

TOWN OF VIENNA LAND USE AND DEVELOPMENT CODE OUTLINE

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Article 3. Uses and Use Standards

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

A “P” indicates that a use is permitted in the respective districts and zones subject to the specific use standards in _____, and the zoning permit requirements of §_____. Such uses are also subject to all other applicable requirements of this chapter.

2. Conditional

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 §_____.

3. Specific use standards

The “Specific Use Standards” column on the table is a cross-reference to any specific use standard listed in _____. Where no cross-reference is shown, no additional use standard shall apply.

4. Use types

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

5. Uses not permitted

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

Our current code lists all of the allowed uses in a narrative format. Our zoning code is a modified cumulative code which means all of the uses in the RS-10 and RS 12.5 refer back to RS-16 and for non-residential and industrial refer back to C-1 while allowing additional uses. For example, C-2 allows automobile related uses that are not allowed in the other zones. The proposed code clarifies and simplifies the uses into a table.

New and recategorized uses are highlighted in yellow. See background document for comparison between current and proposed uses. Uses with a red outline require further discussion.

USE TYPES	RESIDENTIAL				NON-RESIDENTIAL									SPECIFIC USE STAN- DARDS
	RS- 16	RS- 12.5	RS- 10	RMU	AC / AC-O	AE	AW	M	CS / CS-0	NT	CP	PR	PC	
P = PERMITTED / C = CONDITIONAL / BLANK = NOT PERMITTED														
Residential Uses														
Single-unit, Detached	P	P	P											
Duplexes				P										
Townhouses				P	C									
Multi-unit				P										Y
Upper Story Residential					P	C	C		P					Y
Cottage Court				P	C					P				
Public, Institutional, and Community Uses														
Adult Day Support Center	C	C	C		C	P	P		C	C				
Cemetery	C	C	C											
Child Day Center	C	C	C		C	P	P		C	C				Y
Club or Service Organization	C	C	C		P	P	P		P	C				
College or University					C	C	C				C			
Community Garden	P	P	P	P						C		P		
Convention or Conference Center					C	C	C				C			
Cultural Facility or Museum					P	P	P		P					
Funeral Home or Mortuary					C	P	P		C					
Government Uses	C	C	C	C	P	P	P	P	P	C	P	P	P	
Independent Living Facility					C	P	P		C	C				
Medical Care Facility					C	P	P		C	C				
Outdoor Recreational Uses, Private	C	C	C	C										
Outdoor Parks and Recreational Uses, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Community Center	C	C	C									P		
Religious Assembly	C	C	C	P	C	P	P	C	C	C				Y
School, Private	C	C	C	C										
School, Public	C	C	C	C										
Utility Facility	C	C	C	C				C		C	C			
Wireless Facility	See Standards for permissions													Y
Commercial Uses														
Agriculture and Animal-Related														
Agriculture, general	C	C	C											
Agriculture, enclosed								C			P			Y

New and recategorized uses are highlighted in yellow. See background document for comparison between current and proposed uses.
Uses with a red outline require further discussion.

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	RS- 16	RS - 12.5	RS- 10	RMU	AC / AC-O	AE	AW	M	CS / CS-0	NT	CP	PR	PC		
P = PERMITTED / C = CONDITIONAL / BLANK = NOT PERMITTED															
Animal Shelter								C							
Boarding/Kennel								C							
Pet Grooming					P	P	P	P	P						
Veterinary					C	P	P	C	C					Y	
Food & Lodging															
Bed and Breakfast					P	P	P		P	C				Y	
Brewpub					P	P	P	C	P						
Catering					C	P	P	P	C						
Hotel					P	C	C		C						
Hotel, Boutique					P	P	P		P						
Restaurant					P	P	P	C	P						
Office and Financial Institutions															
Financial Institution					P	P	P		P		P				
Office					P	P	P		P	P	P				
Entertainment, Personal, and Business Services															
Entertainment, Adult								C							
Entertainment, Public					P	P	P	C	P						
Services, General					P	P	P	P	P						
Services, Personal					P	P	P		P	C					
Retail Sales															
Grocery, Small					P	P	P		P						
Grocery, Large					P	P	P		C						
Retail, Small					P	P	P		P						
Retail, Large					P	P	P		C						
Vehicle-related															
Car Wash					C	P	P								
Commercial Off-Street Parking					C	C	C		C						
Vehicle Charging Station					P	P	P		P		P			Y	
Vehicle Fueling Station					C	P	P							Y	
Vehicle Repair and Maintenance					C	P	P	P							
Vehicle Sales and Rental						C	C								
Industrial Uses															
Manufacturing, Artisan					P	P	P	P	P						
Manufacturing, Light								P							
Building Materials Storage and Sales								P							
Composting Drop-off Facility								P							

New and reclassified uses are highlighted in yellow. See background document for comparison between current and proposed uses. Uses with a red outline require further discussion.

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	RS- 16	RS - 12.5	RS- 10	RMU	AC / AC-O	AE	AW	M	CS / CS-0	NT	CP	PR	PC	
P = PERMITTED / C = CONDITIONAL / BLANK = NOT PERMITTED														
Craft Beverage Production Establishment					C	C	C	P	C		C			
Data Center											C			
Production or Processing								P						
Recycling Drop-Off Facility								P						
Self-storage								C						
Storage Yard								P						
Warehouse								P						
Wholesale								P						
Accessory Uses														
Accessory Living Unit														
Cafeteria											P			
Catering for Restaurant					P	P	P		P					
Community Garden	P	P	P	P						P	P	P		
Dancing and Entertainment					P	P	P		P					Y
Drive-through Windows/ Facilities					C	C	C							
Family Day Home, 1-4 children	P	P	P	P						C				
Family Day Home, 5-12 children	C	C	C	C						C				
Home-Based Business	P	P	P	P						P				Y
Home-Based Massage Therapy	C	C	C											
Keeping of Chickens	P	P	P											Y
Keeping of Domestic Animals	P	P	P	P						P				Y
Keeping of Honey bees	P	P	P											Y
Outdoor Dining					P	P	P	P	P					Y
Outdoor Display and Sales					P	P	P	P	P					Y
Residence for Manager or Employee								P			P			Y
Ride Share Standing Area					P	P	P	P	P		P			Y
Short-Term Lodging														
Smoking Lounge					C	C	C	C	C					
Stable and Riding, Personal Use	P	P	P											Y
Vehicle Charging Station	P	P	P	P	P	P	P	P	P	P	P	P		Y
Temporary Uses														
Construction Site Office and Storage	P	P	P	P	P	P	P	P	P	P	P	P		Y
Farmers Market	P	P	P	P	P	P	P	P	P	P	P	P		Y

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P = PERMITTED / C = CONDITIONAL / BLANK = NOT PERMITTED														
Food Truck														
Garage Sale or Yard Sale	P	P	P	P						P				Y
Model Home Sales or Leasing Office/Trailer	P	P	P	P	P	P	P		P	P				Y
Portable Storage Container	P	P	P	P	P	P	P	P	P	P	P	P		Y
Shelter, Hypothermia Prevention	P	P	P	P	P	P	P	P	P	P	P	P		
Special Event	P	P	P	P	P	P	P	P	P	P	P	P		Y
Trailer, Public Use	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		Y
Trailer, Residential Use	P*	P*	P*											Y

* = Requires approval by Town Council

20. SPECIFIC USE STANDARDS

To be added.