

| Page County Zoning Use Matrix - Districts & Uses | | | | | | | | | | |
|---|---------------------------------------|--|---------------------------|-----------------|---------------|----------------|----------------|-------------------------------|-------------------------------|--|
| Existing Use | Districts | | | | | | | | | Existing Use Standards |
| | P-R Park-Recreation (Govt Owned Land) | P-R Park-Recreation (Privately Owned Land) | W-C Woodland Conservation | A-1 Agriculture | R-Residential | C-1 Commercial | I-1 Industrial | MHP-1 Manufactured Home Parks | A-F Agricultural and Forestal | |
| Permitted Use Types : B - By-right A - Accessory Use R - With Restrictions SUP - Special Use Permit | | | | | | | | | | |
| Agriculture and Environment | | | | | | | | | | |
| Agriculture | | B | B | B | | B | B | | B | |
| Aircraft maintenance facilities, | | | | B | | | | | | |
| Brewery | | | | B | | B | B | | | |
| Commercial sawmills, commercial chipping mills, and commercial shaving mills | | SUP* | SUP* | SUP* | | | | | | *Section 125-30.4; Standards address setbacks, hours of operation, compliance with and requirements for compliance with state code and Dept of Forestry, and when a SUP is necessary for existing uses |
| Confined feeding operations | | B-R* | B-R* | B-R* | | | | | | *Subject to Article VI (Confined Feeding Operations) and regulations of Ordinance |
| Distilleries | | | | B & SUP* | | | | | | *Licensed by the State in compliance with ABC Act, or other Virginia laws; Limit of |
| Farm implements sales with or | | | | SUP | | B | | | | |
| Farmers Market | | | | B | | B | | | | |
| Forest, scenic and wildlife | | B | B | B | | | | | | |
| Greenhouse Retail Sales | | | | B | | B | | | | |
| Other small alternative energy systems (i.e. solar panels) | | | | | | A | | | | |
| Portable sawmills, portable chipping mills, and portable shaving mills | | B-R* | B-R* | B-R* | | | | | | *Section 125-30.4; Timber is processed on parcel where use located or from parcels immediately adjacent thereto; standards addresses hours of operation, setbacks, and compliance with state code and Dept of Forestry and when a SUP is necessary for existing uses |
| Small system wind energy facilities | | A & SUP* | A & SUP* | A* | SUP* | A* | A* | | | *Private use; primarily for on-site consumption; not more than 25kW |
| Wayside or roadside stand or market | | B | B | B | | | | | | |
| Windmill | | A & SUP | A & SUP | A | SUP | A | A | | | |
| Winery | | | | B | | B | B | | | |

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| Residential | | | | | | | | | | |
| Single-family detached dwellings | | B-R* | B-R* | B-R* | B-R* | B-R** | | B-R*** | B-R**** | *P-R, W-C, A and R - Only one permitted principal residential structure allowed on any lot, tract or parcel of land; can be part of an age restricted community per Section 125-30.5 **C- Meet minimum lot size and width in W-C or A ***MHP-1 - One sf dwelling and accessory structures owned by the property owner and occupied by the property owner or resident manager and their immediate family ****A-F - Existing sf dwellings remain; One new sf dwelling permitted for owner's immediate family or for persons who earn substantial part of their livelihood from agricultural or forestal operations on the same property |
| Two-family dwellings (Duplex) | | | | | B and B-R* | | | | | *Section 125-30.5; Two-family dwellings permitted within an age restricted community |
| Multifamily dwellings | | | | | B | B* | | | | *Accessory and upstairs apartments permitted |
| Garden apartments and townhouses | | | | | B* | | | | | *Section 125-17; Consist solely of dwelling units, rental office, recreational parking, laundry and vending facilities; public utilities required; Includes maximum density, parking, lot and setback and open space standards; group, row, building and lighting design |
| Bed-and-breakfast establishments | | B | B | B | B | B | | | | |
| Short-term tourist rentals | | B-R* | B-R* | B-R* | B-R* | B* | | | | *Section 125-30.21; Addresses business license, property management plan, occupancy determined by Health Official, parking and life safety inspection by Building Official |
| Age-restricted communities | | | | | B* | | | | | *Section 125-30.5; Includes sf detached and/or duplex units and accessory uses such as neighborhood management office, recreational and community facilities; public utilities required; Includes maximum density, parking, lot and setback and open space standards |
| Manufactured homes and individual mobile homes | | B | B | B | B-R* | | | B | | *Manufactured home replaces a manufactured/mobile home that has been removed, destroyed or suffered severe damage; replacement required within 120 days; applicant may request an additional 120 days |
| Manufactured homes in subdivisions | | | | | SUP* | | | | | *Section 125-29; Section contains criteria for consideration of SUP; any covenants restricting manufactured homes, number of manufactured homes in the subdivision, consent of adjoining land owners, and support/opposition from other landowners in subdivision |
| Family day home (child care for less than five unrelated children) | | A-R | A-R | A-R | A-R | | | | | |
| Family day home (child care for five or more unrelated children) | | SUP* | SUP* | SUP* | SUP* | | | | | *Section 125-30.6; Addresses parking, licensure by Dept of Social Service, periodic inspection by Building Official, and compliance with all federal, state and local regulations |
| Home occupations (within principal dwelling) | | A-R* | A-R* | A-R* | A-R* | | | A-R** | | *Section 125-15.A; Except for virtual businesses, access to a public street required; occupation is clearly incidental or secondary to the use of the property as a residence, and further provided use of the dwelling does not change the residential character or have any exterior evidence of such secondary use other than a small nameplate; Also addresses emissions, parking, employees, and waste disposal **Section 125-19; Home occupation virtual business permitted subject to Section 125-15A above |
| Home occupations (within accessory building) | | SUP* | SUP* | SUP* | SUP* | | | | | *Section 125-15.B; Access to a public street required; occupation is clearly incidental or secondary to the use of the property as a residence; and provided use of the accessory structure does not change the residential character; only 3 employees from outside of the home; not exceed 60% of first floor square footage of principal dwelling or 1000 square feet whichever is less; includes list of specific uses or similar; and includes criteria for considering SUP |

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| Guesthouse | | A-R* | A-R* | A-R* | A-R* | | | | | *Section 125-4; 1-2 bedroom structure designed to complement principal dwelling; only 1 guest house per lot; cannot be rented or sold separate from principal dwelling |
| Housing management offices for the MHP, child-care centers, laundry facilities, indoor recreation facilities, and any other permanent buildings that directly serve the MHP residents | | | | | | | | B* | | *Provided that such uses are subordinate to the residential use and character of the district |

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| Public, Civic, and Recreation | | | | | | | | | | |
| Airstrips | | | | SUP* | | | | | | *Must not be closer than 1,000 feet from a residential district boundary. All airstrips shall meet requirements and meet all federal, state and local laws; Also subject to Section 125-26; Restrictions adjacent to airports and approach zones |
| All facilities required by electric utilities | | | | | | | B | | | |
| All facilities required by public utilities except power generation and water and/or wastewater treatment plants | | | | | | B | | | | |
| Any park or recreation use conducted by any governmental agency or publicly owned corporation which is authorized to conduct said function and accessory uses clearly incidental to the principal use | B-R* | | | | | | | | | *Principal and accessory uses that constitute a nuisance as defined by Chapter 80 of Page County Code (Nuisance Ordinance) are prohibited |
| Camps and campgrounds | | SUP* | SUP* | SUP* | | | | | | *Section 125-66 which refers to Chapter 128 of Page County Code (Campground Ordinance); If any standard of Zoning Ordinance or Chapter 128 conflict, the more stringent provision shall apply |
| Cemeteries | | B-R* | B-R* | B-R* | B-R* | | | | | *Section 125-30.9; Application for family/private burial ground required; addresses recording a plat and setbacks |
| Child day centers | | | | | SUP* | B* | | A-R** | | *Section 125-30.6; Addresses parking, licensure by Dept of Social Service, periodic inspection by Building Official, and compliance with all federal, state and local regulations **Section 125-19; Center must directly serve the MHP residents; subordinate to the residential use and character of the district |
| Churches and public schools | | SUP | SUP | SUP | B | B | | | | |
| Drive-in theaters | | | | | | SUP | | | | |
| Essential public services | | | | | B | | | | | |
| Hospitals and residential care facilities to include group homes, halfway houses, adult day-care facilities, and assisted living facilities | | | | | | SUP | | | | |
| Hospitals, orphanages, convalescent homes for the care of the sick, aged or crippled, family care homes, foster homes or group homes serving physically handicapped, mentally ill, intellectually disabled or other developmentally disabled persons, not related by blood or marriage, meeting all federal, state, County and other requirements of this chapter | | | | | SUP | | | | | |
| Indoor bowling alleys; skating rinks; archery; laser tag; and paintball | | | | | | B | | | | |
| Lodges or clubs for climbing, hunting, fishing, gunning, nature observation or other similar recreation purposes | | SUP* | SUP* | SUP* | | | | | | *Subject to 125-22; Only if constructed and operated with camps, campgrounds, country clubs or golf course; provision of food and beverages; 3+ acres; security & convenience lighting only; shielded from view from adjacent properties and roads |

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| Luray Caverns Airport | | | | | | B | | | | |
| Motorsports facility | | | | | | SUP* | | | | *Section 125-30.2; Addresses requirements for application, minimum area, setbacks, lighting and noise |
| Outdoor commercial recreation areas and facilities: parks (except amusement parks), playgrounds, picnic grounds, swimming clubs, country clubs, golf courses and driving ranges, miniature golf courses, archery, laser tag, paintball and similar uses | | SUP* | SUP* | SUP* | | B* | | | | *Section 125-22; Refers to use as "membership clubs and recreation facilities." Permitted only if constructed and operated in conjunction with camps and campgrounds, country clubs or golf courses; addresses minimum area, setbacks, lighting and food service for use; and Section 125-30.13; Standards address setbacks, minimum area, lighting, sound equipment, hours of operation, and required plan |
| Outdoor recreation to include drive-in theaters and outdoor firearm ranges | | | | | | SUP | | | | |
| Parks and playgrounds and recreational facilities; community clubhouses intended for residents only | | | | | B | | | B | | |
| Police, fire and rescue squad stations; other essential public services | | B | B | B | B | B | | | | |
| Public buildings owned and operated by the County, an authority organized by the County or a corporation franchised by the Commonwealth of Virginia | | | | | B | B | | | | |
| Publicly owned sanitary landfills which meet all federal, state and County requirements and regulations | | SUP | SUP | SUP | | | | | | |
| Recreational trailer camps (Per county staff this is the manufactured home park use) | | | | SUP* | | | | | | *Section 125-19; Manufactured Home Park standards |
| Riding stable or academies | | | | | | SUP* | | | | *Section 125-30.18; Addresses setbacks, hours of operation and waste removal plan |
| Town of Luray Wastewater Facility | | | | B | | | | | | |
| Travel information areas | | | | | | B | | | | |
| Water and wastewater treatment plants | | | | SUP | | SUP | | | | |

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| Commercial | | | | | | | | | | |
| Adult business | | | | | | SUP* | | | | *Section 125-30.7; Regulations address setbacks from R zoned properties, other residential and public/semi-public, child care uses and other adult businesses; no visibility of adult merchandise; limits on signage, hours of operation and where merchandise can be displayed |
| Auto repair service facility/public garage | | SUP* | SUP* | SUP* | | B* | | | | |
| Automobile or mobile home sales with or without service facilities | | | | | | B | | | | |
| Banks, savings, and loan associations, including but not limited to credit unions; payday loans; investment services; and other similar uses | | | | | | B | | | | |
| Banquet facility and event facility | | SUP | SUP | SUP | | B | | | | |
| Business, professional or government offices, and office buildings, including but not limited to post office; public safety facilities- police, fire, and rescue; real estate office; medical and dental offices; veterinarian clinic; animal husbandry/commercial kennel operation; media-related office; library; contractor office; rehabilitation centers; religious cultural and educational institutions; tax preparation; pharmacy; telecommunication call center; nursing homes; and other similar uses | | | | | | B and B-R* | | | | *Section 125-30.10; For animal husbandry/commercial kennel operation, standards address setbacks and hours of operation and require a plan for waste removal |
| Commercial parking facilities | | SUP | SUP | SUP | | SUP | B | | | |
| Commercial sawmills, commercial chipping mills, and commercial shaving mills pursuant to § 125-30.4 | | SUP-R | SUP-R | SUP-R | | | | | | |
| Commercial workshops (where manufacturing or handicrafts are carried on for trade) | | SUP | SUP | SUP | | | | | | |
| Farm implement sales with or without service facilities | | | | SUP-R* | | B-R* | | | | *Section 125-30.15; Only agricultural machinery and equipment shall be rented, sold, maintained or repaired; addresses hours of operation, access to public road and setbacks |
| Gasoline service stations | | | | | | SUP* | | | | *Section 125-23; All activities within an enclosed building except for those at fuel pumps; Fuel pumps allowed in front yard with setbacks; parts, dismantled vehicles and similar articles must be stored or enclosed so not visible to the public |
| General business offices, including corporate, government or other offices not providing face-to-face services to the general public on a regular basis as the primary use | | | | | | | B | | | |

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| Indoor and outdoor shooting ranges | | SUP* | SUP* | SUP* | | B and SUP** | | | | *Section 125-30.20; For all outdoor shooting ranges; Addresses minimum acreage, setbacks and hours of operation |
| Motels and hotels (except adult motels) | | | | | | B | | | | |
| Places serving food and/or beverages including but not limited to restaurant; cafe; tavern; nightclub; bar; pub; bakery; deli; brewery; winery; drive-ins; banquet facility; event facility; and other similar uses | | | | | | B and B-R* | | | | *Section 125-24; For drive-in restaurants lot size is a minimum of 1 acre and buffer required along front lot line; For banquet and event facilities, Section 125-30.12, Requires submittal of building size and number of patrons with permit application and requires a special entertainment permit per Chapter 55 (Festivals) of the Page County Code for any outdoor entertainment ; For all restaurants and any place serving food and/or beverages; Section 125-30.17; Requires building size and number of patrons with permit application and requires a special entertainment permit per Chapter 55 (Festivals) of the Page County Code for any outdoor entertainment, and establishes setbacks for any outdoor seating |
| Professional offices | | | | SUP* | | B | | | | *Not higher than two stories and not exceeding 5,000 square feet in area |
| Retail stores or shops for the conducting of any retail business, including but not limited to convenience store; craft shop; florist; pawnshop; farmers market; greenhouses; hardware store; art and framing; antique shop; and other similar uses (excluding coal, wood and lumber yards) | | | | | | B* | | | | *Section 125-30.14; For retail greenhouse sales, addresses permitted companion products for sales and hours of operation |
| Self-Storage units | | | | SUP* | | | B* | | | *Section 125-30.19; No commercial activities permitted including repair of any kind; no storage of hazardous materials; addresses storage unit size, use within enclosed building or area, and prohibits use of portable or shipping containers or tractor trailers for storage |
| Service shops, including but not limited to physical fitness center; funeral home; beauty, barber, or nail shops; laundromat and dry cleaner; self-storage unit; community center; auto body shop; car wash/detail; auto repair service facility; metalworking and welding; and other similar uses | | | | | | B and B-R* | | | | *Section 125-25; For car washes, setbacks from property lines and approach drive to accommodate vehicle stacking. For auto repair (Section 125-30-11), screening required from adjacent R district or R use, site plan and onsite storage |
| Shopping centers | | | | | | SUP* | | | | *Section 125-18; Shopping centers must be single ownership or under guaranteed unified management control; shall consist of a selection of uses and groupings of buildings, service and parking areas, circulation and open space and shall be subject to certain provisions for uses, area, setbacks, parking, access and interior circulation, lighting, screening and trash handling |
| Shops engaged in the manufacturing and retail sales of cabinets, furniture and upholstery | | | | | | B | B | | | |
| Storage warehouses | | SUP* | SUP* | SUP* | | | B** | | | *Within "confined poultry feeding operation" buildings constructed prior to October 1, 2009; SUP does not include storage of personal property of the property owner nor for agricultural uses **Section 125-30.19; No commercial activities permitted including repair of any kind; no storage of hazardous materials; addresses storage unit size, use within enclosed building or area, and prohibits use of portable or shipping containers or tractor trailers for storage |
| Theaters or motion-picture theaters, except drive-ins and adult movie theaters | | | | | | B | | | | |

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| Veterinarian clinics, pet grooming, boarding and breeding of animals | | SUP | SUP | SUP | | B | | | | |
| Wholesale businesses | | SUP | SUP | SUP | | | B | | | |

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| Industrial | | | | | | | | | | |
| Assembly of electrical appliances, electronic instruments and devices, radios and phonographs; also, the manufacture of small parts, such as coils, condensers, transformers, crystal holders, integrated circuits, discrete components such as inductors and capacitors and circuit boards | | | | | | | B | | | |
| Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping or battery manufacture | | | | | | | B | | | |
| Blacksmith shop and welding or machine shop | | | | | | B* | B* | | | *Section 125-30.16; Addresses screening of outside storage, hours of operation, required public road access and prohibits foundries |
| Boat Building | | | | | | | B | | | |
| Building material sales yards and plumbing supplies storage | | | | | | | B | | | |
| Coal and wood yards, lumber yards and feed and seed stores | | | | | | | B | | | |
| Contractor's equipment storage yard or plants or rental of equipment commonly used by contractors | | | | | | | B | | | |
| Laboratories, pharmaceutical and/or medical | | | | | | | B | | | |
| Manufacture of musical instruments, toys, novelties and rubber and metal stamps | | | | | | | B | | | |
| Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas | | | | | | | B | | | |
| Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious stones or metals, shell, straw, textiles, tobacco, wood, yarn and paint | | | | | | | B | | | |

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| Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, poultry and poultry products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, food and seafood products | | | | | | | B | | | |
| Recycling facility | | | | | | | B | | | |
| Stone monument works | | | | | | | B | | | |

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| Miscellaneous | | | | | | | | | | |
| Accessory uses which are clearly incidental to the principal use and not creating a nuisance | B | | | | | | | | | |
| Accessory uses, structures, and buildings | | A-R* | A-R* | A-R* | A-R* | A | A | A-R** | A-R*** | *Section 125-16; No accessory structures or buildings permitted in required front yard setback or front minimum yard dimension; must be 5 feet from another building; standards address setbacks for A, W-C and R districts and for below ground swimming pools **Section 125-19.H; Specific standards for accessory structures in manufactured home parks ***Section 125-67; Non-farm buildings are permitted (i.e. garage, shed, swimming pool) provided no more restrictive covenants or regulations on property |
| Electric facilities operated at 40 kilovolts or less | | B | B | B | B | B | B | | | |
| Electric facilities operated at more than 40 kilovolts | | SUP* | SUP* | SUP* | SUP* | B | B | | | *Section 125-30.1; one application may be made for the entire route of the transmission line or electrical facility |
| Junkyards, but subject to the limitations of § 33.2-804(C) of the Code of Virginia 1950, as amended | | | | | | SUP-R* | | | | |
| Off-street parking areas | | | | | | A-R* | A-R* | | | *Section 125-21; Section establishes minimum standards for off-street parking including numbers of spaces and design |
| Pole-designed tower facilities or pole-designed structures, includes new wireless communications towers and wireless communications facilities attached to an existing structure and exceeding 20 feet above the highest point of the tower or structure | SUP* | SUP* | SUP* | SUP* | | SUP* | SUP* | | | Section 125-30.3; Not to exceed 100 feet in height with a minimum setback from all property lines of 200 feet, to be used for the primary purpose of communications, including, by way of illustration but not limited to, the following: telephone, radio, television, cable, and signal; Regulations address additional standards which must be met |
| Private garage or private parking area | | A | A | A | A | | | | | |
| Signs | | A-R* | A-R* | A-R* | A-R* | A-R* | A-R* | | | *Subject to Section 125-20; Sign standards |
| Wireless communications facilities attached to an existing structure and not exceeding more than 20 feet above the highest point of the tower or structure | B-R* | B-R* | B-R* | B-R* | | B-R* | B-R* | | | *Section 125-30.3; Standards for wireless communications facilities |