

**NOTICE IS HEREBY GIVEN THAT  
THE SURRY COUNTY BOARD OF SUPERVISORS  
WILL HOLD A PUBLIC HEARING ON  
THURSDAY, DECEMBER 5, 2024 AT 6:00 P.M.  
IN THE GENERAL DISTRICT COURTROOM LOCATED AT  
THE SURRY COUNTY GOVERNMENT CENTER  
45 SCHOOL STREET, SURRY, VIRGINIA  
TO CONSIDER AND INTENDS TO TAKE ACTION ON THE FOLLOWING:**

**PC Ordinance Amendment 2024-03:** The Board of Supervisors will consider and intends to take action on the adoption of amendments to the Surry County Zoning Ordinance, Article I, by adding the use type description of Event Center, and permitting the use type of Event Center by-right in the B-1 Local Business District (§§3-200, 3-202) and B-2 General Business District (§§3-300, 3-302), and by conditional use permit in the A-L Agricultural Limited District (§§3-700, 3-702) and A-R Agricultural Rural District (§§3-800, 3-802).

The public hearing will be held pursuant to § 15.2-2204, and § 15.2-2285 of The Code of Virginia (1950, as amended). A copy of the proposed ordinance and related material may be reviewed or obtained on the County's website at <https://www.surrycountyva.gov/413/Public-Notices>, or a copy of the proposed ordinance and related material may be examined at the Department of Planning and Community Development, Surry County Government Center, 45 School Street, Surry, Virginia. Office hours are Monday through Friday from 9:00 am to 5:00 pm.

All interested persons are invited to participate in the public hearing. If assistance or special accommodations are needed to participate in the hearing, please contact the Department of Planning & Community Development Monday – Friday from 9:00 a.m. to 5:00 p.m. at least 72 hours prior to the hearing.

Horace H. Wade III, Director  
Department of Planning & Community Development  
(757) 294-5210

PART II - LAND DEVELOPMENT ORDINANCES  
APPENDIX A – ZONING

ARTICLE I. - GENERAL PROVISIONS

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ARTICLE II. – DEFINITIONS AND USES

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**Section 2-202 Use type descriptions**

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**COMMERCIAL USE TYPES**

*Adult entertainment establishment.* An establishment having a substantial or significant portion of its stock-in-trade books, magazines and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or related to "specified sexual activities" or "specified anatomical areas," or an establishment with a segment or section devoted to the sale or display of such material. This use includes any adult bookstore, adult mini-motion picture theater, adult picture theater, cabaret, gentleman's club, massage parlor, drug paraphernalia store, or tattoo parlor.

*Agricultural service.* An establishment primarily engaged in providing services specifically to the agricultural community which is not directly associated with a farm operation. Included in this use type would be servicing of agricultural equipment, independent equipment operators, and other related agricultural services.

*Antique shop.* A place offering primarily antiques for sale. An antique for the purposes of this ordinance shall be a work of art, piece of furniture, decorative object, or the like, of or belonging to the past, at least 30 years old.

*Auction establishment.* A structure or enclosure where goods and/or livestock are sold by auction on a recurring basis. Expressly excluded from this use are non-recurring auctions of property, possessions, estates, and other items located at the premises where the auction is being conducted.

*Bank.* Provision of financial and banking services to consumers or clients. Walk-in/drive-in services to consumers are generally provided on site. Typical uses include banks, savings and loan associations, saving banks, credit unions and lending establishments.

*Bed and breakfast.* A dwelling or portion thereof, in which no more than seven lodging units are provided by the owner or operator who resides on the premises. This use offers short term lodging rooms and meals for transient guests, none of who remain for more than 14 consecutive nights each. This definition shall include the term tourist home.

*Boat repair yard.* See "marina" listed under commercial use types.

*Business support service.* Establishment or place of business engaged in the sale, rental or repair of office equipment, supplies and materials, or the provision of services used by office, professional and service establishments. Typical uses include office equipment and supply firms, small business machine repair shops, convenience printing and copying establishments, mail and packaging stores, as well as temporary labor services.

*Business or trade school.* A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise specifically defined as an educational facility.

*Campground.* Any site, lot, parcel or tract of land on which accommodations for temporary occupancy are located or may be placed, including cabins, tents, and recreational equipment, recreational vehicles, and which is primarily used for recreational purposes and retains an open air or natural character.

*Campground, workforce.* A small campground facility intended for the temporary workforce routinely required by establishments in the community for periods of up to four months at a time, and are intended to have only the minimum essential services necessary for recreational vehicles. (See section 4-705.)

*Car wash.* Washing and cleaning of vehicles. Typical uses include automatic conveyor machines and self-service car washes.

*Commercial indoor recreation.* Establishments which provide recreational activities for participants and/or spectators within an enclosed building. Typical uses include game rooms, pool halls, video arcades, bingo parlors, off-track betting, motion picture theaters, drama theaters, concert or music halls, bowling alleys, ice and roller skating rinks, indoor racquetball, squash courts, swimming, and/or tennis facilities, archery and indoor shooting ranges and similar uses.

*Commercial outdoor recreation.* Predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include motor vehicle, boat, motorcycle or animal racing facilities/complexes, drive-in movies, miniature golf, golf driving range, amphitheaters and outdoor amusement parks, motorized cart and motorcycle tracks, motorized model airplane flying facilities, and swimming pools and tennis facilities. Professional and semi-professional athletic fields shall also be included in this use.

*Construction office, temporary.* A trailer used as a temporary office during a construction operation. This use includes construction office trailers occupied in conjunction with residential or non-residential development.

*Convenience store.* Establishments primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, limited household supplies and hardware.

*Crematorium.* A location used for cremation containing properly installed, certified apparatus for this process.

*Dance hall.* Any establishment open to the general public where dancing is permitted and a cover charge is directly or indirectly required for entry into the establishment.

*Equipment sales and rental.* Establishments primarily engaged in the sale or rental of tools, trucks, tractors, construction equipment, and similar industrial equipment. Included in this use type is the incidental storage, maintenance, and servicing of such equipment.

*Event center. A multipurpose facility with flexible indoor/outdoor space to include, but not limited to activities such as weddings, convention meetings, job fairs, and trade shows.*

*Farmer's market.* A public market place where fresh foods from the county and adjoining communities are sold directly to consumers by the people who have grown, gathered, raised or caught them.

*Flea market.* Occasional or periodic commercial activities held in an open area or enclosed structure where groups of sellers rent space on a short-term basis to display, barter, or sell goods to the general public. A fee may be charged for expected buyers for admission, or a fee may be charged for the privilege of offering or displaying such merchandise. A flea market is composed of semi-closed or outdoor stalls, stands, or spaces.

*Funeral home.* Establishments engaged in undertaking services such as preparing the dead for burial, and arranging and managing funerals. This use excludes crematorium, which is defined separately.

*Garden center.* Establishments engaged primarily in the retail sale of trees, shrubs, seeds, fertilizers, pesticides, plants, plant materials, and garden supplies, primarily for agricultural, residential and commercial consumers.

*Gasoline station.* A facility for the retail sale of motor vehicle fuels, oils, and accessories, where repair is incidental, where no more than two abandoned vehicles or other motor vehicles shall be stored on the premises. May include the sale of propane or kerosene as an accessory use.

*General service and repair.* An establishment engaged in the maintenance and repair of household appliances and equipment.

*Golf course.* A tract of land for playing golf, improved with tees, greens, fairways, hazards, and which may include clubhouses and shelters. Included would be executive or par three golf courses.

*Hospital.* A building or group of buildings having room facilities for one or more patients, used for providing services for the in-patient medical or surgical care of sick or injured humans and which may include related facilities such as laboratories, out-patient departments, training facilities, central service facilities and other incidental and subordinate uses integral to hospital operations.

*Hospital, special care.* A special care hospital shall mean an institution rendering care primarily for patients with mentally-related illness, or under treatment for alcoholism, substance abuse, etc.

*Hotel/motel/motor lodge/inn.* A building or group of attached or detached buildings containing more than seven lodging units intended primarily for rental or lease to transients and the traveling public by the day or week. Such uses generally provide additional services such as daily maid service, restaurants, taverns, or public banquet halls, ballrooms, and meeting rooms and/or recreation facilities.

*Kennel, commercial.* The boarding, breeding, raising, grooming or training of two or more dogs, cats, or other household pets of any age not owned by the owner or occupant of the premises. Included in this use type shall be animal shelters, animal rescue establishments, and similar uses, whether publicly or privately owned.

*Laundry.* Establishments primarily engaged in the provision of laundering, cleaning or dyeing services other than those classified as personal services. Typical uses include bulk laundry and cleaning plants, diaper services, or linen supply services.

*Livestock auction market.* A commercial establishment wherein livestock is collected for sale and auction.

*Lumber yard.* Establishments or places of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures, but specifically excluding motor vehicle or equipment supplies otherwise classified herein. Typical uses include building material stores and home supply establishments.

*Manufactured home sales.* Establishment primarily engaged in the display, retail sale, rental, and minor repair of new and used manufactured homes, parts, and equipment.

*Marina.* A use for docking or mooring of more than four boats (excluding paddle or rowboats) or providing services to boats, including servicing and repair, sale of fuel and supplies, and provisions of lodging, goods, beverages. A yacht or boat club shall be considered a marina.

*Medical office.* 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 stop. Medical offices are operated by doctors, dentists, or similar practitioners licensed by the Commonwealth of Virginia.

*Mini warehouse.* A building designed to provide rental storage space in cubicles where each cubicle has a maximum floor area of 400 square feet. Each cubicle shall be enclosed by walls and ceiling and have a separate entrance for the loading and unloading of stored goods.

*Motor vehicle sales.* Any lot or establishment where two or more new or used motor vehicles, including automobiles, trucks, and motorcycles are displayed at one time for sale, lease, or rent including warranty repair work and other major and minor repair service conducted as an accessory use.

*Motor vehicle/outdoor storage.* The outdoor storage of motor vehicles, and boats. Motor vehicles in this use shall include cars, trucks, sport utility vehicles, motorcycles, boats, motor homes or RV's.

*Motor vehicle parts/supply, retail.* Retail sales of automobile parts and accessories. Typical uses include automobile parts and supply stores which offer new and factory rebuilt parts and accessories, and include establishments which offer minor automobile repair services.

*Motor vehicle repair service/major.* Repair of construction equipment, commercial trucks, agricultural implements and similar heavy equipment, including automobiles, where major engine and transmission repairs are conducted. Typical uses include automobile and truck repair garages, transmission shops, radiator shops, body and fender shops, equipment service centers, machine shops and other similar uses where major repair activities are conducted.

***Motor vehicle repair service/minor.*** Repair of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. Typical uses include tire sales and installation, wheel and brake shops, oil and lubrication services, automobile glass repair and similar repair and service activities where minor repairs and routine maintenance are conducted.

***Office, general.*** Use of a site for business, professional, or administrative offices, excluding medical offices. Typical uses include real estate, insurance, management, travel or other business offices; organization and association offices; or law, architectural, engineering, accounting or other professional offices.

***Pawn shop.*** A use engaged in the loaning of money on the security of property pledged in the keeping of the pawnbroker and the incidental sale of such property.

***Personal improvement service.*** Establishment primarily engaged in the provision of informational, instructional, personal improvements and similar services. Typical uses include driving schools, health fitness centers or gyms, reducing salons, dance studios, handicraft and hobby instruction facilities.

***Personal service.*** Establishment or place of business engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barbershops; grooming of pets; seamstresses, tailors, or shoe repairs; florists; and Laundromats and dry cleaning stations serving individuals and households.

***Real estate office, temporary.*** A Class A or B manufactured home, single family home or other structure used on a temporary basis as a real estate sales office in conjunction with residential development.

***Recreational vehicle sales and service.*** Retail sales of recreational vehicles and boats, including service and storage of vehicles and parts and related accessories.

***Restaurant, drive-in fast food.*** An establishment primarily engaged in the preparation of food and beverages, for either take-out, delivery or table service, primarily served in disposable containers at a counter, a drive-up or drive through service facility or offers curb service.

***Restaurant, general.*** An establishment engaged in the preparation of food and beverages. This use is characterized by table service to customers in non-disposable containers and includes catering services.

***Retail sales.*** Sale or rental with incidental service of commonly used goods and merchandise for personal or household use which is not otherwise specifically described in the listing of commercial use types contained herein. Such uses include bakeries, drug stores, bookstores, furniture, gifts, hardware, grocery stores, clothing stores, and floral retail shops.

***Studio, fine arts.*** A building, or portion thereof, used as a place of business for visual art, which may include sculptors, artists or photographers.

***Taxidermy.*** A building where animal skins are prepared, stuffed and mounted for sale.

***Truck stop.*** An establishment containing a mixture of uses which cater to the traveling public and in particular motor freight operators. A truck stop might include such uses as fuel pumps, restaurants, overnight accommodations, retail sales related to the motor freight industry, and similar uses.

***Truck terminal.*** See "warehousing and distribution" listed under industrial use types.

***Veterinary hospital/clinic.*** Any establishment rendering surgical and medical treatment of animals. Boarding of animals shall only be conducted indoors, on a short-term basis, and shall only be incidental to such hospital/clinic use, unless also authorized and approved as a commercial kennel.

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## ARTICLE III. – ZONING DISTRICTS AND BOUNDARIES

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### **3-200 A-L Agricultural Limited District**

#### **Sec. 3-201. Purpose of the district.**

The purpose of this district is to establish an exclusive district for agriculture and forestry where few other unrelated uses are permitted or encouraged, including residential uses. This district, unlike traditional agriculture districts, is intended primarily for agriculture and forestry uses recognizing that modern agriculture and forestry practices are heavily mechanized with usage of a variety of chemicals during production and harvesting and are therefore not desirable places for residential uses, just as an industrial park is undesirable for a residence. As such, agriculture and forestry in this district is "king" and the "right to farm" is clearly established as public policy. However, certain standards are established to protect and buffer other property owners in this district and owners in adjoining districts from particularly intensive farm operations.

While preserving the more valuable, productive and intensive operations, it is important to allow a landowner to make some reasonable economic return from the use and sale of their land. However, land divisions for residential use are substantially limited and buffers with adjoining farm and forestry properties are further emphasized. In addition, basic community objectives such as preserving prime agricultural lands and discouraging strip residential development along the primary and secondary roads in the county continue to be important objectives.

Finally, it is the purpose of this district to be applied to areas in the county where the board of supervisors has established other programs that are supportive of agriculture and forestry. This might include adoption of agricultural and forestal districts, use value taxation, designation by the state of Century Farms and similar programs that are a benefit to the farm community.

#### **Sec. 3-202. Permitted uses.**

- A. The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (\*) indicates additional, modified or more stringent standards are listed in article IV, Use and design standards, for those specific uses.

##### AGRICULTURAL USES

- Agriculture\*
- Confined Animal Feeding Operation (CAFO)\*
- Farm Employee Housing\*
- Greenhouse, Private
- Roadside Stand\*
- Sawmill\*
- Silvicultural activities\*
- Stable, Commercial\*
- Stable, Private\*

##### RESIDENTIAL USES

- Accessory Apartment\*
- Dwelling, Single-Family, Detached

Dwelling, Single-Family, Farm  
Family Day Care Home  
Group Home  
Guest House  
Home Occupation, Community\*  
Home Occupation, Rural\*  
Kennel, Private  
Temporary Emergency Housing\*

CIVIC USE TYPES

Cemetery\*  
Public Park and Recreational Area  
Religious Assembly\*  
Utility Service/Minor

COMMERCIAL USE TYPES

Agricultural Service\*  
Studio, Fine Arts  
Taxidermy\*

MISCELLANEOUS USE TYPES

Amateur Radio Tower\*  
Hunt Club  
Hunting Preserve  
Outdoor Gathering\*  
Turkey Shoot\*  
Windmill\*

B. The following uses are allowed only by special exception from the board of zoning appeals pursuant to section 1-304. An asterisk (\*) indicates additional, modified or more stringent standards are listed in article IV, Use and design standards, for those specific uses.

RESIDENTIAL USES

Manufactured Home, Family Member Residence\*  
Manufactured Home, Temporary Residence\*

COMMERCIAL USE TYPES

Veterinary Hospital/Clinic

INDUSTRIAL USE TYPES

Convenience Center  
Custom Manufacturing\*

#### MISCELLANEOUS USE TYPES

Communication Tower\*

C. The following uses are allowed only by conditional use permit from the board of supervisors pursuant to section 1-501. An asterisk (\*) indicates additional, modified or more stringent standards are listed in article IV, Use and design standards, for those specific uses.

#### COMMERCIAL USE TYPES

Event Center

Kennel, Commercial\*

Livestock Auction Market\*

#### INDUSTRIAL USE TYPES

Mining\*

#### MISCELLANEOUS USE TYPES

Alternate Discharge Sewage System\*

Aviation Facility, Private

Reconstructed Wetland\*

Shooting Range, Outdoor\*

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### **3-300 - A-R Agricultural-Rural District**

#### **Sec. 3-301. Purpose of the district.**

The purpose of this district is to protect and conserve agricultural and forest lands in large enough tracts that will have the greatest probability of preserving the rural character and heritage of the community and serve as a working-and-living landscape in perpetuity. These agricultural and forest lands, and in particular the family farms, have framed the way of life and local economy for generations and should continue to play an important role in the county.

While preserving the rural heritage is critical, it is also important to enable each landowner with the ability to make a reasonable economic return from the use and future use and sale of their land. This should be accommodated without compromising basic community objectives such as preserving prime agricultural lands and discouraging strip residential development along the primary and secondary roads in the county. And while some uses might best be located in a rural area due to their characteristics, not all uses are necessarily appropriate throughout the community or this district. Therefore, many uses require additional approvals from the county before they can be established. In addition, large residential developments are prohibited. Ultimately, however, those areas devoted to residential and other non-rural uses should meet the needs and desires of those who choose to live and work in a rural area.

#### **Sec. 3-302. Permitted uses.**

A. The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (\*) indicates additional, modified or more stringent standards are listed in article IV, Use and design standards, for those specific uses.

#### AGRICULTURAL USES

Agriculture\*

Farm Employee Housing\*

Greenhouse, Private

Roadside Stand\*

Sawmill\*

Silvicultural activities\*

Stable, Commercial\*

Stable, Private\*

RESIDENTIAL USES

Accessory Apartment\*

Dwelling, Single-Family, Detached

Dwelling, Single-Family, Farm

Family Day Care Home

Group Home

Guest House\*

Home Occupation, Community\*

Home Occupation, Rural\*

Kennel, Private\*

Manufactured Home, Class A

Manufactured Home, Class B

Temporary Emergency Housing\*

CIVIC USE TYPES

Camp\*

Cemetery

Club

Community Center

Community Recreation

Cultural Service

Day Care Center

Park and Ride Facility

Post Office

Public Facilities

Public Maintenance Facility\*

Public Park and Recreational Area

Religious Assembly

Utility Service/Minor

COMMERCIAL USE TYPES

Agricultural Service\*  
Antique Shop  
Construction Office, Temporary  
Golf Course  
Real Estate Office, Temporary  
Studio, Fine Arts  
Taxidermy\*

MISCELLANEOUS USE TYPES

Amateur Radio Tower\*  
Hunt Club  
Hunting Preserve  
Outdoor Gathering\*  
Parking Facility  
Turkey Shoot\*  
Windmill\*

B. The following uses are allowed only by special exception from the board of zoning appeals pursuant to section 1-304. An asterisk (\*) indicates additional, modified or more stringent standards are listed in article IV, Use and design standards, for those specific uses.

RESIDENTIAL USES

Manufactured Home, Family Member Residence\*  
Manufactured Home, Temporary Residence\*

CIVIC USES

Day Care Center

COMMERCIAL USE TYPES

Campground, Workforce\*  
Office, General  
Taxidermy  
Veterinary Hospital/Clinic

INDUSTRIAL USE TYPES

Contractor's Yard\*  
Convenience Center\*  
Custom Manufacturing\*

MISCELLANEOUS USE TYPES

Communication Tower\*

C. The following uses are allowed only by conditional use permit from the board of supervisors pursuant to section 1-501. An asterisk (\*) indicates additional, modified or more stringent standards are listed in article IV, Use and design standards, for those specific uses.

RESIDENTIAL USES

Dwelling, Multifamily Conversion\*

Manufactured Home Park\*

Manufactured Home Subdivision\*

CIVIC USE TYPES

Child Care Institution

Correctional Facility

Crisis Center

Educational Facility

Halfway House

Nursing Home

Rehabilitation Service

Utility Service/Major\*

COMMERCIAL USE TYPES

Auction Establishment

Bed and Breakfast\*

Camp\*

Campground\*

Commercial Outdoor Recreation

Event Center

Kennel, Commercial

Livestock Auction Market\*

Lumber Yard

Marina

Motor Vehicle Repair Service/Minor

Motor Vehicle Repair Service/Major

INDUSTRIAL USE TYPES

Landfill\*

Mining\*

Power Plant

Scrap and Salvage Service\*

Transfer Station

#### MISCELLANEOUS USE TYPES

Alternate Discharge Sewage System\*  
Aviation Facility, Commercial\*  
Aviation Facility, Private\*  
Reconstructed Wetland\*  
Shooting Range, Outdoor\*

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### **3-700. B-1 Local Business District**

#### **Sec. 3-701. Purpose of the district.**

The purpose of this district is to provide primarily for low intensity retail shopping and personal service uses, developed either as a unit or in individual parcels, to satisfy those basic needs which occur daily or frequently and so require commercial facilities in close proximity to residences or which may generally be compatible with a rural or residential area. To ensure this compatibility, the size and architectural designs should also be reviewed for compatibility with the surrounding residential and rural community.

#### **Sec. 3-702. Permitted uses.**

A. The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (\*) indicates additional, modified or more stringent standards are listed in article IV, Use and design standards, for those specific uses.

#### RESIDENTIAL USES

Accessory Apartment\*

#### CIVIC USE TYPES

Cemetery\*

Club

Community Center

Cultural Service

Day Care Center

Educational Facility

Park and Ride Facility

Post Office

Public Facilities

Public Park and Recreational Area

Religious Assembly

Utility Service/Minor

#### COMMERCIAL USE TYPES

Antique Shop  
Bank  
Bed and Breakfast\*  
Business Support Service  
Business or Trade School  
Construction Office, Temporary

#### Event Center

Funeral Home  
Golf Course  
Hospital  
Hotel/Motel/Motor Lodge/Inn  
Kennel, Commercial  
Laundry  
Marina\*  
Medical Office  
Motor Vehicle Parts/Supply, Retail  
Office, General  
Pawn Shop  
Personal Improvement Service  
Personal Service  
Real Estate Office, Temporary  
Restaurant, General  
Retail Sales  
Studio, Fine Arts  
Taxidermy\*  
Veterinary Hospital/Clinic

#### INDUSTRIAL USE TYPES

#### MISCELLANEOUS USE TYPES

Alternate Discharge Sewage System\*  
Communication Tower\*  
Outdoor Gathering  
Parking Facility  
Reconstructed Wetland\*  
Windmill\*

B. The following uses are allowed only by special exception from the board of zoning appeals pursuant to section 1-304. An asterisk (\*) indicates additional, modified or more stringent standards are listed in article IV, Use and design standards, for those specific uses.

MISCELLANEOUS USE TYPES

Communication Tower\*

C. The following uses are allowed only by conditional use permit from the board of supervisors pursuant to section 1-501. An asterisk (\*) indicates additional, modified or more stringent standards are listed in article IV, Use and design standards, for those specific uses.

CIVIC USE TYPES

Crisis Center

Halfway House

Nursing Home

Rehabilitation Service

Utility Service/Major\*

COMMERCIAL USE TYPES

Agricultural Service\*

Auction Establishment

Commercial Indoor Recreation

Commercial Outdoor Recreation

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**3-800. B-2 General Business District**

**Sec. 3-801. Purpose of the district.**

The purpose of this district is to provide sufficient space in appropriate locations for a wide variety of commercial, automotive, and miscellaneous recreational and service activities, generally serving a wide area of the county and generally located in or near development centers where a general mixture of commercial and service activity now exists or is planned, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, or the nuisance factors of dust, order, and noise, associated with manufacturing.

**Sec. 3-802. Permitted uses.**

A. The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (\*) indicates additional, modified or more stringent standards are listed in article IV, Use and design standards, for those specific uses.

RESIDENTIAL USES

Accessory Apartment\*

CIVIC USE TYPES

Club

Crisis Center

Cultural Service  
Day Care Center  
Educational Facility  
Halfway House  
Nursing Home  
Park and Ride Facility  
Post Office  
Public Facilities  
Public Park and Recreational Area  
Religious Assembly  
Rehabilitation Service  
Utility Service/Minor

COMMERCIAL USE TYPES

Agricultural Service\*  
Antique Shop  
Auction Establishment\*  
Bank  
Business Support Service  
Business or Trade School  
Commercial Indoor Recreation  
Construction Office, Temporary  
Crematorium  
Dance Hall  
**Event Center**  
Equipment Sales and Rental\*  
Farmer's Market  
Funeral Home  
Garden Center\*  
Gasoline Station\*  
General Service and Repair\*  
Golf Course  
Hospital  
Hospital, Special Care  
Hotel/Motel/Motor Lodge/Inn  
Kennel, Commercial\*

Laundry  
Lumber Yard\*  
Manufactured Home Sales  
Marina  
Medical Office  
Mini Warehouse\*  
Motor Vehicle Sales\*  
Motor Vehicle/ Outdoor Storage\*  
Motor Vehicle Parts/ Supply, Retail  
Motor Vehicle Repair Service/Major\*  
Motor Vehicle Repair Service/Minor\*  
Office, General  
Pawn Shop  
Personal Improvement Service  
Personal Service  
Real Estate Office, Temporary\*  
Recreational Vehicle Sales and Service\*  
Restaurant, General  
Retail Sales  
Studio, Fine Arts  
Taxidermy  
Veterinary Hospital/Clinic

INDUSTRIAL USE TYPES

Laboratory

MISCELLANEOUS USE TYPES

Outdoor Gathering

Parking Facility

Windmill\*

B. The following uses are allowed only by special exception from the board of zoning appeals pursuant to section 1-304. An asterisk (\*) indicates additional, modified or more stringent standards are listed in article IV, Use and design standards, for those specific uses.

INDUSTRIAL USE TYPES

Custom Manufacturing\*

MISCELLANEOUS USE TYPES

Communication Tower\*

C. The following uses are allowed only by conditional use permit from the board of supervisors pursuant to section 1-501. An asterisk (\*) indicates additional, modified or more stringent standards are listed in article IV, Use and design standards, for those specific uses.

COMMERCIAL USE TYPES

Adult Entertainment Establishment\*

Car Wash

Commercial Outdoor Recreation\*

Convenience Store\*

Flea Market\*

Livestock Auction Market\*

Restaurant, Drive-In Fast Food\*

Truck Stop\*

MISCELLANEOUS USE TYPES

Alternate Discharge Sewage System\*

Communication Tower\*

Reconstructed Wetland\*