

Article 3. Uses and Use Standards

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19. COMPREHENSIVE USE TABLE BY ZONE AND DISTRICT

The following use table includes all uses that are permitted or conditionally permitted by zone and district. If not expressly permitted or conditionally permitted, then a use is prohibited.

Keys to Use Table:

1. Permitted use

A "P" indicates that a use is permitted in the respective districts and zones subject to any specific use standards in [this Article 3, as indicated](#), and the zoning permit requirements of [§_____](#). Such uses are also subject to all other applicable requirements of this chapter.

2. Conditional use

A "C" indicates that a use may be permitted in the respective districts and zones only where approved by the Board of Zoning Appeals in accordance with [§_____](#), and the zoning permit requirements of [§_____](#). Conditional uses are subject to all other applicable requirements of this chapter, including the specific use standards contained in [this Article 3](#).

3. Special use

An "S" indicates that a use may be permitted in the respective districts and zones only where the proposed use is part of a master plan that is submitted and approved by the Town Council in accordance with processes described in [§_____](#). Special uses are subject to all other applicable requirements of this chapter, including the specific use standards contained in [this Article 3](#).

4. Specific use standards

The "Specific Use Standards" column on the table is a cross-reference to any specific use standard listed in [this Article 3](#). Where no cross-reference is shown, no additional use standard shall apply.

5. Use types

The "Use Types" column on the table lists specific uses allowed in the respective districts and zones.

6. Uses not permitted

A blank cell in the principal use table indicates that a use is not allowed in the respective districts and zones.

Principal Uses

USE TYPES	RESIDENTIAL				NON-RESIDENTIAL										SPECIFIC USE STAN- DARDS
	RS- 16	RS - 12.5	RS- 10	RMU	AW	AE	AC / AC-O	M	CS / CS-0	NT	GS	CP	PR	PC	
P = PERMITTED / C = CONDITIONAL / S = SPECIAL / BLANK = NOT PERMITTED															
Residential Uses															
Single-unit, Detached	P	P	P												
Duplexes				P											
Townhouses				P			C								
Multi-unit				P											
Upper Story Residential					C	C	P		P		C				§18-70
Cottage Court				P			C			P					
Public, Institutional, and Community Uses															
Adult Day Support Center	C	C	C	C	P	P	C		C	C	P				
Cemetery	C	C	C	C											
Child Care Center	C	C	C	C	P	P	C		C	C	P				§18-43
Club or Service Organization	C	C	C	C	P	P	P		P	C	P				
College or University	S	S	S	S	S	S	S				S	S			
Community Garden	C	C	C	C						C			P		
Convention or Conference Center					C	C	C				C	C			
Cultural Facility or Museum					P	P	P		P		P				
Funeral Home or Mortuary					P	P	C		C		P				
Government Uses	C	C	C	C	P	P	P	P	P	C	P	P	P		
Independent Living Facility					P	P	C		C	C	P				§18-51
Medical Care Facility					P	P	C		C	C	P				§18-55
Outdoor Recreational Uses, Private	C	C	C	C											

Principal Uses															
USE TYPES	RESIDENTIAL				NON-RESIDENTIAL										SPECIFIC USE STAN- DARDS
	RS- 16	RS - 12.5	RS- 10	RMU	AW	AE	AC / AC-O	M	CS / CS-0	NT	GS	CP	PR	PC	
P = PERMITTED / C = CONDITIONAL / S = SPECIAL / BLANK = NOT PERMITTED															
Outdoor Parks and Recreational Uses, Public	C	C	C	C	P	P	P	P	P	P	P	P	P	P	
Public Community Center	C	C	C										P		
Religious Assembly	S	S	S	S	P	P	S	S	S	S	P	S			§18-60
School, Private	S	S	S	S								S			
School, Public	S	S	S	S								S			
Utility Facility	C	C	C	C				C		C		C			
Wireless Facility	See Standards for permissions														§18-74
Commercial Uses															
Agriculture and Animal-Related															
Agriculture, General	C	C	C												
Agriculture, Enclosed								C				P			§18-41
Pet Grooming					P	P	P	P	P		P				
Veterinary					P	P	C	C	C		P				§18-73
Food & Lodging															
Bed and Breakfast					P	P	P		P	C	P				§18-42
Brewpub					P	P	P	P	P		P				
Catering					P	P	C	P	C		P				
Hotel					C	C	P		C		C				
Hotel, Boutique					P	P	P		P		P				
Restaurant					P	P	P	P	P		P				
Shared Kitchen					P	P	C	P			P				§18-63
Office and Financial Institutions															
Financial Institution					P	P	P		P		P	P			
Office					P	P	P	P	P	P	P	P			

Principal Uses																
USE TYPES	RESIDENTIAL				NON-RESIDENTIAL										SPECIFIC USE STAN- DARDS	
	RS- 16	RS - 12.5	RS- 10	RMU	AW	AE	AC / AC-O	M	CS / CS-0	NT	GS	CP	PR	PC		
P = PERMITTED / C = CONDITIONAL / S = SPECIAL / BLANK = NOT PERMITTED																
Entertainment, Personal, and Business Services																
Entertainment, Adult								C								
Entertainment, Public					P	P	P	C	P		P					
Services, General					P	P	P	P	P		P					
Services, Personal					P	P	P		P	C	P					
Retail Sales																
Grocery, Small					P	P	P	P	P		P					
Grocery, Large					P	P	P		C		P					
Retail, Small					P	P	P	P	P		P					
Retail, Large					P	P	P		C		P					
Vehicle-related																
Car Wash					P	P	C				P					
Commercial Off-Street Parking					C	C	C		C		C					
Vehicle Fueling Station					P	P	C				P					§18-72
Vehicle Repair and Maintenance					P	P	C	P			P					
Vehicle Sales and Rental					C	C					C					
Industrial Uses																
Manufacturing, Artisan					P	P	P	P	P		P					
Manufacturing, Light								P								
Building Materials Storage and Sales								P								
Composting Drop-off Facility								P								
Craft Beverage Production Establishment					C	C	C	P	C		C	C				

Principal Uses															
USE TYPES	RESIDENTIAL				NON-RESIDENTIAL										SPECIFIC USE STAN- DARDS
	RS- 16	RS - 12.5	RS- 10	RMU	AW	AE	AC / AC-O	M	CS / CS-0	NT	GS	CP	PR	PC	
P = PERMITTED / C = CONDITIONAL / S = SPECIAL / BLANK = NOT PERMITTED															
Data Center												C			
Production or Processing								P							
Recycling Drop- Off Facility								P							
Self-storage								C							
Storage Yard								P							§18-67
Warehouse								P							
Wholesale								P							

Accessory Uses

USE TYPES	RESIDENTIAL				NON-RESIDENTIAL										SPECIFIC USE STAN- DARDS
	RS- 16	RS - 12.5	RS- 10	RMU	AW	AE	AC / AC-O	M	CS / CS-0	NT	GS	CP	PR	PC	
P = PERMITTED / C = CONDITIONAL / S = SPECIAL / BLANK = NOT PERMITTED															
Cafeteria												P			
Catering for Restaurant					P	P	P		P		P				
Community Garden	P	P	P	P						P		P	P		
Dancing and Entertainment					C	C	C		C		C				§18-45
Drive-through Windows/ Facilities					C	C	C				C				§18-46
Family Day Home, 1-4 Children	P	P	P	P	P	P	P		P	P	P				§18-47
Family Day Home, 5-12 Children	C	C	C	C	C	C	C		C	C	C				§18-47
Home-Based Business	P	P	P	P						P					§18-50
Keeping of Chickens	P	P	P												§18-52
Keeping of Domestic Animals	P	P	P	P	P	P	P		P	P	P				§18-53
Keeping of Honeybees	P	P	P												§18-54
Outdoor Dining					P	P	P	P	P		P				§18-57
Outdoor Display and Sales					P	P	P	P	P		P				§18-58
Residence for Manager or Employee								P			P	P			§18-61
Ride Share Standing Area					P	P	P	P	P		P	P			§18-62
Smoking Lounge					C	C	C	C	C		C				
Stable and Riding, Personal Use	P	P	P												§18-66
Vehicle Charging Station	P	P	P	P	P	P	P	P	P	P	P	P	P		§18-71

Temporary Uses															
USE TYPES	RESIDENTIAL				NON-RESIDENTIAL										SPECIFIC USE STAN- DARDS
	RS- 16	RS - 12.5	RS- 10	RMU	AW	AE	AC / AC-O	M	CS / CS-O	NT	GS	CP	PR	PC	
P = PERMITTED / C = CONDITIONAL / S = SPECIAL / BLANK = NOT PERMITTED															
Construction Site Office and Storage	P	P	P	P	P	P	P	P	P	P	P	P	P		§18-44
Farmers Market	P	P	P	P	P	P	P	P	P	P	P	P	P		§18-48
Garage Sale or Yard Sale	P	P	P	P						P					§18-49
Model Home Sales or Leasing Office/Trailer	P	P	P	P	P	P	P		P	P	P				§18-56
Portable Storage Container	P	P	P	P	P	P	P	P	P	P	P	P	P		§18-59
Shelter, Hypothermia Prevention	P	P	P	P	P	P	P	P	P	P	P	P	P		§18-64
Special Event	P	P	P	P	P	P	P	P	P	P	P	P	P		§18-65
Temporary Family Health Care Structures	P	P	P												
Trailer, Public Use	P	P	P	P	P	P	P	P	P	P	P	P	P		§18-68
Trailer, Residential Use	P	P	P												§18-69

20. SPECIFIC USE STANDARDS

The following uses are specifically regulated as set forth herein.

Section 18-41 AGRICULTURE, ENCLOSED

1. Enclosed agriculture shall not include the keeping of any animals, insects, or bees.
2. No on-site sales of agricultural products grown on the property or otherwise shall be permitted from the property.
3. No emissions, odors or other nuisances shall be created or caused by any enclosed agriculture use.

Section 18-42 BED AND BREAKFAST

No more than eight rooms within the principal structure may be use for lodging.

Section 18-43 CHILD CARE CENTER

1. In addition to the standards set forth herein, child day care centers shall adhere to all applicable standards promulgated by the Virginia State Board of Social Services.
2. Child day care centers shall be designed and located to allow the safe and convenient pick up and drop off of persons on the property.
3. Privacy screening at least six feet tall shall be provided along play areas or parking lots abutting a residential lot or use. Such screening may be vegetative if it meets the height requirement. These requirements shall not be construed to permit fences or walls, which may be prohibited by other sections of this chapter.

Section 18-44 CONSTRUCTION SITE OFFICE OR STORAGE

1. A building may be used as a temporary office, security shelter, or shelter for materials or tools necessary for construction on or development of the premises upon which the temporary construction office is located.
2. Such use shall be strictly limited to the time construction or development is actively underway.

Section 18-45 DANCING AND ENTERTAINMENT

Dancing and entertainment areas may be allowed accessory to restaurants or food service, provided:

1. The dancing area, together with any entertainment area, does not exceed 25 percent of the gross floor area of the restaurant; and
2. Dancing shall be restricted to a dancing area which shall be clearly demarcated.

Section 18-46 DRIVE-THROUGH FACILITIES

1. A drive-through shall be designed as complimentary to the principal building it serves.
2. Drive-through features shall not have any pick-up windows, ordering areas, signage, or other related items located on the front elevation of a building or located between the front building wall and street right-of-way.
3. Where a structure served by a drive-through is located on a corner lot, the orientation of the drive-through and the principal structure shall be located such that the drive-through facilities are located opposite the corner.
4. Vehicles shall not be permitted to wait or stack within any public right-of-wait for service at any drive-through.
5. A lane for not less than eight vehicles shall be provided for vehicular stacking as they wait for service.
6. A drive-through lane shall be a minimum of 11 feet wide.
7. A drive-through may have more than one window; one for ordering and paying, and one for pick up; provided, however, there shall not be more than one drive-through bay on a property.
8. Order boards shall not be more than 24 square feet in total area and shall not emit any sound, noise, or music other than an order speaker of reasonable noise levels. All drive-through related advertisements shall be located on the order board.
9. No drive-through facility shall be located adjacent to any residential zone or single-unit residential use.

Section 18-47 FAMILY DAY HOME

1. Family day homes are permitted in residential units per Code of Virginia § 15.2-2292, as amended.
2. Family day homes are not permitted as accessory uses for non-residential uses.

Section 18-48 FARMERS' MARKET

1. The zoning administrator is authorized to permit one private farmers' market or marketplace in the Town each year from May 1 to October 31, inclusive, at a location authorized by approved by them, or other public property and only for the sale of vegetables, fruits, agricultural and farm products of a perishable nature grown or produced by the vendors thereof and not purchased by the vendors for sale.
2. Conduct of such markets or marketplaces shall be in compliance with all applicable federal, state and local laws, including but not limited to **Sec. 8-31**.

3. All sales must be conducted in person by that vendor having grown or produced the products sold, members of his family or his direct employees. The hours of activity shall be limited to 7:30 a.m. until 1:30 p.m.

Section 18-49 GARAGE OR YARD SALE

Two yard sales are permitted on each single-unit lot per calendar year.

Section 18-50 HOME-BASED BUSINESS

1. The following uses are not permitted as home-based businesses:
 - A. Vehicle service;
 - B. Vehicle repair;
 - C. Plant nurseries and greenhouses;
 - D. Manufacturing, heavy, which relates to the handling, processing, packing, or serving of food directly or indirectly to the public;
 - E. Medical or dental laboratory;
 - F. Restaurant or food services;
 - G. Bulk storage of flammable liquids;
 - H. Funeral homes;
 - I. Boardinghouses;
 - J. Massage therapist or massage therapy establishments; and
 - K. Kennels, breeding of animals, and animal care facilities.
2. All home-based businesses shall comply with the following requirements:
 - A. Shall be operated entirely within the dwelling unit or accessory structure and only by the person maintaining a dwelling therein;
 - B. Shall not be any change in the outside appearance of the building or premises, or other visible evidence of the conduct of a home-based business;
 - C. Shall not utilize more than 25 percent of the gross livable floor area of the dwelling, including the basement;
 - D. Shall not employ any person other than a member of the immediate family residing on the premises;
 - E. Shall not use any equipment other than that normally used for domestic, hobby, and household or small office purposes in a dwelling;
 - F. Shall not involve the emission of any sounds, odors, or smoke beyond the property line in excess of normal single unit dwelling use;
 - G. Shall not include any service involving the presence of customers or clients on the premises will be operated on an appointment basis only;
 - H. Shall not constitute a nuisance because of sidewalk or street traffic;
 - I. Shall not adversely affect the use and development of adjoining properties in the immediate neighborhood;
 - J. Shall not include the storage of hazardous materials; and
 - K. Shall not include the display of products that are visible from the street.

3. No person shall conduct a home-based business without obtaining the appropriate business, service or occupational license required by law. All home occupations shall comply with applicable state, federal, and local regulations.

Section 18-51 INDEPENDENT LIVING FACILITY NEEDS STANDARDS

Section 18-52 KEEPING OF CHICKENS

1. Keeping of up to four chickens on an occupied single-unit residential lot shall be allowed, provided that:
 - A. No person shall keep any rooster.
 - B. Chickens shall be used only for non-commercial household egg production and selling eggs and slaughtering chickens shall be prohibited.
 - C. Chickens shall be provided with a clean, covered, well-ventilated enclosure that is secure from predators.
 - D. Chickens must be kept in the covered enclosure or within a fenced or walled area at all times.
 - E. No enclosure shall be located closer than 25 feet to an occupied, off-site residential dwelling.
2. Any person who keeps chickens under this section shall comply with all Town and Virginia laws, ordinances, and regulations regarding care, shelter, sanitation, health, noise, cruelty, neglect, reasonable control, and any other requirements pertaining to the adequate care and control of animals in the Town.

Section 18-53 KEEPING OF DOMESTIC ANIMALS

1. The keeping of animals is allowed as an accessory use if the animals are not kept for the purpose of commercial breeding, boarding, or any other activity meeting the definition of a kennel or animal shelter.
2. Hutches, animal houses, coops, runs, cages, pens and other similar structures for the housing of domestic animals shall be located in the rear yard only; provided that in no instance shall a structure, run or pen for three or more dogs be located closer than 10 feet to any lot line.
3. Accessory use is limited to residential uses.

Section 18-54 KEEPING OF HONEYBEES

Keeping of up to four beehives on an occupied residential lot shall be allowed provided:

1. Beehives will not be located any closer than 10 feet from any side or rear lot line.

2. All honey bee colonies shall be kept within types of hives with removable combs to facilitate inspection, and maintained in sound and usable condition.
3. A constant supply of fresh water shall be provided on the lot within 20 feet of all hives. The water source shall be maintained so as not to become stagnant.
4. A flyway barrier at least six feet in height but no greater than seven feet in height shall be erected parallel to the property line between the hive opening and any property line located 10 feet or less therefrom. The flyway barrier shall consist of a wall, solid fence, dense vegetation, or a combination thereof extending five feet beyond the hive in each direction. A flyway barrier of dense vegetation shall not be limited to seven feet in height provided that the initial planting is four feet in height and the vegetation normally reaches six feet in height or higher. Barriers shall be maintained in good condition so that all bees are forced to fly at an elevation of at least six feet above ground level.
5. Where a colony exhibits aggressive or swarming behavior, the beekeeper shall ensure that the colony is re-queened or removed. Aggressive behavior is any instance in which unusual aggressive characteristics such as stinging or attacking without provocation occurs.

Section 18-55 MEDICAL CARE FACILITY NEEDS STANDARDS

Section 18-56 MODEL HOME SALES OR LEASING OFFICE/TRAILER

1. Temporary residential sales offices and model homes may be located within a residential district as part of an ongoing residential development. Such offices and homes shall be removed or converted to a use permitted within the district when use as a sales office or model home has ceased.
2. Model homes for new subdivisions shall only be occupied for residential habitation after all business activities have ceased. Upon sale the home shall comply with applicable residential parking standards.

Section 18-57 OUTDOOR DINING STANDARDS UNDER CONSIDERATION BY TOWN COUNCIL

Section 18-58 OUTDOOR DISPLAY AND SALES

1. Regulations governing outdoor storage and display shall apply in all non-single-unit and multi-unit residential zones.
2. Outdoor display is the display of products actively available for sale. Outdoor displays are only permitted in conjunction with an established business on the same lot and must be brought indoors when the associated business is closed.
3. Outdoor display shall be allowed adjacent to a principal building wall and

extending to a distance no greater than 10 feet from the wall. Such display shall not be permitted to block windows, entrances or exits, and shall not impair the ability of pedestrians to use sidewalks.

4. Seasonal displays and decoration not advertising a product, service or entertainment; displayed for a period not exceeding 45 consecutive days shall be exempt from these provisions.

Section 18-59 PORTABLE STORAGE CONTAINERS

Notwithstanding any contrary provisions of this chapter, portable storage containers located outside of a fully-enclosed building or structure shall be allowed subject to the following restrictions:

1. No more than one portable storage container shall be allowed on a zoning lot, and for no longer than a total of 30 days in any consecutive 12-month period; provided, however, that during a bona fide construction activity and a building permit on such lot, and for an additional period of 24 hours before and after such construction, a portable storage container used in connection with such construction activity may remain for a period not exceeding a total of six months in any 12-month period;
2. No portable storage container shall have dimensions greater than 16 feet in length or eight feet in height; and
3. Except where a building permit has been issued, all portable storage containers shall be located on private property and on a driveway or other paved surface.

Section 18-60 RELIGIOUS ASSEMBLY

Standards applicable to all religious assembly:

1. The regulations that relate to religious assembly uses address land use matters only and do not affect an individual's right to determine and exercise their religious beliefs.
2. The use of land, buildings, and facilities associated with a religious assembly use may be used for other accessory purposes in furtherance of the mission of the religious assembly use. These additional uses, such as child day centers or private schools, may require a conditional use permit if specified in that district or zones.
3. In non-residential districts or zones, any parsonage or rectory must be located in conjunction with, on the same lot, and within the same structure as a religious assembly use.

Section 18-61 RESIDENCE FOR MANAGER OR EMPLOYEE

May be permitted accessory to nonresidential principal uses; provided that they are used exclusively by the owner, manager or operator of the use.

Section 18-62 RIDE SHARE STANDING AREA

1. The area shall not be larger than 10 ft. x 20 ft. and shall be located within 100 feet of the main pedestrian entrance of a building.
2. The area may be painted or striped to indicate that the area is designated for ride share use only.
3. The area shall be maintained and kept clear of trash and other debris at all times.

Section 18-63 SHARED KITCHEN

1. Each shared kitchen user shall have a separate business license;
2. A shared kitchen shall be used for the preparation of food for public consumption off site only; and
3. Operators of a shared kitchen shall submit a parking plan acceptable to the zoning administrator that provides adequate on-site or off-site parking for the users of the shared kitchen during hours of operation.

Section 18-64 SHELTER, HYPOTHERMIA PREVENTION

1. Use is limited to non-residential facilities.
2. Host location must have a valid conditional or special use permit.
3. Operation must be registered through the Fairfax County Hypothermia Prevention Program.
4. Operation is limited to two weeks per winter season, during the months of November through March.
5. Maximum number of guests and volunteers permitted is determined by the Building Official and Fire Marshal.
6. Hours of operation are limited between 4:30 pm to 7:30 am.

Section 18-65 SPECIAL EVENT

Refer to [Special Event Ordinance XXXX](#).

Section 18-66 STABLE AND RIDING (PERSONAL USE)

The keeping of horses and/or ponies primarily owned and kept for the personal use of the occupant on the land on which they are maintained on parcels of at least two acres in area, provided:

1. All buildings and structures used in connection with the keeping of horses or ponies shall be located at least 100 feet from all of the property lines of the owner or keeper.
2. All bulk feed and other supplies, equipment and materials used in connection with the keeping of horses or ponies shall be located in such buildings or structures located at least 100 feet from all of the property lines of the owner or keeper.
3. Not more than one pony or horse per acre shall be kept and all such

property on which such ponies or horses are kept shall be fenced in a manner which will prevent any or all of them from straying closer than ten feet from any property line of the owner or keeper.

Section 18-67 STORAGE YARD

1. Supplies and materials may be stored outside provided all such outside storage is contained within and screened from the outside on all sides by an ornamental masonry wall not less than six feet in height.
2. A chain link or other acceptable open fence, not less than six feet in height, may be substituted in part or in total for the opaque wall or fence when, in the judgment of the Zoning Administrator after consultation with the Director of Public Works, it is determined that:
 - A. Due to topographic conditions, a solid fence would not screen the storage area from residential property at higher elevation, or other public view in general; or
 - B. Solid screening from public view at ground level is not a paramount consideration, i.e., when the only view is from the storage area of one property to the immediately adjacent storage area, a view not generally shared by the public.

Section 18-68 TRAILER, PUBLIC USE

Notwithstanding the prohibitions set forth in section 18-152, a public use trailer or a public use manufactured home may be permitted to serve an interim need as part of a permitted public use subject to the following standards and procedures:

1. The Town Council may approve, for a period of up to three years, a public use trailer or temporary public use manufactured home upon finding that such installation complies with the applicable provisions of this chapter and is consistent with the conditions of any permit for the principal use issued pursuant to section 18-209.
2. For an existing public use trailer permitted pursuant to subsection A of this section or approved pursuant to this subsection B, the council, upon a finding that the public health, safety and welfare of the Town will not be thereby impaired, may extend the time allowed for a public use trailer for additional periods of up to two years each pursuant to section 18-256.
3. All public use trailers must comply with all provisions of this chapter and be consistent with all conditions of any permit issued pursuant to section 18-209, unless such requirements are modified pursuant to section 18-256.
4. Notwithstanding the provisions in subsections A through C of this section, the Town Manager may approve installation of a public use trailer or public use manufactured home in order to respond to exigent needs. Such approval shall be for an interim period, not to exceed one school year, pending satisfaction of the requirements of this section.

Section 18-69 TRAILER, RESIDENTIAL USE

Notwithstanding the prohibitions set forth in this section, the Town Council

may authorize the temporary use of a trailer or mobile home as a dwelling for a period not to exceed six months by residents of the Town when the council is first satisfied that such temporary use is required during reconstruction of a dwelling located in the Town and formerly occupied by said residents which dwelling has been destroyed or rendered uninhabitable by fire or other disaster not willfully caused by such residents. Any such authorization of the council pursuant hereto may be revoked by the council prior to expiration of the six-month period if revocation is deemed by the council to be necessary in the public interest.

Section 18-70 UPPER-STORY RESIDENTIAL

Lobby and similar areas which serve upper story residential uses may be located on the ground floor but may not occupy more than 30% of the entire ground floor.

Section 18-71 VEHICLE CHARGING STATION

Standards when permitted as an accessory use:

1. An electric vehicle charging space as an accessory use is permitted in accordance with the following standards:
 - A. The space must not interfere with vehicular, bicycle, or pedestrian circulation, including fire lanes and access to the site.
2. When accessory to any residential development:
 - A. Electric vehicle charging is allowed only for the residents and their guests; and
 - B. Unless located in a parking structure, chargers are limited to Level 1 or Level 2 facilities as defined by the U.S. Department of Energy.
3. When accessory to any nonresidential or mixed-use development:
 - A. The space must be located in a parking structure or parking lot that serves a principal use; and
 - B. The minimum height of the dispenser is three feet.
4. When located in a surface parking lot and not mounted on the exterior of the principal structure, or when located on the top level of a parking structure open to the sky:
 - A. The maximum height of the dispenser and any associated transformer, switchgear, or other similar items is nine feet;
 - B. A canopy is not permitted in association with an electric vehicle charging space located in a surface parking lot unless it supports a solar collection system. Any canopy supporting a solar collection system must comply with height and setback requirements for a freestanding accessory structure herein and cannot include signage or illumination on the sides of the canopy;
 - C. On the top level of a parking structure, a canopy may be allowed if it does not include signage or illumination on the sides of the canopy;
 - D. Electric vehicle charging spaces and related equipment cabinets or

structures must not be located in any required transitional screening yard. The location of plantings required for parking lot landscaping may be modified for electric vehicle charging spaces but the parking lot landscaping requirements must be in accordance with this Code; and

- E. Related equipment, including transformers, switchgear, and other similar items must be screened with a fence, wall, berm, evergreen landscaping, or any combination. Any landscaping used for screening purposes must be maintained.
- 5. Each dispenser is permitted to have digital display area up to 1.5 square feet in size. Digital display areas greater than 1.5 square feet are regulated as signs herein.
- 6. Accessory electric vehicle charging spaces must be in conformance with any zoning approvals.
- 7. An electric vehicle charging station that does not conform to the standards in **subsections 1-6** above is considered a vehicle fueling station.

Section 18-72 VEHICLE FUELING STATION

- 1. Gasoline pumps shall be erected at least ten feet behind the building line.
- 2. When a gasoline service station occupies a corner lot, the ingress or egress driveways shall be located at least 20 feet from the intersection of the front and side street lines of the lot.
- 3. A vehicle fueling station may not be used for the performance of major repairs; however, within a completely enclosed structure, it may include accessory minor servicing and repair of vehicles, such as:
 - A. The sales and servicing of spark plugs, batteries, distributors, brakes, and tires, but not include recapping or regrooving;
 - B. The replacement of mufflers, tail pipes, fan belts, grease retainers, wheel bearings, and the like;
 - C. Greasing, lubrication, and radiator flushing;
 - D. Repair of carburetors, fuel, oil, and water pumps and lines;
 - E. Minor motor adjustments not involving removal of the head or crank case or racing the motor; and
 - F. Emergency wiring repairs.
- 4. A vehicle fueling station may have no more than three minor servicing or repair bays.
- 5. Wrecked, inoperative, or abandoned vehicles may not be stored outdoors for a period of more than 72 hours.
- 6. Dismantling, wrecking, or sale of such vehicles or their parts is not permitted.
- 7. The retail sales of food, beverages, and other frequently needed items for household consumption is allowed as long as the maximum gross floor area devoted to such sales is 2,500 square feet; and
- 8. Fuel pumps may not produce amplified sound at a volume that renders the sound perceivable above ambient noise levels at any lot line.

Section 18-73 VETERINARY

1. The site plan shall show fencing and building material soundproofing designed to mitigate the noise impact of the proposed use on the surrounding properties.
2. Waste handling and ventilation shall be designed to substantially control odors discernable off-site.
3. Outdoor exercise areas, runs, or yards, when provided for training or exercising, shall be restricted to use during daylight hours.

Section 18-74 WIRELESS FACILITY

NEEDS STANDARDS

DRAFT