

ATTACHMENT C

King George County | Draft Article VI, Use Matrix | Worksession #4 | May 31, 2022

Item No.	Existing Definition	Existing Use	Proposed Use	Proposed Definition	Districts												Use Performance Standards Status	Editor's Notes / Comments	
					A-1 Limited Agricultural	A-2 Rural Agricultural	A-3 General Agricultural	R-1 One-Family Dwelling	R-2 General Dwelling	R-3 Multifamily Dwelling	C-1 Retail Commercial	C-2 General Trade	I-1 Industrial Light	I Industrial	R-C Resort Community	M-U Mixed Use			
					B = By-Right SE = Special Exception Red = Addition Teal = Deletion Black = Existing														
Agricultural																			
1		Agricultural farming or forestry	Agriculture / Silviculture	Any operation devoted to the bona fide production of crops, or animals, or fowl; the production of fruits and vegetables of all kinds; the production and harvest of products from silvicultural activity; and farm wineries, farm breweries, and farm distilleries as defined by the Code of Virginia.	B	B	B												
		Animals, raising of		B	B	B													
2	Shall only include European honeybee, otherwise known by the species name <i>Apis mellifera</i> . (Definition based on current state recommendations which are currently being reviewed. Upon issuance of new state recommendations this term may need to be amended)	Keeping of bees	Agriculture, Residential	The personal and recreational practice of maintaining, raising, and/or breeding of bee colonies within apiaries, hives, or similar container and the keeping and raising of chickens on land incidental to a principal dwelling.				B	B									Keep/Update	Bee type specification (European honeybee, etc.) will be included in the use standards (Article VII).
		Keeping of chickens					B	B											
3		Agricultural operations which involve land application of biosolids subject to provisions of Article 4, Section 4.6	Biosolid Application	The spreading, placement or distribution of biosolids upon, or insertion into, the land.	B	B												Keep/Update	
4	Commercial: Any facility where horses are cared for, boarded or let for hire. Private: A facility where horses are kept for the use and enjoyment of the horse owners for which no compensation is involved.	Riding stable, Commercial/Private	Stable, Commercial	A lot, building, or group of buildings, where compensation, whether monetary or goods, is provided for the boarding of equine; training involving groups of five or more students; or fields or arenas used for scheduled, public, or club events.	B	B	B SE											Suggested Keep/Update	
		Riding stables, horse show areas, and equestrian facilities, however, this use shall not include race tracks unless approved by referendum by the voters of King George County as required by the Code of Virginia, §59.1-391.			B	B	SE												
5			Stable, Private	A lot, building, or group of buildings, where horses are kept for the private use of the owners or their guests, but in no event for hire or compensation.	B	B	B											Suggested Keep/Update	Use standards (Article VII) will maintain the specifications currently provided in the existing Ordinance (lot size, additional horses, etc.)
6		Produce stand, roadside	Roadside Farm Stand	An establishment for the seasonal retail sale of agricultural or forestal goods and merchandise incidental to an agricultural operation. Merchandise may include items such as fruits, vegetables, flowers, herbs, plants, jams, jellies, sauces, baked goods, or home-made handicrafts. Merchandise may not include warehouse items for resell, such as clothing, housewares, etc. Also referred to as a roadside stand, farm stand, or wayside market.	B	B	B												

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7	<i>Suggested Additions to Agriculture</i>		Agriculture, Intensive	The commercial confined keeping of animals and storage of agricultural products with accessory uses including storage bins and litter/manure storage. The operations of the use may generate dust, noise, odors, pollutants, or visual impacts that could adversely affect adjacent properties.	B	B												Suggested	
8			Agritourism	Pursuant to the Code of Virginia §15.2-2288.6, any activity carried out at a farm winery, farm brewery, farm distillery, farm, ranch, or other agricultural operation, that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, wineries, ranching, historical, cultural, harvest-your-own activities, or natural activities and attractions, regardless of whether or not the participant paid to participate in the activity. These rural activities also include, but are not limited to, farm tours, tours of an individual agricultural operation, hayrides, heirloom plant/animal exhibits, crop mazes, and educational programs, workshops, or demonstrations related to agriculture or silviculture.	B	B	B											Suggested	<p>Suggested addition as it is becoming a popular use in rural areas across the State, as a bolster to economic development, and is something discussed during public engagement.</p> <p>The definition aligns with the Code of Virginia definition and states that the activity must be on a "farm winery, farm brewery, farm distillery, farm, ranch, or other agricultural operation." This is to prevent barns and other farm-related structures from being built on land that is not used for bonafide agricultural operations. In that case, "Event Venue" would be the appropriate use.</p>

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Residential																		
9	Any establishment having no more than fifteen (15) bedrooms, offering to the public, for compensation, transitory lodging or sleeping accommodations, and offering at least one meal per day, which may but need not be breakfast, to each person to whom overnight lodging is provided.	Bed and breakfast	Bed and Breakfast	A single family dwelling, that is occupied by the owner or agent who resides on premises, that provides temporary lodging, of no more than fifteen (15) bedrooms. Food service shall be at least one meal per day, to each person to whom overnight lodging is providing.	SE	SE						SE	SE				Suggested	
	Any establishment having no more than fifteen (15) bedrooms, offering to the public, for compensation, transitory lodging or sleeping accommodation, and offering at least one meal per day, which may but need not be breakfast, to each person to whom overnight lodging is providing. The term shall also include catered group functions, such as luncheons, dinners, wedding and receptions and/or the operation of a restaurant.	Bed and breakfast inn			SE	SE								SE	SE			
10	A child care program offered in the residence of the provider or the home of any children in care for one to five children under the age of thirteen, exclusive of the provider's own children and any children who reside in the home, when at least one child receives care for compensation.	Family day home	Day Care, Family Home (1-4 Individuals)	A child day program, as defined under Code of Virginia § 22.1-289.02, for children offered in the residence of the provider for up to four children at any one time, exclusive of the provider's own children and any children who reside in the home, when at least one child receives care for compensation.	B	B	B	B	B	B						B	B	Recommend providing two levels of Family Home Day Care; one up to 4 children, and the other for 5-12 children. The relevant section of the Code of Virginia states that a home that has 4 children or less does not need to be licensed, but a license is required for a home with 5 or more children. <i>See Item No. 24</i> The addition to allow this use by-right in RC and MU is due to the Code of Virginia requirement that Family Day Homes (1-4 Individuals) be permitted anywhere that single-family dwellings are permitted.

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11		Additional dwelling unit located within or attached to a main structure and having a floor area not in excess of 800 square feet may be constructed for use by guests or other family members occupying the premises, provided: (1) that the overall design of the main dwelling building has the general appearance of one-family dwelling and (2) that the lot area requirement shall be increased by 5,000 square feet in cases where neither community water nor sewer is provided.	Dwelling, Accessory	An ancillary or secondary dwelling unit that exists on the same lot as the principal dwelling as a standalone structure, in an accessory structure, or attached to or in a primary structure.														Suggested	Definition has changed to allow these as standalone units, rather and attached to the primary dwelling. Recommend permitting by-right to aid in the increase of housing availability and affordability. DISCUSS at worksession.		
	A residential building or portion thereof designed or used primarily for residential purposes as associated with one or more agricultural uses occurring upon the property which the dwelling is to be located.	Dwelling, farm tenant-dwelling constructed as part of a working farm; provided that minimum lot size as specified in Section 2.3.4.1 of this Ordinance shall be increased by 5 acres for each tenant dwelling																			
		Dwelling, farm tenant-dwelling constructed as part of a working farm; provided that minimum lot size as specified in Section 2.3.4.1 of this Ordinance shall be increased by 10 acres for each tenant dwelling																			
		Manufactured home dwelling located on a farm and used only as a farm tenant dwelling; provided that minimum lot size as specified in Section 2.3.4.1 of this Ordinance shall be increased by five acres for each Manufactured home dwelling																			
12	A structure subject to federal regulation, which is transportable in one or more sections; is eight (8) body feet or more in width and (40) forty body feet or more in length in the traveling mode, or is 320 or more square feet when erected on site; is built on a permanent chassis; is designed to be used as a single-family dwelling, with or without a permanent foundation, when connected to the required utilities; and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure.	Manufactured home	Dwelling, Manufactured Home	A "single-wide," "double-wide," or "triple-wide" structure that is transportable in one (1) or more sections, is eight (8) feet or more in width and forty (40) feet or more in length in the traveling mode, is built on a permanent chassis and is designed for use as a dwelling unit with or without a permanent foundation when connected to the required utilities. For purposes of this chapter, a Manufactured Home must meet the standards promulgated by the United States Department of Housing and Urban Development (HUD), published at 24 CFR Part 3280, including the ANSI standards incorporated therein by reference. For purposes of this chapter, a Manufactured Home must bear a data plate declaring that it meets HUD standards.														Definition is reflective of Code of Virginia and US Dept. of Housing and Urban Development (HUD) definition(s).			
		Manufactured home on individual lot																			

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13		Temporary dwelling	Dwelling, Manufactured, Temporary Accessory	A manufactured home used temporarily as a dwelling while a permanent dwelling is constructed.	B	B	B	B	B	B							Suggested	
14	A building containing three or more dwelling units.	Dwelling, multifamily	Dwelling, Multi-Family	A building arranged or designed to be occupied by three or more dwelling units for permanent occupancy, regardless of the method of ownership. Included in the use type but not limited to would be garden apartments, low- and high-rise apartments, apartments for elderly housing, and condominiums.						B					B	B		
	A residential living facility which includes buildings and structures which house six or more individuals who because of age, mental disability or other reasons, must live in a supervised environment but who are physically capable of responding to an emergency situation without personal assistance. To include both assisted living and independent living or combination of assisted living and independent living facilities.	Dwelling, multifamily elderly										B						
15		Dwellings, one family, in existence on September 3, 1987, the date of adoption of this ordinance.	Dwelling, Single Family	A site built or modular building designed for and used exclusively as one dwelling unit for permanent occupancy by one family, which is surrounded by open space or yards on all sides, is located on its own individual lot, and which is not attached to any other dwelling by any means.	B	B	B	B	B	B	B	B	B	B	B	B		
	A residential building designed for or occupied exclusively by one family.	Dwelling, single-family			B	B	B	B	B	B						B		
16	One of a group of three to eight units arranged or designed as dwellings located on abutting walls without openings, and with each unit having a separate lot with minimum dimensions required by district regulations.	Townhouse	Dwelling, Townhouse	A row of three or more dwelling units, each separated from one another by a continuous vertical wall without opening from basement floor to roof between units, which is commonly known as a firewall, and each on a separate parcel.					B	B					B	B	Suggested	Recommend permitting in R-2 to provide greater variety in housing types.
17	A building containing two dwelling units.	Dwelling, duplex	Dwelling, Two-Family	Also referred to as a duplex; means a structure arranged or designed to be occupied by two families, the structure having only two dwelling units, each unit being on a separate lot. Such dwelling units share at least one common wall or ceiling that separates living space (i.e., living room, kitchen, bedroom, bathroom, etc.).		B	B		B	B					B	B		

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18		Manufactured home, in addition to the primary dwelling for occupancy by the lot owner's immediate family, for reasons for hardship	Family Health Care Structure, Temporary	As required by and pursuant to all conditions set forth in the Code of Virginia §15.2-2292.1, a transportable residential structure, providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person, that (i) is primarily assembled at a location other than its site of installation; (ii) is limited to one occupant who shall be the mentally or physically impaired person, or in the case of a married couple, two occupants, one of whom is a mentally or physically impaired person and the other requires assistance with one or more activities of daily living as defined in §63.2-2200, as certified in writing by a physician licensed in the Commonwealth; (iii) has no more than 300 gross square feet; and (iv) complies with applicable provisions of the Industrialized Building Safety Law (§36-70 et seq.).	SE B	SE B	SE B	B	B	B							B	B	Suggested	Recommend to follow Code of Virginia guidance and definition for this use. Code of Virginia requires that these be allowed where single family dwellings are permitted.
19	A residential living facility in which no more than eight mentally ill, mentally retarded, or developmentally disabled persons reside, with one or more resident counselors or other staff persons as residential occupancy by a single family. A group home shall be considered as residential occupancy by a single family.	Group home	Group Home	As provided by Code of Virginia § 15.2-2291, a licensed residential facility in which no more than eight mentally ill, intellectually disabled, or developmentally disabled persons or no more than eight aged, infirmed or disabled persons reside, with one or more resident counselors or other resident or nonresident staff persons, shall be considered a residential occupancy by a single family. Mental illness and developmental disability shall not include current illegal use of or addiction to a controlled substance as defined in the Code of Virginia §54.1-3401. Such facility shall be licensed by the Commonwealth of Virginia Department of Behavioral Health and Development Services (Code of Virginia §15.2-2291).	B	B	B	B	B	B							B	B		Code of Virginia requires that these be allowed where single family dwellings are permitted.

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20	Any occupation, profession, enterprise or activity conducted in a dwelling unit by one (1) or more members of a family on the premises which is incidental and secondary to the use of the premises for dwelling, provided that: (a) such occupation shall not require external alterations of the building, [and] (b) not more than one person not a member of the family is employed on the premises, [and;] (c) there shall be no group assembly or activity or display of goods or products that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling. When within the above requirements, a home occupation includes but is not limited to the following:(a) art or crafts studio/shop,(b)musical instruction,(c) dressmaking,(d) professional office of a physician, dentist, minister, lawyer, engineer, architect, accountant, salesman or other similar occupations,(e) tutoring,(f)keeping of roomers or boarders. A home occupation shall not be interpreted to include the conduct of nursing homes, convalescent homes, rest homes, restaurants, tourist home, daycare centers, massage parlors or similar establishments offering services to the public.	Home occupation	Home Occupation, Class A	An accessory use of a dwelling unit for gainful employment involving the provision of goods and/or services and which does not generate any additional employees or more than five customers daily. Such occupations may require the use of accessory structures. Occupations may include but not be limited to,	B	B	B	B	B	B		B					B	Suggested	Recommend allowing Class A Home Occupations in C-2 districts, due to the many nonconforming homes. Use standards can include provisions that restrict outside storage, control the amount of square footage used for business, etc. Discuss at worksession. While Class A and Class B are the typical Berkeley Group approach to Home Occupations, King George County may benefit from a third option for home occupations and businesses located in "rural" areas of the County. <i>See Attachment F for an example of text for "Rural Small Businesses" from Westmoreland County for consideration.</i>	
21			Home Occupation, Class B	An accessory use of a dwelling unit for gainful employment involving the provision of goods and/or services and which generates not more than two full or part-time employees. No more than ten customers may be allowed on the premises daily. Such occupations may require the use of accessory structures.	SE	SE	SE	SE	SE	SE	B	B						B	Keep/Update	
22	An area designed, constructed, equipped, operated and maintained for the purpose of providing spaces for two or more mobile homes intended for use as occupied dwelling units and meeting or exceeding all applicable requirements for mobile home parks as stipulated by the County of King George and the Commonwealth of Virginia.	Manufactured home park	Park, Manufactured Home	An area designed, constructed, equipped, operated and maintained for the purpose of providing spaces for two or more manufactured homes intended for use as occupied dwelling units and meeting or exceeding all applicable requirements for manufactured home parks as stipulated by the County of King George and the Commonwealth of Virginia.			SE												Keep/Update	
23	A building other than a motel where meals and/or lodging for compensation are provided for three or more persons.	Boarding and/or rooming house	Short-Term Rental	A residential dwelling unit that is used or advertised for rent for transient occupancy in increments of 45 nights or less. This use type does not include bed-and-breakfast establishments and does not apply to month-to-month extensions following completion of a year's lease.	B	B	B	B	B	B		SE					B	B	Suggested	

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Public, Civic, and Recreational																		
27	A lot or tract of land on which any or all of the following facilities may be provided for nonresidents of such lot or tract; camping, picnicking, boating, fishing, swimming, outdoor games and sports, and activities incidental to the above but not including motorized amusement devices or permanent structures for housing of guests.	Day camp	Campground	A lot, tract, or parcel of land operated as a commercial or noncommercial enterprise in which seasonal facilities are provided for all or any of the following: camping, picnicking, boating, fishing, swimming, outdoor games and sports, and activities incidental and relating to the foregoing, including tents or similar rustic structures (excluding recreational vehicles and mobile homes) for seasonal or temporary recreational occupancy.	SE	SE	SE										Keep/Update	
28	Travel trailer park: Any approved site, lot, field or tract of land used or intended to be used by travel trailers in land areas devoted to transient lodging and to recreational uses.	Campground/travel trailer park, Commercial/Private	Camp, Recreational Vehicle (RV) Park	A lot, tract, or parcel of land used or intended to be used by recreational vehicles, tiny homes, or similar structures for transient lodging which may include longer periods of stay subject to the standards of this Ordinance.	SE	SE											Keep/Update	
29		Cemetery, commercial	Cemetery, Public	Any land or structure used or intended to be used for the interment of human remains. Additionally, a cemetery includes mausoleums, columbaria, chapels, administrative offices, and maintenance and storage areas (Code of Virginia § 15.2-2288.5). The sprinkling of ashes or their burial in a biodegradable container on church grounds or their placement in a columbarium on church property shall not constitute the creation of a cemetery.	B	B	SE				B SE	B SE	B					Suggest "saving" valuable commercial land for commercial uses; suggest requiring an SE for this use in commercial districts. As King George County's largest stand alone cemetery is zoned commercial, can consider leaving by-right.
30		Cemetery, private	Cemetery, Private	Any land or structure used or intended to be used for the interment of human remains, used by the owners or family of the land or structure.	B	B	B											
31	An organization using a building, premises or facility operated for special, educational or recreational purposes, but not for profit or to render a service which is customarily carried on as a business.	Club, Private	Club	A use providing educational, meeting, or social facilities for civic or social clubs, fraternal/sororal organization, and similar organizations and associations, primarily for use by members and guests. Recreational facilities, unless otherwise specifically cited in this section, may be provided for members and guests as an accessory use. A Club does not include a building in which members reside.		SE	SE				B	B	B					
	A building or part thereof, owned or leased and occupied by a nonprofit organization and which is primarily used for nonprofit activities.	Semipublic building				SE	SE			B	B	B	B					

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32		Radio/Television station	Communications Services	An establishment primarily engaged in the provision of broadcasting and other information relay services accomplished using electronic and telephonic mechanisms. Excluded from this use type are facilities classified as utility services, major or broadcasting or communication towers. Typical uses include television studios, telecommunication service centers, telegraph service offices or film and sound recording facilities.									B	B					
33	A building, group of buildings or other place designed and/or used for the cultural, educational and/or recreational activities of the inhabitants of a definable geographic area and not operated for profit.	Community center	Cultural/Community Facility	A use providing for the public display, performance, or enjoyment of heritage, history, or the arts. This use includes but is not limited to: museums, arts performance venues, cultural centers, or interpretive sites, but does not include commercially-operated theatres.	SE	SE	SE	SE	SE	SE	B	B	B		B	B			
34	A facility that provides a curriculum of elementary and/or secondary academic instruction including kindergartens, elementary schools, junior high schools, high schools and colleges which are owned and operated privately. This definition shall be construed as being inclusive of all buildings, structures, grounds and uses that are associated with the organization of the school including, but not limited to administration buildings, athletic fields, cafeterias, chapels, classrooms, dormitories, laundries, staff housing, and other similarly used buildings.	School, private	Education Facility, Primary or Secondary	A public, private or parochial school offering instruction at the primary, elementary, junior and/or senior high school levels in the branches of learning and study required to be taught in the public schools of the Commonwealth of Virginia.	SE	SE	SE	SE	SE	SE	B	B			B			Suggest permitting in all residential and remaining agricultural districts, by a SE. These uses can generate increased traffic and a SE would allow for greater discretion and/or a Traffic Impact Analysis.	
35		Emergency Service Facilities, such as but not limited to: Fire and Rescue Stations.	Emergency Management Services Facility	A building operated by a public or private entity for the provision of emergency operations and may include storage of emergency vehicles and equipment and ancillary operations. Such uses include but are not limited to fire stations, police stations, and ambulance services.	B	B	B	B	B	B	B	B	B	B	B	B			See Item No. 36 (below)

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36	A building, or part thereof, owned or leased and occupied by an agency or political subdivision of the United States of America, the Commonwealth of Virginia of King George County.	Public building	Public Use	Use of land, exclusively for public purposes, by any department or branch of the federal government, Commonwealth or any political subdivision, public authority, or any combination thereof. This use shall not include Recreation Public Park, Educational Facilities, Emergency Management Services Facility, or Utility Service (major or minor) as defined in this ordinance.	B	SE B	SE B	B	B	B	B	B	B	B	B	B		To further streamline the uses, "Public Use" can include "Emergency Management Services Facility" and "Recreation, Public Park" - as they are permitted identically. Some localities choose to maintain these as separate uses, while others prefer to have all Public Uses (those owned/operated by the locality) in one use.
	Any use for exclusively public purposes without reference to ownership of the building or structures or the realty upon which it is situated by any department or branch of the federal government; Commonwealth of Virginia; or King George County government under the direct authority of the Board of Supervisors; the King George County School Board; the King George County Service Authority; and, the King George County Wireless Authority when such uses are implemented under the direct authority of the Board of Supervisors through the capital improvements program; or any licensed public utility. Any exclusion from zoning compliance under this definition shall not affect any requirement for compliance with Section 15.2-2232 VA Code ann. or Section 32-201.20.1 of this Chapter.	Public use			B	B	B	B	B	B	B	B	B	B	B	B		
37	A facility or facilities that are noncommercial, indoor/outdoor, including, but not limited to, swimming pools, walking, riding or biking trails, tot lots, playgrounds, picnic areas, tennis, racquetball, handball, basketball, or other similar courts, community club house or other similar uses all on land held by the owner/developer or Homeowner Association or similar membership organization whose members include all the property owners within a Major Subdivision as defined by the King George County Subdivision Ordinance or townhouse development.	Recreation facility, community	Recreation Facility, Neighborhood	A use specifically for the residents and guests of a particular residential development, planned unit development, or residential neighborhood, including indoor and outdoor facilities.	B	B	B	B	B	B						B	B	Recommend to change name to "Recreation Facility, Neighborhood," as the term community can be synonymous with public.
		Tennis and handball courts and associated clubhouse, both indoor and outdoor.			B	B	B	B	B	B					B	B		
38	An establishment where facilities are provided for physical exercise, games or sports but not including mechanical or electrical amusement devices.	Recreation facilities, outdoor (Private/Noncommercial)	Recreation, Public Park	Publicly owned and operated parks, picnic areas, playgrounds, indoor/outdoor athletic or recreation facilities, indoor/outdoor shelters, amphitheatres, game preserves, open spaces, and other similar uses. This use shall not include Public Use as defined in this ordinance.	B	B	B	B	B	B	B	B	B	B	B	B	B	See Item No. 36
		Recreation facilities, outdoor (Public/Private)			B	B	B	B	B	B	B	B	B	B	B	B	B	

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					A-1 Limited Agricultural	A-2 Rural Agricultural	A-3 General Agricultural	R-1 One-Family Dwelling	R-2 General Dwelling	R-3 Multifamily Dwelling	C-1 Retail Commercial	C-2 General Trade	I-1 Industrial Light	I Industrial	R-C Resort Community			M-U Mixed Use
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39	Any structure, the primary use of which is for religious services. The term "church" shall not carry a secular connotation and shall include buildings in which the religious services of any denomination are held. A church and/or other place of worship as defined under this section shall not include the operation of daycare and/or a nursery school. However, nothing this in section shall prohibit a church and/or other places of worship from applying for the appropriate permits to operate a daycare and/or nursery school.	Churches and/or other places of worship	Religious Assembly	A use located in a permanent building or in outdoor spaces and providing regular organized religious worship and related incidental activities. This use shall not include Educational facility, primary/secondary schools and Day care facilities.	SE	SE	SE	SE	B	B	B	B	B SE	B	B		While some churches/assemblies have day cares, etc., we recommend to treat these as separate uses. A second option to consider would be to maintain language from the current definition that day cares, etc. are not permitted but that a Religious Assembly may apply for an additional permit for a Day Care Facility/Education Facility.	
40	Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like.	Telecommunication facility	Telecommunications Facility	Any unstaffed facility for the transmission and/or reception of radio, television, radar, cellular telephone, personal paging device, specialized mobile radio (SMR), and similar services. A broadcasting or communication tower usually consists of an equipment shelter or cabinet, a support tower or other structure used to achieve the necessary elevation, and the transmission or reception devices or antenna. Excluded are amateur radio antennas, which are defined separately. Also excluded are wireless communication antennas which fit the definition of Small cell facility and "Administrative review-eligible project" as defined in the Code of Virginia §15.2-2316.6 and supplied as Utility service, minor by this ordinance.	SE	SE					SE	SE	SE			Keep/Update	Some localities choose to permit Telecommunications Facilities throughout the jurisdiction. For King George County, there may be appropriate space for these uses within residential districts. Discuss at worksession and change residential zones, per discussion.	

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41		Water/Sewer treatment plant	Utility Service, Major	Service of a regional nature which normally entails the construction of new buildings or structures such as electric generating plants and sources; electrical switching facilities and stations or substations; community wastewater treatment plants; water towers; sanitary landfills; and similar facilities. All overhead transmission lines are included in this definition.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Keep/Update		
		Water/Sewer treatment plant, unless already authorized in a Master Development Plan approved pursuant to these district regulations			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE
		Public utilities structures (no outside storage)			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE
		Utility pipelines, transmission lines and appurtenances, unless already authorized in a Master Development Plan approved pursuant to these district regulations			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE
42		Utility pipelines, transmission lines and appurtenances, including substations and aboveground structures	Utility Service, Minor	A service that is necessary to support development within the immediate vicinity and involve only minor structures. Included in this use type are small facilities such as "Administrative review-eligible project" as defined in the Code of Virginia §15.2-2316.3, transformers, relay and booster devices, and well, water and sewer pump stations.	B	B	B	B	B	B	B	B	B	B	B	B	B	Keep/Update			
		Facilities and structures necessary for rendering utility service, including poles, wires, transformers, telephone booths and the like for normal electrical power distribution or communication service, and pipelines or conduits for gas, sewer, or water service			B	B	B	B	B	B	B	B	A B	A B	B	B					
		Telephone exchange equipment			B	B	B	B	B	B	B	B	B	B	B	B					
43	Water storage and or pumping facilities are defined to include: a. Community water system. A water system owned and operated by a sanitary district, public service authority, municipality or county, or owned and operated by a corporation and properly chartered and certified by the State Corporation Commission, and subject to special regulations of the Virginia Department of Health, State Water Control Board and as herein set forth. b. Noncommunity water system. A system for supply and distribution of potable water serving three or more but less than 15 connections or 25 persons.	Water storage and/or pumping facilities	Water System, Community/Public	A system for supply and distribution of potable water that is owned and operated by a sanitary district, public service authority, County, or owned and operated by a corporation.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Suggested			
		Water storage and/or pumping facilities, unless already authorized in a Master Development Plan approved pursuant to these district regulations.			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE					
44	A system for supply and distribution of potable water serving a maximum of two connections and less than 25 persons.	Shared water system	Water System, Shared	A system for supply and distribution of potable water serving a maximum of two connections and less than 25 persons.	B	B	B	B	B	B	B	B	B	B	B	B	B	Suggested			
		Structure for public utilities not involving outside storage of equipment or materials			B	B	B	B	B	B	B	B	B	B	B	B					

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45	<i>Suggested Additions to Public, Civic, and Recreational</i>		Amateur Radio Tower	Amateur radio antennas means a freestanding or building mounted structure, including any base, tower or pole, and appurtenances, intended for airway communication purposes by a person holding a valid amateur radio (HAM) license issued by the Federal Communications Commission.	B	B	B	B	B			B	B	B	B			Suggested	
46			Education Facility, College, University, Business, or Trade	An educational institution authorized by the Commonwealth of Virginia toward certificate, license, associate, baccalaureate or higher degrees, and facilities associated with it. This term includes academic buildings, administrative facilities, dormitories, special housing, parking areas, dining halls and other physical plants associated with the college, university, business or trade school use.								B	B	B	B		B		Agricultural districts can be considered for these uses, if King George County desires.
47			Shelter, Animal	A facility used to house or contain stray, homeless, abandoned, or unwanted animals and that is owned, operated, or maintained by a public body, an established humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization devoted to the welfare, protection, and humane treatment of animals.	SE	SE													

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48	<i>Suggested Additions to Public, Civic, and Recreational (continued)</i>		Telecommunications Facility, Small Cell	A wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than six cubic feet in volume, or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than six cubic feet and (ii) all other wireless equipment associated with the facility has a cumulative volume of no more than 28 cubic feet, or such higher limit as is established by the Federal Communications Commission. The following types of associated equipment are not included in the calculation of equipment volume: electric meter, concealment, telecommunications demarcation boxes, back-up power systems, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services (Code of Virginia §15.2-2316.4).	B	B	B	B	B	B	B	B	B	B	B	B	B	Suggested	
49			Wildlife Conservations / Reserves	Publicly or privately owned land used for the preservation or sport of terrestrial or aquatic species of animals. Typical uses include game preserves, wildlife sanctuaries, fisheries, etc.	B	B											B		Similar localities opt to include this as a use to preserve the rural nature of an area.

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Commercial																		
50	A large scale brewery where the primary use is the production of beer on site for retail or wholesale sale and where beer production exceeds fifteen thousand (15,000) barrels per year. Permitted accessory uses may include an onsite eating establishment, retail sales establishment, office, tasting rooms and uses as otherwise permitted in the zoning district. Breweries must be licensed by the Virginia Department of Alcohol Beverage Control and shall operate in accordance with any requirements by the Code of Virginia or other applicable laws.	Breweries	Brewery or Distillery	The use of land, licensed by the commonwealth, where beer or spirits are manufactured for sale. Breweries have a capacity greater than 1,000 barrels a year and distilleries have a capacity greater than 5,000 gallons a year. Consumption on the premises is permitted as an accessory use (Code of Virginia §15.2-2288.3:1 and §15.2-2288.3:2).										B	B			
51	A small scale brewery where the primary use is the production of beer on site for retail or wholesale sale. Beer production capacity shall not exceed fifteen thousand (15,000) barrels per year. Permitted accessory uses may include an onsite eating establishment, retail sales establishment, office, tasting rooms and uses as otherwise permitted in the zoning district. Microbreweries must be licensed by the Virginia Department of Alcohol Beverage Control and shall operate in accordance with any requirements by the Code of Virginia or other applicable laws.	Microbreweries	Brewery or Distillery, Micro	An establishment primarily engaged in brewing ale, beer, malt liquors, and nonalcoholic beer, with a capacity of not more than 1,000 barrels per year or primarily engaged in distilling and blending potable liquors, including mixing them with other ingredients, with a capacity of not more than 5,000 gallons of finished product per year. Micro Brewery or Micro Distillery may include a restaurant or public tasting room as an accessory use.							B	B	B			B	Recommended change in the provided thresholds to greater differentiate between a brewery and a micro brewery. QUESTION: Is there a preference to keep the 15,000 barrel threshold, rather than the suggested 1,000 barrel limit for a micro brewery and the 5,000 barrel limit for a micro distillery? Discuss at worksession.	
52		Car wash	Car Wash	A structure or portion thereof, standalone or accessory to gas station, containing facilities for washing and/or waxing motor vehicles, typically using production-line automated or semiautomated methods for washing, whether or not employing a chain conveyor, blower, steam cleaning or similar mechanical devices operated either by the patron or others. Car washes are a separate use and not treated as accessory to gasoline stations, automobile service, or other similar uses.							B	B	B				Suggested	
53		Building supply/lumber sales	Construction Material Sales	Establishment or place of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures, but this use shall not include automobile or equipment supplies otherwise classified herein. Typical uses include building material stores and home supply establishments.							B	B	B				Suggested	Recommend removing from C-1, as this use can generate heavy traffic. King George may wish to permit with an SE in C-1.
		Construction material supply business with storage under cover, but not to include fabricating											B	B				

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54	Any building wherein the primary occupation is the repair and general service of common home appliances such as musical instruments, sewing machines, televisions and radios, washing machines, vacuum cleaners, power tools, electric razors, refrigerators and lawn mowers not exceeding thirty (30) horsepower; or any building wherein the primary occupation is interior decorating, including reupholstering and the making of draperies, slipcovers and other similar articles. All activities, including storage, must be within an enclosed building.	Repair service establishment	Consumer Repair Services	An establishment or place of business primarily engaged in the provision of repair services to individuals, rather than businesses, but this use shall not include automotive and heavy equipment repair use types. Typical uses include repair of electronics, shoes, watches, jewelry, or musical instruments, vacuum cleaners, power tools, electric razors, refrigerators and lawn mowers not exceeding thirty (30) horsepower.								B	B	B				
55	A building and premises used to provide supervision and/or instruction of nonresidents and where meals, toilet facilities and recreation facilities are provided.	Day care facility	Day Care Center	Any facility operated for the purpose of providing care, protection, and guidance during only part of a twenty-four-hour day. This term includes nursery schools, preschools, day care centers for individuals, including adults, and other similar uses. Excluded are public and private educational facilities, family home day care, or any facility offering care to individuals for a full twenty-four-hour period.	SE	SE	SE	SE	B SE	B	B	B	B		B	SE		
	Any facility operated for the care and educational instruction of children under 6 years of age.	Nursery school			SE	SE	SE	SE	SE	B	B	B	B			SE		
56	Farm supply sales and farm vehicular equipment	Farm supply sales and farm vehicular equipment	Equipment Sales, Rental, and Repair (Heavy)	Establishments primarily engaged in the sale, rental, or repair of tools, tractors, construction equipment, commercial equipment, agricultural implements, and similar industrial equipment. Included in this use type is the incidental storage, maintenance, and servicing of such equipment.	SE	SE	SE					B	B	B				
	One or more buildings and premises for the sale, rental and or servicing of farm and construction machinery or equipment vehicles with a carrying capacity of more than 2 tons or vehicles designed for more than fifteen (15) passengers.	Heavy Equipment sales, rental, and service			SE	SE					B	B	B					

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57		Conference and convention centers, meeting rooms and banquet facilities.	Event Venue	A business where the primary use is to host events such as weddings, wedding receptions, bridal receptions, rehearsal luncheons and dinners, anniversary celebrations, galas, birthday parties, family reunions, ordinations, funeral receptions, fundraisers, retirement parties, corporate meetings, conferences, trade shows, speaker luncheon series, auctions, museum exhibits and similar events. A special event venue may be indoors or outdoors and must comply with all applicable federal, state, and local laws, regulations and codes including, but not limited to, life safety codes, building codes, zoning codes, alcoholic beverage codes, public works department, law enforcement and fire department requirements. Occupancy and occupancy limitations for special event venues must comply with all applicable safety codes and requirements. Government and military services and events are not special event venues. Special event venues may also be accessory or ancillary uses to other uses, such as, hotels or motels, bed and breakfasts or restaurants, for example.	SE	SE						B	B			B	B	Keep/Update	
		Event venue			SE	SE							SE B	SE B	SE		B		
58		Bank or similar financial institution	Financial Institution	An establishment whose principal purpose is the provision of financial services, including but not limited to, an insured depository institution, a credit union, a Federal home loan bank, a small business investment company, a depository institution holding company, a mortgage lending business, or other institutions as defined by Federal code.								B	B	B			B		
59		Funeral home	Funeral Home	A building used for human funeral services. Such building may contain space and facilities for (a) embalming and the performance of other services used in the preparation of the dead for burial, (b) the performance of autopsies and other surgical procedures, (c) the sale and storage of caskets, funeral urns and other related funeral supplies, and (d) the storage of funeral vehicles. A crematorium with no more than two incinerators shall be considered an accessory use to a funeral home.								B	B	B					Berkley Group typically recommends providing Funeral Homes and Crematoriums as separate uses; Crematoriums would solely be for crematorium and not funeral services, and are typically permitted in less districts and/or not by-right. (See Item No. 82)

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67		Group care facility	Nursing Home	A use providing bed care and in-patient services for the aged and infirm that require regular physical and mental medical attention, including facilities known by varying nomenclature or designation such as convalescent homes, skilled nursing facilities or skilled care facilities, intermediate care facilities, extended care facilities and assisted living facilities. This use does not include a facility providing surgical or emergency medical services or a facility providing care for alcoholism, drug addiction, mental disease, or communicable disease; nor does this include Life Care Facility uses and activities, as defined in this ordinance.		SE					B	B	B	B				
	Any facility or any identifiable component of any facility licensed pursuant to this article in which the primary function is the provision, on a continuing basis, of nursing services and health-related services for the treatment and inpatient care of two or more nonrelated individuals, including facilities known by varying nomenclature or designation such as convalescent homes, skilled nursing facilities or skilled care facilities, intermediate care facilities, extended care facilities and nursing or nursing care facilities.	Nursing home										B	B	B	B			
68		General office uses	Office, General	The use of land wherein the primary use is the conduct of a business or profession such as, but not limited to accounting, tax-preparation, lenders and securities brokers, architecture, computer software, or information systems research and development, engineering, insurance, law, management, organization and association offices, psychology, theology, real estate and travel. Retail Sales do not comprise more than an Accessory Use of the primary activity of a General Office. This definition does not include Medical/Clinic Office as defined by this Ordinance.							B	B	B	B	B		B	
		Office building									B	B	B	B				B
69	An establishment where patients, who are not lodged overnight, are offered and receive health services.	Medical/dental office or clinic	Office, Medical/Clinic	The use of a site for facilities which provide diagnoses, minor surgical care and outpatient care on a routine basis, but which does not provide overnight care or serve as a base for an ambulance service. Medical offices are operated by doctors, dentists, or similar practitioners licensed by the Commonwealth of Virginia.		SE	SE	SE	B	B	B	B	B			SE	B	
70	An open area used exclusively for the storage of one or motor vehicles, boats, recreational vehicles, and/or trailers. All motor vehicles, boats, recreational vehicles, and/or trailers must be in operating condition. This use specifically excludes the storage of any inoperative vehicle.	Parking lot, commercial	Parking Lot, Recreational Vehicle Storage	An area used for a fee for the storage of recreational vehicles and boats that are not currently being used.											B		B	Suggested

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71		Florist within an enclosed building	Personal Services	Establishments or places of business engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops; tattoo shops; grooming of pets; seamstresses, tailors, or shoe repairs; florists; and laundromats and dry cleaning stations serving individuals and households.								B	B	B				B		
	A place of business providing services related to personal grooming, appearance or cleanliness.	Personal service establishment												B	B	B				B
	Establishment that provides services to individual customers for the washing, drying and/or ironing of clothes. This definition shall include coin operated and self-service facilities.	Laundry service												B	B	B				B
72		Bowling alley	Recreation/ Entertainment, Commercial Indoor	An establishment which provides an enclosed building for indoor sports and spectator uses, and may include multiple coin operated amusement or entertainment devices or machines as an incidental use of the premises. Typical uses include bowling alleys, ice and roller skating rinks, indoor racquetball, swimming, billiard halls, game rooms, video arcades, motion picture theaters, and concert or music halls.								B	B	B			B	B		
		Indoor commercial recreational facility												B	B	B			B	B
	Establishments in which a principal use is in the operation of mechanical, electronic and/or coin-operated games and/or devices for the general amusement of the public. This definition shall include pool halls and billiard parlors.	Amusement enterprises												SE B	SE B	SE B			B	B
73		Golf course	Recreation/ Entertainment, Commercial Outdoor	Participant or spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf, swimming pools, paintball facilities, sports arenas, motorized model airplane flying facilities, rodeos and outdoor amusement parks.	SE	SE	SE	SE	SE	SE	SE	SE	B				B	B		
		Golf courses, and clubhouses			SE	SE	SE				SE	SE	B					B	B	
		Marinas, beach clubs, swimming pools, general water recreational uses, and their associated clubhouses.			SE	SE	SE				SE	SE	B					B	B	
		Miniature golf			SE	SE	SE				SE	B	B	B				B	B	
		Recreation facility, outdoor (commercial)			SE	SE	SE				SE	B	B					B	B	
74	Any establishment which provides as a principal use wrapped and/or packaged food and drink which is ready for consumption on or off-premises.	Fast-food restaurant	Restaurant, General	An establishment in which, for compensation, food or beverages are dispensed for consumption on the premises, including, among other establishments, bars, cafes, tearooms, confectionery shops, eat-in delis, fast-food restaurants, and refreshment stands. Excluded from this definition is Restaurant, Mobile, Brewery or Distillery, and Micro Brewery or Distillery.								B	B	B			B	B		
		Bakery											B	B	B			B	B	
	A coffee shop, cafeteria, short-order cafe, lunchroom, hotel dining room, dinner theater, tavern, soda fountain, or any other establishment maintained and operated where there is furnished for compensation food or drink of any kind for consumption primarily therein. Entertainment which is provided for the enjoyment of the patrons shall be considered an accessory to an eating establishment. This definition does not include fast food restaurants which is otherwise defined herein.	Restaurant												B	B	B			B	B
		Restaurant, lounges and similar eating and drinking establishments.												B	B				B	B
		Restaurants without drive through												B	B	B	B		B	B

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78		Boat sales	Vehicle Sales / Service	The sales, repair and/or maintenance of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. Typical uses include wheel and brake shops, oil and lubrication services, and similar repair and service activities where minor repairs and routine maintenance are conducted.														Suggested	As noted above, Gas Stations (currently Service Station in existing Ordinance) is permitted in more districts. Suggest limiting where these, Vehicle Sales/Service, is permitted to avoid additional repair/tire shops that were noted as an eyesore.		
		Vehicle sales																			
		Auto repair facility																			
		A building or portion thereof, other than a private garage, designed or used for repairing, servicing, equipping or storing motor vehicles in exchange for compensation. Garage, commercial																			
		Any land whereon the primary activity is the sale, rental and service of any vehicle in operating condition such as, but not limited to, an automobile, motorcycle, truck, ambulance, taxicab, recreational vehicle, or boat. The term "service" shall include mechanical and body work, repair of transmissions and differentials, straightening body parts, painting, welding or other similar work is performed on vehicles within a completely enclosed structure. The term shall not include tractor trailer, heavy equipment sale, rental or service. Vehicle sales and service																			
79		Veterinary hospital/clinic	Veterinary Hospital/Clinic	An establishment rendering surgical and medical treatment of animals. This use includes the incidental keeping of animals. Commercial Kennels are considered a separate use as defined by this Ordinance.	B	B	B										B	Keep/Update			
		Veterinary hospital/clinic with <i>no</i> outside facilities			B	B	B													B	
		Veterinary hospital/clinic with outside facilities			B	B	B														B

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Industrial																				
90	One or more Battery Energy Storage Systems, assembled together, capable of storing energy in order to supply electrical energy at a future time, but not to include a stand-alone 12-volt car battery or an electric motor vehicle or consumer products.	Battery Energy Storage Facility	Battery Energy Storage Facility	One or more battery cells for storing electrical energy stored in a Battery Energy Storage System ("BESS") with a Battery Management System ("BMS"). Not to include a stand-alone 12-volt car battery or an electric motor vehicle or consumer products.														Keep/Update		
91	An establishment where equipment including, construction machinery, equipment vehicles and other material used for construction purposes is stored and/or maintained.	Contractors equipment yard	Construction Yard	Establishment or place of business primarily engaged in construction activities, including outside storage of materials and equipment. Typical uses are building contractor's yards.									B	B	B					
92		Heating fuel storage	Hazardous Materials, Storage and Distribution	The storage and/or distribution of any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety of to the environment.										SE	SE B			Suggested		
93	A facility for the collection, compaction, storage, and transfer of residentially and commercially generated recyclable materials, limited to glass, paper, plastic, polystyrene and metal cans, for processing off-site. Separation may include both hand and mechanical sorting. All activities must be conducted inside an enclosed building. The recovery and/or separation of municipal solid waste is not allowed.	Intermediate Materials Recovery Facility (IMRF)	Recycling Facility	A facility in which recoverable resources, not to include sludge or municipal solid waste, such as newspapers, magazines, books, and other paper products; glass; metal cans; tires; oil; and other products, are recycled, reprocessed, and treated to return such products to a condition in which they may again be used for production. Not to include a junkyard/salvage yard of materials.											B SE	B				As both definitions state that these uses must be within enclosed buildings, suggest combining into one use.
	A facility that is not a junkyard/salvage yard and in which recoverable resources, not to include sludge or municipal solid waste, such as newspapers, magazines, books, and other paper products; glass; metal cans; tires; oil; and other products, are recycled, reprocessed, and treated to return such products to a condition in which they may again be used for production. All activities, including storage, must be conducted within an enclosed building and not producing noxious fumes, odors, visible emissions, excessive noise or air or water pollution in violation of State standards.	Recycling plant															SE	SE B		

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94	An establishment or place of business which is maintained, operated, or used for storing, keeping, buying, or selling junk, or for the maintenance or operation of an automobile graveyard, and the term shall include garbage dumps and sanitary fills.	Junkyard/salvage yard	Junkyard (Salvage Yard)	An establishment or place of business which is maintained, operated or used for storing, keeping, buying, or selling scrap metal, or for the maintenance or operation of an automobile graveyard. The definition does not include litter, trash, and other debris scattered along or upon roadways, or temporary operations and outdoor storage of limited duration.															Suggested		
95		Asphalt plant	Manufacturing, Heavy	The processing and/or converting of raw, unfinished material and/or products into articles or substances of a different character or for use for a different purpose. Uses may have significant external effects, or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in manufacturing or other processes. Uses may include, but are not limited to, asphalt plants, concrete plants, lumber mills, and planning mills.									SE	B							
		Concrete products plant											SE	B							
		Concrete ready mix plant												SE	B						
		Lumber mill												SE	B						
		Planning mill												SE	B						

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96		Manufacturing, processing and assembly operations conducted within an enclosed building and not producing noxious fumes, odors, visible emissions, excessive noise or air or water pollution in violation of State regulated standards	Manufacturing, Light	Establishments primarily engaged in the on-site production of goods by hand manufacturing, assembly, packaging or fabrication of materials and products within enclosed structures without significant external effects such as smoke, noise, soot, vibration, odor, and the like. Uses may include, but are not limited to, a machine shop, bottling, electronic equipment, ceramic products, business machines, musical instruments, furniture, medical appliances, tools or hardware, any other product of a similar nature. Retail sales may be incidental to the manufacturing use.																				
		Food processing plant, including meat packing not involving animal slaughter																						
		Laboratories, research, experimental or testing, but not testing combustion engines or explosives																						
		Establishment that provides services to bulk laundry customers for the washing, drying, and/or ironing of clothes, uniforms, linens, etc.			Laundry, dry cleaning plant																			
		Light manufacturing uses specifically listed below: A) Manufacture or assembly of medical and dental equipment, drafting, optical, and musical instruments, watches, clocks, toys, games, and electrical or electronic products B) Manufacture or assembly of bolts, nuts, screws and rivets, boilers, firearms, electrical appliances, tools, dies, machinery, and hardware products, sheet-metal products and enameled metal products which do not involve the use of a blast furnace C) Beverage blending or bottling, bakery products, candy manufacture, dairy products, and ice cream, fruit, and vegetable processing and canning, but not distilling of beverages or processing of bulk storage of grain or feed for animals or poultry D) Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing and fabrics, printing and finishing of textiles and fibers into fabric goods E) Manufacture of boxes, furniture, cabinets, baskets, and other wood products of similar nature																						
		Retail sales when connected with a manufacturing operation																						
		Welding or machine shops																						

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97	A building wherein the primary occupation and use of the structure is the manufacture of dental prosthetics.	Dental laboratory	Manufacturing, Small-Scale	An establishment where shared or individual tools, equipment, or machinery are used to make 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 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.							B	B	B SE	B	B			SE	
		Printing and publishing, engraving												SE	B	B			SE
		Photographic processing or blueprinting												B SE	B				
98		Drilling for oil and/or natural gas	Resource Extraction	Resource extraction means a use involving on-site extraction of surface or subsurface mineral products or natural resources. Typical uses are quarries, borrow pits, sand and gravel operation, mining, soil mining, and other major excavations. Specifically excluded from this use type shall be grading and removal of dirt associated with an approved site plan or subdivision, or excavations associated with, and for the improvement of, a bona fide agricultural use.	SE	SE												SE	
		Sand and gravel extraction industry		SE	SE	SE													SE
		Sand and gravel extraction/processing industry		SE	SE														SE
99		Railroad sidings	Transportation / Freight Services	An area of land used for the switching, storing, assembling, distributing, consolidating, moving, repairing, weighing, or transferring of freight by either means of road or rail. Railroad uses - such as sidings, tracks, spur tracks, and signals - may be incidental to other operations.										B SE	B				
		Railroad spur tracks												A SE	A B				
		Truck terminal												SE	B				

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100	A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.	Data centers	Data Centers	A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.								SE	SE	SE	B			Suggested	
101		Warehouse	Warehousing and Distribution	Uses including storage, warehousing, and dispatching of goods within enclosed structures. Typical uses include wholesale distributors, storage warehouses, and moving/storage firm.								SE	SE	SE	B				
		Wholesale merchandising or storage warehouses or distribution center											SE	SE	B SE	B			

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Miscellaneous																		
102	A subordinate building, use of land, structure, or a portion of a main building or use which is clearly incidental to or customarily found in connection with and located on the same lot as the main building or use.	Accessory uses and structures incidental to permitted uses	Accessory Structure	A building or structure subordinate to and located on the same lot with a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or roof to the main building. The term "accessory structure" also includes, but is not limited to, portable storage containers, gazebos, docks, carports, private greenhouses, and sheds which may be modular in nature and are delivered to the site and which may or may not have a foundation. Accessory building or structure does not include motorhomes, travel trailers, or other recreational vehicles.	B	B	B	B	B	B	B	B	B	B	B	B	Suggested	
		Storage buildings, except in subdivisions		B	B	B	B	B	B	B	B	B	B	B	B	B		
103	Same as commercial airport except limited to use by an individual property owner, his family, employees and guests.	Airport, private	Airport, Private	An area designated for the private use by the licensee, but available for use by others upon specific invitation of the licensee for the landing and take-off of aircraft, but not for hire.	B	B							A SE	A SE				
104	Any area of land or water which is used, or intended for public use, for the landing and takeoff of aircraft, and any appurtenant areas which are used, or intended for use for airport buildings or other airport facilities or rights-of-way easements and together with all airport buildings and facilities located thereon.	Airport, commercial	Airport, Public	An area of land or water designated for the landing and take-off of aircraft for public use, and any appurtenant areas designated and used for related buildings, rights-of-way, or approach zones.									SE	SE				
105		Office or construction trailers for a period not to exceed one year	Construction Temporary Uses	A manufactured home or other similar structure used as a temporary office to meet a short-term need in conjunction with a construction project.	B	B	B	B	B	B	B	B	A B	A B	B	B	Suggested	
106	A dock or similar structure which provides for boat moorings and related services for private use only.	Marina, private	Marina, Private	A waterfront facility for secure mooring of boats, including facilities for storage and repair of boats, for use by the owner(s) or resident(s) of the lot or any associated private housing development, and their guests.	B	B	B								B			

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107		Dwelling units located in the same building with and ancillary to commercial uses	Mixed-Use Structure	A building or development that contains a variety of complementary and integrated uses, including but not limited to residential, office, research & development, production, retail, public, entertainment, conference and lodging uses arranged in a compact urban form.							SE	B	B	B		B	B	Suggested	There are currently some areas of the County zoned R-3 that abut commercial districts. Allowing mixed-use structures in R-3 by SE would allow transition between these uses, as the County grows. Can be removed if desired.
108		Storage of goods used in or produced by permitted commercial and industrial uses or related activities	Outdoor Storage	The keeping, in other than a building, of any goods, materials, or merchandise on the same parcel for more than twenty-four consecutive hours.							SE	SE	A B	A B		B	B	Suggested	Not to be confused with "Outdoor Sales, Seasonal," which is primarily for Christmas tree sales, firework sales, etc. "Outdoor Storage" would primarily be for any incidental storage of good or materials, such as pallets, wood, etc.
109	An area of land designated for the purpose of producing electricity from photovoltaics.	Solar farm	Solar Energy, Utility-Scale	A ground-mounted solar facility that generates electricity from sunlight on an area adequate to support a rated capacity of five megawatts (5 MW) alternating current or greater.	SE	SE									B			Keep/Update	

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Suggested Deletions																		
		Square footage for retail and service establishments in excess of those permitted by right														SE		This "use" will be incorporated into various use standards within Article VIII.
		Health/Fitness Spa, including residential facilities.														B		This use is currently only provided for RC districts. Suggest removing this as a use; introduced Personal Improvement Services for greater flexibility and allowed in more districts - see above.