

ZONING ORDINANCE SUMMARY INFORMATION
(Effective December 2004 – Updated February 19, 2008)

(FOR REFERENCE PURPOSE ONLY – NOT A LEGAL DOCUMENT)

TABLE 1

Prince William County Zoning Districts

	Zoning District	Description	Minimum Lot Size
Agricultural & Residential Districts	A-1 *	Agricultural	10 acres
	SR-5 (formerly RR 5) *	Semirural Residential (single-family detached)	5 ac.
	SR-3 (formerly SRR-3)*	Semirural Residential (single-family detached)	3 ac.
	SR-1 (formerly SRR-1)*	Semirural Residential (single-family detached)	1 ac.
	R-2 (formerly R-20)*	Suburban Residential (single-family detached)	20,000 s.f.
	R-4(formerly R-10)*	Suburban Residential (single-family detached)	10,000 s.f.
	R-6(formerly SR-6)	Suburban Residential (Single family attached and detached) (6 units per net acre max.)	n/a
	RMH	Residential Mobile Home (6 units per ac. max.)	5,000 s.f. (single-width mobile home) 7,500 s.f. (double-width mobile home)
	R-16(formerly R-M1)	Suburban Residential (16 units per net ac. max.) (6 units per net ac. min.)	n/a
	R-30(formerly R-M2)	Urban Residential (multi-family) (30 units per net ac. max.) (16 units per net ac. min.)	n/a
	RU	Urban Residential (multi-family) (31 units per ac. min.)	n/a

* Cluster development permitted. See Sections 32-300.40 through 32-300.60 of the Zoning Ordinance.

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	RPC	Residential Planned Community (mixed residential and nonresidential)	500 ac. min. district size
	PMR	Planned Mixed Residential (mixed residential)	10 ac. min. district size
	V	Village (Potomac Communities) – It is designed to provide for, and encourage development of, residential and neighborhood commercial uses, intermingled in a neighborhood of small lots, laid in a traditional street grid.	n/a for residential 10,000 s.f. for nonresidential

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Prince William County Zoning Districts (continued)

	Zoning District	Description	Minimum Lot Size
Commercial, Office and Industrial Districts	B-1	General Business	n/a
	B-2	Neighborhood Business (15–ac. max. district size)	n/a
	B-3	Convenience Retail (1–ac. min. district size) (5–ac. max. district size)	n/a
	O(L)	Low-Rise Office	10,000 s. f.
	O(M)	Mid-Rise Office	n/a
	O(H)	High-Rise Office	n/a
	O(F)	Office/Flex (research and development)	n/a
	M-2	Light Industrial	n/a
	M-1	Heavy Industrial	n/a
	M/T	Industrial/Transportation	n/a
	PBD	Planned Business District (mixed nonresidential) (15 ac. min. district size)	n/a
	PMD	Planned Mixed Use District (mixed nonresidential and residential) (25 ac. min. district size)	Varies according to use

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TABLE 2

**DEVELOPMENT STANDARDS SUMMARY FOR AGRICULTURAL AND
RESIDENTIAL ZONING DISTRICTS**

Zoning District	Description	Lot Size	Minimum Lot Width	Front Setback	Rear Yard	Minimum Side yard	Side yard (Corner Lot)	Maximum Lot Coverage	Maximum Density Units/ Acre
A-1 ¹	Agricultural	10 ac. ²	100' ³	35'	25'	15'			1 du/10 ac.
SR-5 (formerly RR 5) ⁴	Semirural Residential	5 ac.	100' ³	50'	25'	15'	20'	25%	1 du/5 ac.
SR-3 (formerly SRR-3) ⁴	Semirural Residential	3 ac.	100' ³	35'	25'	10'	20'	25%	1 du/3 ac.
SR-1 (formerly SRR-1) ⁴	Semirural Residential	1 ac.	100' ³	35'	25'	10'	20'	25%	1
R-2 (formerly R-20) ⁴	Suburban Residential	20,000 sq. ft.	100' ^{3 & 5}	35'	25'	10'	20'	30%	2
R-4 (formerly R-10) ⁴	Suburban Residential	10,000 sq. ft.	70'/100' ^{3 & 6}	30'	25'	10'	20'	40%	4
R-6 (formerly SR-6)	Suburban Residential	Development standards in accordance with Section 32-303.40							6
RMH	Residential Mobile Home	Varies by Type ⁷	30'/15' cul-de-sac	Development standards in accordance with Section 32-303.65 – 32-303.66					6
R-16 (formerly RM-1)	Suburban Residential	Development standards in accordance with Section 32-304.05							16
R-30 (formerly RM-2)	Urban Residential (multi-	Development standards in accordance with Section 32-304.25							30

¹ Rural cluster development per Section 32-300.40.

² Minimum lot size is one acre for land conveyed to immediate family members under provisions of Section 25-6 of the Prince William County Code.

³ Frontage or lot width must be satisfied on a public or private street, depending on the development standards in each zoning district.

⁴ Cluster option is available in accordance with Section 32-300.40 through 32-300.60 *et seq.*

⁵ Minimum lot width is 80' for lots on cul-de-sacs.

⁶ 100' lot width along both streets is required on corner lots.

⁷ Minimum lot size for double-wide mobile homes is 7,500 sq. ft.; for single-wide mobile homes is 5,000 sq. ft.

Notes: Certain yard encroachments are allowed pursuant to Section 32-300.06
This table does not specify the uses allowed within the RPC and PMR zoning districts

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	family)		
R-U	Urban Residential (multi-family)	Development standards in accordance with Section 32-304.35	31
V	Village	Development standards in accordance with Section 32-351.06	Maximum - none Minimum - 31

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TABLE 3

**DEVELOPMENT STANDARDS SUMMARY FOR
NONRESIDENTIAL ZONING DISTRICTS**

Zoning District	Description	Maximum Coverage	Minimum Open Space	Maximum Height	Maximum Floor Area Ratio	Setback from Right-of-way	Setback from A/R District
B-1	General Business District	85%	15%	45' ¹	0.40	20' ²	25'
B-2	Neighborhood Business District (15-ac. max. district size)	80%	20%	45' ¹	0.30	20' ²	25'
B-3	Convenience Retail District (1-ac. min. district size) (5-ac. max. district size)	80%	20%	35' ¹	0.10	55' ² (20' along the side street for a corner lot)	25'
O(L)	Low-Rise Office District (10,000 sq. ft. min. lot size)	80%	20%	45' ¹	0.35	20' ²	25'
O(M)	Mid-Rise Office District	80%	20%	70' ¹	0.65	20' ⁵	25'
O(H)	High-Rise Office District	80%	20%	100' ¹	1.25	20' ^{3&5}	25'
O(F)	Office Flex District	80%	20%	45' ^{1&4}	0.50	20' ^{3&5}	25'
M-2	Light Industrial District	80%	20%	60'	0.50	20' ⁵	50'
M-1	Heavy Industrial District	85%	15%	75' ¹	0.50	20' ⁵	50'
M/T	Industrial/ Transportation District	85%	15%	75' ¹	0.75	20' ⁵	50'

Notes: Upon approval of a proffer or special use permit in accordance with requirements of Section 32-400.04, the maximum FAR may be increased.
Parcels located in a Highway Corridor Overlay District (HCOD) or Redevelopment Overlay District (ROD) are subject to standards in Part 503 and Par 507, respectively.
This table does not specify the uses allowed within the PBD and PMD zoning districts.

¹ Upon approval of a proffer or special use permit in accordance with requirements of Section 32-400.03, the maximum height may be increased.

² See Section 32-400.03(5)

³ The greater of 20' or 1' for every 3' in height.

⁴ 100' with a special use permit or proffer.

⁵ Except where a greater setback would result from a streetscape landscaping area required by section 32-250.43

ZONING ORDINANCE SUMMARY INFORMATION
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TABLE 4
USES IN AGRICULTURAL AND RESIDENTIAL ZONING DISTRICTS

Uses	A-1	SR-1	SR-3	SR-5	R-2	R-4	R-6	RMH	R-16	R-30	RU
Adult day care facility	S	S	S	S	S	S	S	S	S	S*	S*
Agriculture/related uses	B										
Airport, heliport or private airstrip	S										
Amateur radio service antennas, satellite dishes, & associated supporting structures for private residential use < 75' ¹	A	A	A	A	A	A	A	A	A	A	A
Amateur radio towers > 75'	S	S	S	S	S	S	S	S	S	S	S
Assisted living facility									S	S	S
Barber shop or beautician studio, tanning or toning salon										S*	S*
Bed and breakfast ²	S	S	S	S	S	S					
Bicycle service										S*	S*
Business school										S*	S*
Cafeteria/lunchroom/snack bar/automat										S*	S*
Catering, commercial (off premises)										S*	S*
Cemetery	S										
Child care facility ³	S	S	S	S	S	S	S	S	S	S*	S*
Civic club	S	S	S	S							
Commercial artist or photographer's studio										S*	S*
Commercial monopoles and towers >= 50' ⁴	S	S	S	S	S	S	S	S	S	S	S

* (Uses allowed by right in B-2 (304.24(8))). Must be for exclusive patronage of the residents and located in a building containing dwelling units

¹ Subject to restrictions contained in Section 32-240.11

² Subject to restrictions contained in Section 32-300.15

³ Subject to restrictions contained in Section 32-300.-02(15)

⁴ Subject to restrictions contained in Section 32-240.16 & Section 32-240.19

LEGEND:

B = Use By Right

A = Accessory Use (allowed by right only in conjunction with a permitted residential use

2 = Secondary Use (allowed by right only in conjunction with a permitted principal residential use (Section 32-300.07.6))

S = Requires Special Use Permit

NOTE: This table does not specify the uses allowed within the RPC, PMR and PMD zoning districts. See Section 32-305, 32-306 and 32-405 of the Zoning Ordinance

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Uses	A-1	SR-1	SR-3	SR-5	R-2	R-4	R-6	RMH	R-16	R-30	RU
Commercial riding center, equestrian events, polo club	S										
Community operated recreation facilities exclusive to residents of principal residential ⁵	2	2	2	2	2	2	2	2	2	2	2
Community operated recreation facilities secondary to principal residential for use by residents and paying public	S	S	S	S	S	S	S	S	S	S	S
Country club	S	S	S	S	S	S	S				
Cultural arts center										S*	S*
Data and computer services										S*	S*
Dry cleaning/garment processing (commercial), < 3,000 sq. ft.										S*	S*
Dry cleaning pick-up facility										S*	S*
Dwelling unit for farm employees	2										
Exotic birds and miniature animals, commercial ⁶	S	S	S	S							
Exotic birds and miniature animals, non-commercial ⁶	B	B	B	B							
Extraction of mineral resources (mining)	S										
Financial institution										S*	S*
Flea market/farmer's market	S										
Garden center	S									S*	S*
Golf course		S	S	S							
Greenhouse or nursery	B									S*	S*

⁵ Subject to restrictions contained in Section 300.07(6)

* (Uses allowed by right in B-2 (304.24(8))). Must be for exclusive patronage of the residents and located in a building containing dwelling units

⁶ Subject to restrictions contained in Section 300.300.02(8)

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Uses	A-1	SR-1	SR-3	SR-5	R-2	R-4	R-6	RMH	R-16	R-30	RU
Group home ⁷	B	B	B	B	B	B	B	B	B	B	B
Home business ⁸	S	S	S	S	S	S	S	S	S	S	S
Homeless shelter	S	S	S	S							
Home occupation ^{3 & 9}	B	B	B	B	B	B	B	B	B	B	B
Home sales office ¹⁰	B	B	B	B	B	B	B	B	B	B	B
Hospital							S	S	S	S	S
Household equipment/appliance service										S*	S*
Institute for special education and training										S*	S*
Interior design and decorating shop										S*	S*
Kennel, commercial	S										
Kennel, non-commercial		S	S	S							
Kennel, non-commercial > 8 dogs	S			S							
Kennel, non-commercial <= 8 dogs	A			A							
Landscaping service	S										
Laundromat										S*	S*
Lawn mower service										S*	S*
Locksmith										S*	S*
Lodging house (lots >= 10 acres)	B										
Lodging house (lots < 10 acres)	S										

⁷ Subject to restrictions contained in Section 32-300.07(5)

⁸ Subject to restrictions contained in Section 32-300.07(3)

⁹ Subject to restrictions contained in Section 32-300.07(2)

¹⁰ Subject to restrictions contained in Section 32-300.07(1)

* (Uses allowed by right in B-2 (304.24(8))). Must be for exclusive patronage of the residents and located in a building containing dwelling units

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Uses	A-1	SR-1	SR-3	SR-5	R-2	R-4	R-6	RMH	R-16	R-30	RU
Lodging house		S	S	S							
Medical or dental offices and clinic										S*	S*
Medical and dental offices and pharmacies for the exclusive patronage of residents										2	2
Mixed use building											B
Mobile homes and related facilities								B			
Multifamily dwelling units									B	B	B
Nursing and convalescent care facility										S*	S*
Nursing home		S	S	S					S	S	S
Office										S*	S*
Office equipment service										S*	S*
One-family dwelling units	B	B	B	B	B	B	B				
Optical and eye care facility										S*	S*
Outside storage ¹¹	2	2	2	2	2	2	2	2	2	2	2
Package, telecommunications and courier service										S*	S*
Paintball Facility (min. 50-acre lot size) (not w/in 500' of any occupied dwelling)	S										
Pet grooming										S*	S*
Petting farm	S										
Photographic processing laboratory										S*	S*
Place of religious worship or assembly ¹²	S	S	S	S	S	S	S	S	S	S	S

* (Uses allowed by right in B-2 (304.24(8))). Must be for exclusive patronage of the residents and located in a building containing dwelling units

¹¹ Subject to restrictions contained in Section 32-300.02(13)

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Private camp	S										
Private school	S				S	S					
Private school, boarding prohibited										S*	S*
Private school, including boarding		S	S	S							
Quick service food store										S*	S*
Race track, horses	S										
Ranges, shooting (indoor/outdoor)	S										
Recovery home	S	S	S	S	S	S	S	S			
Recreation facility, commercial (outdoor, excluding laser tag)	S										
Recreation facility, commercial (outdoor, excluding driving ranges, minigolf, baseball hitting ranges, laser tag, paintball)		S	S	S							
Recycling collection points ¹³							S		S	S	S
Religious institution	S	S	S	S	S	S	S	S	S	S	S
Restaurant, not including drive-in/drive-up, drive-through, or carry-out										S*	S*
Retail store										S*	S*
Rural cluster development ¹⁴	B										
Rural home business ¹⁵	S										
Satellite parking (secondary to religious institution or place of	S	S	S	S	S	S	S	S	S	S	S

¹² Subject to restrictions contained in Section 32-300.07(7)

¹³ Subject to restrictions contained in Section 32-250.84

* (Uses allowed by right in B-2 (304.24(8))). Must be for exclusive patronage of the residents and located in a building containing dwelling units

¹⁴ Subject to restrictions contained in Section 32-300.40

¹⁵ Subject to restrictions contained in Section 32-300.14

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Uses	A-1	SR-1	SR-3	SR-5	R-2	R-4	R-6	RMH	R-16	R-30	RU
worship) ¹⁶											
Sawmill, temporary	B										
School of special instruction										S*	S*
Shoe repair										S*	S*
Shopping center A (see part 100)										S*	S*
Stables	B										
Tack shop, secondary to stable use only	2										
Tailor; seamstress shop										S*	S*
Theater (indoor)										S*	S*
Timbering ¹⁷	B										
Tool and equipment rental (minor)										S*	S*
Townhouse dwelling unit							B				
Travel agency										S*	S*
Travel Trailer and camp park	S										
Veterinary hospital	S									S*	S*
Wayside food stand	2										
Windmill	2										

¹⁶ Subject to restrictions contained in Section 32-300.07(8)

¹⁷ Subject to restrictions contained in Section 32-250.53 and 32-504.

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2 = Secondary Use (allowed by right only in conjunction with a permitted principal residential use (Section 32-300.07.6))

S = Requires Special Use Permit

NOTE: This table does not specify the uses allowed within the RPC, PMR and PMD zoning districts. See Section 32-305, 32-306 and 32-405 of the Zoning Ordinance

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TABLE 5
USES IN NONRESIDENTIAL ZONING DISTRICTS

Uses	B-1	B-2	B-3	O (L)	O (H)	O (M)	O (F)	M-1	M-2	M/T
Adult day-care facility	B	B	B	2	2	2	2		2	
Alarm systems operations, office	B			B	B	B		B	B	B
Ambulance service, commercial	B						B	B	B	B
Ambulance service maintenance facility	S							B	S	B
Animal shelter								B		B
Arts center, cultural	B	B		B	B	B	B			
Art gallery (private)				2		2				
Artist or photographer's studio, commercial	B	B		2	2	2	2			
Asphalt/concrete plant								S		S
Assembly (HAZMAT)								S	S	S
Assembly (non-HAZMAT)							B	B	B	B
Bakery, industrial								B	B	B
Barber shop or beautician studio, tanning or toning salon	B	B	B	2	2	2	2		2	
Bicycle service		B								
Blacksmith, welding, or machine shop								B		B
Boat building and repair yard								B		B
Boat sales (excluding nonmotorized), rental or lease, storage, service or repair	S									
Boat sales, rental or lease, storage, service, or repair										B
Brewery and bottling associated with restaurant	B									

LEGEND:

B = Use By Right

2 = Secondary Use (allowed by right only in conjunction with a permitted principal use (32-400.13))

S = Requires Special Use Permit

NOTES:

1. Parcels located in a Highway Corridor Overlay District (HCOD), Higher Education Overlay District (HEOD), or Redevelopment Overlay District (ROD) are subject to regulations in Part 500.
2. This table does not specify the uses allowed within the RPC, PMR, PMD, or PBD zoning districts. See Section 32-305, 32-306, 32-404 and 32-405 of the Zoning Ordinance

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TABLE 5
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Uses	B-1	B-2	B-3	O (L)	O (H)	O (M)	O (F)	M-1	M-2	M/T
Brewery and bottling facility								B		B
Building material sales yard								B		B
Business school	B	B		B	B	B	B		B	
B-2 use > 12,000 sq. ft. of floor area		S								
Bus station, commercial	B				S	S	S		2	
Bus terminal, commercial										B
Cafeteria/lunchroom/snack bar/automat	B	B		2	2	2	2			
Carwash (manned or self-service)	S	S								
Catalog sales; contractor's tradesman's, or industrial equipment (without showroom)							2		2	
Catalog sales; contractor's tradesman's, or industrial equipment (with or without showroom)								B		B
Catering, commercial (off premises)	B	B					B	B	B	
Catering, commercial (on or off premises)	B	S					2			
Child-care facility	B	B	B	2	2	2	2		2	
Civic club	B			S	2					
Coal, wood, lumber yards								B		B
Cold storage.								B	B	B
College, university, or seminary	B			B	B	B	B		B	

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S = Requires Special Use Permit

NOTES:

1. Parcels located in a Highway Corridor Overlay District (HCOD), Higher Education Overlay District (HEOD), or Redevelopment Overlay District (ROD) are subject to regulations in Part 500.
2. This table does not specify the uses allowed within the RPC, PMR, PMD, or PBD zoning districts. See Section 32-305, 32-306, 32-404 and 32-405 of the Zoning Ordinance

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Uses	B-1	B-2	B-3	O (L)	O (H)	O (M)	O (F)	M-1	M-2	M/T
Commercial monopoles and towers >= 200' ¹	S	S	S	S	S	S	S	S	S	S
Commercial parking	S				2	S		B	S	B
Commercial parking (secondary only)							S			
Commercial recreation facility (indoor)	B				2	2	2		2	
Company vehicle service facility ²	S							B		B
Contractor or tradesman's shop (limited); no trash removal service								B	B	B
Contractor or tradesman's shop; no trash removal service (unlimited)								B		B
Crematory, secondary to hospital only				S			S			
Crematory, secondary to hospital, mortuary, or funeral home	S									
Data and/or computer services	B	B		B	B	B	B	B	B	
Drive-in-facilities ³	S	S	S	S	S	S	S	S	S	S
Dry cleaning/garment processing retail < 3,000 sq. ft.	B	B								
Dry cleaning/garment processing retail > 3,000 sq. ft.								B		B
Dry cleaning/garment								B		B

¹ Subject to restrictions contained in Section 32-240.16(2) and 32-240.19(2)

² Subject to restrictions contained in Section 32-400.17

³ Except when proposed in conjunction with financial institution in planned development districts.

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NOTES:

1. Parcels located in a Highway Corridor Overlay District (HCOD), Higher Education Overlay District (HEOD), or Redevelopment Overlay District (ROD) are subject to regulations in Part 500.
2. This table does not specify the uses allowed within the RPC, PMR, PMD, or PBD zoning districts. See Section 32-305, 32-306, 32-404 and 32-405 of the Zoning Ordinance

ZONING ORDINANCE SUMMARY INFORMATION
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(FOR REFERENCE PURPOSE ONLY – NOT A LEGAL DOCUMENT)

TABLE 5
USES IN NONRESIDENTIAL ZONING DISTRICTS

Uses	B-1	B-2	B-3	O (L)	O (H)	O (M)	O (F)	M-1	M-2	M/T
processing wholesale										
Dry cleaning pick up facility	B	B	B							
Electronic component assembly and repair							B			B
Electronic equipment and component manufacturing, assembly, processing and distribution							S	B	B	
Equipment storage ¹									2	
Equipment storage yard; no trash or refuse equipment								B		B
Extraction of mineral resources and related industrial/wholesale operations								S		S
Farmer's market	S	S								B
Feed and grain storage and distribution center								B		B
Financial institution (without drive-in facilities)	B	B	B	B	B	B	B		2	
Financial institution with drive-in facilities) ²	S	S	S	S	S	S	S		S	
Food service, institutional								B	B	
Flea market	S							B	S	
Fraternity or sorority, secondary to college (on campus only)	2				2	2	2			
Furniture repair; dipping and stripping, upholstery								B		B

¹ Subject to restrictions contained in Section 32-400.19.

² Except in planned development districts

LEGEND:

B = Use By Right

2 = Secondary Use (allowed by right only in conjunction with a permitted principal use (32-400.13))

S = Requires Special Use Permit

NOTES:

1. Parcels located in a Highway Corridor Overlay District (HCOD), Higher Education Overlay District (HEOD), or Redevelopment Overlay District (ROD) are subject to regulations in Part 500.
2. This table does not specify the uses allowed within the RPC, PMR, PMD, or PBD zoning districts. See Section 32-305, 32-306, 32-404 and 32-405 of the Zoning Ordinance

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Uses	B-1	B-2	B-3	O (L)	O (H)	O (M)	O (F)	M-1	M-2	M/T
Garden center	B	B	B							
Greenhouse or nursery	B	B								
Greenhouse or nursery, wholesale (<= 20% of lot)										B
Greenhouse or nursery, wholesale (<= 10% of lot)								B	B	
Gunsmith shop			B					B	B	
Helipad					S	S				
Heliport	S						S	S	S	S
Heliport (secondary only)					S	S				
Helistop ¹	2			2	2	2	2		2	
Hospital	B			S	B	S	S			
Hotel or motel	B						B			
Hotel, motel or short-term lodging				B	B					
Household equipment and appliance service	B	B								
Institute for special education and training	B	B		B	B	B	B		B	
Interior design and decorating shop	B	B								
Janitorial service							S	B	B	B
Kennel, commercial	S							B		B
Laundromat	B	B								
Laundry, industrial								B		B
Lawn mower service	B	B								
Live entertainment, dancing	S	S			S					

¹ Subject to restrictions contained in Section 32-400.18

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Uses	B-1	B-2	B-3	O (L)	O (H)	O (M)	O (F)	M-1	M-2	M/T
Live entertainment, dancing (secondary only)				S		S	S			
Locksmith	B	B	B				2	2	B	2
Manufacturing and processing, other (HAZMAT or non-HAZMAT)								S		S
Manufacturing and fabrication of signs								B		B
Manufacturing, candy/confections								B		B
Manufacturing, cosmetics and perfume								B		B
Manufacturing, electronic components								B		B
Manufacturing, fabricated metal								B		B
Manufacturing, musical instruments, toys							S	B		B
Manufacturing, pharmaceutical (non-HAZMAT processes)								B		B
Manufacturing, pottery and ceramics								B		
Manufacturing, pottery and ceramics using only previously pulverized clay and kiln fired only by electricity or gas										B
Marble/tile, processing, cutting and polishing								B		B
Marina	S	S	S					S	S	S
Masonry and stone working								B		
Medical care facility,	S			S	B	B				

LEGEND:

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**TABLE 5
USES IN NONRESIDENTIAL ZONING DISTRICTS**

Uses	B-1	B-2	B-3	O (L)	O (H)	O (M)	O (F)	M-1	M-2	M/T
specialized										
Medical care facility, specialized (secondary to hospital only)							2			
Medical or dental laboratory	B			B	B	B	B	B	B	
Medical or dental laboratory (secondary to medical or dental clinic)		2	2							
Medical or dental office and clinic	B	B	B	B	B	B	B			
Metal fabrication and signs							S			
Mixed use building		S								
Mobile home or office sales, lease or service	S									S
Mortuary, funeral or wedding chapel	B						2			
Motorcycle sales, rental or lease and service or repair	S									
Motor vehicle auction, wholesale								S		B
Motor vehicle fuel station, retail	S	S	S							
Motor vehicle fuel station, secondary only							S	S	S	S
Motor vehicle graveyard								S		S
Motor vehicle impoundment yard	S							S		B
Motor vehicle parts, retail	B						2			
Motor vehicle parts, with service	S									B
Motor vehicle repair, machine	S									

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Uses	B-1	B-2	B-3	O (L)	O (H)	O (M)	O (F)	M-1	M-2	M/T
shop										
Motor vehicle repair								B		B
Motor vehicle sales, secondary to motor vehicle repair								S		S
Motor vehicle sales, rental or lease (limited)	S									
Motor vehicle sales, rental or lease (recreational)	S									B
Motor vehicle sales, rental or lease (unlimited)										B
Motor vehicle sales, rental or lease (unlimited), excluding passenger motor vehicles less than 7,500 pounds gross vehicle weight. Floor area devoted to storage of parts shall not be included in secondary retail sales floor area calculations.								B		
Motor vehicle service	S							B		B
Motor vehicle service, secondary only							S			
Motor vehicle storage yard/lot								S		B
Motor vehicle towing	S							S		
Moving and storage								B		
Nursing or convalescent care facility	B	B								
Nursing or convalescent care facility, secondary to hospital only							2			
Office	B	B	B	B	B	B	B	B	B	B

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Uses	B-1	B-2	B-3	O (L)	O (H)	O (M)	O (F)	M-1	M-2	M/T
Office equipment service		B								
Office equipment sales, lease & service	B			2	2	2	2		2	
Optical and eye care facility	B	B				2				
Outside storage of equipment, materials and products (secondary only)							S			
Package, telecommunications, and courier services	B	B		B	B	B	B		B	B
Package, telecommunications, and courier services (unlimited storage of equipment, supplies and vehicles)								B		
Pet grooming service	B	B								
Pharmaceutical product manufacturing (non-HAZMAT) ¹									B	
Photographic processing laboratory	B	B		2	2		B	B	B	
Place of religious worship or assembly	B	B	B							
Private schools							2			
Private school (boarding prohibited)	B	B		B	B	B	B			
Publishing and printing							B	B	B	B
Quick service food store	B	B	B					2		2
Quick service food store (not freestanding)				2	2	2				
Quick service food store (not									2	

¹ Subject to restrictions contained in Section 32-400.20

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Uses	B-1	B-2	B-3	O (L)	O (H)	O (M)	O (F)	M-1	M-2	M/T
freestanding unless approved as part of motor vehicle fuel station, retail)										
Racetracks (equestrian)	S								S	
Racetracks (motorized vehicles)	S								S	S
Radio or TV broadcasting station	B			S	S		B	B	B	B
Railroad freight depot								B		B
Railroad passenger station	S						B	B	B	B
Railroad passenger station (secondary only)					S					
Railroad yard										B
Range, shooting (indoor or outdoor)								S	S	S
Range, shooting (indoor)	S						S			
Recording studio	B			2	2	2		B	B	B
Recreational facility for employees				2	2	2	2			
Recreation facility, commercial (indoor)	B	S			2	2	2		2	
Recreation facility, commercial (indoor or outdoor); paintball facilities prohibited		S		2						
Recreation facility, commercial (outdoor), paintball facilities prohibited	S									
Recreation facility, commercial (outdoor)									S	
Recreational vehicle	S									

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Uses	B-1	B-2	B-3	O (L)	O (H)	O (M)	O (F)	M-1	M-2	M/T
park/campground										
Recyclable materials separation facility								B	S	B
Recycling collection points ¹	B	B	B	B	B	B	B	B	B	B
Recycling plant								S		S
Religious institution with related facilities	B		B	B	B	B	2			
Research and development (non-HAZMAT)				B	B	B	B	B	B	B
Research and development (HAZMAT)							S	S	S	S
Restaurant	B	B	B	2	2	2	2	2	2	2
Restaurant, drive in, drive up, drive through	S	S	S							
Restaurant, carry out	B	B	B	2	2	2	2	2	2	2
Retail sales, accessory ²								B	B	
Retail store	B	B	B	2	2	2	2	2	2	2
Retail use > 80,000 sq. ft. single tenant ³	S									
Sawmill								S		S
School of special instruction	B	B		2	2	2	2		B	
Secondary residential ⁴	S	S		S	S	S				
Self-storage center ⁵	S						S	B	B	B
Sheet metal fabrication								B		

¹ Subject to restrictions contained in Section 32-250.84

² Subject to restrictions contained in Section 32-403.11

³ Subject to restrictions contained in Section 32-400.15

⁴ Subject to restrictions contained in Section 32-400.21

⁵ Subject to restrictions contained in Section 32-400.14

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Uses	B-1	B-2	B-3	O (L)	O (H)	O (M)	O (F)	M-1	M-2	M/T
Shoe repair	B	B	B							
Shopping center A (less than 50,000 gross square feet)	B	B								
Shopping center B (50,000 to 120,000 gross square feet)	B	S								
Shopping center C (120,000 to 400,000 gross square feet)	B									
Shopping center D (over 400,000 gross square feet)	B									
Stadium or arena, indoor or outdoor	S								S	
Stadium, arena or amphitheater, indoor or outdoor								S		S
Storage facility (HAZMAT)								S		S
Tailor, seamstress shop	B	B	B							
Taxi or limousine dispatching or service facility ¹	S									
Taxi or limousine dispatching ¹⁰				S	S	S	S		2	
Taxi or limousine operations and service ¹⁰								B	S	B
Testing/experimental laboratories (HAZMAT)							S	S	S	S
Theater (drive-in)	B									
Theater (indoor)	B	B								
Tool and equipment rental (heavy and minor)								B		B
Tool and equipment rental	B	B					2		B	

¹ Subject to restrictions contained in Section 32-400.16 and 32-400.17

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Uses	B-1	B-2	B-3	O (L)	O (H)	O (M)	O (F)	M-1	M-2	M/T
(minor)										
Trade, conference or convention center	B									
Trade or convention center					B	B	B		B	
Trade, technical, or vocational school	B			B	B	B	B	B	B	B
Trash and refuse removal service (local only)										B
Travel agency	B	B		2	2	2	2		B	
Truck stop with related facilities	S									S
Truck terminal										B
Truck wash										B
Veterinary hospital	B	B	B	S		S	S	B	B	B
Video equipment and tape store										
Warehouse (HAZMAT)								S		S
Warehouse (non-HAZMAT)							2	B	B	B
Watchman's dwelling	2			2	2	2	2 & S			
Waterfront or maritime uses								B		B
Water transportation facility	S							S	S	S
Wholesaling (HAZMAT)									S	S
Wholesaling (non-HAZMAT)							2	B	B	B
Wholesaling/storage and processing (HAZMAT)								S		

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