

Page County Zoning Ordinance Update
Attachment B. Proposed Uses and Definitions
Revised 1.13.2020

Uses and Definitions			Notes	
Proposed Use/Change	Proposed Definition	Existing Use	Existing Use Standards	Revised/New Use Standards
Agriculture and Environment				
Agricultural operations	Agricultural operations means any operation devoted to the bona fide production of crops, or animals, or fowl including the production of fruits and vegetables of all kinds; meat, dairy, and poultry products; nuts, tobacco, nursery, and floral products; and the production and harvest of products from silvicultural activity, excluding intensive agricultural use and confined animal feeding operations as otherwise regulated by this chapter. The preparation, processing, or sale of food products in compliance with subdivisions A 3, 4, and 5 of Virginia Code §3.2-5130 or related state laws and regulations are accessory uses to an agricultural operation, unless otherwise specifically provided for in this ordinance. When used in this ordinance, the words agricultural or agriculture shall be construed to encompass the foregoing definition.	Agriculture		In A-R; Ag Operation limited to portion of development preserved as open space/ag preservation area
Agriculture, intensive	Agricultural, intensive means the commercial processing or storage of agricultural products with accessory uses including storage bins, waste storage/treatment and animal bi-products. This includes facilities where the preparation, processing, or sale of food products takes place or where the accumulation for shipment or sale of crops and animals, in connection with an agricultural operation when more than 20% of such crops or animals are not produced on an agricultural operation on the same or contiguous parcel(s) owned or controlled by the operator of the facility. The operations of the use may generate dust, noise, odors, pollutants, or visual impacts that could adversely affect adjacent properties. This use excludes confined animal feeding operations which is otherwise regulated by this ordinance.	N/A		Design standards in intensive agriculture operations can minimize the impacts by requiring enhanced setbacks and/or buffering to incompatible uses.
Agritourism	Agritourism means pursuant to the Code of Virginia, any activity carried out at a farm winery, farm brewery, farm distillery, or an agricultural operation, that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, wineries, ranching, historical, cultural, harvest-your-own activities, or natural activities and attractions, regardless of whether or not the participant paid to participate in the activity. These rural activities also include, but are not limited to, farm tours, tours of an individual agricultural operation, hayrides, heirloom plant and animal exhibits, crop mazes, and educational programs, workshops, or demonstrations related to agriculture or silviculture, but does not include Places of Assembly.	N/A		
Aquaculture	Aquaculture means the growing and harvesting of marine or fresh water fish, plants or other organisms in a body of water such as a pond, lake, or river.	N/A		
Brewery or distillery, farm	Brewery or distillery, farm means a farm licensed as a brewery or distillery in accordance with the Code of Virginia. Greenhouses, hothouses or plant nurseries are permitted for the purpose of starting seedlings to be planted for farm use, but not for direct sale. On premise sale, tasting, or consumption of beer or alcoholic beverages, other than wine, produced or raised on the tract, and sale of beer and alcoholic beverage related items incidental to the sale of beer or alcoholic beverages is permitted. Construction of a stand or shelter for the sale of such goods is also permitted.			
Confined Animal Feeding Operation	Confined Animal Feeding Operation means a lot or facility, together with any associated waste treatment works, where all three of the following conditions are met: 1) animals have been, are or will be stabled or confined and fed or maintained for a total of 45 days or more in any twelve month period; 2) crops, vegetation, forage growth or post-harvest residues are not sustained over any portion of the lot or facility; and, 3) the animal feeding operation has more than 300 or more animal units or 200 or more poultry animal units.	Confined Feeding Operation Confined Poultry Feeding Operation	Subject to Article IV (Confined Feeding Operations) and regulations of ordinance	Article IV combined with Use Standards for Confined Animal Feeding Operations
Conservation	Conservation means an area of land set aside to achieve the preservation or conservation of a natural resource includes planned management of land use, plants, or wildlife including associated habitat, game refuge, and forest preserve uses.	Forest, scenic and wildlife preserves and conservation areas		Portable sawmills are a separate use. See Sawmills, portable

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Farmers market	Farmers market means the retail sale of fresh fruits and vegetables, and other food and related items, at a facility with spaces occupied by several different temporary tenants on a short-term or daily basis; indoor or outdoor; but this term does not include Wayside stands.	Farmers Market		
Livestock market	Livestock market means a commercial establishment wherein livestock is collected for sale and auctioned off.			
Residential farm	Land incidental to a principal dwelling on which limited agricultural activities for personal use and recreation such as, although not exclusively, cultivation of fruits and vegetables, apiaries (bee keeping), and the keeping of domestic laying hens is permitted			
Wayside stand	Wayside stand means an establishment for the seasonal retail sale of agricultural or forestal goods and merchandise primarily produced by the operator on the site, or on nearby property. Agricultural goods produced on other properties owned or leased by the operator may also be allowed provided a majority of the produce comes from land surrounding the wayside stand. This use type shall include agricultural products picked by the consumer. Also referred to as a roadside or farm stand or wayside market.	Wayside or roadside stand or market		
Winery, farm	Winery, farm means a farm licensed as a winery in accordance with the Code of Virginia, not including craft wineries or wineries as otherwise provided for in this chapter. Greenhouses, hothouses or plant nurseries are permitted for the purpose of starting seedlings to be planted for farm use, but not for direct sale. On premise sale, tasting, or consumption of wine produced or raised on the tract, and sale of wine-related items incidental to the sale of wine is permitted. Construction of a stand or shelter for the sale of such goods is also permitted.	Winery		

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Residential				
Accessory dwelling unit	Accessory dwelling unit means a dwelling that exists as part of a principal dwelling or on the same lot as the principal dwelling and is subordinate in size to the principal dwelling.	Guesthouse	*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	Limit size; 1 per lot; cannot be sold separately but may be rented separately
Delete		Age Restricted Communities	Section 125-30.5; includes sf detached and/or duplex units such as management office, recreation and community facilities; includes density, parking standards, etc.	Standards for a subdivision, multi-family or townhome developments that decide to age restrict will be added to community design standards, including pedestrian trails and community and recreational facilities required.
Dwelling, multifamily	Dwelling, multifamily means any building arranged or designed to be occupied by three or more dwelling units for permanent occupancy, regardless of the method of ownership. Included in the use type but not limited to would be garden apartments, low- and high-rise apartments, apartments for elderly housing and condominiums.	Multi-family dwellings, Garden apartments		
Dwelling, single-family	Dwelling, single family means a site built or modular detached building designed for and used exclusively as one dwelling unit for permanent occupancy by one family.	Single family detached		Single family dwelling in C and MHP-1 Districts limited to accessory dwelling unit for property owner or operator of business or manager of manufactured home park
Dwelling, townhouse	Dwellings, townhouse means a series or group of single family attached dwellings on individual lots designed to be sold as individual units on each lot. Individual units are separated by continuous vertical walls without openings such as doors or windows from basement floor to roof between units, which is commonly known as a firewall.	Dwelling, single family attached, townhouses		
Dwelling, two-family	Dwelling, two-family means a structure arranged or designed with two single family dwelling units, each for use and occupancy by one family. This is also referred to as a duplex.	Two-family dwellings (Duplex), Dwelling, single-family attached		
Family day home (5-12 children)	Family day home (5-12 children) means a day care program, as defined under Code of Virginia § 22.1-289.02, for children offered in the residence of the provider for between five and twelve children at any one time, exclusive of the provider's own children and any children who reside in the home.	Family day home (child care for five or more unrelated children)	*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	Licensure, address parking, required secured recreational area,
Family day home (1-4 children)	Family day home (1-4 children) means a day care program, as defined under Code of Virginia § 22.1-289.02, for children offered in the residence of the provider for up to four children at any one time, exclusive of the provider's own children and any children who reside in the home.	Family day home (child care for less than five unrelated children)		
Family health care structure, temporary	Family health care structure, temporary means pursuant to all conditions set forth in the Code of Virginia §15.2-2292.1, a transportable residential 29 structure, providing an environment facilitating a caregiver's provision of care for a mentally or physically 30 impaired person, that (i) is primarily assembled at a location other than its site of installation; (ii) is limited 31 to one occupant who shall be the mentally or physically impaired person, or in the case of a married 32 couple, two occupants, one of whom is a mentally or physically impaired person and the other requires 33 assistance with one or more activities of daily living as defined in §63.2-2200, as certified in writing by a 34 physician licensed in the Commonwealth; (iii) has no more than 300 gross square feet; and (iv) complies 35 with applicable provisions of the Industrialized Building Safety Law (§36-70 et seq.).	N/A		

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Home occupation, type A	Home occupation, type A means an accessory use of a dwelling unit for gainful employment involving the provision of goods and/or services and which does not generate any additional employees or more than five customers daily. Such occupations may require limited use of an accessory structure.	Home occupation (within principal dwelling)	*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	Number of employees and customers may be modified as appropriate for the locality.
Home occupation, type B	Home occupation, type B means an accessory use of a dwelling unit for gainful employment involving the provision of goods and/or services and which generates not more than two full or part-time employees on the premises daily. No more than ten customers may be allowed on the premises daily. Such occupations may require the use of accessory structures.	Home occupations (within accessory building)	*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	Number of employees and customers may be modified as appropriate for the locality.
Home occupation, virtual business	Home occupation, virtual business means an accessory use of a dwelling unit for gainful employment where the primary means of communication in the operation of the business is by telecommunication, facsimile, computer-related activity or other similar means of communications and which generates no outside employees, no on-site customers and no use of any area outside of the dwelling.	Virtual Business Home Occupation	**Section 125-19; Home occupation virtual business permitted. No outside customers, employees, limited area and all communications and/or sales by computer	
Manufactured home	Manufactured home means a structure which: (1) Is transportable in one or more sections; (2) Is eight feet or more in width and 40 feet or more in length in the traveling mode, or is 320 or more square feet when erected on-site; (3) Is built on a permanent chassis; (4) Is designed to be used as a Dwelling Unit for one Family, with or without a permanent foundation, when connected to the required utilities; and (5) Includes the plumbing, heating, air conditioning, and electrical systems necessary for the structure. For purposes of this chapter, a Manufactured Home must meet the standards promulgated by the United States Department of Housing and Urban Development (HUD), published at 24 CFR Part 3280, including the ANSI standards incorporated therein by reference. For purposes of this chapter, a Manufactured Home must bear a data plate declaring that it meets HUD standards.	Manufactured homes and individual mobile homes	*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	Maintain current standards to allow replacement within 120 days *Suggest removing from R district, but confirm with staff

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Manufactured home park	Manufactured home park means any site, lot, field or tract of land upon which is located three or more manufactured homes for residential use, or which is held out for the location of any mobile home or any motor vehicle which is used for living or sleeping purposes and which is or may be transported from one place to another, whether motive power or other means shall be required, and shall include any building, structure, tent, vehicle or enclosure used or intended for use as part of the equipment of any such park.	Manufactured homes in subdivisions 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	*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	Updated standards for use to be recommended
Residential care home	Residential care home means a licensed residential facility in which no more than eight mentally ill, intellectually disabled, or developmentally disabled persons or no more than eight aged, infirmed or disabled persons reside, with one or more resident counselors or other resident or nonresident staff persons, shall be considered a residential occupancy by a single family. Mental illness and developmental disability shall not include current illegal use of or addiction to a controlled substance as defined in the Code of Virginia. Such facility shall be licensed by the Commonwealth of Virginia Department of Behavioral Health and Development Services. This term includes group home.	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.		
Shelter, residential	Shelter, residential means a facility promoting temporary housing and feeding for one or more individuals who are otherwise temporarily or permanently homeless. Ancillary community support services may be provided including, but not limited to, child care, counseling, food distribution, or vocational training. This definition excludes Halfway House, which is otherwise defined in this ordinance.			The definition excludes Halfway House, which is currently proposed as part of a residential care home. Some consideration is given in localities to prohibit halfway house use.
Short-term tourist rental	Short-term tourist rental means the short-term rental of a dwelling for compensation for periods of less than 30 days. "Short-term tourist rental" could also include the following terms: tourist homes, tourist rentals, cabin rentals, lodging homes, tourist cabins, tourist courts, air bed-and-breakfast establishments, hostels, or vacation homes.	Short-term tourist rentals	*Section 125-30.21; Addresses business license, property management plan, occupancy determined by Health Official, parking and life safety inspection by Building Official	

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Public, Civic, Recreational and Institutional				
Camps and campground, recreational	Camps and campground, recreational means an area which includes but is not limited to a travel trailer camp, recreation camp, family campground, camping resort, camping community or any other area, place, parcel or tract of land, by whatever name called, on which two or more campsites are occupied or intended for occupancy or facilities are established or maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer, whether the use of the campsites and facilities is granted gratuitously or by rental fee, lease or conditional sale or by covenants, restrictions and easements. "Campground" does not include a park for manufactured homes or a construction camp, storage area for unoccupied camping units or property upon which the individual owner may choose to camp and not be prohibited or encumbered by covenants, restrictions and conditions from providing his sanitary facilities within his property lines, but shall include land and buildings used by recreational vehicle parks, civil, religious and social organizations for social, recreational, educational and/or religious activities on a periodic basis.	Camps and campgrounds, Recreational trailer camps	*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	
Cemetery	Cemetery means land used for the burial of the dead, and dedicated for cemetery purposes, including a columbarium and/or mausoleum when operated in conjunction and within the boundaries of such burial grounds.	Cemeteries	*Section 125-30.9; Application for family/private burial ground required; addresses recording a plat and setbacks	Standards to include setbacks
Cultural facility	Cultural facility means a use providing for the public display, performance, or enjoyment of heritage, history, or the arts. This use includes but is not limited to: museums, arts performance venues, cultural centers, or interpretive sites, but does not include commercially-operated theatres.	N/A		
Educational facility, college or university	Educational facility, college or university means an educational institution authorized by the Commonwealth of Virginia to award associate, baccalaureate or higher degrees, and facilities associated with it. This term includes academic buildings, administrative facilities, dormitories, special housing, parking areas, dining halls and other physical plants associated with the college or university use.			
Educational facility, primary or secondary	Educational facility, primary/secondary means a public, private or parochial school offering instruction at the elementary, junior and/or senior high school levels in the branches of learning and study required to be taught in the public schools of the Commonwealth of Virginia.	Public schools		
Emergency management services facility	Emergency management services facility means a building operated by a public or private entity for the storage of emergency vehicles and equipment and ancillary operations such as but not limited to fire stations, police stations, and ambulance services.	Police, fire and rescue squad stations; other essential public services		
Neighborhood Recreational Facility	Neighborhood Recreational Facility means an area of land, usually having active or passive recreational uses such as, but not limited to, paths, picnic areas, playgrounds, community pools and clubhouses, and open spaces primarily to serve the neighborhood in which it is located.	Parks and playgrounds and recreational facilities; community clubhouses intended for residents only		

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Public park/recreational area	Public park/recreational area means publicly owned area of land, usually having active or passive recreational uses such as, but not limited to, paths, picnic areas, playgrounds, indoor/outdoor athletic or recreation facilities, indoor/outdoor shelters, amphitheaters, game preserves, and open spaces. This use shall not include public use as defined in this ordinance.	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	*Principal and accessory uses that constitute a nuisance as defined by Chapter 80 of Page County Code (Nuisance Ordinance) are prohibited	
		Parks (except amusement parks), playgrounds, picnic grounds		
Public use	Public use means the use of land, exclusively for public purposes, by any department or branch of the federal government, Commonwealth or any political subdivision, public authority, or any combination thereof. This use shall not include Public park and recreational area, Educational facilities, Emergency management services facility, recycling facility, sanitary landfill or Utility service (major or minor) as defined in this ordinance.	Public buildings owned and operated by the County, an authority organized by the County or a corporation franchised by the Commonwealth of Virginia		
		Travel information areas		
		Essential public services		
Religious assembly	Religious assembly means a use located in a permanent building or in outdoor spaces and providing regular organized religious worship and related incidental activities. This use shall not include Educational facility, primary/secondary schools and Day care facilities.	Churches		

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Commercial				
Assembly, place of	Assembly, place of means the use of land for a meeting place where persons gather together for purposes of attending civic, social, or private events on a regular or recurring basis including but not limited to, banquet facilities, conference centers, and event venues. A gathering of less than 25 persons shall not be considered a Place of Assembly provided the gathering is accessory and incidental to the principal use.	Banquet facility and event facility Community center		Discuss potential restricted use incidental to wineries, breweries and distilleries and ag tourism for weddings, parties, corporate events within limitation on event size, hours, frequency
Automobile repair service, major	Automobile repair service, major means the major repair and/or maintenance of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. This use includes major body, engine, and transmission repairs.	Public garage		
Automobile repair service, minor	Automobile repair service, minor means the minor repair and/or routine maintenance of automobiles, noncommercial trucks, and motorcycles, including the sale, installation, and servicing of equipment and parts. Typical uses include tire sales and installation, wheel and brake shops, oil and lubrication services, and similar repair and service activities where minor repairs and routine maintenance are conducted.	Auto repair service facility, Public garage		
Automobile sale, rental/leasing	Automobile sale, rental/leasing means a lot arranged, designed or used for the storage and display for sale, lease, or rent of any new or used motor vehicle capable of independent operation or any type of boat, travel trailer and recreation vehicle, provided the travel trailer and recreation vehicle is unoccupied, and where warranty repair work and other major and minor repair service is done wholly within an enclosed building as an accessory use.	Automobile or mobile home sales with or without service facilities		
Aviation facility, private	Aviation facility, private means any area of land or water which is privately owned and intended for public or private use, for the landing and takeoff of aircraft, and any appurtenant areas that are used, or intended for use, for airport buildings or other airport facilities or rights-of-way, easements and together with all airport buildings and facilities located thereon. This use includes a heliport.	Airstrips Aircraft maintenance facilities, avionics repair facilities, aviation terminal buildings, and any other buildings and/or structures related to aviation that are adjacent to and under the control of a public use airport	*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	

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Aviation facility, public	Aviation facility, public means any area of land or water which is publicly owned and intended for public use, for the landing and takeoff of aircraft, and any appurtenant areas that are used, or intended for use, for airport buildings or other airport facilities or rights-of-way, easements and together with all airport buildings and facilities located thereon. This use includes a heliport.	Luray Caverns Airport and associated facilities		
Bed and breakfast establishment	Bed and breakfast establishment means a dwelling unit in which the full-time resident owner of the single-family dwelling utilizes no more than six otherwise unoccupied bedrooms in order to provide overnight accommodations and breakfast, for compensation, to transient guests.	Bed-and-breakfast establishments		
Brewery, craft (Micro)	Micro-Brewery means an establishment primarily engaged in brewing ale, beer, malt liquors, and nonalcoholic beer, with a capacity of not more than 1,000 barrels per year. Micro-brewery may include a restaurant or public tasting room as an accessory use.			
Business, adult	Adult bookstore/video store, adult mini motion-picture theater, adult motion-picture theater, adult store, a business providing adult entertainment or any other establishment, including without limitation, any adult modeling studio, adult cocktail lounge or adult nightclub, that regularly emphasizes an interest in matter relating to specified sexual activities or specified anatomical areas or is intended for the sexual stimulation or titillation of patrons. The term includes without limitation any of the following: adult store, adult merchandise, adult book store/video store, adult entertainment, adult mini-motion picture theater, adult motel/hotel, and adult motion picture theater.	Adult business	Maintain existing definitions and use standards	
Business support service	Business support service means the use of land for the sale, rental, or repair of office equipment and supplies or the provision of services used by office and service establishments. Typical uses include, but are not limited to, office equipment and supply firms, small business machine repair shops, convenience printing and copying establishments, or information technology support services.	Printing, publishing, and engraving establishments; photographic processing		
Car wash	Car wash means a structure or portion thereof containing facilities for washing and/or waxing motor vehicles, typically using production-line automated or semiautomated methods for washing, whether or not employing a chain conveyor, blower, steam cleaning or similar mechanical devices operated either by the patron or others.	Car wash		
Catering facility	Catering facility means an establishment in which food and meals are prepared on premises, and where such food and meals are delivered to another location for public or private entertainment for a fee.	N/A		
Commercial indoor entertainment	Commercial indoor entertainment means predominantly spectator uses conducted within an enclosed building. Typical uses include, but are not limited to, motion picture theaters, and concert or music halls. This term does not include any adult business as defined by this chapter.	N/A		
Commercial indoor recreation/amusement	Commercial indoor recreation/amusement means an establishment which provides an enclosed building for indoor sports and/or multiple coin operated amusement or entertainment devices or machines as other than an incidental use of the premises. Typical uses include bowling alleys, ice and roller skating rinks, indoor racquetball, swimming, billiard halls, game rooms, and video arcades.	Indoor bowling alleys; skating rinks; archery; laser tag; and paintball		

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Commercial outdoor recreation/amusement	Commercial outdoor recreation/amusement means participant or spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf, swimming pools, paintball facilities, sports arenas, motorized model airplane flying facilities, rodeos and outdoor amusement parks.	Motorsports facility	*Section 125-30.2; Addresses requirements for application, minimum area, setbacks, lighting and noise	
		Outdoor commercial recreation areas and facilities: swimming clubs, country clubs, golf courses and driving ranges, miniature golf courses, archery, laser tag, paintball and similar uses	*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	
		Drive-in theaters		
		Outdoor recreation to include drive-in theaters and outdoor firearm ranges		
Construction material sales	Construction material sales means establishment or place of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures, but this use shall not include automobile or equipment supplies otherwise classified herein. Typical uses include building material stores and home supply establishments.	Lumber and building materials stores	Standards may limit the location and/or amount of outdoor storage and/or require screening from incompatible uses.	
		Plumbing, electrical and building supplies sales and storage		
		Lumber yard		
Consumer repair service	Consumer repair service means establishment or place of business primarily engaged in the provision of repair services to individuals, rather than businesses, but this use shall not include automotive and equipment repair use types. Typical uses include repair of electronics, shoes, watches, jewelry, or musical instruments.	Personal service shops, repair service facility		
Crematory	Crematory means a commercial establishment that specializes in the cremation of corpses, including pets.	N/A		
Day care center	Day care center means any facility operated for the purpose of providing care, protection, and guidance during only part of a twenty-four-hour day. This term includes nursery schools, preschools, day care centers for individuals, including adults, and other similar uses.	Child day centers, Adult day-care facilities	*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	
Distillery, craft (or Micro)	Distillery, craft (micro) means an establishment primarily engaged in distilling and blending potable liquors, including mixing them with other ingredients, with a capacity of not more than 5,000 gallons of finished product per year. A micro-distillery may include a restaurant or public tasting room as an accessory use.	N/A		
Equipment sales/rental, heavy	Equipment sales and rental, heavy means establishments primarily engaged in the sale or rental of tools, tractors, construction equipment, commercial equipment, agricultural implements, and similar industrial equipment. Included in this use type is the incidental storage, maintenance, and servicing of such equipment.	N/A		

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Equipment repair service, heavy	Equipment repair service, heavy means general repair and rebuilding of equipment and vehicles commonly used in commercial, industrial, or construction enterprises, including engine work, body work, framework, and welding.	N/A	This use could be for farm equipment and other heavy equipment. Suggest similar standards to automobile repair.	
Farm supply and service establishment	Farm implement sales, rentals and service, feed and seed store, custom milling, milk depots and creameries, fertilizer storage in bags, or bulk storage of liquid or dry fertilizer in tanks or in a completely enclosed building.	Farm implements sales with or without service facilities	*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	C-1 limit on outdoor display and storage
Financial institution	Financial institution means an establishment whose principal purpose is the provision of financial services, including but not limited to, an insured depository institution, a credit union, a Federal home loan bank, a small business investment company, a depository institution holding company, a mortgage lending business, or other institutions as defined by federal statute. This term does not include payday lenders and cash checking establishments	Banks, savings, and loan associations, including but not limited to credit unions; payday loans; investment services; and other similar uses		
Funeral home	Funeral home means an establishment engaged in undertaking services such as preparing the dead for burial and arranging and managing funerals.	Funeral home		
Gasoline station	Gasoline station means any place of business with fuel pumps and underground storage tanks that provides retail sale of fuels and oil for motor vehicles. A store associated with automobile fuel sales shall be considered a gasoline station.	Gasoline service stations	See also: Automobile repair service	
Greenhouse, commercial	Greenhouse, commercial means an enclosure which may be fully or partially glassed or transparent used for the growing and cultivations of plants under controlled conditions in which plants are offered for sale to the public, either at wholesale or at retail.	Greenhouse Retail Sales		
Hospital	Hospital means a building or group of buildings, having room facilities for overnight patients, used for providing services for the in-patient medical, surgical, or obstetrical care of sick or injured humans, and which may include related facilities, central service facilities and staff offices; provided, however, that such related facility must be incidental and subordinate to the main use and must be an integral part of the hospital operations.	Hospitals		
Hotel	Hotel which is also referred to as a motel or motor lodge, means the use of land for transitory lodging or sleeping accommodations offered to the public for compensation. Typical uses include hotels, motels, travel lodges, tourist homes, or hostels, but not including a Bed and Breakfast.	Motels and hotels (except adult motels)	*Not higher than two stories and not exceeding 5,000 square feet in area	
Janitorial business	Janitorial business means a cleaning service that may include an office and storage of supplies.	N/A		
Life care facility	Life care facility means a residential facility primarily for the continuing care of the elderly and disabled. This use includes the term nursing home, assisted living, and congregate care and may provide for transitional housing progressing from independent living in various dwelling units, with or without kitchen facilities, and culminating in nursing home type care where all related uses are located on the same lot. Such facility may include other services integral to the personal and therapeutic care of the residents.	Residential care facilities and assisted living facilities		
Kennel, commercial	Kennel, commercial means any location where raising or boarding of dogs, cats, or other small animals for commercial purposes is conducted.	Pet grooming, boarding and breeding of animals, animal husbandry/commercial kennel operation	*Section 125-30.10; For animal husbandry/commercial kennel operation, standards address setbacks and hours of operation and require a plan for waste removal	
Laundry, commercial	Laundry, commercial means establishments primarily engaged in the provision of laundering, cleaning or dyeing services other than those classified as Personal services. Typical uses include bulk laundry and cleaning plants, diaper services, or linen supply services.			

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Manufactured home sales	Manufactured home sales means establishments engaged in the sale or rental of manufactured homes.	mobile homes sales with or without service facilities		
Office, general	Office, general means the use of land wherein the primary use is the conduct of a business or profession such as, but not limited to accounting, tax-preparation, lenders and securities brokers, architecture, computer software, or information systems research and development, engineering, insurance, law, management, organization and association offices, psychology, theology, real estate and travel. Retail Sales do not comprise more than an Accessory Use of the primary activity of a General Office. This definition does not include Office, medical/clinic as defined by this chapter.	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		
		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		
		Professional offices	*Not higher than two stories and not exceeding 5,000 square feet in area	
Office, medical/clinic	Office, medical clinic means the use of a site for facilities which provide diagnoses, minor surgical care and outpatient care on a routine basis, but which does not provide overnight care or serve as a base for an ambulance service. Medical offices are operated by doctors, dentists, or similar practitioners licensed by the Commonwealth of Virginia.	Medical and dental offices, pharmacy		
Outdoor sales, seasonal	Outdoor sales, seasonal means any business or use (primary or accessory) that is conducted primarily out of doors, which may include but not be limited to: retail sales of fruits, vegetables, plants, flowers, Christmas trees, fireworks; and other similar businesses or uses.	N/A	Optional	Standards can limit timeframes, number per year, and location.
Personal services	Personal services means establishments or places of business engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops; grooming of pets; physical fitness center, seamstresses, tattoo parlors, body piecing salon, tailors, or shoe repairs; florists; and laundromats and dry cleaning stations serving individuals and households.	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.	*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	

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Restaurant, drive-thru	Restaurant, drive-thru means an establishment primarily engaged in the preparation of food and beverages, for either take-out, delivery or table service, served in disposable containers at a counter, drive-up, or drive through service facility, or which offers curb service. Excluded from this definition are Restaurant, general and Restaurant, mobile.	N/a		Limits on location of drive thru window and screening
Restaurant, general	Restaurant, general means an establishment in which, for compensation, food or beverages are dispensed for consumption on the premises, including, among other establishments, cafes, tearooms, confectionery shops, and eat-in delis. Excluded from this definition are Restaurant, drive-thru and Restaurant, mobile.	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	*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	
Restaurant, mobile	Restaurant, mobile means a readily movable wheeled cart, trailer, or vehicle designed and equipped for the preparing, service, and/or selling of food and operated at temporary locations. This definition shall include food trucks, food trailers, and food carts and shall not apply to those selling in short bursts of 30 minutes or less at a single location and moving to multiple properties through the course of a business day, such vehicles may include, but are not limited to, ice cream trucks.	N/a		
Sawmill, commercial	Sawmill, commercial means a sawmill, chipping mill, or shaving mill permanently located on real estate for the purpose of processing timber primarily for commercial purposes without regard to the point of origin of the timber processed on the real estate.	Commercial sawmills, commercial chipping mills, and commercial shaving mills	*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	
School, business or trade	Business or trade school means a use providing education or training in business, commerce, language, or other similar activity or occupational pursuit and not otherwise defined as an Educational facility, either primary and secondary, or college and university.	N/A		
Self-storage facility	Self-storage facility means a structure or structures containing separate storage spaces of varying sizes leased or rented as individual leases for the purpose of storing personal property and household goods.	Self-Storage units	*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	
Shooting range	Shooting range means the use of land for the discharge of firearms or other projectiles for the purposes of target practice, skeet and trap shooting, mock war games, or formal competitions, or in return for compensation.	Indoor and outdoor shooting ranges	*Section 125-30.20; For all outdoor shooting ranges; Addresses minimum acreage, setbacks and hours of operation **SUP required for outdoor shooting ranges in C-1 District	

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Sportsman's club	Sportsman's club means an area of a property devoted to use for a camp dedicated for hunting and/or fishing that often includes a structure for sleeping, but not for a permanent dwelling. The structure may or may not include such features as a kitchen, indoor plumbing, and other amenities found in a typical dwelling unit. A sportsman club may include facilities such as Kennel, private as defined in this ordinance, as an accessory use.	Lodges or clubs for climbing, hunting, fishing, gunning, nature observation or other similar recreation purposes	*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	No longer subject to being incidental to camps, camp grounds, country clubs, etc. Minimum area, setbacks and meet standard for private kennel if provided
Stable, commercial	Stable, commercial means the sheltered boarding of horses or ponies, or other livestock, for a revenue generating purpose. Included in this definition are horse riding academies and horse or livestock grooming operations.	Riding stable or academies	*Section 125-30.18; Addresses setbacks, hours of operation and waste removal plan	
Storage warehouses	Storage warehouses means a structure or part of a structure used for the storage of goods, materials, wares and merchandise. Self-storage facilities are not considered storage warehouses.	Storage warehouses	*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	
Store, general	Store, general means an establishment for display and sale of merchandise at retail.	Shopping centers	*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	
		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)	*Section 125-30.14; For retail greenhouse sales, addresses permitted companion products for sales and hours of operation	
		Wholesale businesses		
Store, specialty	Store, specialty means a small-scale (less than 2,500 square feet per business) retail use which offers for sale items of art or crafts, or which offers for sale items related to a specific theme, e.g., kitchen wares, pet care, etc.			
Veterinary clinic	Veterinary clinic means a facility that deals with the causes, diagnosis, and treatment of diseases and injuries of animals, especially domestic animals, under the direction and control of a veterinarian licensed by the Commonwealth of Virginia.	Veterinarian clinics		

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Tradesperson Service	Tradesperson service means an establishment or place of business primarily engaged in providing a specific trade service to individuals. Typical uses include plumbing, electricians, blacksmith, welding, and taxidermy. This definition does not include automobile repair or construction material sales as otherwise defined in this ordinance.	Commercial workshops (where manufacturing or handicrafts are carried on for trade)		
		Shops engaged in the manufacturing and retail sales of cabinets, furniture and upholstery.		

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Industrial				
Boat yard	Boat yard means an establishment or site used for the provision of all such facilities as are customary and necessary to the construction, reconstruction, repair or maintenance and accessory sale of boats, marine engines, or marine equipment, supplies, or services including but not limited to rental of covered or uncovered boat slips, or dock space or enclosed dry storage space, lifting or launching services.	Boat Building		
Construction material sales or rental	Construction material sales means establishment or place of business primarily engaged in retail or wholesale sale or rental, from the premises, of materials used in the construction of buildings or other structures, but this use shall not include automobile or equipment supplies otherwise classified herein. Typical uses include building material stores and home supply establishments.	Building material sales yards and plumbing supplies storage Coal and wood yards, lumber yards and feed and seed stores Rental of equipment commonly used by contractors		
Hazardous material storage and distribution	Hazardous material storage and distribution means the storage of chemicals, petroleum products, and other materials defined as hazardous under federal laws or regulations as a principal or accessory use.	N/A		
Laboratory, research and development	Laboratory, research and development means an establishment whose principal purpose is the research, compounding and/or packaging of scientific products, or research and development of innovative ideas in technology-intensive fields. Examples include research and development of communication systems, transportation, geographic information systems, multi-media and video technology. Development and construction of prototypes and light manufacturing may be associated with this use.	Laboratories, pharmaceutical and/or medical		
Manufacturing, heavy	Manufacturing, heavy means the processing and/or converting of raw, unfinished material and/or products into articles or substances of a different character or for use for a different purpose. Uses may have significant external effects, or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in manufacturing or other processes. Uses may include, but are not limited to, paper products, plastic products, and pharmaceuticals.	Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping or battery manufacture		

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Manufacturing, light	Manufacturing, light means the establishments primarily engaged in the on-site production of goods by hand manufacturing, assembly, packaging or fabrication of materials and products within enclosed structures without significant external effects such as smoke, noise, soot, vibration, odor, and the like. Uses may include, but are not limited to, a machine shop, bottling, brewery, distillery, electronic equipment, ceramic products, business machines, musical instruments, furniture, medical appliances, tools or hardware, winery, any other product of a similar nature. Retail sales may be incidental to the manufacturing use.	Manufacture of musical instruments, toys, novelties and rubber and metal stamps	*Section 125-30.16; Addresses screening of outside storage, hours of operation, required public road access and prohibits foundries	
		Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas		
		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		
		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		
		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		
		Stone monument works		
		Blacksmith shop and welding or machine shop		

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Recycling facility	Recycling facility means a facility used by the general public for the collection of materials for recycling or reuse, including bins, boxes, buildings, self-propelled motor vehicles, trailers and other enclosures or receptacles. Except for Page County, or incorporated town or other governmental sponsored programs to collect and/or recycle household hazardous wastes, this definition shall not include facilities for the collection of non-recyclable materials, such as business and household refuse, garbage, organic materials, medical waste, trash, junk, toxic substances, or similar materials.	Recycling facility		
Sanitary landfill	Sanitary landfill means an engineered land burial facility for the disposal of solid waste (as defined by the Virginia Department of Waste Management) which is so located, designed, constructed, and operated to contain and isolate the solid waste so that it does not pose a substantial present or potential hazard to human health or the environment, may also be called a Garbage Dump.	Publicly owned sanitary landfills which meet all federal, state and County requirements and regulations	*Section 125-30.18; Addresses setbacks, hours of operation and waste removal plan	
Storage yard	Storage yard means the use of land for non-hazardous outdoor storage including outside storage of materials and equipment, but not including a Junkyard or Truck Terminal as defined by this chapter. Typical uses include, but are not limited to, building contractors' yards, tow lots and commercial supply yards. This use shall not include the term junkyard as defined in this chapter.			
Truck/freight terminal	Truck/freight terminal means the use of land for the loading, unloading, storage, refueling, and routine maintenance of commercial vehicles or trucks, tractor-trailers, or other overland multi-axle vehicles.			
Warehousing and distribution	Warehousing and distribution means uses including storage, warehousing, and dispatching of goods within enclosed structures. Typical uses include wholesale distributors, e-commerce fulfillment centers, data centers, and moving/storage firms.	Storage establishments devoted to storage or warehousing		

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Miscellaneous				
Amateur radio antennas	Amateur radio antennas means a freestanding or building mounted structure, including any base, tower or pole, and appurtenances, intended for airway communication purposes by a person holding a valid amateur radio (HAM) license issued by the Federal Communications Commission.	N/A		
Accessory building or structure	Accessory building or structure means a building subordinate to and located on the same lot with a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or roof to the main building. The term "accessory building" also includes, but is not limited to, gazebos, carports, private greenhouses, and sheds which may be modular in nature and are delivered to the site and which may or may not have a foundation.	Accessory uses which are clearly incidental to the principal use and not creating a nuisance	*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	
		Accessory uses, structures, and buildings	**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	
Broadcasting or communication tower	Broadcasting or communication tower means any unstaffed facility for the transmission and/or reception of radio, television, radar, cellular telephone, personal paging device, specialized mobile radio (SMR), and similar services. A broadcasting or communication tower usually consists of an equipment shelter or cabinet, a support tower or other structure used to achieve the necessary elevation, and the transmission or reception devices or antenna. Excluded are amateur radio antennas, which are defined separately. Also excluded are wireless communication antennas which fit the definition of Communication facility, small cell.	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	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	
		Wireless communications facilities attached to an existing structure and not exceeding more than 20 feet above the highest point of the tower or structure	*Section 125-30.3; Standards for wireless communications facilities	
Communication facility, small cell	Communication facility, small cell means a wireless facility attached to an existing structure that meets both of the following standards: - each antenna is located inside an enclosure of, or the antenna and all of its exposed elements could fit within an area of, no more than 6 cubic feet; and - excluding electric meter, concealment, telecommunications demarcation boxes, back-up power systems, grounding equipment, power transfer switches, cut-off switches and vertical cable runs for the connection of power and other services, all other equipment associated with the facility does not exceed 28 cubic feet, or such higher limit as may be established by the Federal Communications Commission.	N/A		
Graveyard	Graveyard means a place of burial of human dead maintained by a church or family with burial plots or mausoleum space	Cemeteries		
Junkyard	Junkyard means an establishment or place of business that is maintained, operated, or used for storing, keeping, buying, or selling junk or for the maintenance or operation of an automobile graveyard. Junkyard shall include the term "automobile graveyard" as defined in Code of Virginia, 33.2-804.	Junkyards, but subject to the limitations of § 33.2-804(C) of the Code of Virginia 1950, as amended		exceptions for junk storage on lots

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Kennel, private	Kennel, private means keeping of four or more dogs, more than four months old, that are all owned and licensed by a single owner and kept on the same property.			This use will relate to other uses that have a kennel as a secondary use. Will supply design standards, setbacks, waste handling, and similar
Parking lot, commercial	Parking lot, commercial means a site for surface parking of operable vehicles, recreational vehicles and boats, which is fee based and provides one or more parking spaces together with driveways, aisles, turning and maneuvering areas, incorporated landscaped areas, and similar features meeting the requirements established by this ordinance. This use type shall not include parking facilities accessory to a permitted principal use.	Commercial parking facilities		
Parking lot, private	Parking lot, private means an off-street surfaced area designed solely for the parking of motor vehicles, including driveways, passageways, garages, and maneuvering space appurtenant thereto.	Private garage or private parking area	Subject to parking standards	
Resource extraction	Resource extraction means a use involving on-site extraction of surface or subsurface mineral products or natural resources. Typical uses are quarries, borrow pits, sand and gravel operation, mining, soil mining, and other major excavations. Specifically excluded from this use type shall be grading and removal of dirt associated with an approved site plan or subdivision, or excavations associated with, and for the improvement of, a bona fide agricultural use.	Removal of sand, gravel or stone		
Sawmill, portable	Sawmill, portable means a portable sawmill, chipping mill, or shaving mill located on privately owned real estate to be used for the purpose of processing of timber cut only from that real estate, or from real estate immediately contiguous or adjacent thereto.	Portable sawmills, portable chipping mills, and portable shaving mills	*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	
Sportsman club, private	Sportsman club, private means an area of a property devoted to the temporary, noncommercial seasonal use for hunting, fishing, and/or similar recreational purposes that often includes a structure for sleeping, but not for permanent use. The structure may or may not include such features as a kitchen, indoor plumbing, and other amenities found in a typical dwelling unit. Such use may include a private kennel as defined in this ordinance as an accessory use	Lodges or clubs for climbing, hunting, fishing, gunning, nature observation or other similar recreation purposes		Minimum area, setbacks and meet standards for private kennel if included

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Stable, private	Stable, private means the keeping, breeding, or raising of horses or ponies, or other livestock, exclusively for the personal use and enjoyment of the owner or occupant of the property or the riding of horses or ponies by the owner or occupant of the property and their guests.	N/a		
Utility service, major	Utility service, major means service of a regional nature which normally entails the construction of new buildings or structures such as electric generating plants and sources; electrical switching facilities and stations or substations; community wastewater treatment plants; water towers; sanitary landfills; and similar facilities. All overhead transmission lines are included in this definition.	Water and wastewater treatment plants	*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	
		All facilities required by electric utilities	*Principal and accessory uses that constitute a nuisance as defined by Chapter 80 of Page County Code (Nuisance Ordinance) are prohibited	
		Town of Luray Wastewater Facility		
		Electric facilities operated at more than 40 kilovolts	*Section 125-30.1; one application may be made for the entire route of the transmission line or electrical facility	*Section 125-30.1; one application may be made for the entire route of the transmission line or electrical facility
		All facilities required by public utilities except power generation and water and/or wastewater treatment plants	*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	
Utility service, minor	Utility service, minor means service which is necessary to support development primarily on the same property as the utility service and involves only minor structures. Included in this use type are small facilities such as transformers, relay and booster devices, small alternative energy systems such as electric facilities operated at 40 kilovolts or less, and well, water and sewer pump stations. This does not include wind energy systems or communications towers and facilities.	Other small alternative energy systems (i.e. solar panels) not more than 25 kv		
		Electric facilities operated at 40 kilovolts or less		
Windmill	Windmill means a machine designed to convert the energy of the wind into more useful forms using rotating blades to turn mechanical machinery to do physical work, such as crushing grain or pumping water.	Windmill		
Windmill, small system	Windmill, small system means a single system designed to supplement other electricity sources as an accessory use to existing buildings or facilities, wherein the power generated is used for on-site consumption.	Small system wind energy facilities	Private use; primarily for on-site consumption; not more than 25kW	