Subdivision of Larger Retail Space



Source: <http://skycity2.blogspot.com>

Sears Department Store, Fair Oaks Mall

“Experiential”/Entertainment Use



Source: <http://launchherndon.com>

Launch Trampoline Park, Herndon, VA

# Repurposing Examples (Local)

## Arts Organization as Interim Use

- McLean Project for the Arts - Chainbridge Rd.



Source: [www.patch.com](http://www.patch.com)

# Repurposing Examples

Arcade Providence “micro-units”,  
Providence, RI

- Subdivided former mall into “micro-units”
  - 1<sup>st</sup> floor retail (Avg. 400 sf)
  - 2<sup>nd</sup> floor residential (225 sf – 275 sf)



Source: [www.ncarchitects.com](http://www.ncarchitects.com)

# Repurposing Examples (National)

## Repurposing for Public Use

- Former Walmart, McAllen Public Library, McAllen, TX

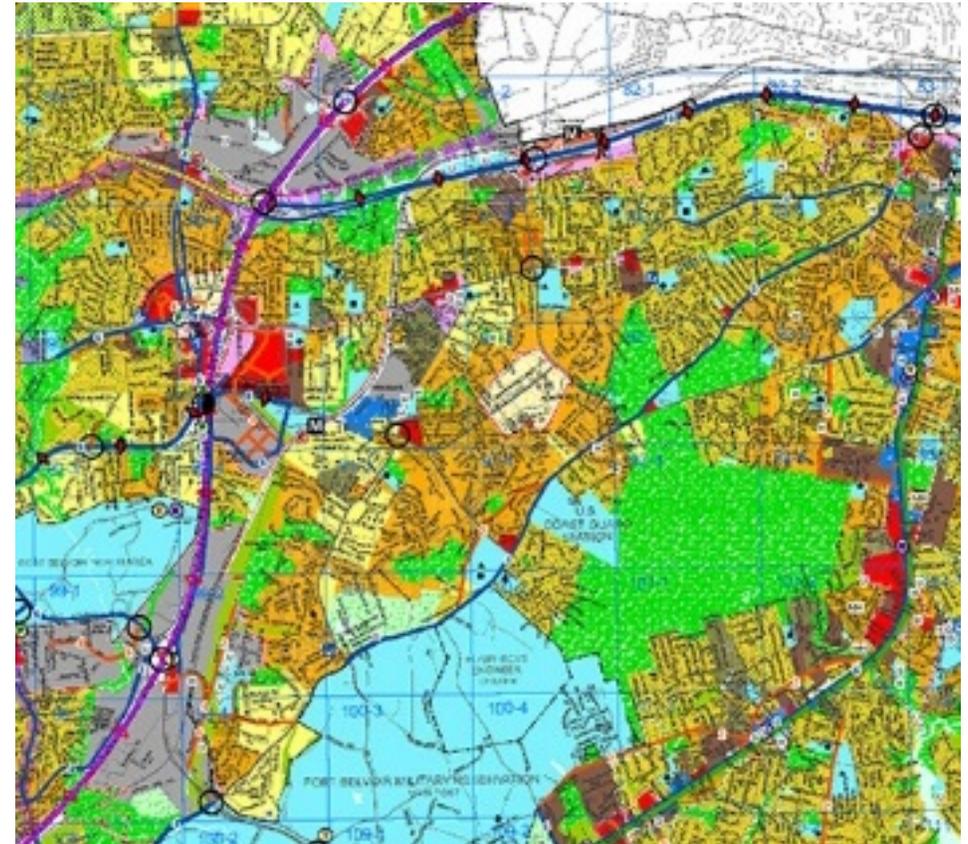


Source: Lara Swimmer, [www.archdaily.com](http://www.archdaily.com)

# Existing Comprehensive Plan Guidance

## Existing guidance:

- Area Plans and Plan Map:
  - Retail or Other Commercial Uses
  - Mixed-Use and Alternative areas
- Policy Plan:
  - Guidelines for Interim Improvement of Commercial Structures



Comprehensive Plan Map

# Existing Comprehensive Plan Guidance

Conventional or “By-right”  
Retail/Commercial



Neighborhood Shopping Ctr. – Chantilly Plaza

Mixed Use Areas and  
Planned Districts



Ground-Floor Retail – Ridgewood Apartments

# Plan Amendment Considerations

## Consider including in Comprehensive Plan:

- Increased Plan flexibility to repurpose to compatible alternative uses in areas planned for retail, including in:
  - Conventional retail development
  - Mixed-use development
- Guidelines to ensure such repurposing:
  - Supports planning objectives for the area;
  - Does not impede long-term Plan goals; and
  - Avoids significant negative impacts
- Integration of repurposing goals and objectives into existing revitalization/redevelopment policy.



Town Center, Sterling, VA

# Public and Industry Outreach

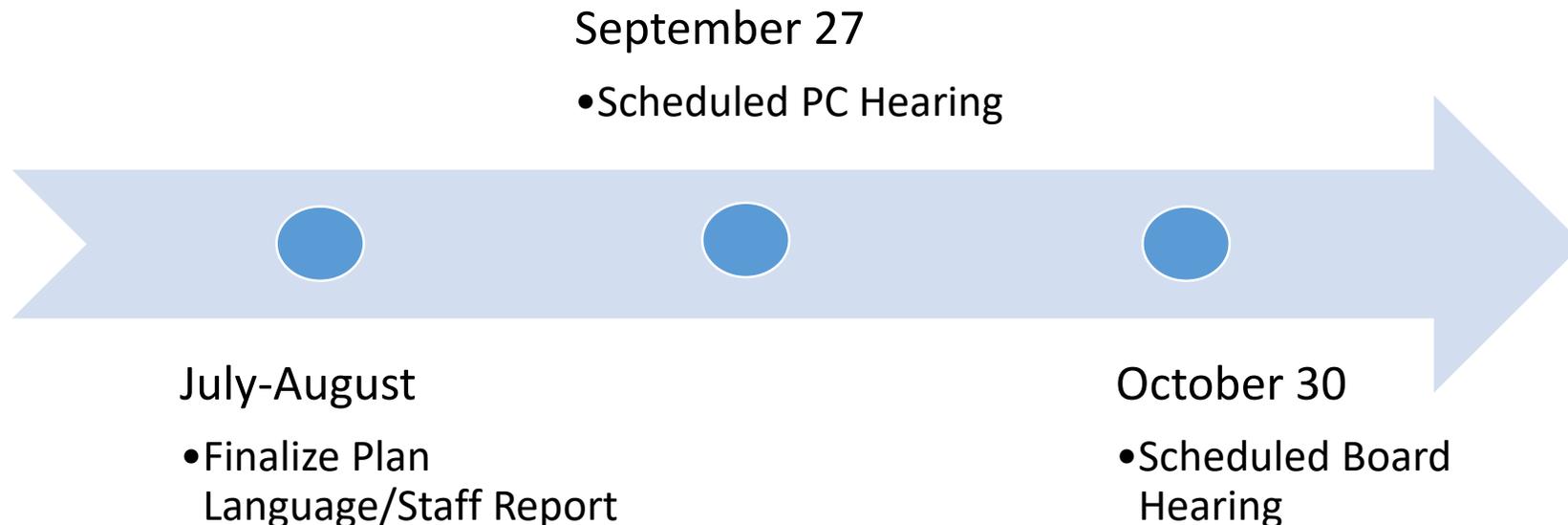
Have presented to and gathered feedback from:

- NAIOP/NVBIA
- ZMOD Land Use Attorney Working Group
- ZMOD Citizen's Advisory Group
- BOS Development Process Committee
- Individual Industry Contacts  
(Peterson Companies, Rappaport, A.J. Dwoskin, B.F. Saul and others)
- Public Outreach Meeting (held on June 25)

As well as announcements and information available on a project website, Facebook page, DPZ listserv, BOS newsletters, and other methods.

# Next Steps

- Finalize proposed Plan guidance
- Publish Staff Report
- Hold PC/Board of Supervisors' Public Hearings



# Plan Amendment 2017-CW-6CP

## Non-Office Building Repurposing

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# Plan Amendment 2017-CW-6CP

## Non-Office Building Repurposing

### **Background**

- Retail markets are undergoing significant changes due to the rise in online shopping and other factors.
- Customers no longer rely on physical stores to obtain goods and are increasingly seeking retail areas that also provide opportunities for entertainment and social interaction.
- Property owners are finding some retail spaces difficult to lease to traditional tenants and must explore other strategies, including repurposing existing retail buildings to accommodate alternative uses.

### **Project Description**

To ensure that commercial property owners have the ability to respond to changing market conditions, the Fairfax County Board of Supervisors authorized an amendment to the county's Comprehensive Plan to consider the need for additional Plan flexibility to support the repurposing of vacant, partially-vacant, and underutilized *non-office* commercial structures to uses that were not originally envisioned in those spaces. The Fairfax County Comprehensive Plan is the guiding document for land-use and development within the county.

### **Website:**

[www.fairfaxcounty.gov/planning-zoning/plan-amendments/non-office-building-repurposing](http://www.fairfaxcounty.gov/planning-zoning/plan-amendments/non-office-building-repurposing)



### **Timing**

Industry and Public Outreach: June-July, 2018

Staff Report Publication: September 2018

Planning Commission Public Hearing: Sept. 27, 2018

Board of Supervisors Public Hearing: Oct. 30, 2018

For more information, contact:

Michael Lynskey, DPZ: 703-324-1204

[michael.lynskey@fairfaxcounty.gov](mailto:michael.lynskey@fairfaxcounty.gov)



To request this information in an alternate format, contact the Fairfax County Department of Planning and Zoning at 703-324-1334, TTY 711.





# County of Fairfax, Virginia

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To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

## **zMOD Update – Land Uses and Definitions Planning Commission Land Use Process Review Committee July 18, 2018**

Clarion Associates and County staff have begun preliminary work on the public review draft of the land uses, definitions and related regulations that will be presented during Clarion's next scheduled visit of October 9 – 11, 2018. The overall structure and examples of certain uses, their definitions and how they may be presented in the use table are addressed below.

Timeline: Work will continue over the summer to prepare an initial draft of the uses, definitions, use chart and regulations. The draft is intended to be posted for public review on approximately September 14, prior to the October meetings with Clarion Associates, which will include public meetings and presentations to the Planning Commission LUPR and the Board's Development Process Committee. Based on feedback, the uses and associated regulations will be revised and resubmitted.

### **Organization of Uses**

Clarion Associates recommends structuring the uses according to three tiers of increasing specificity: classification, category and use type. Five classifications of principal uses have been proposed:

- Agriculture/Forestry and Related Uses
- Residential Uses
- Public, Institutional and Community Uses
- Commercial Uses
- Industrial Uses

Each classification would contain one or more categories. For example, the Residential Uses classification is proposed to include Household Living and Group Living categories. Each category would contain individual use types. Continuing with the Residential example, the Household Living category would include the various use types associated with dwellings, such as: single family detached dwelling, single family attached dwelling, multifamily dwelling, mobile/manufactured home dwelling, and live/work dwelling. The uses would be defined in the Definitions section of the Zoning Ordinance and would be presented in the Table of Allowed Uses to indicate where and how they are permitted. Each category would be provided a description. Although the category descriptions would not constitute definitions, they would provide context for the uses and may be organized with the use regulations.

As an example only, the draft text for the Production of Goods category within the Industrial Uses classification is presented below and the uses are shown as how they might appear in the Table of Allowed Uses.

### **Sample Definitions and Use Chart**

#### ***Production of Goods***

The Production of Goods use category includes use types involved in the manufacturing, processing, production, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, made for transfer to other industrial operations, or made to order for firms or consumers.

#### **Craft beverage production establishment**

A facility, licensed in accordance with Title 4.1 of the Code of Virginia, as amended, in which beer, wine, cider, mead, distilled spirits, or other similar beverages are brewed, fermented, or distilled in quantities not to exceed 20,000 barrels of beer, or 36,000 gallons of distilled spirits, wine, cider, or mead annually. Establishments exceeding the above production quantities will be deemed a Production/processing establishment.

#### **Small-scale production establishment**

An establishment where shared or individual tools, equipment or machinery are used to make or grow products on a small scale, including the design, production, processing, printing, assembly, treatment, testing, repair, and packaging, as well as any incidental storage, retail or wholesale sales and distribution of such products. Typical small-scale production establishments include, but are not limited to, vertical farming or the making of electronics, food products, non-alcoholic beverages, prints, household appliances, leather products, jewelry and clothing/apparel, metal work, furniture, glass, ceramic or paper, together with accessory uses such as training or educational programs. Agriculture or a craft beverage production establishment, restaurant, restaurant with drive-through, or carryout restaurant is not a small-scale production establishment.

#### **Production/processing**

An establishment primarily engaged in the printing, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, or repair of goods or products, that does not meet the definition for Production/processing, heavy. Goods are generally not displayed or sold on-site; however, limited retail sales and other related non-production activities may be permitted, but are subordinate to the primary production activity.

#### **Production/processing, heavy**

An establishment engaged in typically large-scale fabrication, assembly, storage, processing, or heavy industrial activities. This definition includes stockyards, slaughterhouses, and rendering facilities; processing of animal hides, wool, and similar materials; manufacturing of glue, gelatin, soap, and similar products; manufacturing of explosives, fertilizer,

