

### 3.02.03 Rural Use Table -- FEBRUARY 15, 2022 PUBLIC INPUT REVIEW

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Agricultural Rural North (ARN), Agricultural Rural South (ARS), Rural Agricultural/Residential (RAR), Rural Commercial (RC), Village Residential (VR) Village Commercial (VC), and Village Agricultural/Residential (VAR).

EXCLUDE WHERE PERMITTED BY-RIGHT USE FROM:

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<b>Residential</b>										FBRM has concerns regarding the density of all residential uses in the MDOD. As a general rule, FBRM proposes that residential uses, regardless of the specific type of dwelling, should be limited to no more than one structure per 10 acres.			
<b>Household Living:</b>													
Accessory dwelling	P	P	P	P	P	P	P	P					X?
Caretaker or guard	P	P		P			P						
Dwelling, multifamily							P						X
Dwelling, single-family detached	P	P	P	P	P	P	P	P					
Live/work dwelling	P	P	P	P	P	P	P	P					
Manufactured home	P	P	P	P	P	P	P	P					
Portable dwelling/ trailer construction	P	P											
Religious housing	P/S	P/S	P/S	P	P/S		S	S			X		
Tenant dwelling	P/S	P/S	P/S		P/S	P/S		P/S			X	X	X?
<b>Group Living:</b>													
Rooming and Boarding	M	M											
Congregate housing	S	S	S	P	S	S	S	S					X
Continuing care facility					S	S		S					X
<b>Lodging</b>													
Bed and breakfast homestay	P	P	P	P	P	P	P	P					
Bed and breakfast inn	P	P	P	P	P/M	M	P	P				X	
Campground	M	M	S	S							X		
Country inn	P/M	P/M	M/S	P	P	M/S	P	M/S			X	X	X
Guest farm or ranch	P/S	P/S	P/S	S	P/S			P/S			X	X	
Hotel / Motel							S				X		X
Rural resort	M/S	M/S	S		S	S		S		A Rural Retreat should not be a permitted use in the MDOD. The MDOD environment is too fragile to accommodate the intensity of use associated with a rural retreat.	X		X

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Commercial /-Mixed-Use													
Animal Services:										FBRM has concerns regarding the density for	X		
Animal care business	P	P	P	P	P	P	P	P		Animal services use. Any facility should be limited to 10,000square feet per 10 acres.	X	X	
Animal hospital	S	S	S	P	S	S	S	S			X		
Kennel	S	S	S			S		S			X		
Kennel, indoor	M	M									X		
Veterinary service	P	P	S	P	P	S	P	S			X	X	
Day Care:											X		
Adult day care	S	S	S	S	P/S	S	S	S			X		
Child day care	S	S	S	S	P/S	S	S	S			X		
Child day home	P	P	P			P		P			X		
Financial Services:											X		
Bank or financial institution					P		P				X		
Food and Beverage Sales / Service:											X		
Banquet/Event Facility	M	M	M	P	M	S	P	M			X		X
Farm market	P	P	P	P	P			S			X		
Farm market (off-site production)	S	S	S	S	S	S	S	S			X		
Food preparation					M	S	P	M			X		
Food store							M/S				X		
Mobile vendor											X		
Restaurant, carry-out only					S		P				X		
Restaurant, sit-down	P/M	P/M		P	S		P			A sit-down restaurant should not be a permitted use in the MDOD. The MDOD environment cannot accommodate the traffic and parking associated with a sit- down restaurant.	X		
Snack or beverage bars	P	P		P	S		P			A snack or beverage bar should not be a permitted use in MDOD. The MDOD environment can not accommodate the amount of traffic and parking associated with a snack or beverage bar.	X	X	

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Winery, commercial	P/S	P/S								A commercial winery should not be permitted By Right in the MDOD and should only be permitted if in compliance with rigid performance standards regarding traffic generated, parking, noise and lighting.	X		
Office, Business and Professional:											X		
Office					P		P				X		
Small business, agricultural and rural	P/S	P/S	P/S			P/S		P/S			X		
Personal / Business services:										Personal/business services should not be a permitted use in the MDOD because the MDOD environment cannot accommodate the traffic and parking associated with personal/business services.	X		
Building maintenance services				P			P				X		
Business support services					P	P/S	P	P/S			X		
Farm machinery	P	P	P	P	S		P	P			X	X	
Maintenance and repair services						P/S		P/S			X		
Personal services					S	P/S	P	P/S			X		
Postal services					S		P				X		
Retail:										Retail should not be a permitted use in the MDOD because the MDOD environment cannot accommodate the traffic and parking associated with retail.	X		
Auction							S	S			X		
Convenience store				P	P		P				X		X
Convenience store (with gasoline sales)				S	S		S				X		X
Feed and farm supply center	P	P	P	P	P		P	P			X	X	
Nursery, Commercial	S	S	S	P	S		P	S			X		
Retail, general					S		P				X		
Automotive:											X		
Car Wash					S		S				X		X
Vehicle repair, light							S				X		
Vehicle service station					S		S				X		

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<b>Public/Civic/Institutional</b>													
<b>Assembly:</b>										Assembly uses should not be permitted in the MDOD because the MDOD environment cannot accommodate the traffic and parking associated with Assembly			
Civic, social, and fraternal meeting place	S	S	S	S	S	S	S	S					
Community center	S	S	S	P	S	S	P	S					
Religious land use	S	S	S	P	S	S	P	S					
<b>Death Care Services:</b>													
Cemetery	S	S	S		S	S	S	S					
Crematorium	S	S	S	S		S	S	S					
Funeral services							S						
Mausoleum	S	S	S	S		S	S	S					
<b>Government / Non-Profit:</b>													
Government (general)	S	S	S	S	S	S	S	S					
Public safety	P/S	P/S	S	S	P/S	S	S	S					
<b>Education:</b>													
Agricultural education or research	P	P	S	S				S		Agricultural education or research should not be permitted By Right in the MDOD. The use should be permitted only in compliance with rigid performance standards regarding traffic generated, parking, noise and lighting.			X
Library					S	S	P						
Personal instructional services							P						
Rural retreat	P/S	P/S	P/S	S	S			P/S		Rural Retreat should not be permitted By Right in the MDOD. Rural Retreat should be permitted only in compliance with rigid performance standards regarding traffic generated, parking, noise and lighting.		X	X
School	S	S	S	S	M	P/M	M/S	P/M					
Training facility	S	S	S	S			S						
Vocational school	S	S	S	S									
<b>Medical:</b>													
Clinic, dental or medical					P		P						
<b>Arts, Entertainment, and Recreation:</b>													

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Agricultural cultural center	P	P	P	P		P	P			Agricultural cultural center should not be permitted By Right in the MDOD. Agricultural cultural center should be permitted only in compliance with rigid performance standards regarding traffic generated, parking, noise and lighting.		X?	
Agritainment	P	P	P	P						Agritainment should not be permitted By Right in the MDOD. Agritainment should be permitted only in compliance with rigid performance standards regarding traffic generated, parking, noise and lighting.		X?	
Amphitheater	S	S	P	P						Amphitheater should not be a permitted use in the MDOD. The MDOD environment can not accommodate the traffic, parking, noise and lighting associated with an amphitheater.			
Art Studio	P/S	P/S	P/S	P	P	P/S	P	P/S					
Civic space	S	S	S	S	S	S	S	S					
Cultural facility	S	S	S	P	S	S	S	S					
Cultural tourism	P	P	P	P		P	P	P		Cultural Tourism should not be a permitted use in the MDOD. The MDOD environment can not accommodate the traffic and parking associated with Cultural tourism.			
Equestrian event facility	P/S	P/S	P/S	P	P/S			P/S				X	
Recreation, indoor							S	S					
Recreation, outdoor or major	S	S	S	S	S	S	S	S					
Theater					S		P						
<b>Industrial / Production</b>													
<b>Manufacturing and Employment:</b>													
Agricultural processing	S	S	S	S				S					
Extractive industries								S					
Sawmill	S	S	S							A sawmill should not be a permitted use in the MDOD. The MDOD environment can not accommodate the noise, traffic, parking and waste product associated with a sawmill.			

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Infrastructure													
Transportation / Parking:										Transportation uses should not be permitted in the MDOD. The MDOD environment can not accommodate the traffic and parking associated with transportation uses.			
Airport	S	S	S					S					
Marina			S					S					
Parking facility	S	S	S	S	S	S	S	S					X
Transit facilities	S	S	S	S	S	S	S	S					
Utilities:													
Solar facility, site-specific	P	P	P	P	P	P	P	P					X
Utility, Minor	S	S	S	S	S	S	S	S					
Utility, Major	S	S	S	S	S	S	S	S					
Communications facilities:										Communication facilities should not be a permitted use on the ridge line. This is current County policy and currently a County zoning restriction. The policy and restriction should be maintained in any ammendment to the County zoning ordinance.			
Communications facility	S	S	S	S	S	S	S	S					
Telecommunications facility	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S					
Waste-related:													
Composting facility	S	S	S					S					
Recycling collection center	M	M	S	M	M	S	M	S					
Stockpiling	S	S											X
Vegetative waste management facility	S	S	S										

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Agriculture										Agriculture, Farm distribution hub, Winery, commercial and Winery, Virginia farm and Brewery Limited should not be allowed By Right in the MDOD. Each of these high-intensity uses has the potential to significantly negatively impact the delicate MDOD environment because of associated traffic, parking, noise, lighting and waste product. Each use should be permitted in the MDOD only in compliance with rigid standards protecting the MDOD environment.			
Agriculture	P	P	P	P	P	P	P	P					
Farm distribution hub	P	P	S	S	P	P	P	P				X	X
Auction facility, livestock	S	S	S	S			S						
Brewery, limited	P	P	P	S				P			X	X	
Community garden	P	P	P	P	P	P	P	P					
Custom operators	P	P	S	S									
Horticulture	P	P	P	P	P	P	P	P					
Nursery, Production	P	P	P		P	P		P					
Farm co-ops	P	P	S	S	P	P	P	P					
Feedlot	P	P											X
Pet farm	P	P	P			P		P				X	
Stable or Livery	P	P	P		P	P		P					
Stable, private	P	P	P		P	P		P					
Wayside stand	P	P	P	P	P	P	P	P					
Winery, commercial	P/S	P/S	S	S								X	
Winery, Virginia farm	P	P	S									X	
Miscellaneous													
Temporary Uses	P	P	P	P	P	P	P	P					
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