

Attachment A – Proposed Text Amendment

PART 100. – DEFINITIONS

Distribution and fulfillment center shall mean a facility where goods or products are stored on-site temporarily for the purpose of delivery to a retailer or final destination. Such facilities may include automated systems, office space and a pick and pack area to be used by employees for sorting and packaging goods and products for delivery from available, on-site inventory. Distribution and fulfillment center is not defined as Warehousing or Retail uses with an accessory delivery component.

Neighborhood retail and fulfillment center shall mean a facility where a minimum of 25% of the gross floor area is utilized as a retail store and the balance of the gross floor area is utilized as a fulfillment center. Neighborhood retail and fulfillment is not defined as Warehousing or Retail uses with an accessory delivery component.

Truck terminal shall mean any structure or land devoted principally to the servicing, fueling, repair, storage, sales and leasing of trucks as defined in Code of Virginia, § 46.2-100, or any of the above; or any structure or land devoted principally to any activity involving a substantial and routine traffic consisting of trucks or passenger buses, such as a gasoline or fuel oil distributor, a freight or shipping business, a bus depot, a moving business, or similar activities, but not including other principal uses specified in the zoning district(s) where a truck terminal is allowed. Truck Terminal is not defined as Warehousing, Fulfillment Center or Neighborhood Fulfillment Center.

ARTICLE IV. – COMMERCIAL, OFFICE AND INDUSTRIAL DISTRICTS

PART 400. – GENERAL REGULATIONS

Sec. 32-400.27. – General provisions for distribution and fulfillment centers and neighborhood retail and fulfillment centers.

1. Distribution and fulfillment centers and neighborhood retail and fulfillment centers, outside of the E-Commerce Overlay District, shall meet or exceed the design standards of the E-Commerce Overlay District, except when located in a M/T, Industrial/Transportation District:

PART 401. – COMMERCIAL DISTRICTS

Sec. 32-401.11. – Uses permitted by right.

The following uses shall be permitted by right in the B-1 District:

Attachment A – Proposed Text Amendment

1. Adult day-care facility.
2. Alarm systems operations, office.
3. Ambulance service (commercial).
4. Assisted living facility.
5. Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only).
6. Business school.
7. Cafeteria/lunchroom/snack bar/automat.
8. Catering—Commercial (off premises).
9. Catering—Commercial (on or off premises).
10. Child-care facility.
11. Civic club.
12. College, university or seminary.
13. Commercial artist or photographer's studio.
14. Commercial bus station.
15. Computer and network services.
16. Craft brewery (not to exceed production of 10,000 barrels per year. May or may not be associated with a restaurant).
17. Cultural arts center.
18. Dry cleaning/garment processing facility, retail, less than 3,000 square feet.
19. Dry cleaning pick-up facility.
20. Event center/meeting hall.
21. Financial institution.
22. Garden center.
23. Greenhouse or nursery.
24. Hospital.
25. Hotel or motel.
26. Household equipment and appliance service.
27. Institute for special education and training.
28. Interior design and decorating shop.
29. Laundromat.

Attachment A – Proposed Text Amendment

30. Lawn mower service.
31. Locksmith.
32. Medical or dental laboratory.
33. Medical or dental office and clinic.
34. Mortuary, funeral home (except in shopping centers or shopping malls).
35. Motor vehicle parts, retail.
36. [Neighborhood retail and fulfillment center, less than 30,000 square feet in gross floor area within the E-Commerce Overlay District.](#)
- ~~37.36.~~ Nursing or convalescent care facility.
- ~~38.37.~~ Office.
- ~~39.38.~~ Office equipment sales, lease and service.
- ~~40.39.~~ Optical and eye care facility.
- ~~41.40.~~ Package, telecommunications and courier service.
- ~~42.41.~~ Pet store, in accordance with the provisions of section 32-400.24.
- ~~43.42.~~ Photographic processing laboratory.
- ~~44.43.~~ Place of religious worship or assembly.
- ~~45.44.~~ Private school (no boarding).
- ~~46.45.~~ Quick service food store.
- ~~47.46.~~ Radio or TV broadcasting station.
- ~~48.47.~~ Recording studio.
- ~~49.48.~~ Recreation facility, commercial (indoor).
- ~~50.49.~~ Recycling collection points, subject to the standards in section 32-250.84.
- ~~51.50.~~ Religious institution.
- ~~52.51.~~ Restaurant.
- ~~53.52.~~ Restaurant, carry-out.
- ~~54.53.~~ Retail store, less than 80,000 square feet.
- ~~55.54.~~ School of special instruction.
- ~~56.55.~~ Shoe repair.
- ~~57.56.~~ Shopping center A, B, C or D (See Part 100).
- ~~58.57.~~ Tailor, seamstress shop.
- ~~59.58.~~ Theater (drive-in).

Attachment A – Proposed Text Amendment

- ~~60.59.~~ Theater (indoor).
- ~~61.60.~~ Tool and equipment rental (minor).
- ~~62.61.~~ Trade, conference or convention center.
- ~~63.62.~~ Trade, technical and vocational school.
- ~~64.63.~~ Travel agency.
- ~~65.64.~~ Veterinary hospital.
- ~~66.65.~~ Wedding Chapel (except in shopping centers or shopping malls).

Sec. 32-401.13. – Special uses.

The following uses shall be permitted in the B-1 District with a Special Use Permit:

1. Ambulance service, maintenance facility.
2. Boarding/kenneling of pets accessory to a pet store.
3. Boat sales (excluding non-motorized), rental or lease, storage, service, or repair.
4. Car wash (manned or self-service).
5. Commercial kennel.
6. Commercial parking.
7. Company vehicle service facility.
8. Continuing care retirement community.
9. Crematory, secondary to a hospital, mortuary, or funeral home.
10. Data Center.
11. Donated materials collection center.
12. Farmer's market.
13. Flea market.
14. Heliport.
15. Marina.
16. Medical care facility, specialized.
17. Mobile home or office sales, lease or service.
18. Motorcycle sales, rental or lease, service or repair.
19. Motor vehicle fuel station, retail.
20. Motor vehicle impoundment yard.

Attachment A – Proposed Text Amendment

21. Motor vehicle parts, with service.
22. Motor vehicle repair, machine shop.
23. Motor vehicle sales, rental or lease (limited).
24. Motor vehicle sales, rental or lease (recreational).
25. Motor vehicle service.
26. Motor vehicle towing.
27. [Neighborhood retail and fulfillment center.](#)
- ~~28.27.~~ Pet care facility, in accordance with the provisions of section 32-400.24.
- ~~29.28.~~ Racetrack (equestrian).
- ~~30.29.~~ Racetrack (motorized vehicles).
- ~~31.30.~~ Railroad passenger station.
- ~~32.31.~~ Range, shooting (indoor).
- ~~33.32.~~ Recreation facility, commercial (outdoor); paintball facilities prohibited.
- ~~34.33.~~ Restaurant, drive-in/drive-up, or drive through, except as provided in Sec.-32-400.07.
- ~~35.34.~~ Recreational vehicle park/camp ground.
- ~~36.35.~~ Retail use exceeding 80,000 square feet of gross floor area.
- ~~37.36.~~ Self-storage center; in accordance with the provisions of section 32-400.16.
- ~~38.37.~~ Stadium or arena, indoor or outdoor.
- ~~39.38.~~ Taxi or limousine dispatching or service facility.
- ~~40.39.~~ Truck stop with related facilities.
- ~~41.40.~~ Water transportation facility.

Sec. 32-401.21. – Uses permitted by right.

The following uses shall be permitted by right in the B-2 District:

1. Adult day-care facility.
2. Assisted living facility.
3. Barber shop, beautician studio, tanning and toning salon (one set of toning equipment only).
4. Bicycle service.
5. Business school.

Attachment A – Proposed Text Amendment

6. Cafeteria/lunchroom/snack bar/automat.
7. Catering, commercial (off premises).
8. Child-care facility.
9. Commercial artist or photographer's studio.
10. Computer and network services.
11. Craft brewery (not to exceed production of 10,000 barrels per year. May or may not be associated with a restaurant).
12. Cultural arts center.
13. Dry cleaning/garment processing facility, retail less than 3,000 square feet.
14. Dry cleaning pick-up facility.
15. Event center/meeting hall.
16. Financial institution.
17. Garden center.
18. Greenhouse or nursery.
19. Household equipment and appliance service.
20. Institute for special education and training.
21. Interior design and decorating shop.
22. Laundromat.
23. Lawn mower service.
24. Locksmith.
25. Medical or dental offices and clinic.
26. Mortuary, funeral home (except in shopping centers or shopping malls).
27. Neighborhood retail and fulfillment center, less than 30,000 square feet in gross floor area within the E-Commerce Overlay District.
- ~~28.27.~~ Nursing and convalescent care facility.
- ~~29.28.~~ Office.
- ~~30.29.~~ Office equipment service.
- ~~31.30.~~ Optical and eye care facility.
- ~~32.31.~~ Package, telecommunications and courier service.
- ~~33.32.~~ Pet store, in accordance with the provisions of section 32-400.24.
- ~~34.33.~~ Photographic processing laboratory.

Attachment A – Proposed Text Amendment

- ~~35.34.~~ Place of religious worship or assembly.
- ~~36.35.~~ Private school (boarding prohibited).
- ~~37.36.~~ Quick service food store.
- ~~38.37.~~ Recycling collection points, subject to the standards in section 32-250.84.
- ~~39.38.~~ Religious institution.
- ~~40.39.~~ Restaurant.
- ~~41.40.~~ Restaurant, carry-out.
- ~~42.41.~~ Retail store.
- ~~43.42.~~ School of special instruction.
- ~~44.43.~~ Shoe repair.
- ~~45.44.~~ Shopping center A (See Part 100).
- ~~46.45.~~ Tailor; seamstress shop.
- ~~47.46.~~ Theater (indoor).
- ~~48.47.~~ Tool and equipment rental (minor).
- ~~49.48.~~ Travel agency.
- ~~50.49.~~ Veterinary hospital.
- ~~51.50.~~ Wedding chapel (except in shopping centers or shopping malls).

Sec. 32-401.23. – Special uses.

The following uses shall be permitted in the B-2 District with a Special Use Permit:

1. Any permitted use greater than 12,000 square feet of floor area. The requirement for a Special Use Permit shall not apply to grocery stores.
2. Boarding/kenneling of pets accessory to a pet store.
3. Car wash (manned or self-service).
4. Continuing care retirement community.
5. Catering, commercial (on or off premise).
6. Donated materials collection center.
7. Crematory, secondary to a funeral home.
8. Farmer's market.
9. Marina.
10. Motor vehicle fuel station, retail.

Attachment A – Proposed Text Amendment

11. Mixed-use building.
12. [Neighborhood retail and fulfillment center.](#)
- ~~13.12.~~ Pet care facility, in accordance with the provisions of section 32-400.24.
- ~~14.13.~~ Recreation facility, commercial (indoor or outdoor).
- ~~15.14.~~ Restaurant, drive-in/drive-up or drive-through in accordance with section 32-400.07.
- ~~16.15.~~ Shopping center B (see Part 100).

PART 402. – OFFICE DISTRICTS

Sec. 32-402.11. – Uses permitted by right.

The following uses shall be permitted by right in the O(L) District:

1. Alarm systems operations, office.
2. Business school.
3. College, university or seminary.
4. Computer and network services.
5. Cultural arts center.
6. Data Center within the Data Center Opportunity Zone Overlay District.
7. Event center/meeting hall.
8. Financial institution.
9. Hotel, motel or short-term lodging.
10. Institute for special education and training.
11. Medical or dental laboratory.
12. Medical or dental office and clinic.
13. Mortuary, funeral home.
14. [Neighborhood retail and fulfillment center, less than 30,000 square feet in gross floor area within the E-Commerce Overlay District.](#)
- ~~15.14.~~ Office.
- ~~16.15.~~ Package, telecommunications and courier service.
- ~~17.16.~~ Private school (no boarding).

Attachment A – Proposed Text Amendment

- ~~18.17.~~ Religious institution with related facilities.
- ~~19.18.~~ Recycling collection points, subject to the standards in section 32-250.84.
- ~~20.19.~~ Research and development (non-HAZMAT).
- ~~21.20.~~ Trade, technical or vocational school.
- ~~22.21.~~ Wedding Chapel.

Sec. 32-402.13. – Special uses.

The following uses shall be permitted in the O(L) District with a Special Use Permit:

1. Civic club.
2. Continuing care retirement community.
3. Crematory, secondary to a hospital or funeral home.
4. Data Center outside the Data Center Opportunity Zone Overlay District.
5. Hospital.
6. Medical care facility, specialized.
7. Neighborhood retail and fulfillment center.
- ~~8.7.~~ Radio or TV broadcasting station.
- ~~9.8.~~ Taxi or limousine dispatching.
- ~~10.9.~~ Veterinary hospital.

Sec. 32-402.21. – Uses permitted by right.

The following uses shall be permitted by right in the O(H) District:

1. Alarm systems operations, office.
2. Business school.
3. College, university or seminary.
4. Computer and network services.
5. Cultural arts center.
6. Data Center within the Data Center Opportunity Zone Overlay District.
7. Event center/meeting hall.
8. Financial institution.
9. Hospital.

Attachment A – Proposed Text Amendment

10. Hotel, motel, or short-term lodging.
11. Institute for special education and training.
12. Medical care facility, specialized.
13. Medical or dental laboratory.
14. Medical or dental office and clinic.
15. [Neighborhood retail and fulfillment center, less than 30,000 square feet in gross floor area within the E-Commerce Overlay District.](#)
- ~~16.15.~~ Office.
- ~~17.16.~~ Package, telecommunications and courier service.
- ~~18.17.~~ Private school (no boarding).
- ~~19.18.~~ Religious institution with related facilities (excluding cemeteries).
- ~~20.19.~~ Recycling collection points, subject to the standards in section 32-250.84.
- ~~21.20.~~ Research and development (non-HAZMAT).
- ~~22.21.~~ Trade or convention center.
- ~~23.22.~~ Trade, technical or vocational school.

Sec. 32-402.23. – Special uses.

The following uses shall be permitted in the O(H) District with a Special Use Permit:

1. Bus station, commercial.
2. Continuing care retirement community.
3. Data Center outside the Data Center Opportunity Zone Overlay District.
4. Heliport, secondary only.
5. Helipad.
6. [Neighborhood retail and fulfillment center.](#)
- ~~7.6.~~ Radio or TV broadcasting station.
- ~~8.7.~~ Railroad passenger station, secondary only.
- ~~9.8.~~ Taxi or limousine dispatching.

Sec. 32-402.31. – Uses permitted by right.

The following uses shall be permitted by right in the O(M) District:

1. Alarm systems operations, office.

Attachment A – Proposed Text Amendment

2. Business school.
3. College, university or seminary.
4. Computer and network services.
5. Cultural arts center.
6. Data Center within the Data Center Opportunity Zone Overlay District.
7. Event center/meeting hall.
8. Financial institution.
9. Hotel, motel, or short-term lodging.
10. Institute for special education and training.
11. Medical care facility, specialized.
12. Medical or dental laboratory.
13. Medical or dental office and clinic.
14. [Neighborhood retail and fulfillment center, less than 30,000 square feet in gross floor area within the E-Commerce Overlay District.](#)
- ~~15.14.~~ Office.
- ~~16.15.~~ Package, telecommunications and courier service.
- ~~17.16.~~ Private school (no boarding).
- ~~18.17.~~ Religious institution with related facilities (excluding cemeteries).
- ~~19.18.~~ Recycling collection points, subject to the standards in section 32-250.84.
- ~~20.19.~~ Research and development (non-HAZMAT).
- ~~21.20.~~ Trade or convention center.
- ~~22.21.~~ Trade, technical or vocational school.

Sec. 32-402.33. – Special uses.

The following uses shall be permitted in the O(M) District with a Special Use Permit:

1. Bus station, commercial.
2. Continuing care retirement community.
3. Data Center outside the Data Center Opportunity Zone Overlay District.
4. Heliport, secondary only.
5. Helipad.
6. Hospital.

Attachment A – Proposed Text Amendment

7. [Neighborhood retail and fulfillment center.](#)
- ~~8.7.~~ Parking, commercial.
- ~~9.8.~~ Taxi or limousine dispatching.
- ~~10.9.~~ Veterinary hospital.

Sec. 32-402.41. – Uses permitted by right.

The following uses shall be permitted by right in the O(F) District:

1. Ambulance service (commercial).
2. Assembly (non-HAZMAT).
3. Business school.
4. Catering—Commercial (off-premises).
5. College, university or seminary.
6. Computer and network services.
7. Cultural arts center.
8. Data Center within the Data Center Opportunity Zone Overlay District.
9. Electronic components assembly and repair.
10. Event center/meeting hall.
11. Financial institution.
12. Hotel or motel.
13. Institute for special education and training.
14. Medical or dental laboratory.
15. Medical or dental office and clinic.
16. [Neighborhood retail and fulfillment center, less than 30,000 square feet in gross floor area within the E-Commerce Overlay District.](#)
- ~~17.16.~~ Office.
- ~~18.17.~~ Package, telecommunications and courier services.
- ~~19.18.~~ Photographic processing laboratory.
- ~~20.19.~~ Private school (no boarding).
- ~~21.20.~~ Publishing and printing.
- ~~22.21.~~ Radio or TV broadcasting station.
- ~~23.22.~~ Railroad passenger station.

Attachment A – Proposed Text Amendment

~~24.23.~~ Recycling collection points, subject to the standards in section 32-250.84.

~~25.24.~~ Research and development (non-HAZMAT).

~~26.25.~~ Trade or convention center.

~~27.26.~~ Trade, technical or vocational school.

Sec. 32-402.43. – Special uses.

The following uses shall be permitted in the O(F) District with a Special Use Permit:

1. Bus station, commercial.
2. Crematory, secondary to hospital only.
3. Data Center outside the Data Center Opportunity Zone Overlay District.
4. Electronic equipment and component manufacturing, assembly, processing and distribution.
5. Heliport.
6. Hospital.
7. Janitorial service.
8. Manufacturing of musical instruments and toys.
9. Metal fabrication and signs.
10. Motor vehicle fuel station, secondary only.
11. Motor vehicle service, secondary only.
12. Neighborhood retail and fulfillment center.
- ~~13.12.~~ Parking, commercial, secondary only.
- ~~14.13.~~ Outside storage of equipment, materials, and products, secondary only.
- ~~15.14.~~ Range, shooting (indoor).
- ~~16.15.~~ Research and Development (HAZMAT).
- ~~17.16.~~ Restaurant, drive-in/drive-up, or drive-through, except as provided in Sec. 32-400.07.
- ~~18.17.~~ Self-storage center, in accordance with the provisions of section 32-400.14.
- ~~19.18.~~ Taxi or limousine dispatching.
- ~~20.19.~~ Testing and experimental labs (HAZMAT processes).
- ~~21.20.~~ Veterinary hospital.
- ~~22.21.~~ Watchman's dwelling.

PART 403. – INDUSTRIAL DISTRICTS

Sec. 32-403.11. – Uses permitted by right.

The following uses shall be permitted by right in the M-1 District:

1. Alarm systems operations, office.
2. Ambulance service, commercial.
3. Ambulance service maintenance facility.
4. Animal shelter.
5. Assembly (non-HAZMAT).
6. Bakery, industrial.
7. Blacksmith, welding, or machine shop.
8. Boat building and repair yard.
9. Brewery and bottling facility.
10. Building materials sales yard.
11. Catalog sales, contractor; tradesman, and industrial equipment (with or without showroom).
12. Catering, commercial (off premises).
13. Coal, wood, and lumber yards.
14. Cold storage.
15. Company vehicle service facility.
16. Computer and network services.
17. Contractor or tradesman’s shop (limited), no trash or refuse removal service.
18. Contractor or tradesman’s shop, no trash or refuse removal service.
19. Data Center within the Data Center Opportunity Zone Overlay District.
20. Distillery.
21. [Distribution and fulfillment center less than 500,000 square feet in gross floor area, within the E-Commerce Overlay District.](#)
- ~~22.21.~~ Dry cleaning/garment processing plant, wholesale facility.
- ~~23.22.~~ Dry cleaning/garment processing facility, retail, greater than 3,000 square feet.

Attachment A – Proposed Text Amendment

- ~~24.23.~~ Electronic equipment and component manufacturing, assembly, processing, and distribution.
- ~~25.24.~~ Equipment and material storage yard; no trash or refuse removal service.
- ~~26.25.~~ Feed and grain storage and distribution center.
- ~~27.26.~~ Flea market.
- ~~28.27.~~ Food service, institutional.
- ~~29.28.~~ Furniture repair, dipping and stripping, upholstery.
- ~~30.29.~~ Greenhouse or nursery, wholesale (not more than 20 percent of lot area may be devoted to garden center uses).
- ~~31.30.~~ Gunsmith shop.
- ~~32.31.~~ Janitorial service.
- ~~33.32.~~ Kennel, commercial.
- ~~34.33.~~ Laundry, industrial.
- ~~35.34.~~ Manufacture and fabrication of signs.
- ~~36.35.~~ Manufacturing, candy/confectioners.
- ~~37.36.~~ Manufacturing, cosmetics and perfume.
- ~~38.37.~~ Manufacturing, electronic components.
- ~~39.38.~~ Manufacturing, fabricated metal.
- ~~40.39.~~ Manufacturing, musical instruments and toys.
- ~~41.40.~~ Manufacturing, pharmaceuticals (non-HAZMAT process).
- ~~42.41.~~ Manufacturing, pottery, ceramics.
- ~~43.42.~~ Marble/tile, processing, cutting and polishing.
- ~~44.43.~~ Masonry and stoneworking.
- ~~45.44.~~ Medical or dental laboratory.
- ~~46.45.~~ Motor vehicle repair.
- ~~47.46.~~ 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 inventory used for service and repair shall not be included in secondary retail sales floor area calculations.
- ~~48.47.~~ Motor vehicle service.
- ~~49.48.~~ Moving and storage.
- ~~50.49.~~ Office.

Attachment A – Proposed Text Amendment

- ~~51.50.~~ Package, telecommunication, and courier service (unlimited storage of equipment, supplies and vehicles).
- ~~52.51.~~ Parking, commercial.
- ~~53.52.~~ Photographic processing laboratory.
- ~~54.53.~~ Publishing and printing.
- ~~55.54.~~ Radio or TV broadcasting station.
- ~~56.55.~~ Railroad freight depot.
- ~~57.56.~~ Railroad passenger station.
- ~~58.57.~~ Recording studio.
- ~~59.58.~~ Recyclable materials separation facility.
- ~~60.59.~~ Recycling collection points, subject to the standards in section 32-250.84.
- ~~61.60.~~ Research and development (non-HAZMAT).
- ~~62.61.~~ Self-storage center, in accordance with the provisions of section 32-400.14.
- ~~63.62.~~ Sheet metal fabrication.
- ~~64.63.~~ Taxi or limousine operations and service facility.
- ~~65.64.~~ Tool and equipment rental, service and repair, heavy and minor.
- ~~66.65.~~ Trade, technical or vocational school.
- ~~67.66.~~ Trailer sales (retail), lease, storage, repair and maintenance.
- ~~68.67.~~ Veterinary hospital.
- ~~69.68.~~ Warehouse (non-HAZMAT).
- ~~70.69.~~ Waterfront or maritime uses.
- ~~71.70.~~ Wholesaling (non-HAZMAT).

Except for retail dry cleaning/garment processing facilities greater than 3,000 square feet, no more than 20 percent of the gross floor area of the principal use may be used for accessory retail sales of products made or stored on the premises. The square footage devoted to such accessory retail sales shall be included in calculating the limit on secondary uses permitted by section 32-403.12, below.

Sec. 32-403.13. – Special uses.

The following uses shall be permitted in the M-1 District with a Special Use Permit, including any other manufacturing, processing or wholesaling use not otherwise permitted by this chapter; including any use involving the storage of petroleum, propane, or natural gas products or hazardous materials.

Attachment A – Proposed Text Amendment

1. Asphalt/concrete plant.
2. Assembly (HAZMAT).
3. Data Center outside the Data Center Opportunity Zone Overlay District.
4. Day care center.
5. [Distribution and fulfillment center.](#)
- ~~6.5.~~ Extraction of mineral resources and related industrial/wholesaling operations, including operation of crushers and sorting equipment customarily accessory thereto.
- ~~7.6.~~ Heliport.
- ~~8.7.~~ Manufacturing and processing, other (HAZMAT or non-HAZMAT).
- ~~9.8.~~ Marina.
- ~~10.9.~~ Motor vehicle auction (wholesale).
- ~~11.10.~~ Motor vehicle fuel station.
- ~~12.11.~~ Motor vehicle graveyard.
- ~~13.12.~~ Motor vehicle impoundment yard.
- ~~14.13.~~ Motor vehicle sales, secondary to motor vehicle repair.
- ~~15.14.~~ Motor vehicle storage yard.
- ~~16.15.~~ Motor vehicle towing.
- ~~17.16.~~ Range, shooting, indoor or outdoor.
- ~~18.17.~~ Recycling plant.
- ~~19.18.~~ Research and development (HAZMAT).
- ~~20.19.~~ Sawmill.
- ~~21.20.~~ Stadium, arena, or amphitheater, indoor or outdoor.
- ~~22.21.~~ Storage facility (HAZMAT).
- ~~23.22.~~ Testing/experimental laboratories (HAZMAT).
- ~~24.23.~~ Warehouse (HAZMAT).
- ~~25.24.~~ Water transportation facility.
- ~~26.25.~~ Wholesaling/storage and processing (HAZMAT).

Sec. 32-403.21. – Uses permitted by right.

The following uses shall be permitted by right in the M-2 District:

Attachment A – Proposed Text Amendment

1. Alarm systems operations, office.
2. Ambulance service, commercial.
3. Artist or photographer's studio, commercial.
4. Assembly (non-HAZMAT).
5. Bakery, industrial.
6. Brewery and bottling facility.
7. Business school.
8. Catering-commercial (off premises).
9. Cold.storage.
10. College, university or seminary.
11. Computer and network services.
12. Contractor or tradesman's shop (limited), no trash or refuse removal service.
13. Data Center within the Data Center Opportunity Zone Overlay District.
14. Distillery (not to exceed production of 5,000 gallons per year).
15. [Distribution and fulfillment center less than 250,000 square feet in gross floor area, within the E-Commerce Overlay District.](#)
- ~~16.~~^{15.} Electronic equipment and component manufacturing, assembly, processing and distribution.
- ~~17.~~^{16.} Greenhouse, nursery (wholesale) (not more than twenty (20) percent of the lot area may be devoted to retail garden center uses).
- ~~18.~~^{17.} Gunsmith shop.
- ~~19.~~^{18.} Institute for special education and training
- ~~20.~~^{19.} Institutional food service.
- ~~21.~~^{20.} Janitorial service.
- ~~22.~~^{21.} Locksmith.
- ~~23.~~^{22.} Medical or dental laboratory.
- ~~24.~~^{23.} Motor vehicle service (limited).
- ~~25.~~^{24.} Office.
- ~~26.~~^{25.} Package, telecommunications and courier service.
- ~~27.~~^{26.} Pharmaceutical product manufacturing (non-HAZMAT).
- ~~28.~~^{27.} Photographic processing laboratory.

Attachment A – Proposed Text Amendment

- ~~29.28.~~ Publishing and printing.
- ~~30.29.~~ Radio or TV broadcasting station.
- ~~31.30.~~ Railroad passenger station.
- ~~32.31.~~ Recording studio.
- ~~33.32.~~ Recycling collection points, subject to the standards in section 32-250.84.
- ~~34.33.~~ Research and development (non-HAZMAT).
- ~~35.34.~~ School of special instruction.
- ~~36.35.~~ Self-storage center, subject to the provisions of section 32-400.14.
- ~~37.36.~~ Tool and equipment rental, service and repair (minor).
- ~~38.37.~~ Trade or convention center.
- ~~39.38.~~ Trade, technical or vocational school.
- ~~40.39.~~ Travel agency.
- ~~41.40.~~ Veterinary hospital.
- ~~42.41.~~ Warehouse (non-HAZMAT).
- ~~43.42.~~ Wholesaling (non-HAZMAT).

Sec. 32-403.23. – Special uses.

The following uses shall be permitted in the M-2 District with a Special Use Permit.

1. Ambulance service maintenance facility.
2. Assembly (HAZMAT).
3. Data Center outside the Data Center Opportunity Zone Overlay District.
4. Distribution and fulfillment center.
- ~~5.4.~~ Donated materials collection center.
- ~~6.5.~~ Flea market.
- ~~7.6.~~ Heliport.
- ~~8.7.~~ Marina.
- ~~9.8.~~ Motor vehicle fuel station.
- ~~10.9.~~ Moving and storage.
- ~~11.10.~~ Parking, commercial.
- ~~12.11.~~ Racetrack (equestrian or motorized).

Attachment A – Proposed Text Amendment

- ~~13.12.~~ Ranges, shooting, indoor or outdoor.
- ~~14.13.~~ Recreation facility, commercial (outdoor).
- ~~15.14.~~ Recyclable materials separation facility.
- ~~16.15.~~ Research and development (HAZMAT).
- ~~17.16.~~ Stadium or arena, indoor or outdoor.
- ~~18.17.~~ Taxi or limousine operations and service.
- ~~19.18.~~ Testing/experimental laboratories (HAZMAT).
- ~~20.19.~~ Water transportation facility.
- ~~21.20.~~ Wholesale (HAZMAT).

Sec. 32-403.31. – Uses permitted by right.

The following uses shall be permitted by right in the M/T District:

1. Alarm systems operations, office.
2. Ambulance service, commercial.
3. Ambulance service maintenance facility.
4. Animal shelter.
5. Assembly (non-HAZMAT).
6. Bakery, industrial.
7. Blacksmith, welding, or machine shop.
8. Boat building and repair yard.
9. Boat sales, rental or lease, storage, service, or repair.
10. Brewery and bottling facility.
11. Building materials sales yard.
12. Catalog sales, contractor; tradesman, and industrial equipment (with or without showroom).
13. Coal, wood and lumber yards.
14. Cold storage.
15. Commercial bus terminal.
16. Commercial parking.
17. Company vehicle service facility.
18. Computer and network services.

Attachment A – Proposed Text Amendment

19. Contractor or tradesman’s shop (limited); no trash or refuse removal service.
20. Contractor or tradesman’s shop (unlimited); no trash or refuse removal service.
21. Data Center Opportunity Zone Overlay District.
22. Distillery.
23. [Distribution and fulfillment center.](#)
- ~~24.23.~~ Dry cleaning/garment processing plant, wholesale facility.
- ~~25.24.~~ Dry cleaning/garment processing facility, retail, greater than 3,000 square feet.
- ~~26.25.~~ Electronic component, assembly and repair.
- ~~27.26.~~ Equipment and material storage yard; no trash or refuse removal service.
- ~~28.27.~~ Farmer’s market.
- ~~29.28.~~ Feed and grain storage and distribution center.
- ~~30.29.~~ Furniture repair, dipping and stripping, upholstery.
- ~~31.30.~~ Greenhouse or nursery, wholesale (not more than 20 percent garden center uses).
- ~~32.31.~~ Janitorial service.
- ~~33.32.~~ Kennel, commercial.
- ~~34.33.~~ Laundry, industrial.
- ~~35.34.~~ Marble/tile processing, cutting and polishing.
- ~~36.35.~~ Manufacture and fabrication of signs.
- ~~37.36.~~ Manufacturing, candy/confectioners.
- ~~38.37.~~ Manufacturing, cosmetics and perfume.
- ~~39.38.~~ Manufacturing, electronic components.
- ~~40.39.~~ Manufacturing, fabricated metal.
- ~~41.40.~~ Manufacturing, musical instruments and toys.
- ~~42.41.~~ Manufacturing, pharmaceuticals (non-HAZMAT process).
- ~~43.42.~~ Manufacturing, pottery, ceramics (using only previously pulverized clay and kiln fired only by electricity and gas).
- ~~44.43.~~ Motor vehicle auction (wholesale).
- ~~45.44.~~ Motor vehicle impoundment yard.
- ~~46.45.~~ Motor vehicle parts, with service.
- ~~47.46.~~ Motor vehicle repair.
- ~~48.47.~~ Motor vehicle sales, rental or lease (recreational).

Attachment A – Proposed Text Amendment

- ~~49.48.~~ Motor vehicle sales, rental or lease (unlimited).
- ~~50.49.~~ Motor vehicle service.
- ~~51.50.~~ Motor vehicle storage lot.
- ~~52.51.~~ Moving and storage.
- ~~53.52.~~ Office.
- ~~54.53.~~ Package, telecommunication, and courier service.
- ~~55.54.~~ Publishing and printing.
- ~~56.55.~~ Radio or TV broadcasting station.
- ~~57.56.~~ Railroad freight depot.
- ~~58.57.~~ Railroad passenger station.
- ~~59.58.~~ Railroad yard.
- ~~60.58.~~ Recording studio.
- ~~61.60.~~ Recyclable materials separation facility.
- ~~62.61.~~ Recycling collection points, subject to the standards in section 32-250.84.
- ~~63.62.~~ Research and development (non-HAZMAT).
- ~~64.63.~~ Self-storage center, in accordance with the provisions of section 32-400.14.
- ~~65.64.~~ Taxi or limousine operations and service facility.
- ~~66.65.~~ Tool and equipment rental, service and repair (heavy and minor).
- ~~67.66.~~ Trade, technical or vocational school.
- ~~68.67.~~ Trailer sales (retail), lease, storage, repair and maintenance.
- ~~69.68.~~ Trash and refuse removal service (local only).
- ~~70.69.~~ Truck terminal.
- ~~71.70.~~ Truck wash.
- ~~72.71.~~ Veterinary hospital.
- ~~73.72.~~ Warehouse (non-HAZMAT).
- ~~74.73.~~ Waterfront or maritime uses.
- ~~75.74.~~ Wholesaling (non-HAZMAT).

Except for retail dry cleaning/garment processing facilities greater than 3,000 square feet, no more than 20 percent of the gross floor area devoted to any use may be used for accessory retail sales of products made or stored on the premises. The square footage

Attachment A – Proposed Text Amendment

devoted to such accessory retail sales shall be included in calculating the limit on secondary uses permitted by section 32-403.32, below.

Attachment A – Proposed Text Amendment

PART 511. – E-COMMERCE OVERLAY DISTRICT

Sec. 32-511.01. - Purpose and intent.

The E-Commerce Overlay District was created for the purpose of promoting development of last mile distribution and fulfillment centers within areas of the County where there is existing infrastructure that could adequately support the proposed use. This District continues the County's efforts to attract and advance specialized logistics and supply chain companies while limiting negative impacts to communities.

Sec. 32-511.02. - Establishment of E-Commerce Overlay District.

1. An E-Commerce Overlay District may be established by the Board of County Supervisors on lands in proximity to roads classified in the Comprehensive Plan as principal arterial or greater.
2. An E-Commerce Overlay District shall be created and amended by ordinance upon resolution of the Board of County Supervisors. The boundaries shall be set using a map.
3. Said District shall overlay the existing zoning district. The regulations and requirements of the underlying zoning district and the E-Commerce Overlay District shall both apply, provided however, that when the regulations applicable to the E-Commerce Overlay District conflict with the regulations of an underlying zoning district, the E-Commerce Overlay District regulations shall apply.

Sec. 32-511.03. - Distribution and Fulfillment Center.

Distribution and Fulfillment Center Design Standards:

1. Distribution and fulfillment centers of 150,000 square feet or more in gross floor area shall be subject to the following provisions, except when located in a M/T, Industrial/Transportation District:
2. A 50-foot wide landscape area shall be provided adjacent to each public street frontage. The landscape area shall allow for the location of vehicular access points in accordance with Section 600 of the Design and Construction Standards Manual. The landscape area shall be planted in accordance with Section 800 of the Design and Construction Standards Manual.
3. All loading docks shall be located along building facades that do not face primary road frontage.
4. The visibility of loading docks shall be screened from all adjacent streets categorized as a major collector street or higher functional class. Functional street class categorizations shall be in accordance with Section 600 of the Design and Construction Standards Manual. Screening shall be in accordance with Section 800 of the Design and Construction Standards Manual.

Principal building façades.

5. Principal building façades shall include all building façades that face adjacent major arterials or interstates. When a building has more than one principal façade, such principal building façades shall be consistent in terms of design, materials, details, and treatment. Principal building façades associated with new construction shall meet the following standards:
6. Principal building façades shall avoid the use of undifferentiated surfaces by including at least two of the following design elements:
 - a. change in building height;

Attachment A – Proposed Text Amendment

- b. building step-backs or recesses;
 - c. fenestration;
 - d. change in building material, pattern, texture, color; or
 - e. use of accent materials.
7. Building façades facing County registered historic site Manassas Battlefield Park. Building façades facing Manassas Battlefield Park, that are visible from viewshed anchors as identified in the Manassas Battlefields Viewshed Preservation Study, shall be non-reflective and dark green or dark brown in color. The Planning Director may approve other colors provided the colors are demonstrated to be earth tones that will help the building façade blend into the tree line.

Buffer yard requirement.

8. A buffer yard is required in order to screen the data center from adjacent residentially zoned or planned properties. In lieu of the buffer yard requirement in DCSM Section 800, any side/rear yard abutting property that is not planned or developed with commercial or industrial uses shall include a buffer yard required plantings installed on an earthen berm that has a minimum height of six (6) feet and a slope not steeper than 2:1, planted to a type C DCSM buffer standard. The buffer yard plantings shall be installed in accordance with the requirements of the DCSM. Notwithstanding the requirements of this section, use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, or on the outside of a six foot tall solid fence, may be substituted for the above requirements when found by the Planning Director to provide visual screening from adjacent land uses at the density, depth, and height equivalent to the buffer yard with earthen berm.

Fencing.

9. Fencing of the property is permitted, provided that fencing along public or private streets is not chain-link, with or without slatted inserts, and does not include barbed wire or other similarly visibly intrusive deterrence device. Chain-link fencing or barbed wire fencing are prohibited along public or private street frontages. This fencing allowance does not relieve a property owner from complying with all fire and access code requirements. The Planning Director may allow for alternative compliance with this requirement, provided the applicant demonstrates that the fencing visibility is reduced, through the use of landscaping and other methods to reduce visibility. Examples of permitted fencing include the following:



10. Distribution and fulfillment centers are permitted an increased FAR, within the E-Commerce Overlay District, up to 1.0 FAR provided all other development standards (excluding FAR limitations) for the underlying district are met. Distribution and fulfillment centers outside of the E-

Attachment A – Proposed Text Amendment

Commerce Overlay District may request an increase in FAR through a special use permit process, as described and allowed in Section 32-400.04 of the Zoning Ordinance.

Sec. 32-511.04. – Neighborhood Retail and Fulfillment Centers.

Neighborhood Retail and Fulfillment Center Design Standards:

1. A minimum of 25% of the center’s gross floor area shall be devoted to the display of goods for sale, or the rendering of personal services, for use or consumption by the immediate purchaser.
2. Delivery vehicles associated with the center, except during loading or unloading, shall be screened from adjacent properties in accordance with Section 800 of the Design and Construction Standards Manual.

Sec. 32-511.05. - Uses permitted by right.

1. All uses permitted by right in the underlying zoning district shall be permitted in the E-Commerce Overlay District.
2. Distribution and fulfillment centers shall be permitted by right in the E-Commerce Overlay District, subject to size limitations, in M-1, M-2, and M/T zoning districts and in designated industrial land bays in the PBD and PMD district.
3. Neighborhood Retail and fulfillment centers shall be permitted by right in the E-Commerce Overlay District, subject to size limitations in the B-1, B-2, O(L), O(M), O(H), O(F).

Sec. 32-511.06. - Secondary uses.

All permitted secondary uses in the underlying zoning district shall be permitted in the E-Commerce Overlay District.

Sec. 32-511.07. - Uses permitted by Special Use Permit.

All permitted special uses in the underlying zoning district shall be permitted by special use permit in the E-Commerce Overlay District.

Sec. 32-511.08. - Prohibited Districts.

Distribution and fulfillment centers shall be prohibited in agricultural, residential, PMR, B-1, B-2, B-3, O(L), O(M), O(H), O(F) and V districts.

Neighborhood Retail and fulfillment centers shall be prohibited in agricultural, residential, PMR, PBD, PMD, B-3, M-1, M-2, M/T, and V districts.