

ARTICLE 31. DEFINITIONS

Sec. 15-500 Definitions

Abattoir. A commercial slaughterhouse.

Access. A way or means of approach to provide vehicular or pedestrian entrance or exit to a property or properties.

Accessory family housing unit, attached. A second dwelling unit established in conjunction with, and clearly subordinate to, the principal dwelling unit on a lot, and contained within or attached as part of the same structure as the principal dwelling unit.

Accessory family housing unit, detached. A second dwelling unit established in conjunction with, and clearly subordinate to, the principal dwelling unit on a lot, and located in a separate or detached structure.

Accessory use or structure. A subordinate use or structure customarily incidental to and located upon the same lot occupied by the main use or building.

Acreage. Property, regardless of size, described by metes and bounds, and not a numbered lot on any recorded subdivision plat.

Adjacent. Property that shares a boundary with another lot or property, or located directly across a street or right-of-way from a lot or property.

Adult business. A bookstore, video store, movie theater, store, or other business providing adult merchandise or adult entertainment.

Adult day care center. A facility which provides care to adults during part of the day, but not overnight.

Adult entertainment. Dancing, modeling, or other live performances characterized by an emphasis on specified anatomical areas or specified sexual acts, or intended for the sexual stimulation or titillation of patrons. Also includes the showing of movies, video cassettes, slides, photographic reproductions, virtual reality devices, internet sites or files transmitted over the internet, or other media which depicts, describes, or relates to specified sexual activities or specified anatomical areas, or intended for the sexual stimulation or titillation of patrons.

Adult merchandise. Magazines, books, other periodicals, videotapes, movies, photographs, slides, CD-ROMs, DVD-ROMs, virtual reality devices, or other media which depicts, describes or relates to specific sexual activities or specified anatomical areas, or intended for the sexual stimulation or titillation of patrons. Also includes toys, novelties, instruments, devices, or paraphernalia designed as representations of human genital organs marketed primarily for use to stimulate human genital organs, and lingerie, leather goods, or other goods marketed to suggest use for sadomasochistic practices.

Agricultural processing. Any business that provides support and services to the production of crops, animals, fowl, or bees, including: fruits and vegetables; meat, dairy, and poultry; fiber, nuts, tobacco, nursery, and floral products; and the production and harvest of products from silviculture and/or aquaculture activity. Uses must operate in conjunction with and on the property of ongoing agricultural, horticultural, or animal husbandry uses.

Agribusiness. Any business that provides support and services to the production of crops, animals, fowl, or bees, including: fruits and vegetables; meat, dairy, and poultry; fiber, nuts, tobacco, nursery, and floral products; and the production and harvest of products from silviculture and aquaculture activity. Uses must operate in conjunction with and on the property of ongoing agricultural, horticultural, or animal husbandry uses.

Agriculture. Any operation devoted to the production of crops, animals, fowl, or bees, including: fruits and vegetables; meat, dairy, and poultry; fiber, nuts, tobacco, nursery, and floral products; and the production and harvest of products from silviculture and aquaculture activity.

Airport. An area of land or water which is used, or intended for use, for the landing and take-off of aircraft, and any appurtenant areas which are used, or intended for use, for airport buildings, other airport facilities, rights-of-way, or easements, together with all airport buildings and facilities located thereon.

Alteration. Any change in the total floor area, use adaptability, or external appearance of an existing structure.

Amusement and recreation services. Establishments engaged in providing entertainment for a fee, including but not limited to the following activities: dancing, theatrical productions, and musical entertainment; theaters; bowling alleys, and billiard establishments; and commercial facilities, such as arenas, rings, rinks and racetracks; public golf courses; amusement parks, membership sports and health clubs, beaches; swimming pools; riding academies; and carnivals or game parlors.

Animal boarding facility. Any structure, or land, operated for commercial gain for the boarding, breeding, or care of dogs, cats, pets, fowl, ponies, horses or other domestic animals.

Animal grooming. See retail sales and uses.

Animal hospital. A place where animals are provided medical care and animal boarding is limited to short-term care incidental to the medical care.

Animal kennel. See kennel, commercial, or kennel, private.

Animal shelter. A facility used to house stray, homeless, abandoned, or unwanted animals, and which is owned, operated, or maintained by a public body, established humane society, animal welfare society, or other nonprofit organization devoted to the welfare, protection, and humane treatment of animals.

Antique shop. An establishment principally engaged in the retail sale of furniture, art, or decorative objects made in an earlier time period.

Apartment. A building containing dwelling units for more than three families.

Archery range. A facility, which may include structures, used for target practice with bows and arrows.

Arterial. A road meeting the description of a principal arterial or minor arterial in the major thoroughfare plan.

Assisted living facility. Any congregate care facility which provides a principally residential setting for the care of four or more adults who are aged, infirm, or disabled, and which provides or coordinates personal and health care services, 24-hour supervision, and assistance, except that the following are not included:

- A. A facility or portion of a facility licensed by the Virginia Board of Health, or the Virginia Department of Behavioral Health and Developmental Services;
- B. A dwelling of an individual who cares for only persons related to him by blood or marriage;
- C. A facility or portion of a facility serving infirm or disabled persons between the ages of 18 and 22 if it is licensed by the Virginia Department of Social Services as a children's residential facility;
- D. Any housing, for persons 62 years of age or older, or the disabled, that provides no more than basic coordination of care services, and is funded by the U.S. Department of Housing and Urban Development, by the U.S. Department of Agriculture, or by the Virginia Housing Development Authority; and
- E. A residential facility for eight or fewer individuals which is treated as a single-family dwelling in accordance with Virginia Code § 15.2-2291.

Athletic field. See recreational facility.

Auction facility. An establishment where objects of art, furniture, or other goods are offered for sale to persons who bid on the object in competition with each other.

Automobile. A self-propelled, free-moving vehicle, with four wheels, usually used to transport not more than eight passengers and licensed by the appropriate state agency as a passenger vehicle. Includes light trucks and vans.

Automobile sales. The use of any building, or property, principally for the display, sale, rental, or lease of new or used automobiles. Accessory uses may include automobile preparation, warranty, or repair work.

Bar. An establishment in which alcoholic beverages are served, primarily by the drink, and where food or packaged liquors may also be served or sold. Includes taverns.

Basement. The lowest level of structure which has not more than ½ of its height below grade. A basement is a story for height regulation.

Bed and breakfast. An owner-occupied dwelling, where a portion is used for transient lodging for less than 30 consecutive days in exchange for a charge. Occupancy is limited by the number of occupants allowed by the septic system permit, but cannot exceed 10 people. Meals may be included as an accessory use.

Billiards. See amusement and recreation services.

Bingo hall. See amusement and recreation services.

Biosolids. Sewage sludge that has received an established treatment for required pathogen control, is treated or managed to reduce vector attraction to a satisfactory level, and contains limited levels of pollutants so that it is acceptable for use by land application, marketing, or distribution in accordance with pollution abatement permit regulations and pollutant discharge elimination system permit regulations.

Biosolids onsite storage. Short-term storage of biosolids on a constructed surface located on a property approved for land application at a location preapproved by the Virginia Department of Environmental Quality. Onsite storage facilities are required to meet all the requirements contained in Virginia Administrative Code Sec. 9VAC25-32-550D. These stored biosolids can be applied only to properties under the operational control of the same owner or operator of the property where the onsite storage is located and must be land-applied within 45 days of the material arriving at the storage facility.

Biosolids routine storage. Routine storage is the long-term storage of biosolids at a facility not located at a wastewater treatment plant. The facility must have an approved conditional use permit, be preapproved by the Virginia Department of Environmental Quality, and be constructed specifically for the storage of biosolids to be applied on any permitted property. Routine storage facilities must meet all the requirements contained in Virginia Administrative Code Sec. 9VAC25-32-550E, and adhere to the requirements of Sec. 15-281.A. These facilities can include, but not be limited to, above-ground and underground storage, silos, ponds, lagoons, storage pads, and other holding devices.

Bowling alley. See amusement and recreation services.

Brewpub. A restaurant that prepares, as an accessory use, handcrafted natural beer intended for consumption on the premises.

Broadcasting studio. See studio.

Buffer. Natural vegetated or landscaped areas used to improve aesthetics and to physically and visually separate land uses to mitigate adverse impacts from adjacent uses.

Building. Any fully-enclosed structure having a roof supported by columns or walls, which is intended for the housing or enclosure of persons, animals or chattel.

Building height. The height of a building is measured from the average elevation of the ground surface along a building's front. For a flat roof, the measurement goes to the roof's highest point; for a mansard roof, the measurement is taken to the deck line; and for a gable, hip, or gambrel roof, the measurement goes to the mean height between the eaves and ridge of a gable, hip, or gambrel roof.

Building, main. The principal structure, or one of the principal buildings, on a lot, or the building or one of the principal buildings housing the principal use on a lot.

Cabinetmaking shop. An establishment primarily used for the production or sales of cabinetry.

Campground. Property on which two or more campsites are located, established, or maintained for occupancy by camping units for temporary living quarters, meaning occupancy for less than 30 consecutive days.

Carwash. Any structure or property used for washing motor vehicles. Accessory uses can include polishing, detailing and vacuuming as accessory uses.

Cellar. The lowest level of a structure that has more than ½ of its height below grade and which may not be occupied for dwelling purposes.

Cemetery. Property principally used for the interment of the dead, including mausoleums, and columbaria. Accessory uses include chapels, administrative offices, benches, ledges, walls, graves, roads, paths, landscaping, and soil storage.

Chicken-keeping, residential. Female chickens, including all breeds recognized by the American Poultry Association, raised on non-agriculturally zoned property. See Sec. 15-282.A.3.

Child care center. Any establishment operated for the purpose of providing care, during part of the day, to five or more children under 13 years of age.

Cider. A facility licensed by the state to manufacture cider, and to sell, deliver, or ship cider in closed containers for the purpose of resale. The use may include the licensed operation of distilling equipment to manufacture alcohol from fruit or fruit juices.

Club or lodge. A group of people organized for a common purpose to pursue common goals, interests, or activities, and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and a constitution or bylaws. Representative organizations include Elks, Veterans of Foreign Wars, and Lions. The term does not include casinos, nightclubs, bottle clubs, or other establishments operated or maintained for profit.

Collector. A road meeting the description of a major collector or minor collector in the major thoroughfare plan.

College. An educational institution authorized by the state to award associate, baccalaureate, or higher degrees.

Commercial recreation. A recreation facility open to the public and operated for profit.

Commission. The county's planning commission.

Communication tower. Any structure that is designed and constructed primarily for the purpose of supporting communication (transmission or receiving) equipment, including, but not limited to, self-supporting lattice towers, guy towers, or monopole towers. The term communication tower includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telecommunication towers, satellite fiber optic towers, man-made trees (with accessory buildings/structures) and similar structures. The term communication tower does not include amateur radio operators' equipment licensed by the Federal Communications Commission. No tower can exceed 199 feet in height (including antenna) when freestanding, or 20% above the building height when located on top of a building.

Composting facility. A facility that allows the aerobic and/or anaerobic process in which organic materials are ground or shredded and then decomposed in windrow piles, in mechanical digesters, drums, or similar enclosures, to humus.

Conditional use permit (CUP). A permit issued by the board of supervisors to allow, subject to appropriate conditions, a use that would not be appropriate generally or without restriction in the particular zoning district. Same as special exception.

Condominium. A building, or group of buildings, in which dwelling units, offices, or floor area are owned individually and the structure, common areas, and facilities are owned by all the owners on a proportional, undivided basis.

Conference center. A facility used for conferences and seminars, which also provides guests accommodations for sleeping, food preparation, and eating. Accessory uses include recreation or entertainment facilities, and meeting rooms.

Conservation area. Environmentally sensitive land with characteristics such as steep slopes, wetlands, floodplains, high water tables, forest, endangered species' habitats, dunes, or significant biological productivity or uniqueness, designated for protection from any activity that would significantly alter its ecological integrity, balance, or character.

Continuing care retirement community. A facility that provides persons 62 years of age or older with board, lodging, and nursing services pursuant to agreements requiring an entrance fee and which are effective for the life of the individual or for a period in excess of one year, where a full continuum of housing options and assistance is provided on one property, ranging from independent living units, with or without kitchen facilities, to assisted living facilities, and nursing home facilities.

Convenience center. A collection point for the temporary storage of solid waste and recyclable materials generated from residential or non-commercial uses.

Convenience store. A retail business designed and intended to serve the frequent shopping needs of the surrounding residences and the traveling public. The store generally includes grocery, dairy, bakery, snack, beverage, tobacco, health and beauty, and confectionery items and may include prepared foods to be consumed on or off the premises, general merchandise, and gasoline. Accessory uses include automated teller machines (ATMs), movie rentals, and lottery sales.

Convention hall. A building or portion of a building designed to accommodate an assembly of a large number of people. See also conference center.

Country club. A recreational facility, usually restricted to members and their guests, which generally includes a clubhouse, dining and eating establishments, and recreational facilities such as golf courses, tennis courts and swimming pools.

Cul-de-sac. A road with a single common ingress and egress, and a turnaround at the end.

Dairy. A commercial establishment for the manufacture and sale of milk or milk products.

Dam break inundation zone. The area downstream of a dam that would be inundated, flooded, or otherwise directly affected by the dam's failure.

Dance hall. See amusement and recreation services.

Dance school. Any facility used to provide, for commercial gain, instruction in the art of dance to two or more persons.

Data center. A facility used primarily for storage, management, processing, and transmission of facts and information in digital form, which houses computer and network equipment, systems, servers, appliances and other associated components related to digital data operations. The facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated infrastructure to support its operations.

Development. Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, streets, paving, utilities, filling, grading, excavation, mining, dredging, or drilling.

Distillery. Structure where liquor is distilled or manufactured.

Distribution center. An establishment engaged in the receipt, storage, and distribution of goods, products, cargo, and materials, including shipment by boat, rail, air, or motor vehicle.

Drive-thru. A building, structure, or use with facilities enabling customer transactions from vehicles. Excludes a drive-in theater.

Driveway. An access that is a private road, and provides access to no more than two lots.

Drugstore. An establishment where the principal business is filling medical prescriptions and the sale of drugs, medical devices, medical supplies, and nonprescription medicines, but where nonmedical products may also be sold.

Dwelling. Any structure designed for permanent residential use, but not including hotels, boardinghouses, lodging houses, tourist cabins, apartments, and recreation vehicles.

Dwelling, manufactured home. A factory-built, single family structure that is regulated by the Federal Manufactured Home Construction and Safety Standards Act (42 U.S.C. Sec. 5401).

Dwelling, four-family. A structure with four dwelling units arranged or designed to be occupied by four families.

Dwelling, multiple family. A structure arranged or designed to be occupied by more than three families.

Dwelling, single-family. A structure with one dwelling unit arranged or designed to be occupied by one family; it may also be an accessory family housing unit through a conditional use permit.

Dwelling, three-family. A structure with three dwelling units arranged or designed to be occupied by three families.

Dwelling, two-family. A structure with two dwelling units arranged or designed to be occupied by two families, but not including a single-family dwelling with an accessory family housing unit.

Dwelling unit. One or more rooms in a dwelling designed for living or sleeping purposes and having at least one kitchen or other room with a stove and/or an electric or gas hookup for a stove.

Easement. A right held by one property owner to make use of the land of another for a limited purpose.

Electronic video game rooms. See amusement and recreation services.

Emergency center. A facility that offers the same level of service offered at a hospital emergency room. Must be manned 24 hours a day, 365 days a year, including weekends, holidays, and during inclement weather. An emergency center can accept ambulance transports and have medical flight capabilities with helicopter landing and take-off areas.

Equestrian facility. A facility designed and intended for the display of equestrian skills and the hosting of equestrian events including, but not limited to, show jumping, dressage, and events of other equestrian disciplines. The facility may be open to the public, may be lighted, and may be developed in conjunction with a stable.

Equestrian event. A judged exhibition, training event, or competition for horses and ponies.

Equestrian school. An equestrian facility where students are trained in the art of riding horses or ponies.

Exotic animals. Any animal that is currently native to a foreign country or of foreign origin or character and not domesticated in the United States. Includes, but is not limited to, animals such as leopard, panther, tiger, lion, elephant, camel, antelope, anteater, kangaroo, water buffalo, species of foreign domestic cattle (such as ankole, gayal, and yak), chimpanzee or other large primate, alligator, crocodile, caiman, and gavial, any venomous or poisonous reptile, any snake more than six feet in length, or any hybrid of an exotic animal. Excludes non-domestic source hybrid cats that are domesticated and registered with a nationally or internationally recognized breeding association or registry which certifies the pedigree of the cat as without any wild parentage for a minimum of two generations.

Family day home. Any dwelling used to provide care during part of the day for up to four children under 13 years of age.

Family. An individual or persons who are related by blood, marriage, adoption or legal guardianship, living together as a single housekeeping unit with single culinary facilities, or a group of not more than four persons living together by joint agreement on a cost-sharing basis, as a single housekeeping unit with single culinary facilities. Domestic employees, employed and residing on the premises, are considered part of the family.

Family health care structure, temporary. A transportable structure containing a dwelling unit used to facilitate a caregiver's care for a mentally or physically impaired person, that:

- A. is primarily assembled at a location other than where installed;
- B. is limited to one occupant who is mentally or physically impaired; in the case of a married couple, two occupants, one of whom is a mentally or physically impaired person, and that person's spouse who requires assistance with one or more activities of daily living (bathing, dressing, toileting, transferring, bowel control, bladder control and eating/feeding), as certified in writing by a physician licensed in the state;
- C. has no more than 300 gross square feet; and
- D. complies with applicable provisions of the industrialized building safety law and the Virginia Uniform Statewide Building Code. Placing the temporary family health care structure on a permanent foundation is not allowed.

Farm animal, large. Any large domestic species typically kept or raised on agricultural property, including, but not limited to, horse, cow, mule, hog, donkey, and pony.

Farm animal, small. Any small domestic species not customarily kept or raised on residential property, including, but not limited to, goat, sheep, pig, rabbit, and fowl.

Farm brewery. A commercial manufacturer of beer which produces no more than 15,000 barrels of beer per calendar year, is located on agriculturally zoned land which is owned or leased by the brewery or the brewery's owner, and uses, in the beer manufacturing, agricultural products, including barley, other grains, hops, or fruit grown on the property.

Farm equipment sales/service. See retail sales, outdoor.

Farm feed supply store. See retail sales or uses.

Farm operation. At least five acres zoned agricultural (A-1 or A-2) and actively used for the production of natural fibers or food for human or animal consumption, exclusive of forestry. The minimum acreage (five without a dwelling, or six with a dwelling) may be a single lot or contiguous lots owned by the same individual or members of the same family.

Farm building. Any structure located on the same property as, and associated with or supporting a farm operation..

Farm stand (fruit and vegetable stand). Retail sales of agricultural products raised or produced from a farm operation on the same property. If the property owner has another farm operation, those products may also be sold.

Farm winery. An establishment licensed as a farm winery by the Virginia Alcohol and Beverage Control Board and (i) located on a farm with a producing vineyard, orchard, or similar growing area, and with facilities for fermenting and bottling wine on the premises where the owner or lessee manufactures wine that contains not more than 21% alcohol by volume; or (ii) located on a farm with a producing vineyard, orchard, or similar growing area and agreements for purchasing grapes or other fruits from agricultural growers within the state, and with facilities for fermenting and bottling wine on the premises where the owner or lessee manufactures wine that contains not more than 21% alcohol by volume. As used in this definition, owner and lessee include a cooperative formed by an association of individuals for the purpose of manufacturing wine. In the event the cooperative is licensed as a farm winery, then farm includes all of the property owned or leased by the individual members of the cooperative as long as the property is located in the state.

Farmers market. A temporary or permanent structure used for the sale of agricultural products and value-added products.

Flood. A general and temporary inundation of normally dry land area.

Flood, 100-year. A flood that, on average, is likely to occur once every 100 years, or which has a 1% chance of occurring each year, though it may occur in any year.

Floodplain. A relatively flat or low land area adjoining a river, stream, or watercourse, and which is subject to partial or complete inundation, or an area subject to the unusual and rapid accumulation or runoff of surface water.

Forestry. The operation of timber tracts, tree farms, or forest nurseries; the gathering of forest products; or the performing of forest services.

Frontage road. A public or private road auxiliary to and normally alongside and parallel to the main road, constructed to maintain local road continuity and to control direct access to the main road while providing access to private properties.

Funeral home. An establishment used for the preparation of the deceased for burial, the display of the deceased, and associated rituals.

Furniture shop/store. See retail uses.

Garage, public. A commercial establishment designed or used for servicing, repairing, equipping, renting, selling or storing motor vehicles owned by others.

Gas station. Any building or property used for the retail dispensing or sale of vehicle fuels and servicing. Accessory uses may include automobile repair in an enclosed structure; the sale and installation of lubricants, tires, batteries and similar accessories; and the sale of convenience goods.

Gift shop. See retail sales or uses.

Golf course. Building and property publicly or privately owned, where the game of golf is played, including accessory uses and buildings customary thereto, but excluding golf driving ranges.

Golf course, miniature. See amusement and recreation services.

Golf driving range. Property designed for practicing golf where patrons hit golf balls from a designated tee area onto vacant land.

Governing body. Goochland County's board of supervisors.

Government tower facility. Communication tower required to meet either the Federal Communication Commission 1995 narrow banding rules or state standards for public safety.

Greenhouse/nursery-production. A wholesale establishment where flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products are grown outside, or in open or enclosed structures.

Greenhouse/nursery-retail. A commercial establishment for the sale to the public of flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products grown outside, or in open or enclosed structures.

Group home. A dwelling operated by a nonprofit or for-profit group to provide shelter and care of persons with special needs, which, in addition to providing food and shelter, may also provide some combination of personal care, social or counseling services, and transportation.

Gunsmith shop. See retail sales or uses.

Health clinic, public. A facility where health care professionals offer medical diagnoses and treatments, but not inpatient care, to people.

Home-based business. The accessory use of a dwelling for by a resident for the operation of a business which has employees other than members of the family residing on the property, or has group instruction, or has hours open to the public.

Home occupation. The accessory use of a dwelling for by a resident for the operation of a business in which no one is employed other than members of the family residing on the property, there is no group instruction, and it does not have hours open to the public.

Horse boarding/breeding. See stable, boarding/breeding.

Horticulture. Any operation devoted to cultivating plants, especially flowers, fruits, vegetables or ornamental plants.

Hospital, general. A facility offering inpatient care and either general medical, surgical or obstetrics care, or offering specialized care oriented to, but not limited to, cardiac, eye, ear, nose, throat, pediatric, orthopedic, skin, cancer, or obstetrics.

Hospital, psychiatric. Any establishment for the maintenance, care or treatment of two or more unrelated mentally ill or mentally deficient persons, or to persons addicted to drugs, alcohol, or other stimulants.

Hotel. A facility which offers public accommodations for transient lodging of 30 days or less, and has permitted occupancy of 11 or more. Same as motel.

Impervious coverage. The area of a lot covered by any surface which does not allow fluid to pass through, such as a roof, gravel, or paving.

Industrial park. Property that is planned, developed, and operated as a facility for a number of businesses and industrial uses, with coordination for circulation, utility needs, and compatibility.

Intensive swine facility. Property where more than 750 hogs are confined, fed, maintained, kept or bred, with accessory uses or structures, including feed storage bins, litter storage sites, incinerators, and manure storage sites.

Junkyard. An area for storing or keeping more than 200 square feet of junk, including scrap metal or other scrap materials, or inoperative vehicles, machinery, or parts thereof.

Kennel, commercial. Any establishment open to the general public with regular business hours, in which five or more canines, felines, or hybrids of either, are housed, boarded, bred, purchased, sold, rented, or otherwise kept or cared for in return for compensation. Under this definition, bred or breeding means the controlled mating and reproduction of animals where 50 or more offspring are produced per calendar year for sale.

Kennel, private. Any establishment in which five or more canines, felines, or hybrids of either, are kept for the purpose of breeding, hunting, working, training, selling, or showing. Under this definition, breeding means the controlled mating and reproduction of animals where less than 50 offspring are produced per calendar year for sale.

Kindergarten, private. A school that prepares children for first grade.

Land sales office. A structure, or portion of a structure, used for displaying and selling lots from property that has been subdivided. The use must meet the requirements of Sec.15-287.

Landing area, private. An area for landing aircraft for private use which is not open to the general public.

Laundromat. An establishment providing washing, drying, or dry-cleaning machines on the premises for rental use by the general public.

Library. A building offering books, video materials, and computers for use, reading, or research by the public. Accessory uses may include programs, instruction, or events; and meeting rooms.

Limited agriculture. The tilling of soil, the raising of crops, horticulture, forestry, or gardening for domestic or commercial uses, including the keeping of one large farm animal for each 2.5 acres, one small farm animal for each acre, and up to 25 confined fowl or rabbits per lot, but excluding retail sales of products. The acreage calculation is based on the acreage enclosed within the fenced area where the animals are kept.

Livestock. Domestic animals normally raised on a farm, such as horses, cows, swine, goats, and sheep.

Livestock market. A commercial establishment where livestock is available for purchase or sale.

Lot. Property which is occupied or to be occupied by a main structure or group of main structures and accessory structures, has frontage upon a street and is either shown on a plat of record or considered to be a property unit.

Lot, corner. A lot abutting two or more streets at their intersection. Of the two sides of a corner lot, the front is deemed to be the shortest of the two sides that abut the streets.

Lot, depth. The horizontal distance between the front and rear lot lines.

Lot, double frontage. A lot which abuts more than one street or right-of-way but is not a corner lot.

Lot, flag. Lot does not abut a public street other than by a pipestem that provides access to the lot. Pipestems must be at least 50 feet wide.

Lot frontage. The boundary of a lot which coincides with the right-of-way line or easement of an existing or dedicated public road, or, where no public road exists, coincides with the right-of-way line or easement of a public or private way at least 50 feet wide. A public or private right-of-way or easement may not be included in determining lot frontage, except for utility and drainage easements. Proposed rights-of-way, when established, must be used in determining lot frontage. Lot frontage is determined by measuring on a horizontal plane at a right angle at one foremost point the shortest distance between the two side lot lines. Where the right-of-way line or easement is curved, or where the lot abuts the turning circle of a cul-de-sac, lot frontage is determined by measuring on a horizontal plane the chord of the arc.

Lot, interior. A lot other than a corner lot.

Lot width. The distance between the two side lot lines at the minimum setback line. The average lot width is determined by measuring the shortest distance between the two side lot lines at the minimum setback line. See Rules of Measurement, Article 32.

Lot of record. A lot which has been recorded in the county clerk's office.

Lot lines. Boundaries of a lot. Specifically:

- A. Lot line, front: the lot boundary which coincides with the right-of-way line or easement of an existing or dedicated public road. Where no public road exists, it coincides with the right-of-way line or easement of a public or private way.
- B. Lot line, rear: the lot boundary generally opposite or parallel to the front lot line, except in a double frontage lot. In a double frontage lot, both lines abutting the right-of-way or easement are deemed front lot lines.
- C. Lot line, side: any lot boundary other than a front lot line or a rear lot line.

Machinery sales/service. See retail sales, outdoor.

Manufacture/manufacturing. Processing or converting raw, unfinished materials or products into substances of different character or for different purposes.

Manufacture, assembly, or fabrication, light. Manufacturing uses that involve the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. These uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemical, and do not emit

noxious noise, smoke vapors, fumes, dust glare, odor, or vibration. Typical uses include, but are not limited to: computer design and development, apparel production; sign making, assembly of pre-fabricated parts, manufacture of electric, electronic or optical instruments or devices; manufacture and assembly of limbs, dentures, hearing aids, and surgical instruments; manufacture processing and packing of cosmetics; and manufacturing of components, jewelry, clothing, trimming decorations, and any similar item. Excludes manufacturing uses specifically listed in the principal use tables.

Manufacture, assembly, or fabrication, heavy. Manufacturing or processing materials or products predominately from extracted or raw materials; including the bulk storage or manufacturing use of highly flammable, toxic, or explosive materials; or storage or manufacturing processes that potentially involve hazardous conditions. Uses that generate noxious noise, smoke, vapors, fumes, dust, glare, odor, vibration, or other offensive conditions beyond the property of the use are included. Typical uses include, but are not limited to: manufacture or assembly of machinery, equipment, instruments, vehicles, appliances, communications equipment, computer or electronic equipment, precision items, and other electrical items; the processing of food and related products; lumber mills, pulp and paper mills, and the manufacture of other wood products; and electric power generation plants. Excludes manufacturing uses specifically listed in the principal use tables.

Manufactured home. A prefabricated structure intended for residential use and transported in one or more sections eight feet or more wide and 32 feet or more long, built on a permanent chassis, and which is designed to be used as a dwelling when connected to the required utilities. If manufactured after July 1, 1976, it must comply with the Manufactured Home Construction and Safety Standards.

Manufactured home park. Any property designed to accommodate two or more manufactured homes.

Material recovery facility. A solid waste management facility where recyclable materials are allowed to be recovered from solid waste, and collected, sorted, processed or stored until large enough volumes are collected to be shipped to a buyer or processor. The material that is not recovered must be transferred to a solid waste management facility.

Medical clinic. A facility, building, or complex, including ambulatory surgical centers, urgent care centers, emergency medical departments, and diagnostic and treatment facilities, in which medical or dental health care providers offer diagnosis and treatment, but not inpatient care, to people.

Microbrewery. A facility for the production and packaging of malt beverages with alcohol content as defined by federal or Virginia law, and distribution, retail, wholesale, or both, for consumption on or off premises, with capacity that does not exceed 15,000 barrels per calendar year.

Mini-warehouse/self-storage facility. A building or group of buildings containing separate, secure storage spaces, available for rent.

Mining operation. The extraction of minerals from the earth: Includes solids, such as coal and ores; liquids, such as crude petroleum; and gases, such as natural gases.

Modular or prefabricated units. An industrialized building assembly consisting of two or more standardized subassemblies including the necessary electrical, plumbing, heating, ventilating and other service systems which are manufactured off-site, transported to the point of use for installation or erection, and placed on a permanent foundation as a finished building, and which are not designed to thereafter be removed, installed, erected or assembled on another site.

Motel. A facility which offers public accommodations for transient lodging of 30 days or less, and has permitted occupancy of 11 or more. Same as hotel.

Motor Vehicle. Every vehicle which is self-propelled or designed for self-propulsion, with a gross vehicle weight over 10,000 pounds, and every vehicle drawn by or designed to be drawn by a motor vehicle and includes every device in, upon, or by which any person or property is or can be transported or drawn upon a highway, except devices moved by human or animal power and devices used exclusively upon stationary rails or tracks. Excludes bicycles,

electric personal assistive mobility devices, electric power-assisted bicycles, motorized skateboards or scooters, and mopeds.

Mud bogging. Also known as mud racing and mud drags. A form of off-road motor sport, whether conducted for competition or recreation, which involves driving vehicles through a mud pit.

Museum. A building serving as a repository for a collection of natural, scientific, historic or literary curiosities or works of art, and arranged, intended, and designed to be used by the public for viewing, with or without an admission charge. Accessory uses may include the limited retail sale of goods, services, or products.

Nightclub. An establishment that provides liquor and meals, and offers music, dancing or other entertainment.

Nonconforming lot. An otherwise legally platted lot that does not conform to the minimum area or width requirements for the district in which it is located.

Nonconforming use. The otherwise legal use of a building, structure, or property that does not conform to the use regulations for the district in which it is located.

Nonconforming structure. A legal building or structure that does not conform with the lot area, yard, height, lot coverage or other area regulations of this ordinance, or is designed or intended for a use that does not conform to the use regulations for the district in which it is located.

Nursing home. A facility or portion of a facility licensed by the state as a nursing facility in which the primary function is the continual provision of nursing and health care services for the treatment and inpatient care of two or more unrelated individuals. Includes convalescent homes, skilled nursing facilities, skilled care facilities, intermediate care facilities, extended care facilities, and nursing or nursing care facilities.

Nursery school. A school for children between three and five years old which operates up to four hours per day.

Off-street parking. Space provided for vehicle parking outside the dedicated street right-of-way.

Office, medical. Any room, suite, or building principally used for medical personnel providing treatment of, examination of, or consultation with people.

Office, professional. Any room, suite, or building with the primary use being the conduct of business by professionals including, but not limited to, architects, land surveyors, artists, musicians, lawyers, accountants, real estate brokers, insurance agents, planners, landscape architects, computer programmers, and other similar fields. Excludes medical offices, veterinarian services, and animal hospitals.

Outdoor storage. The keeping of any goods, junk, materials, merchandise, or vehicles in an unenclosed area for more than 24 hours.

Park-and-ride facility. A parking lot designed for drivers to leave their vehicles in order to engage in group ridership or to use mass transit.

Park, public. Property owned by the government and available to the general public to use for recreational purposes.

Personal services. Services involving the care of a person or personal property.

Pick-your-own farm operation. A farm where customers may go to pick, cut, or choose their own product from the fields, such as berries, tree-fruit, pumpkins, Christmas trees, or flowers.

Pharmacy. An establishment where the principal business is the filling of medical prescriptions and the sale of drugs, medical devices, medical supplies, and nonprescription medicines, but where nonmedical products may also be sold as an accessory use.

Place of public assembly. Uses and structures that include (a) any area used for public entertainment; (b) any area used for public assembly for social, religious, or recreational purposes; and (c) any school or area used for community or public purposes.

Place of worship. A structure, together with its accessory buildings and uses, where the primary use is for people to regularly assemble to conduct religious worship, ceremonies, or rituals; and which is owned or maintained by a religious body. Includes chapels, churches, mosques, shrines, synagogues, tabernacles, temples, and other religious places of assembly. Accessory uses may include administrative offices, classrooms, meeting rooms, and cooking and dining facilities. Other uses that exist as principal uses, such as adult day care centers, child care centers, schools, cemeteries, or recreational facilities, are treated as principal uses and are only permitted if separately allowed by zoning.

Plainly audible. Any sound that can be detected by a person using unaided hearing faculties. The detection of music's rhythmic bass component constitutes a plainly audible sound.

Playground. An active recreational area with a variety of facilities, including equipment for younger children.

Poultry. Domestic fowl normally raised on a farm, such as chickens, ducks, geese, and turkeys.

Quarry. An excavation or pit, usually open to the air, from which, stone, ore, soil, gravel, sand, minerals, or similar materials is obtained from the ground's surface or subsurface. Includes sand and gravel pits.

Recreational facility. Facilities designed for people to engage in physical activities. Includes baseball fields, basketball courts, community centers, field hockey fields, football fields, little league fields, paddle tennis courts, playgrounds/tot lots, running tracks, soccer fields, softball fields, swimming pools, tennis courts, trails, volleyball courts, and similar facilities.

Recreational vehicle. A vehicle, regardless of size, designed with temporary dwelling facilities, in which the plumbing, heating, and electrical systems may be operated without connection to outside utilities, and which is either self-propelled or towed by a light duty vehicle. Recreational vehicles are not to be inhabited as permanent dwellings, but may be used for temporary dwellings within designated recreational vehicle parks.

Respite care, overnight. An establishment which provides temporary institutional care of a sick, elderly, or disabled person or persons, providing relief for their usual caregiver. Overnight care is permitted.

Restaurant. An establishment where food and drink are prepared, served, and consumed, principally within the main building.

Restaurant, drive-in/takeout. An establishment where food and/or beverages are sold in a form ready for consumption, where all or a significant part of the consumption takes place outside the restaurant, or where ordering and food pickup may take place from a vehicle.

Retail sales, outdoor. The display and sale of products and services primarily outside of a structure, for products such as, but not limited to: vehicles; garden supplies, flowers, shrubs, and other plant materials; gas, tires, and motor oil; food and beverages; boats and aircraft; farm equipment: recreational vehicles; burial monuments; building and landscape materials; and lumberyards.

Retail sales or uses. Establishments engaged in the selling or rental of goods or merchandise, typically to the public, for personal use or household consumption, and providing services incidental to the sale of goods.

Right-of-way. Land reserved, used, or to be used for a highway, street, alley, walkway, drainage facility, or other public purpose.

Road. A public or private thoroughfare used for vehicular travel between properties.

Road, private. A road that has not been accepted for maintenance by the county or another government entity.

Roadway. That portion of a road improved, designed, or ordinarily used for vehicular travel exclusive of the sidewalk, parallel gutter, berm, or shoulder. In the event a road includes two or more separate roadways, roadway includes any auxiliary lane.

Sales lot. A parking lot used to display new or used automobiles, motor scooters, motorcycles, boats, travel trailers, recreational vehicles, manufactured homes, aircraft, or monuments for sale.

Sawmill, commercial. An establishment equipped to process timber from any point of origin and that may be used to process timber bought or sold on a price basis.

Sawmill, minor. A portable sawmill used to process timber cut from the property on which it is located, from contiguous property, or the occasional processing of timber transported from other property. Processing off-site timber must be subordinate to and minor in significance, quantity, and time spent processing compared to the processing of timber from the property and contiguous properties.

Sawmill, mobile. A portable sawmill used to process timber cut only from the property on which it is located or from contiguous property.

School. Any building or group of buildings used for education or instruction in any branch of knowledge.

School, private. Any building or group of buildings used to provide education which meets state requirements for elementary, secondary, or higher education, and that does not secure the major part of its funding from any government agency.

Self-storage facility. See mini-warehouse facility.

Senior congregate living facility. A residential facility for persons 62 years of age or older that includes independent living units, with or without kitchen facilities, and that provides residents at least one shared meal a day. Other shared meals, services, or amenities may also be offered.

Setback. The minimum distance any building or structure must be located from a lot line. Front, rear, and side yard setbacks are measured from the existing right-of-way, access easement, or property line, and then in a straight line to the closest point of the building or structure.

Shopping center. A group of retail sales or uses planned, constructed, and managed as one destination, with customer and employee parking provided on the property, and goods delivery areas separated from customer access.

Sign. Any object, device, display, or structure, or part thereof, that is visible from a public place and used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, or images. Excludes, window displays that are inside a building, public art, and holiday displays.

Short-term rental, hosted. An owner-occupied dwelling where a portion is used for sleeping or lodging for transient renters, which is rental for less than 30 consecutive days, in exchange for a charge. Owner or designee must stay overnight at the dwelling during all rental periods. Occupancy is limited by the number of occupants allowed by the septic system permit, but cannot exceed 10.

Short-term rental, unhosted. A dwelling where a portion of or the entire dwelling is used for sleeping or lodging for transient renters, which is rental for less than 30 consecutive days, in exchange for a charge. Occupancy is limited by the number of occupants allowed by the septic system permit, but cannot exceed 10.

Skateboard park. A structure, or open area containing or developed with slopes, hills, passageways and other features for skateboard users.

Skating rink. See amusement and recreation services.

Solar energy farm/system. An assembly of a solar energy collector, an energy storage facility, if applicable, and components for the distribution of transformed energy.

Special exception. A permit issued by the board of supervisors to allow, subject to appropriate conditions, a use that would not be appropriate generally or without restriction in the particular zoning district. Same as conditional use permit.

Specified anatomical areas. Human genitals, pubic region, buttock, or female breast below a point immediately above the top of the areola less than completely and opaquely covered; and human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified sexual activities. Human genitals in a state of sexual stimulation or arousal; acts or simulation of human masturbation, sexual intercourse or sodomy; and/or fondling or other erotic touching of human genital, pubic region, buttock or female breast.

Stable, riding. Structure or property where horses or ponies are kept and maintained for a charge, or in connection with which horses or ponies are rented to the public for the convenience of their owners. Accessory uses include an equestrian school, exercise rings, and show rings.

Stable, boarding/breeding. A structure or property used, designed, or arranged for the boarding or breeding of horses or ponies. Accessory uses include exercise rings.

Store. See retail sales or uses.

Story. That portion of a building between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

Street. A public thoroughfare which affords principal means of access to abutting property.

Street line. The dividing line between a road right-of-way and the abutting property.

Structure. Anything constructed or erected which has a permanent location on the ground or is attached to something having permanent location on the ground. Includes, but is not limited to, dwellings, buildings, and signs.

Structure, accessory. A subordinate structure customarily incidental to and located upon the same lot as the main building or structure. No accessory structure may be used as a separate dwelling unless in compliance with the use standards or with a conditional use permit.

Stub-out. A portion of a street or cross access built toward and to provide future access to an abutting property that may be developed in the future.

Studio. The workshop of an artist, sculptor, photographer, or craftsman; or a place for radio, movie, or television production.

Subdivision. The division of land into two lots for the purpose of transfer of ownership, excluding the sale or exchange of lots between adjoining lot owners where such sale does not create additional lots.

Swimming pool. An outdoor enclosure for water which is designed, used, or maintained for swimming or bathing. Excludes any portable, above-ground enclosures less than 30 inches deep.

Taper. The widening of pavement to allow the redirection and transition of vehicles around or into an auxiliary lane.

Taxi or limousine service. Transporting passengers for a fare or charge. Excludes buses.

Taxidermy. Use involving preparing, stuffing, and mounting animals or animal skins.

Tennis court. An improved area designed for playing tennis or a similar sport.

Theater. A building used to show movies on a paid admission basis, or to provide drama, dance, musical or other live performances.

Theater, drive-in. An open lot devoted primarily to the showing of movies or theatrical productions on a paid-admission basis to patrons seated in or near their automobiles.

Tiny house. An independent dwelling unit that is 400 square feet or less.

Tourist court, auto court, cabins or lodge. One or more buildings designed to provide individual rooms for temporary lodging of 30 days or less to tourists or transients, with parking spaces conveniently located to each unit. Cooking facilities may be provided for each unit.

Tourist home. A dwelling where lodging of 30 days or less is provided for compensation for up to 14 transients.

Travel plaza/truck stop. Buildings or property oriented for the service of trucks, including the sale of truck fuel, minor truck repair and service, and support facilities for truck drivers. Truck stops are designed to accommodate trucks and truck drivers, but may be used by non-truck traffic. The facility allows for the temporary, daily parking of trucks in transit but not for loading or unloading cargo. Truck means a commercial vehicle driven by a person who is required to have a commercial driver's license or equivalent.

Travel trailer or camper. A vehicular, portable structure, built on a chassis, and designed to be used for temporary human habitation for travel, recreational, and vacation uses. Use of these vehicles as permanent dwelling units is prohibited.

Trip. A single or one-direction vehicle movement with either the origin or the destination inside a study area. A vehicle leaving the road and entering a property is one trip. Later, when the vehicle leaves the property and reenters the road, it is a second trip.

Truck. A motor vehicle designed to transport cargo on its own structure independent of any other vehicle, and having a registered gross vehicle weight rating of 7,500 pounds or more. Excludes a pickup or panel truck.

Truck hauling business. Any commercial enterprise utilizing a truck or trucks for transporting goods or materials, and which employs persons who do not reside in the dwelling on the property.

University. See college.

Upholstery shop/store. See retail sales or uses.

Utility, trunk line. Main supply route for gas, oil, electric, or other public utilities. Typically, a utility trunk line does not allow abutting properties a direct connection.

Variance. A reasonable deviation permitted only when the strict application of this ordinance would unreasonably restrict the utilization of property and the need for the variances is not generally shared by other properties. The deviation may be from provisions regulating the size, shape, or area of the lot; or the size, height, area, bulk, or location of a building or structure. A variance may not be contrary to the purpose of this ordinance and cannot include a change in use.

Vehicle graveyard. Property on which more than five inoperable motor vehicles are located.

Vehicle repair. General repair, rebuilding, or reconditioning of trailers, motor vehicles, or their component parts, including bodywork, welding, painting, and upholstery.

Veterinary hospital. A place where animals are given medical care and are boarded only incidentally to their medical care.

Veterinary services. See retail sales or uses.

Warehouse. A building used primarily for the storage of goods and materials, and which is not a distribution center.

Water and sewage systems, public. A water or sewage system which provides services to the public and is owned and operated by the county, or a governmental authority, or owned and operated by a private person or entity which properly licensed by the State Corporation Commission.

Wastewater treatment plant. A facility and related structures and improvements that is designed to treat large volumes of sewage or wastewater to produce an environmentally safe fluid waste stream (treated effluent) and a solid waste residue (treated sludge) suitable for disposal or reuse, and is approved by the Virginia Department of Health, the Virginia Department of Environmental Quality or another applicable regulatory agency.

Wetland mitigation bank. The preservation, enhancement, restoration, or creation of a wetland, stream, or habitat conservation area which offsets or compensates for expected adverse impacts to similar nearby ecosystems.

Wildlife preserve. Property set aside for the preservation of wildlife.

Wind turbine, small. Any device, such as a windmill, wind turbine, or wind charger that converts wind energy into electricity. Includes the rotors, generators, towers, and associated control or conversion electronics.

Winery. A facility licensed by the state to manufacture wine, and to sell, deliver, or ship wine in closed containers for resale outside the state or at wholesale. Includes the licensed operation of distilling equipment on the property to manufacture spirits from fruit or fruit juices.

Wireless telecommunications tower and facility. A lot containing a tower, attached sending and receiving antennas, and a prefabricated or modular structure or cabinets containing electronic equipment; or a Federal Communications Commission-licensed facility, designed and used for the purpose of transmitting, receiving, and relaying voice and data signals from various wireless communication devices and equipment.

Yard, front. The front yard is the area of a lot adjacent to its front lot line, measured by the length of the front lot line, extending from one side lot line to the other side lot line, and the width and depth of the required front setback.

Yard, rear. The rear yard is the area adjacent to the rear lot line, measured by the length of the rear lot line, extending from one side lot line to the other side lot line, and the width and the depth of the required rear setback.

Yard, side. The side yard is the area of a lot adjacent to its side lot line, measured by the length of the side lot line extending from the edge of front setback line to the edge of the rear setback line, and the width of the required side setback.