

ARTICLE C. Use Regulations

DIVISION 1. Principal Use Tables

SECTION 10-3-21. Principal Uses, Buildings, and Structures, Generally

- A. **Relationship to Lot.** Multiple principal uses and multiple principal buildings or structures are permitted on a single lot, except as otherwise provided in this Ordinance.
- B. **Single-Family Detached, Single-Family Attached, Duplex, and Townhouse.** A lot containing a single-family detached, single-family attached, duplex, or townhouse use is limited to one principal use and one principal building.

SECTION 10-3-22. Use Tables, Generally

- A. **Organization of Use Tables.** Sections Section 10-3-21 and Section 10-3-23 organize the uses in each zoning district by Use Classification, Use Category, and Use.
 - 1. **Use Classifications.** Uses are organized into broad, general Use Classifications: Residential, Civic and Institutional, Office and Business Services, Commercial, and Industrial.
 - 2. **Use Categories.** Use Classifications are further divided into Use Categories, which describe the sub-groups of the Use Classification. For example, the Residential Use Classification is divided into Household Living and Group Living.
 - 3. **Uses.** Use Categories are divided into specific Uses.
- B. **Use Approvals.** The Use Tables establish the following use approvals:
 - 1. **Permitted.** A “P” indicates that the specific use is allowed by right in the respective district.
 - 2. **Special Exception.** An “S” indicates that the specific use is allowed by special exception in the respective district.
 - 3. **Varies.** “P/S” indicates that the specific use is allowed by-right under certain conditions and is allowed by special exception under other conditions.
 - 4. **Prohibited.** A blank cell indicates that the specific use is prohibited in the respective zoning district.

- C. **Use-Specific Standards.** Some uses are subject to use-specific standards. Where a use has use-specific standards, the Use Table includes a cross-reference to the applicable use-specific standards.

SECTION 10-3-23. Residential Districts – Use Table

The use table in this Section lists all uses allowed within Residential districts.

Table						
Use	R-NR	R-FN	R-TN	R-AC	R-GC	Standards
RESIDENTIAL USE GROUP						
<i>HOUSEHOLD LIVING</i>						
Single-Family Detached	P	P	P			Section 10-3-31
Single-Family Attached	S	P	P	P		Section 10-3-31
Duplex	S	P	P			Section 10-3-31
Townhouse		S	S	P		Section 10-3-31, Section 10-3-33
Apartment		S	S		P/S	Section 10-3-31, Section 10-3-32
<i>GROUP LIVING</i>						
Boarding or Rooming House	S	S	S			
Recovery Residence (More than 8)	S	S	S	S	S	
<i>RESIDENTIAL ACCESSORY USES</i>						
Homestay	P	P	P	P	P	Section 10-3-34
Home-Based Child Care, Small	P	P	P	P	P	
Home-Based Child Care, Large	S	S	S	S	S	
Home Based-Business	P	P	P	P	P	Section 10-3-29
Short-Term Rental	S	S	S	S	S	Section 10-3-34
CIVIC AND INSTITUTIONAL USE GROUP						
<i>Community and Cultural Facilities</i>						
Adult Day Support Center	S	S	S		P	
Child Day Care Center	S	S	S		P	
Community Center	S	S	S		P	
Private Club	S	S	S		S	
Religious Assembly	P	P	P		P	
<i>MEMORIAL USES</i>						
Cemetery	S	S	P			
<i>COMMUNITY SERVICE USES</i>						
Public Use	P	P	P	P	P	
Volunteer Rescue Squad	S	S	S		S	
<i>EDUCATIONAL USES</i>						

Public School	P	P	P	P	P	
Private School	S	S	S	S	S	
COMMERCIAL USE GROUP						
<i>OFFICE AND SERVICE USES</i>						
Financial Institution		S	S		S	
Personal Service		S	S		S	
Professional Office		S	S		S	
INFRASTRUCTURE AND UTILITIES USE GROUP						
<i>COMMUNICATIONS USES</i>						
Small Cell Facility	P	P	P	P	P	
Concealed Wireless Facility	S	S	S	S	S	
Microcell, DAS, and Macrocell	S	S	S	S	S	
Telecommunications Tower	S	S	S	S	S	
Emergency Communications Tower	P	P	P	P	P	

SECTION 10-3-24. Non-Residential Districts – Use Table

The use table in this Section lists all uses allowed within Commercial, Industrial, and Mixed-Use districts.

Table						
Use	MU-UV	MU-D	C-AU	C-NC	I-G	Standards
RESIDENTIAL USE GROUP						
<i>HOUSEHOLD LIVING</i>						
Single-Family Detached	S					Section 10-3-31
Single-Family Attached	S					Section 10-3-31
Duplex	S					Section 10-3-31
Townhouse	P	P		S		Section 10-3-31, Section 10-3-33
Apartment	P	P	S	S		Section 10-3-31, Section 10-3-32
<i>GROUP LIVING</i>						
Recovery Residence (More than 8)	S	S	S			
<i>RESIDENTIAL ACCESSORY USES</i>						

Homestay	P	P	P	P		
Home-Based Child Care, Small	P	P	P	P		
Home-Based Child Care, Large	S	S	S	S		
Home-Based Business	P	P	P	P		Section 10-3-29
Short-Term Rental	S	S	S	S		Section 10-3-34
CIVIC AND INSTITUTIONAL USE GROUP						
<i>COMMUNITY AND CULTURAL FACILITY USES</i>						
Adult Day Support Center	P	P	P	P		
Child Day Care Center	P	P	P	P		
Community Center	P	P	P	P	S	
Private Club	S	P		S		
Religious Assembly	P	P	P	P		
<i>MEMORIAL USES</i>						
Funeral Home	S	S	P	S		
Cemetery			S	S	S	
Crematory			S		S	
<i>INSTITUTIONAL CARE AND SUPPORT SERVICE USES</i>						
Assisted Living Facility	S	S	S	S		
Congregate Housing	S	P			S	
Hospital			S		S	
Inpatient Substance Use Disorder Treatment Facility		S	S		S	
Nursing Home	S		P	P		
<i>COMMUNITY SERVICE USES</i>						
Public Use	P	P	P	P	P	
Volunteer Rescue Squad			S		S	
<i>EDUCATIONAL USES</i>						
Public School	P	P	P	P	P	
College or University	P	P	P	P		
Private School	S	S	S	S		
Training Facility or Vocational School			P		P	Section 10-3-35
COMMERCIAL USE GROUP						
<i>OFFICE AND SERVICE USES</i>						
Financial Institution	P	P	P	P		
Financial Institution, Drive-Thru	S		P	S		
Household Repair Service	P	P	P	P		
Medical Office	P	P	P	P		
Personal Service	P	P	P	P		
Professional Office	P	P	P	P	S	

Radio or Television Station or Studio		P	P	P		
RETAIL USES						
Grocery Store	P	P	P	P		
Pharmacy	P	P	P	P		
Pharmacy, Drive-Thru	S		P	P		
Other Drive-Thru	S		P	S		
Tobacco, Smoke, or Vape Shop	S	S	S	S		
Adult Business			S			Section 10-3-36
Retail, General	P	P	P	P	P	Section 10-3-39
ENTERTAINMENT AND RECREATION USES						
Commercial Recreation, Indoor	S	P	P	S		
Commercial Recreation, Outdoor	S	S	P	S	S	
Golf Course	S	S	S	S	S	
Health and Exercise Facility	P	P	P	P	S	
Museum or Gallery	P	P	P	P		
ANIMAL SERVICE USES						
Animal Kenneling and Training			S		P	
Animal Shelter			S		P	
Pet Adoption	P	P	P	P		Section 10-3-38
Pet Grooming	P		P	P	P	
Veterinary Hospital	S		P	P	P	
FOOD SERVICE AND HOSPITALITY USES						
Brewery, Distillery, or Winery	P	P	P	P	P	Section 10-3-37
Catering and Delivery-Only Kitchen	P	P	P	P		
Hotel or Motel	S	P	P			
Restaurant	P	P	P	P	S	
Restaurant, Drive-Thru	S		P	S	S	
VEHICLE SERVICE USES						
Car Wash			P			
Vehicle Fuel Station			P	S	P	
Vehicle Repair and Maintenance			P		P	Section 10-3-41
Vehicle Service Station			P	S		Section 10-3-43
Vehicle Sales and Rental			P		P	Section 10-3-42
INDUSTRIAL USE GROUP						

<i>LIGHT INDUSTRIAL AND LOGISTICS USES</i>						
Airport or Heliport					S	
Building and Materials Supplier			S		P	
Contractor's Storage Yard or Service Shop					P	
Data Center					S	
Micromanufacturing	P	P	P	P	P	Section 10-3-44
Plant Nursery or Greenhouse					P	
Retail Showroom			P		S	
Self-Service Storage			S		P	
Solar Facility					S	
Warehousing and Freight Movement					P	
Wholesale					P	
<i>GENERAL AND HEAVY INDUSTRIAL USES</i>						
Feed Mill					P	
Heavy Equipment Yard					P	
Manufacturing		S	S		P	
Salvage or Scrap Yard					S	Section 10-3-45
Meat Processing, General					S	
Meat Processing, Poultry					P	
Storage or Impound Lot					P	Section 10-3-46
Waste-Related Service					S	
INFRASTRUCTURE AND UTILITIES USE GROUP						
<i>COMMUNICATIONS USES</i>						
Small Cell Facility	P	P	P	P	P	
Concealed Wireless Facility	P	P	P	P	P	
Microcell, DAS, and Macrocell	P	P	P	P	P	
Telecommunications Tower	S	S	S	S	P	
Emergency Communications Tower	P	P	P	P	P	

SECTION 10-3-25. New and Unlisted Uses

- A. **Classification Required.** No principal use that is not listed in the use tables may be established, and no approval for such a principal use may be issued, unless the Zoning Administrator has classified the use by written zoning determination in accordance with this Section.
- B. **Classification Standards.** The Zoning Administrator may classify a proposed use as the listed use that it most closely resembles in nature, function, and external

impact. A use classified under this Section is subject to the same requirements of this Ordinance applicable to the listed use to which it is classified.

- C. **No Equivalent Listed Use.** If the Zoning Administrator determines that the proposed use does not closely resemble any listed use, the use is not allowed and the Zoning Administrator may issue a written determination to that effect.

DIVISION 2. Accessory Uses

SECTION 10-3-26. Accessory Uses, Buildings, and Structures, Generally

- A. **Generally Permitted.** Unless qualified by another provision of this Ordinance, accessory uses, buildings, and structures are permitted in any zoning district, subject to the standards in this Section.
- B. **Relationship to Principal Use.**
 - 1. Accessory uses, buildings, and structures are allowed only in connection with, incidental to, and on the same lot with a principal use, building, or structure which is permitted, or which lawfully exists as a nonconforming use, within the district where the accessory use, building, or structure is located.
 - 2. No accessory structure may be occupied or used unless the principal use or structure to which it is accessory is occupied or used.
- C. **Location.** No accessory building or structure may encroach into a recorded easement.
- D. **Lots Under Common Ownership.** When two or more contiguous lots are under common ownership, the lots are treated as a single lot for the purposes of this Division, for so long as the lots continue to remain under common ownership. Whenever common ownership ceases, any accessory structure or use on a lot without a principal structure or use must be removed or brought into full compliance with this Ordinance.
- E. **Residential District Requirements.**
 - 1. On lots in residential districts:
 - a. Accessory buildings must be located in the rear yard; and
 - b. Accessory buildings and structures must be at least 5 feet from all lot lines.

2. On lots in residential districts with a single-family detached dwelling, single-family attached dwelling, or duplex in a residential district, no more than 30 percent of the required rear yard may contain accessory buildings or structures.

- F. **Non-Residential District Requirements.** On lots in non-residential districts, accessory buildings must adhere to the same setbacks as principal buildings, unless more specific requirements are provided elsewhere in this Ordinance.
- G. **Non-Conforming Residential Uses in Non-Residential Districts.** A lawfully established nonconforming single-family detached, single-family attached, or duplex dwelling in a non-residential district may have any accessory use, building, or structure that would be allowed for the same residential use in the R-NR District. These accessory uses, buildings, and structures must meet the standards in Subsection E.

SECTION 10-3-27. Beekeeping

- A. **Applicability.** Construction and maintenance of beehives for the purpose of keeping honeybees is allowed as an accessory use in connection with a single-family detached dwelling or a nonconforming agricultural use, subject to the following regulations:
- B. **Generally.** The maximum number of beehives permitted on a lot is as follows:

Lot Size (sq. ft.)	Beehives Permitted
10,000 or less	2
Greater than 10,000 up to 30,000	4
Greater than 30,000 up to 50,000	6
Greater than 50,000 up to 90,000	8
Greater than 90,000	No restriction

- C. **Queen Mating.** An additional 2 beehives are permitted for not more than 60 consecutive days for the purpose of queen mating and swarm control.
- D. **Location and Maintenance.**
1. Beehives must be at least 10 feet from all lot lines, except that when associated with a nonconforming agricultural use, beehives must be at least 30 feet from all lot lines.
 2. Beehives must be located in the rear yard, unless associated with a nonconforming agricultural use.
 3. Whenever a beehive is 25 feet or closer to a lot line, a flyway barrier is required.

- a. The flyway barrier must be constructed of solid fencing, dense evergreen vegetation, or a combination.
 - b. The flyway barrier must be at least 6 feet in height, measured from grade.
 - c. The flyway barrier must be located no more than 5 feet from the beehive and on the beehive entrance side.
 - d. The flyway barrier must extend at least 3 feet beyond either side of the beehive entrance.
4. A water source, such as a birdbath, trickling fountain, or gravity fed pet feeder, must be provided on the lot and within 20 feet of any beehive. The water source must provide an accessible and usable supply of water for the bees and be maintained so as not to harbor mosquitoes.
- E. **Permit Required.** Beekeeping is allowed only upon issuance of a zoning permit. An applicant must submit a complete application that includes:
1. A zoning plan showing the proposed location of beehives, the water source, any required flyway barrier, and the lot lines. The zoning plan must show dimensions and setbacks sufficient to demonstrate compliance with this Subsection.
 2. A description or drawings of any required flyway barrier and water source.
 3. A \$25 application fee.
- F. **Permit Duration.** Zoning permits for beekeeping are valid for one year upon issuance and may be renewed by submitting a renewal application and \$25 renewal fee prior to expiration.

SECTION 10-3-28. Business Garden

Business gardens must comply with all of the following:

- A. **Area Limitation.** The area used for a business garden, including accessory cultivation structures and exterior storage, compost, or disposal areas, may not exceed 50 percent of the lot. This area must be at least 5 feet from all property lines.
- B. **Compost.** Compost may be produced to support a business garden's cultivation. No compost produced on the lot may be sold, distributed, or otherwise offered as a product of the business garden.
- C. **Off-Site Sales.** No commercial transactions or client interactions may take place on-site.

- D. **Permit Required.** A business garden is allowed only upon issuance of a zoning permit. The permit application must include a zoning plan designating the areas of the lot to be used for the business garden.

SECTION 10-3-29. Home-Based Business

- A. **Applicability.** This Section applies to all home-based businesses that are not subject to more specific use-specific standards elsewhere in this ordinance. Where another Section of this Ordinance specifically regulates a home-based business use, that Section controls.
- B. **Generally.** A home-based business must comply with all of the following:
1. Any fabrication, assembly, or processing associated with the home-based business must occur entirely within the principal building or an accessory building on the lot.
 2. All commercial transactions and client interactions must occur within the principal building or an accessory building on the lot.
 3. The home-based business must be clearly incidental to the residential use of the dwelling.
 4. No person other than a resident of the dwelling may work on the lot in connection with the home-based business.
 5. No equipment may be used that creates noise, vibration, glare, odors, or other impacts perceptible beyond the lot.
 6. No finished goods, materials, or equipment associated with the home-based business may be stored or displayed outside the principal building or an accessory building on the lot.
 7. No commercial transactions or client interactions may occur on the lot in connection with the home-based business, except that a home-based business involving professional counseling services or music lessons may have up to 10 clients per week.

SECTION 10-3-30. Portable Restrooms

- A. **Applicability.** This Section applies to all portable restrooms except those located on active construction sites and those associated with emergencies and temporary events.

- B. **Residential Districts.** Portable restrooms may not be located in any residential district.
- C. **Non-Residential Districts.** Portable restrooms in non-residential districts must:
 - 1. Meet all setbacks for principal buildings;
 - 2. Be set back at least 30 feet from any public street; and
 - 3. Be set back at least 30 feet from any residential district.

DIVISION 3. Residential Uses

SECTION 10-3-31. Dwelling Occupancy

The maximum occupancy of any single dwelling is limited as follows, unless modified by another section of this Ordinance:

- A. **R-AC, R-GC, MU-D, and C-AU Districts.** In the R-AC, R-GC, MU-D, and C-AU Districts, occupancy is limited to 1 family, or up to 4 unrelated individuals.
- B. **All Other Districts.** In all other districts, occupancy is limited to 1 family plus up to 2 unrelated individuals, or up to 3 unrelated individuals.

SECTION 10-3-32. Apartments

- A. **R-FN and R-TN District.** In the R-FN and R-TN Districts, apartments may not exceed 5 dwelling units per lot.
- B. **R-GC District.** In the R-GC District, apartments are subject to the following requirements:
 - 1. **Maximum Density.** The density may not exceed 1 dwelling unit per 3,000 square feet of lot area.
 - 2. **Units per Building.**
 - a. **Generally.** Apartments may have up to 12 units per building.
 - b. **Special Exception.** Apartments may have more than 12 units per building by special exception.
 - 3. **Community Amenities.**
 - a. Community amenities are permitted as accessory to the apartment use.
 - b. All community amenities must adhere to the same height, setback, location, and building separation requirements as apartments.

- c. Community amenities solely for the use of residents and their guests do not require additional off-street parking.
- C. **C-AU District.** In the C-AU District, apartments are subject to the following requirements:
 - 1. **Maximum Density.** The density may not exceed 1 dwelling unit per 1,200 square feet of lot area.
 - 2. **Integrated Non-Residential Uses.** Any non-residential use permitted in the C-AU District may be located within an apartment building. These uses are not restricted to the ground floor.
 - 3. **Special Exception Standards.** The following requirements apply to all applications for apartments in the C-AU District:
 - a. **Development Plan Required.** The applicant must submit a regulating plan indicating the proposed residential building footprint, number of stories, accessory facilities, travelways and parking areas, and a pedestrian circulation system. This system must show how pedestrian traffic between the residential building or buildings to adjacent commercial uses and public rights-of-way will be accommodated.
 - b. **Substantial Conformity.** Any subdivision, site plan, or zoning plan must substantially conform to the approved regulating plan. Substantial conformity allows a reasonable margin for adjustment based on final engineering data, provided the adjustments maintain the general layout, density, number of stories, travelways and parking areas, and pedestrian connectivity shown on the approved plan.
- D. **C-NC District.** In the C-NC District, apartments are subject to the following requirements:
 - 1. **Maximum Density.** The density may not exceed 1 dwelling unit per 4,500 square feet of lot area.
 - 2. **Mandatory Ground Floor Commercial Use.** Apartment dwelling units are permitted only within buildings where the first floor is occupied by a permitted use in the commercial use group, excluding those in the vehicle service use category.
 - 3. **Limitation on Ground Floor Residential Uses.** A minimum of 75% of the ground floor footprint must be occupied by a commercial use. The remainder of the

ground floor footprint may be dedicated to management offices, tenant amenities, and other accessory uses associated with the apartments.

4. **Street Interface.** No rear façade of a building may face a public street.

SECTION 10-3-33. Townhouses

- A. **Applicability.** This Section establishes design, access, and governance requirements that apply to any development site containing townhouses wherever permitted in this Ordinance. The requirements in this Section supplement the requirements of the applicable zoning district.
- B. **Applicability to Single-Family Attached Dwellings.** Any single-family attached dwellings within a development site that includes townhouses are considered townhouses for the purposes of this Section.
- C. **Design and Layout Standards.** Townhouses are subject to the following requirements:
 1. **Lot Configuration.** Each dwelling must be located on its own lot.
 2. **Grouping.** A series of attached dwellings may contain no more than 8 townhouse units.
 3. **Architectural Variation.** The front façade of all dwellings must be varied in material and design such that no more than 2 abutting units have the same architectural appearance and established setback. Variations in established setbacks must be at least 2 feet offset from adjoining units as measured at the principal foundation line of each unit.
 4. **Street Interface.** No rear façade of a dwelling may face a public street.
- D. **Detached Rear Garages.** Detached garages located in the rear yard are subject to the following standards:
 1. A garage may be attached to a garage on an adjoining lot within the same series of townhouse dwellings.
 2. No garage may occupy more than 50 percent of the rear yard of the lot on which it is located.
 3. The garage must be separated from the principal building by at least 15 feet.
 4. The garage must meet the following minimum setbacks:
 - a. Any public street: The front setback of the district.

- b. Any side lot line shared with an adjoining lot within the same series of townhouse dwellings: 0 feet.
- c. Any other lot line: 5 feet.

E. Street Access.

- 1. **Direct Access Prohibited.** No townhouse may have direct driveway access to a public street. Any driveway serving a townhouse must connect to a private street, shared drive aisle, or alley.
- 2. **Required Recordation.** As a condition of subdivision approval, the subdivider must record an instrument in the land records of the Rockingham County Circuit Court that provides notice to all future owners of the lot that no individual driveway connection to the public street will be approved for any townhouse lot within the subdivision.

- F. Common Areas and Governance.** Townhouses must comply with Section 10-3-53, unless the townhouse lot adjoins an improved public alley.

SECTION 10-3-34. Homestay and Short-Term Rental

- A. General Requirements.** The following requirements apply to all homestays and short-term rentals:

- 1. **Residency.** The property must serve as the operator's primary residence. Operators must provide a valid state-issued identification card reflecting the property as their principal place of residence.
- 2. **Operator Presence.** Operators who do not own the property must remain on-site during the entire lodging period.
- 3. **Stay Duration.** Lodging contracts are limited to a maximum of 29 consecutive nights.
- 4. **Food Service.** Any food or beverage service is restricted exclusively to lodging guests.
- 5. **Events.** The property may not be marketed or used for weddings, receptions, parties, or other events, except where such events are specifically authorized by special exception.

- B. Homestay Requirements.** The following additional requirements apply to all homestays:

1. **Occupancy Limit.** No more than 4 guests are permitted at any one time.
 2. **Annual Cap.** The property may not be rented for more than 90 nights per calendar year.
 3. **Events.** The property may not be marketed or used for weddings, receptions, parties, or other events.
- C. **Registration.** The operator of a homestay or short-term rental must register with the Department of Community Development prior to operation, unless exempt pursuant to Section 15.2-983(B)(2) of the Code of Virginia.
1. Registrations are valid from the date of registration through December 31.
 2. Registration must be renewed annually by March 1.
 3. Registration and renewal fees are \$25.00.
 4. Each registration is specific to the operator and the property and is nontransferable.

DIVISION 4. Civic and Institutional Uses

SECTION 10-3-35. Training Facility or Vocational School

In the C-AU District, all training facility or vocational school activities must take place completely within an enclosed building or structure, except by special exception.

DIVISION 5. Commercial Uses

SECTION 10-3-36. Adult Business

No adult business may be established, and no special exception for an adult business may be approved, within 1,000 feet of any public school, private school, child day care, or religious assembly. This distance is measured as the shortest straight line between the boundary line of the lot where the adult business is proposed and the boundary line of the lot containing the public school, private school, child day care, or religious assembly.

SECTION 10-3-37. Brewery, Distillery, or Winery

- A. **I-G District.** In the I-G District, tasting rooms and accessory food sales may not exceed 5,000 square feet.
- B. **All Other Districts.** In all other districts, a Brewery, Distillery, or Winery must include a tasting room, which may include accessory food sales, comprising no less than 20 percent of the gross floor area.

SECTION 10-3-38. Pet Adoption

In the MU-D District, pet adoption is limited to cats.

SECTION 10-3-39. Retail, General

In the I-G District, retail must be accessory to and supportive of another principal use.

SECTION 10-3-40. Tobacco, Smoke, or Vape Shop

No tobacco, smoke, or vape shop may be within 1,000 feet of any public school, private school, or child day care. This distance is measured as the shortest straight line between the boundary line of the lot where the tobacco, smoke, or vape shop is proposed and the boundary line of the lot containing the public school, private school, or child day care.

SECTION 10-3-41. Vehicle Repair and Maintenance

A. Generally.

1. All repair and maintenance activity must be conducted within an enclosed building.
2. Vehicles may not be dismantled for parts.
3. Inoperable vehicles not intended for repair at the establishment may not be stored.

B. C-AU District. In the C-AU District, the following restrictions apply:

1. No more than 2 inoperable vehicles may be stored outdoors.
2. No inoperable vehicle may be stored outside for more than 48 hours.
3. No major body work, frame straightening, painting, or welding may occur.

C. I-G District. In the I-G District, the outdoor storage of inoperable vehicles is limited to those areas designated on an approved zoning plan or site plan, which must comply with the following requirements:

1. Such areas must be located in the rear yard;
2. Such areas must be paved; and
3. Such areas must be screened on all sides by an opaque fence, wall, or other structural enclosure. The enclosure must be at least 6 feet tall. Any gate may have a gap of no more than 6 inches between the bottom of the gate and the ground surface.

SECTION 10-3-42. Vehicle Sales and Rental

- A. **Accessory Maintenance and Repair.** Routine maintenance and minor mechanical repairs or inventory or customers are permitted as an accessory use. These services may include oil changes, tire rotation and sales, brake repair, battery replacement, state inspections, and minor engine adjustments that do not require removal of the engine head or transmission.
- B. **Inoperable Vehicles.**
1. No more than 2 inoperable vehicles may be stored outdoors.
 2. No inoperable vehicle may be stored outside for more than 48 hours.
- C. **Prohibited Activity.**
1. Painting, welding, or frame straightening may not occur.
 2. Vehicles may not be dismantled or stripped, whether for parts or scrap.
 3. Heavy equipment and specialized vehicles may not be sold, leased, or rented.

SECTION 10-3-43. Vehicle Service Station

- A. **Inoperable Vehicles.**
1. No more than 2 inoperable vehicles may be stored outdoors.
 2. No inoperable vehicle may be stored outside for more than 48 hours.
- B. **Prohibited Activity.** No major body work, frame straightening, painting, or welding may occur.

DIVISION 6. Industrial Uses

SECTION 10-3-44. Micromanufacturing

The total space for production and storage of products and raw materials is limited to 2,000 square feet.

SECTION 10-3-45. Salvage or Scrap Yard

Any application for a special exception to allow a salvage or scrap yard must include the following information:

- A. **Development Plan.** A regulating plan indicating all proposed storage and processing areas, existing and proposed structures, and vehicle access points. No

zoning plan or site plan will be approved unless in substantial conformance with this regulating plan.

- B. **Screening and Landscaping Proposal.** Detailed plans for opaque fencing, walls, and supplemental vegetative buffers designed to fully screen the salvage or scrap yard from adjacent properties and public rights-of-way.
- C. **Operations Statement.** Proposed days and hours of operation, a list of accepted and prohibited materials, types of heavy machinery to be used, and methods for mitigating dust, odor, and noise.

SECTION 10-3-46. Storage or Impound Lot

- A. **Designated Areas.** The outdoor storage of operable or inoperable vehicles is limited to those areas designated on an approved zoning plan or site plan, which must comply with the following requirements:
 - 1. Areas designated for the outdoor storage of operable vehicles must comply with all setback requirements for principal buildings.
 - 2. Areas designated for the outdoor storage of inoperable vehicles, or a combination of operable and inoperable vehicles, must be screened on all sides by an opaque fence, wall, or other structural enclosure. The enclosure must be at least 6 feet tall. Any gate may have a gap of no more than 6 inches between the bottom of the gate and the ground surface.
 - 3. Areas designed for the outdoor storage of operable or inoperable vehicles must be paved.
- B. **Prohibited Activity.**
 - 1. Vehicle parts may not be sold.
 - 2. Vehicles may not be dismantled or scrapped.
 - 3. Mechanical repair work may not be performed on vehicles.