

# Article 9: Definitions

## 9100. Uses

### 1. Agriculture and Related Uses

#### A. Agriculture and Related Uses

The Agriculture and Related Uses category is characterized by activities related to the bona fide production of plants or animals for food and other comparable activities, including agritourism and other similar use types. This category also includes riding or boarding stables.

##### **Agricultural Operation**<sup>216</sup>

Any commercial operation on a minimum of five acres of land that is devoted to the bona fide production, harvesting, and sale of agricultural products, including livestock, aquaculture, poultry, horticultural, floricultural, viticulture, silviculture, and other agricultural products. An agricultural operation does not include a garden center, commercial stockyard/feed lot, landscape contracting services, on-site processing of agricultural products, or the above ground application or storage of sewage sludge. Agricultural operations must specifically qualify under all state and local laws in order to use any exemptions or special provisions afforded to such uses by the Code of Virginia.

##### **Agritourism Activity**<sup>217</sup>

Any activity carried out on a farm or ranch that allows members of the general public to view or enjoy rural activities for recreational, entertainment, or educational purposes, including farming, wineries, ranching, historical, cultural, harvest-your-own activities, or natural activities and attractions. A farm or ranch, in this context, means land used for the production, cultivation, growing, harvesting, or processing of agricultural products. An activity is an agritourism activity whether or not participants pay to participate in the activity.

##### **Farm Winery, Limited Brewery, or Limited Distillery**<sup>218</sup>

An establishment located on a property used for an agricultural operation where agricultural products are grown, processed, and containerized on the premises, as specifically regulated and licensed by the Virginia Alcoholic Beverage Control Board. This use is more specifically identified as:

<sup>216</sup> This replaces the definition of “agriculture” in the current Zoning Ordinance.

<sup>217</sup> This definition, from the Code of Virginia, is a placeholder, pending finalization of an ongoing Zoning Ordinance amendment project to address this use.

<sup>218</sup> This definition carries forward, reorganizes, and simplifies the definitions of “farm winery,” “limited brewery,” and “limited distillery” in the current Zoning Ordinance. The use carries forward the uses “farm winery,” “limited brewery,” and “limited distillery” and “expansion of an existing or development of a new farm winery, limited brewery, and limited distillery in the R-C District and for certain events and activities associated with such uses when located in the R-A, R-P, R-E and R-1 Districts” in the current Zoning Ordinance.

**Farm winery**

A farm winery must include a producing vineyard, orchard or similar growing area and facilities for fermenting and containerizing wine or cider on the premises.

**Limited brewery**

A limited brewery must include a growing area for barley, hops, other grains, and/or fruit and facilities to produce and containerize beer on the premises.

**Limited distillery**

A limited distillery must include a growing area for agricultural products used in the production of spirits and facilities to produce and containerize alcoholic beverages other than wine, cider, or beer on the premises.

**Stable, Riding or Boarding<sup>219</sup>**

An establishment where horses or ponies, not including horses or ponies owned by resident(s) of the property, are kept, maintained, or boarded, or where riding lessons are made available to the general public or members of a private club. Such services may be offered for a fee or free of charge. This use may include the hosting of events, competitions, exhibitions, or other displays of equestrian skills. The keeping of horses or ponies as an accessory use in accordance with *[reference to keeping of animals]* and *[reference to riding lessons as a home occupation]* is not considered a riding or boarding stable.

## 2. Commercial Uses

### A. Animal-Related Services

The Animal-Related Services use category is characterized by uses related to the provision of medical services, general care, and boarding services for household pets and domestic animals.

**Animal Shelter<sup>220</sup>**

A place designated to provide for the temporary accommodation of five or more animals that are stray or abandoned by their owner. This definition does not include a kennel, a veterinary hospital, or a zoo.

**Kennel<sup>221</sup>**

An establishment primarily engaged in boarding, keeping, training, breeding, or handling dogs, cats, birds, or other small domestic animals for a fee.

<sup>219</sup> This definition builds on the definition of “riding/boarding stable” in the current Zoning Ordinance. It includes new language regarding events, competitions, exhibitions, and other displays of equestrian skill, which is intended to clarify that those activities are a part of this use. Provisions addressing the number of horses or ponies and minimum lot size are included in the standards for this use.

<sup>220</sup> This definition carries forward the definition and use of “animal shelter” in the current Zoning Ordinance, with refinement and excluding language regarding the disposition of pets.

<sup>221</sup> This definition builds on the definitions of “kennel” in the current Zoning Ordinance, and clarifies that a kennel may provide services to domestic animals besides dogs. Provisions pertaining to density were deleted. The use consolidates the following uses from the current Zoning Ordinance: “kennels,” “kennels (indoors),” and “kennels, outdoor.”

**Pet Grooming Establishment<sup>222</sup>**

An establishment, other than a kennel or veterinary hospital, for cleaning and maintaining the appearance of dogs, cats, birds, or other small domestic animals.

**Veterinary Hospital<sup>223</sup>**

A building or structure for the diagnosis and medical or surgical care of animals, including facilities for the temporary housing of such animals.

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**B. Food and Lodging**

The Food and Lodging use category consists of establishments primarily engaged in the preparation and serving of food or beverages for on or off premises consumption, and establishments providing lodging units or rooms for transient stays of 30 days or less for rent, lease, or interval occupancy. This use category does not include rooming houses, which are generally occupied for tenancies of a month or longer; or short-term lodging accessory to an owner- or tenant-occupied dwelling.

**Bed and Breakfast<sup>224</sup>**

An establishment located in an owner- or manager-occupied dwelling unit in which five or fewer guest rooms without cooking facilities are rented to transient visitors for a period not to exceed 30 days.

**Catering<sup>225</sup>**

An establishment whose primary business is to prepare food on-site, then to transport and serve the food off-site. Catering may include retail sale of food or beverages for consumption on the premises as an ancillary use.

**Hotel or Motel<sup>226</sup>**

A building, portion of a building, or group of buildings that provide sleeping accommodations in six or more separate units or rooms for transient visitors on a daily, weekly or similar short-term basis, whether such establishment is designated as a hotel, inn, automobile court, motel, motor inn, motor lodge, tourist cabin, tourist court, tourist home or otherwise. A hotel or motel includes any establishment that provides residential living accommodations for transient visitors on a short-term basis, such as an apartment hotel. A hotel or motel may include accessory restaurants, meeting rooms, and conference facilities.

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<sup>222</sup> This is a new definition for a new use.

<sup>223</sup> This carries forward the definition of “veterinary hospital” in the current Zoning Ordinance.

<sup>224</sup> This carries forward the definition of “bed and breakfast” in the current Zoning Ordinance. The requirement that the bed and breakfast be a single family detached dwelling unit is not included in the definition but is instead addressed in the use-specific standards.

<sup>225</sup> This is a newly defined use. Catering establishments are currently interpreted to be either a business service and supply establishment or an establishment for production/processing.

<sup>226</sup> This carries forward the definition and use of “hotel, motel” in the current Zoning Ordinance, with refinements. Limitations on the location of restaurants are included as use-specific standards in Article 4: Use Regulations.

### **Restaurant<sup>227</sup>**

An establishment whose primary business is to prepare and sell food or beverages in a ready-to-consume state for consumption on or off the premises. A restaurant with drive-through, carryout restaurant, convenience store, or craft beverage production establishment as defined herein, is not considered a restaurant.

This use does not include a snack bar or refreshment stand at a public or non-private recreational facility that is operated solely by the agency or group operating the recreational facility as an accessory use for the convenience of the patrons of the facility. Entertainment that is provided for the enjoyment of the patrons and is incidental to the principal dining function may be considered accessory to a restaurant. Such entertainment may include dancing by patrons. Provisions for dancing made available under this definition are subject to the licensing requirements of Chapter 27 of The Code.

### **Restaurant, Carryout<sup>228</sup>**

Any establishment whose primary business is to prepare and sell food or beverages in a ready-to-consume state, primarily for consumption off the premises. Up to eight seats may be provided for on-site consumption or customer waiting. A restaurant with more than eight seats is considered a restaurant. A carryout restaurant does not include drive-through facilities. A convenience store or craft beverage production establishment is not considered a carryout restaurant.

### **Restaurant with Drive-through<sup>229</sup>**

Any establishment whose primary business is to prepare and sell food or beverages in a ready-to-consume state for consumption on or off the premises and that contains a drive-through. A food truck that does not comply with the provisions set forth in Sect. <>, Food Truck, is considered a restaurant with drive-through.

### **Retreat Center<sup>230</sup>**

A facility used for professional, educational, or religious meetings, conferences, or seminars, which may provide meals, housing, and recreation for participants during the period of the retreat program. Retreat centers cannot be used by the general public for meals or overnight accommodations.

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## **C. Office and Financial Institutions**

The Office and Financial Institutions use category includes buildings housing activities conducted in an office setting, generally focusing on the provision of professional services (e.g., lawyers, accountants, engineers, architects), financial services (e.g., banks, lenders, brokerage houses, tax preparers), and medical and dental services. Office uses may also include research and experimentation, including the production of prototypes, computer software production,

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<sup>227</sup> This carries forward the definition of “restaurant” in the current Zoning Ordinance. The limit on the size of a dance floor has been modified and relocated to the use standards.

<sup>228</sup> This carries forward the definition and use of “carryout restaurant” in the current Zoning Ordinance.

<sup>229</sup> This carries forward the definition and use of “restaurant with drive-through” in the current Zoning Ordinance.

<sup>230</sup> This is a new definition. This use carries forward the use “conference centers and retreat houses, operated by a religious or nonprofit organization” from the current Zoning Ordinance. The requirement for the center to be operated by a religious or nonprofit organization has not been carried forward.

demographic and market research, technical or academic consulting services, data processing, wet labs, research and experimentation in a laboratory, and similar activities.

**Alternative Lending Institution<sup>231</sup>**

An establishment providing short-term loans to individuals, including pay day lenders as regulated by Chapter 18, Title 6.2, Code of Virginia and motor vehicle title lenders as regulated by Chapter 22, Title 6.2, Code of Virginia. For purposes of this Ordinance, an alternative lending institution is not deemed to include an office, pawnshop, drive-in financial institution, financial institution or any other state or federally chartered bank, savings and loan institution, or credit union.

**Drive-through Financial Institution<sup>232</sup>**

Any financial institution that offers its services to persons within motor vehicles.

**Financial Institution<sup>233</sup>**

Any establishment where the primary occupation is State regulated businesses such as banking, savings and loans, loan companies and investment companies; however, for the purpose of this Ordinance, any financial institution having a drive-through window or drive-through automated teller machine will be deemed to be a drive-through financial institution.

**Office<sup>234</sup>**

A building or portion of a building used for conducting professional, executive, management, financial, research, or administrative business of commercial entities, such as those providing professional services, financial services, medical or dental services, research and experimentation in a laboratory, massage establishments and certified massage therapists in accordance with Chapter 28.1 of The Code, and artists.

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## D. Personal and Business Services

The Personal and Business Services use category includes businesses that primarily provide routine business support functions for the day-to-day operations of other businesses or frequent or recurrent needed services of a personal nature to individuals.

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<sup>231</sup> This carries forward the definition and use of “alternative lending institution” in the current Zoning Ordinance.

<sup>232</sup> This carries forward the current definition “drive-in financial institution” but deletes the inclusion of a standalone automated teller machine.

<sup>233</sup> This carries forward the current definition “financial institution.”

<sup>234</sup> This is a new definition for a use that consolidates the following uses in the current Zoning Ordinance: “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,” “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,” and “offices, to include the display and sales of scientific, electronic or medical equipment of a type not customarily retailed to the general public.”

**Business Service**<sup>235</sup>

An establishment primarily engaged in rendering services on a fee or contract basis to the business, commercial, industrial, or institutional community. Examples of this use include packing and shipping services and printing services. This definition does not include any use listed separately in this Ordinance.

**Household Repair and Rental Service**<sup>236</sup>

Any establishment in which the primary occupation is the repair, general service, or rental of common home goods and appliances such as photocopiers, televisions and radios, washing machines, dryers, vacuum cleaners, power tools, refrigerators, ovens, lawnmowers, sewing machines, or musical instruments; or any establishment in which the primary occupation is interior decorating services.

**Personal Service**<sup>237</sup>

An establishment primarily engaged in rendering frequent or recurrent services of a personal nature to individuals. Examples of this use include barber shops and beauty salons, tattoo parlors, massage establishments, laundromats, limited-scale laundry and dry-cleaning sites, tailors, shoe cleaning or repair shops, and other similar places of business. This definition does not include any use listed separately in this Zoning Ordinance.

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**E. Recreation and Entertainment**

The Recreation and Entertainment use category includes uses providing indoor or outdoor facilities for recreation or entertainment-oriented activities by patrons or members. It does not include public uses or facilities that are reserved for use by a particular residential development's residents and their guests.

**Banquet or Reception Hall**<sup>238</sup>

Any establishment operated for profit where the facilities are leased on an event-specific basis for private wedding receptions, meetings, banquets, and other similar events. This use may include facilities for preparing food and areas for dancing, dining, and other entertainment activities typically found in association with banquets or receptions.

**Campground**<sup>239</sup>

An establishment renting space to transient visitors for occupancy of camping trailers, self-propelled campers, tents, or lodges.

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<sup>235</sup> This builds on the definition of "business service and supply service establishment" in the current Zoning Ordinance.

<sup>236</sup> This builds on the definition of "repair service establishment" in the current Zoning Ordinance.

<sup>237</sup> This definition builds on the current definition of "personal service establishment." This use consolidates the current uses "garment cleaning establishments" and "personal service establishments."

<sup>238</sup> This is a new definition for a new use.

<sup>239</sup> This carries forward portions the definition of "camp or recreation ground" in the current Zoning Ordinance. Text pertaining to miniature golf courses, golf ranges, etc., is deleted.

**Commercial Recreation, Indoor<sup>240</sup>**

An establishment providing activities conducted indoors for recreation that does not meet the definition for another use in this Ordinance. Instruction may be provided on-site. Examples of this use include movie theaters, bowling alleys, indoor skating facilities, amusement arcades, indoor shooting and archery ranges, tennis and similar courts, and similar establishments where the predominant recreation or entertainment activity takes place inside a building. This use does not include any use meeting the definition of a Golf Course or Country Club or Quasi-Public Parks, Playgrounds, and Athletic Fields.

**Commercial Recreation, Outdoor<sup>241</sup>**

Commercial facilities devoted to passive or active recreation where activities predominately take place outdoors that do not meet the definition for another use in this Ordinance. This use includes outdoor swimming pools, outdoor athletic fields or courts, outdoor shooting ranges, and similar facilities where the predominant recreation activity takes place outside of a building. This use does not include any use meeting the definition of a Golf Course or Country Club or Quasi-Public Parks, Playgrounds, and Athletic Fields.

**Entertainment, Adult<sup>242</sup>**

Any establishment that the public may enter, with or without an admission charge, where nudity is exhibited by employees, entertainers or other persons. For the purpose of this Ordinance, “nudity” means any exposure to public view of the human male or female genitals, pubic area, buttocks or any portion of the female breast below the top of the areola, with less than a fully opaque covering. This use also includes the showing of films, motion pictures, or similar photographic reproductions presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to 'Specified Sexual Activities' or 'Specified Anatomical Areas' for observation by patrons within the facility, or an establishment used for presenting such material that limits its customers to persons over 18 years of age.

For the purpose of this definition, “Specified Sexual Activities” is defined as:

- Human genitals in a state of sexual stimulation or arousal;
- Acts of human masturbation, sexual intercourse or sodomy;

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<sup>240</sup> This is a new definition for a new use that consolidates a number of indoor recreation and entertainment uses in the current Zoning Ordinance, including: “amusement arcades,” “bowling alley,” “commercial recreation centers,” “commercial recreation parks, including mechanical or motorized amusement rides/devices,” “commercial recreation use, any other similar,” “commercial swimming pools, tennis courts and similar courts (indoor only),” “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,” and “theaters.”

<sup>241</sup> This is a new definition for a new use that consolidates a number of outdoor recreation and entertainment uses in the current Zoning Ordinance, including: “baseball hitting and archery ranges, outdoor,” “commercial recreation parks, including mechanical or motorized amusement rides/devices,” “commercial recreation use, any other similar,” “commercial swimming pools, tennis courts and similar courts,” “drive-in motion picture theaters,” “golf driving ranges,” “miniature golf course,” “miniature golf course ancillary to golf driving ranges,” “skating facilities,” and “skeet and trapshooting ranges.”

<sup>242</sup> This consolidates and carries forward the definitions for “commercial nudity establishment” and “adult mini motion picture theatre” in the current Zoning Ordinance.

- Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

And “Specified Anatomical Areas” is defined as:

- Less than completely and opaquely covered: (a) human genitals, pubic region, (b) buttock, and (c) female breast below a point immediately above the top of the areola; and
- Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Nothing contained in this definition may be construed to limit the application of any State Statute relating to obscenity or relating to distribution of materials to juveniles.

**Entertainment, Public<sup>243</sup>**

An establishment open to the general public where the primary use is dancing, karaoke, billiard halls, hookah lounges, live entertainment, or other similar entertainment activities available to adult customers.

**Golf Course or Country Club<sup>244</sup>**

A tract of land designed with a course containing nine or more holes for playing the game of golf and improved with tees, greens, fairways and hazards, or an area designed for driving golf balls into an open area for collection and reuse. This use may include one or more structures containing a clubhouse, restaurant, meeting facilities, lounges, snack bars, swimming pool, tennis or squash courts, shelters, and maintenance facilities. This use may include putting and chipping greens, but may not include a miniature golf course in which only golf putters are used.

**Health and Exercise Facility, Large<sup>245</sup>**

An indoor facility, other than a small health and exercise facility, where patrons participate in exercise or similar activities designed to improve and preserve physical fitness, including health clubs and gyms. Accessory uses to serve the members may include child care, restaurant, retail sales, and personal service. This definition does not include a community center.

**Health and Exercise Facility, Small<sup>246</sup>**

An indoor facility having a maximum gross floor area of 6,000 square feet where patrons participate in exercise or similar activities designed to improve and preserve physical fitness, including health clubs, fitness classes, training, and instruction. This definition does not include a community center or a specialized instruction center.

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<sup>243</sup> This is a new definition for a use that subsumes the current uses “billiard and pool halls” and “dance halls.”

<sup>244</sup> This is a new definition for a use that consolidates “golf courses, country clubs.” It builds on the current definition of “country club” in Article 20.

<sup>245</sup> This definition replaces the definition of “health club” in the current Zoning Ordinance.

<sup>246</sup> This is a new definition for a new use based on the current use “health club” and the exercise-related classes that are currently a school of special education.

**Marina, Commercial**<sup>247</sup>

A waterfront facility that provides for the berthing, mooring, or water storage of boats. The use may include such facilities as major and minor boat repair; boat docks, piers, and slips; boat fueling; dry land boat maintenance and storage; pump-out stations; boat and boat part sales; and restaurants.

**Marina, Private Noncommercial**<sup>248</sup>

A marina designed and intended to be used for mooring of boats by residents of the general neighborhood with no commercial facilities other than those necessary for minor servicing or repair.

**Quasi-public Park, Playground, or Athletic Field**<sup>249</sup>

An outdoor land area designed or designated to be used for community recreation leagues, exercise, sports, education, or similar activities, or an area intended to enhance the enjoyment of natural features or natural beauty, under private ownership or control that does not meet the definition of a Public Use; Commercial Recreation, Indoor; Commercial Recreation, Outdoor; or Golf Course or Country Club. This use may include outdoor playfields, athletic fields or courts, and other recreation facilities, or water features, picnic areas, natural areas, boating facilities, fishing facilities, arboreta, and botanic gardens.

**Stadium or Arena**<sup>250</sup>

A building or structure for use for spectator sports, entertainment events, expositions, and other public gatherings.

**Zoo or Aquarium**<sup>251</sup>

A facility in which animals are kept for viewing or contact by the public. This definition does not include pet stores, kennels, riding or boarding stables, horse or dog shows, horse races, or temporary events such as State and County fairs, livestock shows, and rodeos.

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## F. Retail Sales

The Retail Sales use category includes uses involved in the sale, rental, and incidental servicing of goods and commodities that are generally delivered or provided on the premises to a consumer. This use category does not include sales or service establishments related to vehicles (the Vehicle Sales and Services use categories), establishments primarily selling supplies to contractors or retailers (categorized as the Warehousing, Wholesaling, and Freight Movement use category), the provision of financial, professional, or business services in an office setting (categorized in the Offices use category), uses providing recreational or entertainment opportunities (categorized in the Recreation and Entertainment use categories).

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<sup>247</sup> This is a new definition of a use that carries forward the current use “marina, dock, and boating facilities, commercial.”

<sup>248</sup> This carries forward the definition for “private noncommercial marina” in the current Zoning Ordinance. This use carries forward the current use “marina, dock, and boating facilities of a private, nonprofit nature.”

<sup>249</sup> This is a new definition for a use that carries forward “quasi-public parks, playgrounds, athletic fields, and related facilities.”

<sup>250</sup> This is a new definition. This use carries forward the use “sports arenas, stadiums as a principal use.”

<sup>251</sup> This replaces the definition “zoological park” in the current Zoning Ordinance.

**Convenience Store<sup>252</sup>**

Any building that contains less than 6,000 square feet of gross floor area and is characterized by the frequent turnover of customers, and the retail sale of food, beverages, and other frequently needed items for household use or consumption. This definition does not include a Vehicle Fueling Station, and is not intended to include small grocery, specialty or gourmet food stores, which are considered a retail sales establishment.

**Drive-through, Other<sup>253</sup>**

Any use of land not otherwise defined that provides goods or services to the occupants of a motor vehicle.

**Drive-through Pharmacy<sup>254</sup>**

A retail sales establishment that provides medicine and other items, such as toiletries, various sundries, and packaged foods for sale, and that offers drop-off and pick-up service exclusively for prescriptions and associated medical items to persons within a motor vehicle.

**Drug Paraphernalia Establishment<sup>255</sup>**

Any retail sales establishment wherein drug paraphernalia is displayed, sold, offered for sale or given away.

**Garden Center<sup>256</sup>**

An establishment for the propagation, cultivation, and growing of nursery stock, such as trees, plants, shrubs, sod, seeds, and vines, and the sale of nursery stock. A garden center may also include the sale of related items. Landscape contracting services using nursery stock grown on the property may be permitted as an accessory use to the garden center.

**Pawnshop<sup>257</sup>**

An establishment where the business of a pawnbroker is conducted. A pawnbroker includes any person who lends or advances money or other things for profit on the pledge and possession of personal property, or other valuable things, other than securities or written or printed evidences of indebtedness, or who deals in the purchasing of personal property or other valuable things on condition of selling the same back to the seller at a stipulated price. A pawnshop is not deemed to be a retail sales establishment except for the purposes of determining off-street parking and transitional screening and barrier requirements.

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<sup>252</sup> This carries forward the definition of “quick service food store” in the current Zoning Ordinance, with minor revisions. The net floor area limit in the current definition is converted to gross floor area.

<sup>253</sup> This carries forward the definition of “automobile-oriented use” in the current Zoning Ordinance.

<sup>254</sup> This carries forward the definition of “drive-through pharmacy” in the current Zoning Ordinance.

<sup>255</sup> This carries forward the definition of “drug paraphernalia establishment” in the current Zoning Ordinance.

<sup>256</sup> This carries forward the current definition of “plant nursery” in the current Zoning Ordinance, modified for readability and to remove reference to limited retail sales approved by the Board of Supervisors, which is addressed in the standards for this use. The garden center use would apply in all districts where permitted and the retail/wholesale distinctions in the current definition are not carried forward.

<sup>257</sup> This carries forward the definition and use of “pawnshop” in the current Zoning Ordinance.

**Retail Sales, General<sup>258</sup>**

An establishment where the primary occupation is the sale of goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods, that does not meet the definition for another use in this Ordinance. This use includes grocery stores, drug stores, photographic and portrait studios, specialty or gourmet food stores, hardware stores, bookstores, clothing stores, discount stores, auction houses, and similar establishments.

**Retail Sales, Large<sup>259</sup>**

Any establishment containing 80,000 square feet or more of gross floor area where merchandise is sold primarily for consumption by the immediate purchaser, rather than to a reseller. This definition does not include any uses in the Vehicle Sales and Services category.

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**G. Vehicle-Related Uses**

The Vehicle-Related Uses category includes a broad range of uses for the maintenance, sale, or rental of motor vehicles and related equipment. This category does not include the repair of special equipment and heavy vehicles (categorized in the Industrial Services use category). Accessory uses may include offices, sales of parts, maintenance facilities, outdoor display, and vehicle storage.

**Car Wash<sup>260</sup>**

A structure, or portion of a structure, containing facilities for washing motor vehicles by hand or by using production-line, automated or semi-automated methods for washing, whether or not employing a chain conveyor, blower, steam-cleaning or similar mechanical device.

**Commercial Off-street Parking<sup>261</sup>**

An area, other than accessory off-street parking areas as required by the provisions of this Ordinance, where, for a charge or permit, motor vehicles may be stored for the purpose of temporary, daily, or overnight off-street parking.

**New Vehicle Storage<sup>262</sup>**

An area where new vehicles are parked or stored off-site from the associated vehicle sale and rental service establishment.

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<sup>258</sup> This is a new definition for a use that consolidates the following uses in the current Zoning Ordinance: “auction establishments,” “adult book stores,” “convenience centers” “prescription establishments and the selling of pharmaceutical supplies,” and “retail sales establishments.”

<sup>259</sup> This builds on the definition of “retail establishments-large” in the current Zoning Ordinance. This use consolidates the current uses “retail establishment-large” and “retail sales establishments-large, when located in a multiple story structure designed to contain at least one or more other permitted uses.”

<sup>260</sup> This carries forward the definition of “car wash” in the current Zoning Ordinance.

<sup>261</sup> This carries forward the current definition of “commercial off-street parking.” This use carries forward the current use “parking, commercial off-street as a principal use.”

<sup>262</sup> This carries forward the definition of “new vehicle storage” in the current Zoning Ordinance, except standards in current definition are now in Sect. 4102, Use Standards.

**Truck Rental Establishment<sup>263</sup>**

Buildings and premises for the rental and ancillary minor servicing of truck, utility trailers, and related items generally used by persons to move their personal and household belongings.

**Vehicle Fueling Station<sup>264</sup>**

An establishment engaged in the retail sale of motor vehicle fuel that is stored on site, such as gasoline, diesel fuel, natural gas, hydrogen, and electricity. Accessory uses may include a convenience retail store, and light vehicle repair and maintenance.

**Vehicle Repair and Maintenance, Heavy<sup>265</sup>**

A building or premises in which the primary use is vehicle repair and servicing, such as major mechanical and body work, repair of transmissions and differentials, straightening of body parts, painting, welding, or other similar work.

**Vehicle Repair and Maintenance, Light<sup>266</sup>**

A building or premises primarily used for the maintenance and servicing of vehicles or repairing of vehicles that does not require the removal of engines or transmissions or require body or frame work.

**Vehicle Sales, Service, and Rental<sup>267</sup>**

Buildings and premises for the sale, rental, and ancillary servicing of vehicles in operating condition, including the following:

- Automobiles and motorcycles;
- Vans, but not including any vehicle designed primarily for the transportation of ten or more passengers;
- Boats such as outboard motor boats, Sunfishes and other similar-sized boats; and
- Specialized vehicles such as motor homes, campers, and boat trailers having a maximum length of 17 feet.

**Vehicle Transportation Services<sup>268</sup>**

Buildings and premises for “for hire” chauffeured transportation services involving the storage and dispatch of taxicabs, limousines, executive sedans, ambulances, passenger vans, or other similar vehicles, administrative offices, and the ancillary servicing and maintenance of company vehicles.

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<sup>263</sup> This carries forward the definition and the use of “truck rental establishment” in the current Zoning Ordinance, except that some standards in current definition are now in Sect. 4102, Use Standards.

<sup>264</sup> This is a new definition for a use that consolidates the uses “service station” and “service station/mini-mart” in the current Zoning Ordinance. Standards in the current definitions of those uses are included in Sect. 4102, Use Standards.

<sup>265</sup> This carries forward and simplifies the definition of “vehicle major service establishment” in the current Zoning Ordinance.

<sup>266</sup> This replaces the definition of “vehicle light service establishment” in the current Zoning Ordinance.

<sup>267</sup> This carries forward and refines the current definition of “vehicle sale, rental and ancillary service establishment.”

<sup>268</sup> This carries forward the definition of “vehicle transportation services establishment” in the current Zoning Ordinance.