

### Proposed Zoning Ordinance Amendments

Code Section	Issue	Resolution
Use Tables	Error in footer(s)	
36.2-311 – Use table for residential districts	Consolidating specific uses with more general categories	Delete pet grooming as permitted use in RA PUDs
36.2-315 – Use table for multiple purpose districts	Make a bus station a permitted use in downtown	Added a new use – Transit Station, permitted by right in D. Deleted the current bus station use
	Consolidating specific uses with more general categories	Deleted: <ul style="list-style-type: none"> <li>• Blood bank and plasma center (becomes laboratory, dental, medical, optical)</li> <li>• Employment or temporary labor center (becomes business serve establishment)</li> <li>• Office, general or Professional, large scale (becomes office, general or professional)</li> <li>• Flea Market, indoor (becomes retail sales)</li> <li>• Body piercing establishment (becomes personal service establishment)</li> <li>• Dry Cleaning and laundry pick up station (becomes personal service establishment)</li> <li>• Internet sales establishment (becomes retail sales)</li> <li>• Janitorial services establishment (becomes business service establishment)</li> <li>• Pet grooming (becomes personal service establishment)</li> <li>• Tattoo parlor (become personal service establishment)</li> </ul>

Code Section	Issue	Resolution
36.2-315 – Use table for industrial districts	Consolidating specific uses with more general categories	Deleted: <ul style="list-style-type: none"> <li>• Office, general or Professional, large scale (becomes office general or professional)</li> <li>• Pet grooming;</li> <li>• Dry Cleaning and laundry pick up station</li> <li>• Internet sales establishment (becomes retail sales)</li> <li>• Janitorial services establishment (becomes business service), uses</li> </ul>
	Permit a Transit Station in I-1	Added a new use – Transit Station, permitted by right in I-1
	Fix error in footnote	Changed “residential” reference to “industrial”
36.2-315 – Use table for planned unit development districts	Consolidating specific uses with more general categories	Deleted: <ul style="list-style-type: none"> <li>• Blood bank and plasma center (becomes Laboratory, dental, medical, or optical)</li> <li>• Office, general or Professional, large scale (becomes office general or professional)</li> <li>• Dry Cleaning and laundry pick up station (becomes personal service)</li> <li>• Pet grooming (becomes personal service)</li> </ul>
	Permit a Transit Station in PUDs	Added a new use – Transit Station, permitted by right in all PUD districts
	Add accessory apartment as permitted use by-right in MXPUD (currently S) and in IPUD	Added accessory apartment as uses permitted by-right in MXPUD and IPUD
Sec. 36.2-405. - Bed and breakfast, homestay, and short-term rental establishments	Allow a n entire dwelling unit to be used as a homestay on a multi-unit property (e.g., a duplex) provided the owner/leaseholder resides at the property during guest stays.	Revised supplemental regulations to specify one homestay per property and that the owner/leaseholder shall occupy the property during guest stays

<b>Code Section</b>	<b>Issue</b>	<b>Resolution</b>
Sec. 36.2-410. - Fences, walls, arbors, and trellises	4 feet height is a standard stocked fencing material. With removal of permitting requirement for fences, it is likely that homeowners will use readily available material for projects – avoid code enforcement issues.	Change maximum fence in a front yard from 3’-6” to 4’
Sec. 36.2-429. - Temporary uses	Need to accommodate temporary government facilities	Expand temporary construction activities to include Temporary Government or Public Services Facility,
Sec. 36.2-522. - Zoning permits	Permitting for fences and small structures is time consuming and we don’t inspect	Revise so no permit required
Sec. 36.2-647. - Buffering and screening	Inconsistency with mechanical screening for residential uses	Updated table 647-1
Sec. 36.2-652. - Minimum parking.	Remove parking standards for uses that have been deleted	Table 652-2 updated
Definitions	New Transit station use	Deleted Bus passenger terminal or station and add Transit station  Revise Bus maintenance, including repair and storage term
	Blood bank/laboratory	Delete Blood bank or plasma center use and revise definition of Laboratory, dental, medical, or optical
	Employment or temporary labor service	Delete and incorporate in Business service establishment definition
	Tattoo parlor/body piercing establishment	Delete specific uses and incorporate in Personal service establishment definition
	Dry cleaning and laundry pick up station	Delete and incorporate in Personal service establishment definition
	Flea Market	Revise to reflect outdoor use only

<b>Code Section</b>	<b>Issue</b>	<b>Resolution</b>
	Kennel	Acknowledge pet grooming as an accessory use
	Pet grooming	Delete specific use and incorporate in personal service establishment