

ARTICLE 4
PERMITTED USES IN PRIMARY ZONING DISTRICTS

4-1 Permitted Use Table Established

The purpose of this Article is to establish permitted uses in primary zoning districts. To accomplish this purpose, Table 4.1, "Permitted Use Table", is hereby created as a part of this Article, and likewise as part of this Ordinance. The Permitted Use Table establishes the uses of land, buildings or structures that are permitted in the Town of Brodnax under this Ordinance, and stipulates the zoning district, or districts, in which each use is permitted.

4-2 Explanation of Symbols in Table

The Primary Zoning Districts are shown in the heading of Table 4.1 by their abbreviations as previously established and shown in the following table:

NAME OF ZONING DISTRICT	ABBREVIATED CODE
R-1 Single Family Dwelling District	R-1
R-2 Multiple Family Dwelling District	R-2
C/R Commercial/Retail District	C/R
M/I Manufacturing/Industrial District	M/I

Within the boxes corresponding to a specific use (row) and under a specific zoning district (column), a use is marked with either an "R" or a "U".

"R" indicates that a use is permitted as a matter of right in the district. Uses that are permitted by right may be approved by the Planning Director when all applicable provisions of this Ordinance have been complied with.

"U" indicates that a use is a special use, permitted in the indicated zoning district only after it is approved as a "Special Use Permit". Uses that require a Special Use Permit must be approved by Town Council following appropriate notice and review by the Planning Commission as required herein.

TABLE 4.1
 PERMITTED USE TABLE
 FOR ZONING DISTRICTS IN TOWN OF BRODNAX, VIRGINIA

("R" - permitted by right; "U" - requires Special Use Permit")

DESCRIPTION OF USES				
	R-1	R-2	C/R	M/I
AGRICULTURAL				
Farm machinery sales and service enterprise			U	
Farmers' market			U	
Feed and see supply store, wholesale or retail			U	
Greenhouse, commercial (wholesale or retail)			U	U
Roadside stand for farm products (not grown on site)			U	
RESIDENTIAL				
Accessory building, structure or use as herein permitted	R	R	R	R
Adjunct living suite within a single-family dwelling occupying no more than two rooms plus a kitchenette and bathroom the use of which is limited to a member of the principal occupant's immediate family	U	U		
Bed and breakfast facility in a private home but without full dining service or commercial food preparation	U	U		
Bed and breakfast facility with full dining service			U	
Boarders in single-family dwelling not to exceed 2	U	U		
Dwelling, Modular Unit	R	R		
Home Occupation	R	R		
Manufactured home 19 feet wide or more with permanent skirting		U		
Manufactured home less than 19 feet in width		U		
Multiple-family dwelling		U		
Quarters for live-in domestic servants	R	R		
Rooming and boarding house (not to exceed 4 boarders)		U		
Single-family detached dwelling	R	R		
Townhouse dwelling (attached single-family)		R		
Two-family dwelling (attached single-family)		R		
INSTITUTIONAL AND COMMUNITY SERVICES				
Club or lodge			U	

DESCRIPTION OF USES	R-1	R-2	C/R	M/I
	Child Day Center			U
Church, or other place of worship, and related ministries (no cemetery)	U	U	R	
Church, or other place of worship, and related ministries (including cemetery on same site)			U	
Family Day Home for five (5) or fewer Children			U	
Family Day Home for more than five (5) Children			U	
Fire, police or rescue squad stations			R	R
Library			R	
Mini-Storage Facility			R	
Museum			R	
Nursing home, or convalescent home			U	
Park or playground, unlighted			U	
Public utility				U
Public utility service yard				U
School, public			U	
School, private			U	
Telephone exchange or switching station	U	U	U	U
Wastewater treatment facility operated by Town of Brodnax or RRSA				R
Water supply treatment facility operated by Town of Brodnax or RRSA				R
BUSINESS AND PROFESSIONAL SERVICES				
Barber and/or beauty shop			R	
Accountant or CPA's office			R	
Business or commercial trade school			R	
Dry cleaning and laundry pick-up station			R	
Funeral home			R	
Health club			R	
Medical office or clinic			R	
Office, or office building for professional or business services			R	
Optician's office			R	
Printing and copying shop, retail			R	
Pharmacy or apothecary's shop			R	

DESCRIPTION OF USES	R-1	R-2	C/R		M/I	
Repair shop for television, VCR, stereo and related equipment			R			
Sign shop			R			
Television or radio broadcasting studio (no antenna)			R			
RETAIL COMMERCIAL AND SERVICES						
Agricultural machinery, sales and service			R			
Antique shop			R			
Auction building or gallery			R			
Auto parts from enclosed store, but not used parts requiring dismantling of motor vehicles.			R			
Automobile sales and service (indoor)			R			
Automobile sales (outdoor)			U			
Bakery			R			
Boat dealer			R			
Department Store			R			
Drugstore			R			
Home appliance sales and service			R			
Hotel or motel			R			
Restaurant, providing only inside seated service			R			
Restaurant - drive through, carry out, or "fast food"			R			
Retail food store			R			
Pet Store			R			
Wearing apparel store			R			
Neighborhood store			R			
Shopping center			R			
Video rental store			R			
COMMERCIAL RECREATION						
Bowling alley			R			
Golf driving range or miniature golf course			R			
Retreat, or convention center			U			
Skating rink			R			
Swimming pool as principal use of property			U			
Theater, assembly hall			R			

DESCRIPTION OF USES				
	R-1	R-2	C/R	M/I
COMMERCIAL BUSINESS AND SERVICES				
Automobile laundering (carwash)			R	
Automobile/truck repair within enclosed building			R	
Automobile and truck repair business, with outside storage of vehicles			U	
Bottling works				R
Building trades services, including electrical, plumbing and/or heating contractor's office and yard			R	
Contractor's equipment storage yard or rental equipment			U	
Boat service, repair or storage			U	
Building material sales yard, plumbing supplies storage			U	
Carpenter's shop			R	
Dry cleaning and/or laundry plant			R	
Radio and TV station			R	
Service station (with minor repair work enclosed)			R	
Machinery sales and service			R	
Manufactured home dealer			R	
Radio/TV/cable transmitting and receiving facility			R	
Plumbing and electrical supply (storage under cover)			R	
Temporary construction uses	R	R	R	R
Taxidermist's shop			R	
Upholstery shop			R	
Wholesale, retail and processing (no dust, noise, odors)			R	
Wholesale business, storage warehouse			R	
Truck terminal			U	
Repair service or business			R	
Truck or travel stop			U	
INDUSTRIAL				
Asphalt plant				U
Assembly: electrical appliances, instruments, radios and their parts				U
Aquaculture, as part of a farming operation raising stock for sale			R	

DESCRIPTION OF USES	R-1	R-2	C/R		M/I
Aquaculture, as part of an industrial operation supplying stock for raising and resale			U		
Automotive/truck: assembly, painting, repairing or overhauling			U		
Boat building					R
Building supply (with storage under cover)			R		
Carpet laundering, cleaning and dyeing					R
Concrete manufacture					R
Cotton ginning					R
Distribution plant: parcel delivery, ice, food, catering			R		
Exterminating establishment					R
Foundry: lightweight non-ferrous metal (no fumes, odors, noise)			R		
Laboratory: pharmaceutical and/or medical					R
Lumberyard, retail			R		
Manufacture of musical instruments and novelties					R
Manufacture of pottery and ceramic products using previously pulverized clay			R		
Manufacture/maintenance: electric and neon signs; billboards and commercial advertising structures					R
Monumental stone works					R
Manufacture/processing of foods, cosmetics, pharmaceutical, etc.					R
Manufacture/processing of merchandise from previously prepared materials					R
Paper and paper products manufacture					R
Peanut and fertilizer warehouse					R
Processing: meats, poultry, fish					R
Shop, machine, and metal fabrication (allows punch presses & drop hammers greater than 40 tons)					R
Shop: blacksmith, welding, machine (excludes punch presses or drop hammers greater than 40 tons)					R
Shop: cabinet, furniture, and upholstery fabrication					R
Storage, or bailing of scrap iron, bottles, rags, or junk					R
Tire recapping					R
Well drilling contractor					R
Wood preserving operations					R

DESCRIPTION OF USES				
	R-1	R-2	C/R	M/I
UNCLASSIFIED				
Flea market *			U	
Keeping of pleasure animals including horses and/or ponies for personal use on no less than three acres	U	U	U	
Landfill (inert waste and debris) greater than .25 acres				U
Cemetery, family or private			U	
Cemetery, commercial			U	
Off-street parking as required	R	R	R	R
Signs as permitted herein	U	U	U	U