

Table #1

*FBRM Recommends modifications to Zoning Ordinance Table 3.02.03-3
Principal Use Table for Rural Policy Areas*

CATEGORIES	FBRM COMMENTS
HOUSEHOLD LIVING GROUP LIVING LODGING	The negative impact of residential uses in the MDOD is directly related to density. FBRM proposes that residential uses, regardless of the specific type of dwelling, should be limited to no more than one structure per 10 acres.
RURAL RESORT	A Rural Resort should not be a permitted use in the MDOD. The MDOD environment is too fragile to accommodate the intensity of use associated with a rural resort.
ANIMAL SERVICES	FBRM has concerns regarding the density for animal services use. Any facility should be limited to 10,000 square feet per 10 acres.
RESTAURANT – SIT DOWN	A sit-down restaurant should not be a permitted use in the MDOD. The MDOD environment cannot accommodate the traffic and parking associated with a sit- down restaurant.
SNACK OR BEVERAGE BAR	A snack or beverage bar should not be a permitted use in MDOD. The MDOD environment cannot accommodate the amount of traffic, parking and refuse associated with a snack or beverage bar.
WINERY – COMMERCIAL	A commercial winery should not be permitted By Right in the MDOD and should only be permitted if in compliance with rigid performance standards regarding traffic generated, parking, noise, lighting, and waste disposal.
PERSONAL/BUSINESS SERVICES	Personal/business services should not be a permitted use in the MDOD because the MDOD environment cannot accommodate the traffic and parking associated with personal/business services.
RETAIL	Retail should not be a permitted use in the MDOD because the MDOD environment cannot accommodate the traffic and parking associated with retail.
ASSEMBLY	Assembly uses should not be permitted in the MDOD because the MDOD environment cannot accommodate the traffic and parking associated with Assembly.
AGRICULTURAL EDUCATION OR RESEARCH	Agricultural education or research should not be permitted By Right in the MDOD. The use should be permitted only in compliance with rigid performance standards regarding traffic generated, parking, noise, and

	lighting. The definition of an Agricultural Education or Research facility does not include any reference to scale or intensity and thus its impact upon the MDOD environment cannot be evaluated.
RURAL RETREAT	Rural Retreat should not be permitted By Right in the MDOD. Rural Retreat should be permitted only in compliance with rigid performance standards regarding traffic generated, parking, noise, and lighting.
AGRICULTURAL CULTURAL CENTER	Agricultural cultural center should not be permitted By Right in the MDOD. Agricultural cultural center should be permitted only in compliance with rigid performance standards regarding traffic generated, parking, noise, and lighting. The definition of an Agricultural Cultural Center does not include any reference to scale or intensity and thus its impact upon the MDOD environment cannot be evaluated.
AGRITAINMENT	Agritainment should not be permitted By Right in the MDOD. Agritainment should be permitted only in compliance with rigid performance standards regarding traffic generated, parking, noise, and lighting. The definition of an Agritainment facility does not include any reference to scale or intensity and thus its impact upon the MDOD environment cannot be evaluated.
AMPHITHEATER	Amphitheater should not be a permitted use in the MDOD. The MDOD environment cannot accommodate the traffic, parking, noise, and lighting associated with an amphitheater.
CULTURAL TOURISM	Cultural Tourism should not be a permitted use in the MDOD. The MDOD environment cannot accommodate the traffic and parking associated with cultural tourism. The definition of a Cultural tourism facility does not include any reference to scale or intensity and thus its impact upon the MDOD environment cannot be evaluated.
SAWMILL	A sawmill should not be a permitted use in the MDOD. The MDOD environment cannot accommodate the noise, traffic, parking, and waste product associated with a sawmill.
TRANSPORTATION PARKING	Transportation uses should not be permitted in the MDOD. The MDOD environment cannot accommodate the traffic, and parking associated with transportation uses.
COMMUNICATIONS FACILITIES	Communication facilities should not be a permitted use on the ridge line. This is current County policy and currently a county zoning restriction. The policy and restriction should be maintained in any amendment to the County zoning ordinance.
AGRICULTURE	Agriculture, farm distribution hub, winery, commercial and winery, Virginia farm should not be allowed By Right in the MDOD. Each of these uses has the potential to negatively impact the delicate MDOD environment in a significant way because of associated traffic, parking, noise, lighting, and

waste product. Each use should be permitted in the MDOD only in compliance with rigid standards protecting the MDOD environment.