



## COUNTY OF PRINCE WILLIAM

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PLANNING  
OFFICE

Rebecca Horner, AICP, CZA  
Director of Planning

June 8, 2018

**TO:** Planning Commission

**FROM:** Rebecca Horner, AICP, CZA  
Planning Director

**RE:** Zoning Text Amendment #DPA2017-00018, Distribution and Fulfillment Centers  
**Countywide**

**I. Background** – is as follows:

- A. Purpose of the Zoning Ordinance – Section 15.2-2283 of the Code of Virginia states that zoning ordinances shall be for the general purpose of promoting the health, safety, or general welfare of the public.
- B. Current Zoning Ordinance Language – Part 100 of the Prince William County Zoning Ordinance does not currently include a definition or use type for distribution and fulfillment centers.

Advanced logistics is a Targeted Sector in the County's Strategic Economic Development Plan. Changes in the sector have given rise to distribution and fulfillment centers to meet consumer demand for same day or one day delivery service.

- C. Current Language Impacts – Absent a definition of distribution and fulfillment centers and zoning district siting regulations for them, proposals for these types of facilities are reviewed on a case-by-case basis and are then classified as warehousing or cold storage, and are subject to the guiding regulations for those uses.
- D. Proposed Remedy – The proposed text adds a definition for distribution and fulfillment center and neighborhood retail and fulfillment center, adds performance standards for distribution and fulfillment centers which exceed 150,000 square feet, adds distribution and fulfillment centers as a permitted use in the M-1, M-2, M/T, O(F), PBD, and PMD zoning districts, removes cold storage facilities from the list of prohibited uses in the PBD district, and adds distribution and fulfillment centers as a prohibited use in the TeOD district.

**II. Current Situation** – is as follows:

- A. Text Amendment Initiated – On March 21, 2017, the Board of County Supervisors (BOCS) initiated a zoning text amendment to address Chapter 32, the Prince William County Zoning Ordinance, to create a use type and definition for distribution and fulfillment centers and include the distribution and fulfillment center use type in zoning districts, as appropriate. (See Attachment B for BOCS Initiating Resolution)
- B. Development Ordinance Review Advisory Committee (DORAC) – DORAC reviewed the proposed Zoning Text Amendment on January 19, 2018. Staff revised the text based on input received from DORAC.
- C. Public Information Meeting – The Planning Office held a public information meeting on January 24, 2018. The meeting had eight attendees, in addition to two County staff representatives. Further revisions were made to the text, based on input received at this meeting.
- D. Planning Commission Work Session – The proposed Zoning Text Amendment was presented to the Planning Commission for discussion during a Work Session on April 4, 2018.
- E. Planning Office Recommendation – The Planning Office recommends approval of Zoning Text Amendment #DPA2017-00018, Distribution and Fulfillment Centers in attachment A, for the following reasons:
- Updating the definitions of the Zoning Ordinance for these uses and the allowable districts for their siting will bring the Zoning Ordinance into cohesion with current market trends, business patterns, and industry terminology.
  - Clearly differentiating the uses by definition and allowable zoning districts will provide clarity to staff and industry/applicants.
  - Specifically, defining distribution and fulfillment center and neighborhood retail and fulfillment center, and establishing allowable districts for the location of such facilities throughout the County provides the necessary regulatory framework for the siting of the uses, in order to implement the vision of the Comprehensive Plan.
  - Distribution and fulfillment centers focused on providing direct delivery of a product to the customer function differently in operations and impacts than traditional wholesaling, warehousing, and distribution centers.
  - The nature of the retail shopping industry has drastically changed in recent years, with a substantial increase in online shopping and demand for direct shipment to end users.

- F. Planning Commission Public Hearing – A public hearing before the Planning Commission has been properly advertised for June 20, 2018.

**III. Issues** in the order of importance are:

- A. Policy – Does the amendment further the purposes of the Zoning Ordinance?
- B. Community Input – Have members of the community raised any concerns?
- C. Legal – Are there any legal implications associated with this zoning text amendment?
- D. Timing – What are the timing considerations of the zoning text amendment?

**IV. Alternatives** – beginning with the staff recommendation are as follows:

- A. Recommend Adoption of Zoning Text Amendment #DPA2017-00018, Distribution and Fulfillment Centers to the Prince William County Zoning Ordinance.
1. Policy – Establishing definitions for distribution and fulfillment center and neighborhood retail and fulfillment center, and providing specific guidance on the siting of such facilities throughout the County, will further the stated intent of the Zoning Ordinance, provided as Section 32-200.01. Specifically, this ordinance will assist in recognizing and providing for the needs of agriculture, industry, and business; providing that the growth of the community be consonant with the efficient and economical use of public funds; and implementing the intent, goals, policies, and action strategies of the adopted Comprehensive Plan.
- The ordinance will also further Section 32-200.01(3), “facilitate the creation of a convenient, attractive, and harmonious community”, by providing specific locations throughout the County whereby these facilities may be permitted by-right, permitted by Special Use Permit, or shall be prohibited. Finally, this ordinance will promote Section 32-200.01(7), “encourage economic development activities that provide desirable employment and enlarge the tax base”, by providing clear definitions, siting regulations, and use standards for this particular use within Prince William County. Adoption supports the Strategic Plan goals of increasing investment and jobs in targeted industries.
2. Community Input – The Planning Office held a public information meeting on January 24, 2018. The meeting had eight attendees, in addition to two County staff representatives. Revisions were made to the text, based on input received at this meeting.

3. Legal – Legal issues, if any, should be addressed through the County Attorney’s Office.
  4. Timing – The Planning Commission has until September 18, 2018, 90 days from the first public hearing, to take action on this proposal. A recommendation to adopt the zoning text amendment would meet the 90-day requirement.
- B. Do Not Recommend Adoption of Zoning Text Amendment #DPA2017-00018, Distribution and Fulfillment Centers to the Prince William County Zoning Ordinance.
1. Policy – There would be no change to the existing Zoning Ordinance. Distribution and Fulfillment Centers would continue to be undefined. Attracting these facilities to Prince William County could be a challenge.
  2. Community Input – The Planning Office held a public information meeting on January 24, 2018. The meeting had eight attendees, in addition to two County staff representatives. Revisions were made to the text, based on input received at this meeting.
  3. Legal – Legal issues, if any, should be addressed through the County Attorney’s Office.
  4. Timing – The Planning Commission has until September 18, 2018, 90 days from the first public hearing, to take action on this proposal. A recommendation to adopt the zoning text amendment would meet the 90-day requirement.
- V. Recommendation is that the Planning Commission concurs with Alternative A and recommends adoption of Zoning Text Amendment #DPA2017-00018, Distribution and Fulfillment Centers.

**Staff:** Rebecca Horner, AICP, CZA, 703-792-7615

**Attachments:**

- A. Proposed Text Amendment
- B. BOCS Initiation Resolution

## Attachment A – Proposed Text Amendment

### PART 100. – DEFINITIONS

The Zoning Administrator shall strictly construe the following terms and definitions. In the event a term is not defined in this section, the Administrator shall refer to other chapters of the Prince William County Code and to the building code for guidance. If ambiguity remains, the Zoning Administrator shall then rely upon the conventional, recognized meaning of the word or phrase (e.g., current edition, Merriam-Webster's Dictionary). In determining what activities comprise components of any use defined herein, the Zoning Administrator may consult the current edition of the North American Industrial Classification Standards. The definitions provided herein shall not be deemed, nor shall they be construed to be, a listing of the uses permitted in the zoning districts created by this chapter.

*Distribution and fulfillment center shall mean a facility where goods or products are stored on-site temporarily for the purpose of delivery to a retailer or final destination. Such facilities may store refrigerated goods, and may include office space and a pick and pack area to be used by employees for sorting and packaging goods and products for delivery from available, on-site inventory. Not including retail with an accessory delivery component.*

*Neighborhood retail and fulfillment center shall mean a 25% retail store that offers 75% delivery services of goods and products that are stored on-site temporarily for the purpose of delivery to other retailers and/or residential customers. Such centers may store refrigerated goods, and may include office space and a pick and pack area to be used by employees for inventory storage and packaging the goods and products for delivery. Not including retail uses with an accessory delivery component.*

### ARTICLE IV. – COMMERCIAL, OFFICE AND INDUSTRIAL DISTRICTS

#### PART 400. – GENERAL REGULATIONS

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

Distribution and fulfillment centers of 150,000 square feet or more in gross floor area shall be subject to the following provisions, except when located in a M/T, Industrial/Transportation District:

1. A 50-foot wide landscape area shall be provided adjacent to each public street frontage. The landscape area shall allow for the location of vehicular access points in accordance with Section 600 of the Design and Construction Standards Manual. The landscape area shall be planted in accordance with Section 800 of the Design and Construction Standards Manual.

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2. All loading docks shall be located along building facades that do not face primary road frontage.
3. The visibility of loading docks shall be screened from all adjacent streets categorized as a major collector street or higher functional class. Functional street class categorizations shall be in accordance with Section 600 of the Design and Construction Standards Manual. Screening shall be in accordance with Section 800 of the Design and Construction Standards Manual.

### **Sec. 32-400.28. – General provisions for neighborhood retail and fulfillment centers.**

Neighborhood retail and fulfillment centers located in commercial and office districts shall be subject to the following provisions:

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

## **PART 401. – COMMERCIAL DISTRICTS**

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

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

1. Adult day-care facility.
2. Alarm systems operations, office.
3. Ambulance service (commercial).
4. Assisted living facility.
5. Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only).
6. Business school.
7. Cafeteria/lunchroom/snack bar/automat.
8. Catering—Commercial (off premises).
9. Catering—Commercial (on or off premises).
10. Child-care facility.
11. Civic club.

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12. College, university or seminary.
13. Commercial artist or photographer's studio.
14. Commercial bus station.
15. Computer and network services.
16. Craft brewery (not to exceed production of 10,000 barrels per year. May or may not be associated with a restaurant).
17. Cultural arts center.
18. Dry cleaning/garment processing facility, retail, less than 3,000 square feet.
19. Dry cleaning pick-up facility.
20. Event center/meeting hall.
21. Financial institution.
22. Garden center.
23. Greenhouse or nursery.
24. Hospital.
25. Hotel or motel.
26. Household equipment and appliance service.
27. Institute for special education and training.
28. Interior design and decorating shop.
29. Laundromat.
30. Lawn mower service.
31. Locksmith.
32. Medical or dental laboratory.
33. Medical or dental office and clinic.
34. Mortuary, funeral home (except in shopping centers or shopping malls).
35. Motor vehicle parts, retail.
36. Neighborhood retail and fulfillment center, less than 30,000 square feet in gross floor area.
- ~~37.36.~~ Nursing or convalescent care facility.
- ~~38.37.~~ Office.
- ~~39.38.~~ Office equipment sales, lease and service.
- ~~40.39.~~ Optical and eye care facility.

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- ~~41.40.~~ Package, telecommunications and courier service.
- ~~42.41.~~ Pet store, in accordance with the provisions of section 32-400.24.
- ~~43.42.~~ Photographic processing laboratory.
- ~~44.43.~~ Place of religious worship or assembly.
- ~~45.44.~~ Private school (no boarding).
- ~~46.45.~~ Quick service food store.
- ~~47.46.~~ Radio or TV broadcasting station.
- ~~48.47.~~ Recording studio.
- ~~49.48.~~ Recreation facility, commercial (indoor).
- ~~50.49.~~ Recycling collection points, subject to the standards in section 32-250.84.
- ~~51.50.~~ Religious institution.
- ~~52.51.~~ Restaurant.
- ~~53.52.~~ Restaurant, carry-out.
- ~~54.53.~~ Retail store, less than 80,000 square feet.
- ~~55.54.~~ School of special instruction.
- ~~56.55.~~ Shoe repair.
- ~~57.56.~~ Shopping center A, B, C or D (See Part 100).
- ~~58.57.~~ Tailor, seamstress shop.
- ~~59.58.~~ Theater (drive-in).
- ~~60.59.~~ Theater (indoor).
- ~~61.60.~~ Tool and equipment rental (minor).
- ~~62.61.~~ Trade, conference or convention center.
- ~~63.62.~~ Trade, technical and vocational school.
- ~~64.63.~~ Travel agency.
- ~~65.64.~~ Veterinary hospital.
- ~~66.65.~~ Wedding Chapel (except in shopping centers or shopping malls).

### **Sec. 32-401.13. – Special uses.**

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

1. Ambulance service, maintenance facility.



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2. Boarding/kenneling of pets accessory to a pet store.
3. Boat sales (excluding non-motorized), rental or lease, storage, service, or repair.
4. Car wash (manned or self-service).
5. Commercial kennel.
6. Commercial parking.
7. Company vehicle service facility.
8. Continuing care retirement community.
9. Crematory, secondary to a hospital, mortuary, or funeral home.
10. Data Center.
11. Donated materials collection center.
12. Farmer's market.
13. Flea market.
14. Heliport.
15. Marina.
16. Medical care facility, specialized.
17. Mobile home or office sales, lease or service.
18. Motorcycle sales, rental or lease, service or repair.
19. Motor vehicle fuel station, retail.
20. Motor vehicle impoundment yard.
21. Motor vehicle parts, with service.
22. Motor vehicle repair, machine shop.
23. Motor vehicle sales, rental or lease (limited).
24. Motor vehicle sales, rental or lease (recreational).
25. Motor vehicle service.
26. Motor vehicle towing.
27. Neighborhood retail and fulfillment center, 30,000 square feet or more in gross floor area.
- ~~28.~~ ~~27.~~ Pet care facility, in accordance with the provisions of section 32-400.24.
- ~~29.~~ ~~28.~~ Racetrack (equestrian).
- ~~30.~~ ~~29.~~ Racetrack (motorized vehicles).
- ~~31.~~ ~~30.~~ Railroad passenger station.

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- ~~32.31.~~ Range, shooting (indoor).
- ~~33.32.~~ Recreation facility, commercial (outdoor); paintball facilities prohibited.
- ~~34.33.~~ Restaurant, drive-in/drive-up, or drive through, except as provided in Sec.-32-400.07.
- ~~35.34.~~ Recreational vehicle park/camp ground.
- ~~36.35.~~ Retail use exceeding 80,000 square feet of gross floor area.
- ~~37.36.~~ Self-storage center; in accordance with the provisions of section 32-400.16.
- ~~38.37.~~ Stadium or arena, indoor or outdoor.
- ~~39.38.~~ Taxi or limousine dispatching or service facility.
- ~~40.39.~~ Truck stop with related facilities.
- ~~41.40.~~ Water transportation facility.

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

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

1. Adult day-care facility.
2. Assisted living facility.
3. Barber shop, beautician studio, tanning and toning salon (one set of toning equipment only).
4. Bicycle service.
5. Business school.
6. Cafeteria/lunchroom/snack bar/automat.
7. Catering, commercial (off premises).
8. Child-care facility.
9. Commercial artist or photographer's studio.
10. Computer and network services.
11. Craft brewery (not to exceed production of 10,000 barrels per year. May or may not be associated with a restaurant).
12. Cultural arts center.
13. Dry cleaning/garment processing facility, retail less than 3,000 square feet.
14. Dry cleaning pick-up facility.
15. Event center/meeting hall.

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16. Financial institution.
17. Garden center.
18. Greenhouse or nursery.
19. Household equipment and appliance service.
20. Institute for special education and training.
21. Interior design and decorating shop.
22. Laundromat.
23. Lawn mower service.
24. Locksmith.
25. Medical or dental offices and clinic.
26. Mortuary, funeral home (except in shopping centers or shopping malls).
27. Neighborhood retail and fulfillment center, less than 30,000 square feet in gross floor area.
- ~~28.27.~~ Nursing and convalescent care facility.
- ~~29.28.~~ Office.
- ~~30.29.~~ Office equipment service.
- ~~31.30.~~ Optical and eye care facility.
- ~~32.31.~~ Package, telecommunications and courier service.
- ~~33.32.~~ Pet store, in accordance with the provisions of section 32-400.24.
- ~~34.33.~~ Photographic processing laboratory.
- ~~35.34.~~ Place of religious worship or assembly.
- ~~36.35.~~ Private school (boarding prohibited).
- ~~37.36.~~ Quick service food store.
- ~~38.37.~~ Recycling collection points, subject to the standards in section 32-250.84.
- ~~39.38.~~ Religious institution.
- ~~40.39.~~ Restaurant.
- ~~41.40.~~ Restaurant, carry-out.
- ~~42.41.~~ Retail store.
- ~~43.42.~~ School of special instruction.
- ~~44.43.~~ Shoe repair.
- ~~45.44.~~ Shopping center A (See Part 100).

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- ~~46.45.~~ Tailor; seamstress shop.
- ~~47.46.~~ Theater (indoor).
- ~~48.47.~~ Tool and equipment rental (minor).
- ~~49.48.~~ Travel agency.
- ~~50.49.~~ Veterinary hospital.
- ~~51.50.~~ Wedding chapel (except in shopping centers or shopping malls).

### Sec. 32-401.23. – Special uses.

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

1. Any permitted use greater than 12,000 square feet of floor area. The requirement for a Special Use Permit shall not apply to grocery stores.
2. Boarding/kenneling of pets accessory to a pet store.
3. Car wash (manned or self-service).
4. Continuing care retirement community.
5. Catering, commercial (on or off premise).
6. Donated materials collection center.
7. Crematory, secondary to a funeral home.
8. Farmer's market.
9. Marina.
10. Motor vehicle fuel station, retail.
11. Mixed-use building.
12. Neighborhood retail and fulfillment center, greater than 30,000 square feet.
- ~~13.12.~~ Pet care facility, in accordance with the provisions of section 32-400.24.
- ~~14.13.~~ Recreation facility, commercial (indoor or outdoor).
- ~~15.14.~~ Restaurant, drive-in/drive-up or drive-through in accordance with section 32-400.07.
- ~~16.15.~~ Shopping center B (see Part 100).

## PART 402. – OFFICE DISTRICTS

## Attachment A – Proposed Text Amendment

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

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

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

### Sec. 32-402.13. – Special uses.

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

1. Civic club.
2. Continuing care retirement community.
3. Crematory, secondary to a hospital or funeral home.

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4. Data Center outside the Data Center Opportunity Zone Overlay District.
5. Hospital.
6. Medical care facility, specialized.
7. Neighborhood retail and fulfillment center, 30,000 square feet or more in gross floor area.
- ~~8.7.~~ Radio or TV broadcasting station.
- ~~9.8.~~ Taxi or limousine dispatching.
- ~~10.9.~~ Veterinary hospital.

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

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

1. Alarm systems operations, office.
2. Business school.
3. College, university or seminary.
4. Computer and network services.
5. Cultural arts center.
6. Data Center within the Data Center Opportunity Zone Overlay District.
7. Event center/meeting hall.
8. Financial institution.
9. Hospital.
10. Hotel, motel, or short-term lodging.
11. Institute for special education and training.
12. Medical care facility, specialized.
13. Medical or dental laboratory.
14. Medical or dental office and clinic.
15. Neighborhood retail and fulfillment center, less than 30,000 square feet in gross floor area.
- ~~16.15.~~ Office.
- ~~17.16.~~ Package, telecommunications and courier service.
- ~~18.17.~~ Private school (no boarding).
- ~~19.18.~~ Religious institution with related facilities (excluding cemeteries).

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~~20.19.~~ Recycling collection points, subject to the standards in section 32-250.84.

~~21.20.~~ Research and development (non-HAZMAT).

~~22.21.~~ Trade or convention center.

~~23.22.~~ Trade, technical or vocational school.

### **Sec. 32-402.23. – Special uses.**

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

1. Bus station, commercial.
2. Continuing care retirement community.
3. Data Center outside the Data Center Opportunity Zone Overlay District.
4. Heliport, secondary only.
5. Helipad.
6. Neighborhood retail and fulfillment center, 30,000 square feet or more in gross floor area.
- ~~7.6.~~ Radio or TV broadcasting station.
- ~~8.7.~~ Railroad passenger station, secondary only.
- ~~9.8.~~ Taxi or limousine dispatching.

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

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

1. Alarm systems operations, office.
2. Business school.
3. College, university or seminary.
4. Computer and network services.
5. Cultural arts center.
6. Data Center within the Data Center Opportunity Zone Overlay District.
7. Event center/meeting hall.
8. Financial institution.
9. Hotel, motel, or short-term lodging.
10. Institute for special education and training.
11. Medical care facility, specialized.

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12. Medical or dental laboratory.
13. Medical or dental office and clinic.
14. Neighborhood retail and fulfillment center, less than 30,000 square feet in gross floor area.
- ~~15.14.~~ Office.
- ~~16.15.~~ Package, telecommunications and courier service.
- ~~17.16.~~ Private school (no boarding).
- ~~18.17.~~ Religious institution with related facilities (excluding cemeteries).
- ~~19.18.~~ Recycling collection points, subject to the standards in section 32-250.84.
- ~~20.19.~~ Research and development (non-HAZMAT).
- ~~21.20.~~ Trade or convention center.
- ~~22.21.~~ Trade, technical or vocational school.

### **Sec. 32-402.33. – Special uses.**

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

1. Bus station, commercial.
2. Continuing care retirement community.
3. Data Center outside the Data Center Opportunity Zone Overlay District.
4. Heliport, secondary only.
5. Helipad.
6. Hospital.
7. Neighborhood retail and fulfillment center, 30,000 square feet or more in gross floor area.
- ~~8.7.~~ Parking, commercial.
- ~~9.8.~~ Taxi or limousine dispatching.
- ~~10.9.~~ Veterinary hospital.

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

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

1. Ambulance service (commercial).
2. Assembly (non-HAZMAT).



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3. Business school.
4. Catering—Commercial (off-premises).
5. College, university or seminary.
6. Computer and network services.
7. Cultural arts center.
8. Data Center within the Data Center Opportunity Zone Overlay District.
9. Electronic components assembly and repair.
10. Event center/meeting hall.
11. Financial institution.
12. Hotel or motel.
13. Institute for special education and training.
14. Medical or dental laboratory.
15. Medical or dental office and clinic.
16. Neighborhood retail and fulfillment center, less than 30,000 square feet in gross floor area.
- ~~17.16.~~ Office.
- ~~18.17.~~ Package, telecommunications and courier services.
- ~~19.18.~~ Photographic processing laboratory.
- ~~20.19.~~ Private school (no boarding).
- ~~21.20.~~ Publishing and printing.
- ~~22.21.~~ Radio or TV broadcasting station.
- ~~23.22.~~ Railroad passenger station.
- ~~24.23.~~ Recycling collection points, subject to the standards in section 32-250.84.
- ~~25.24.~~ Research and development (non-HAZMAT).
- ~~26.25.~~ Trade or convention center.
- ~~27.26.~~ Trade, technical or vocational school.

### **Sec. 32-402.43. – Special uses.**

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

1. Bus station, commercial.
2. Crematory, secondary to hospital only.

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3. Data Center outside the Data Center Opportunity Zone Overlay District.
4. Distribution and fulfillment center.
- ~~5.4.~~ Electronic equipment and component manufacturing, assembly, processing and distribution.
- ~~6.5.~~ Heliport.
- ~~7.6.~~ Hospital.
- ~~8.7.~~ Janitorial service.
- ~~9.8.~~ Manufacturing of musical instruments and toys.
- ~~10.9.~~ Metal fabrication and signs.
- ~~11.10.~~ Motor vehicle fuel station, secondary only.
- ~~12.11.~~ Motor vehicle service, secondary only.
13. Neighborhood retail and fulfillment center, 30,000 square feet or more in gross floor area.
- ~~14.12.~~ Parking, commercial, secondary only.
- ~~15.13.~~ Outside storage of equipment, materials, and products, secondary only.
- ~~16.14.~~ Range, shooting (indoor).
- ~~17.15.~~ Research and Development (HAZMAT).
- ~~18.16.~~ Restaurant, drive-in/drive-up, or drive-through, except as provided in Sec. 32-400.07.
- ~~19.17.~~ Self-storage center, in accordance with the provisions of section 32-400.14.
- ~~20.18.~~ Taxi or limousine dispatching.
- ~~21.19.~~ Testing and experimental labs (HAZMAT processes).
- ~~22.20.~~ Veterinary hospital.
- ~~23.21.~~ Watchman's dwelling.

### **PART 403. – INDUSTRIAL DISTRICTS**

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

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

1. Alarm systems operations, office.
2. Ambulance service, commercial.

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3. Ambulance service maintenance facility.
4. Animal shelter.
5. Assembly (non-HAZMAT).
6. Bakery, industrial.
7. Blacksmith, welding, or machine shop.
8. Boat building and repair yard.
9. Brewery and bottling facility.
10. Building materials sales yard.
11. Catalog sales, contractor; tradesman, and industrial equipment (with or without showroom).
12. Catering, commercial (off premises).
13. Coal, wood, and lumber yards.
14. Cold storage.
15. Company vehicle service facility.
16. Computer and network services.
17. Contractor or tradesman's shop (limited), no trash or refuse removal service.
18. Contractor or tradesman's shop, no trash or refuse removal service.
19. Data Center within the Data Center Opportunity Zone Overlay District.
20. Distillery.
21. Distribution and fulfillment center, less than 500,000 square feet in gross floor area.
- ~~22,21.~~ Dry cleaning/garment processing plant, wholesale facility.
- ~~23,22.~~ Dry cleaning/garment processing facility, retail, greater than 3,000 square feet.
- ~~24,23.~~ Electronic equipment and component manufacturing, assembly, processing, and distribution.
- ~~25,24.~~ Equipment and material storage yard; no trash or refuse removal service.
- ~~26,25.~~ Feed and grain storage and distribution center.
- ~~27,26.~~ Flea market.
- ~~28,27.~~ Food service, institutional.
- ~~29,28.~~ Furniture repair, dipping and stripping, upholstery.

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- ~~30.29.~~ Greenhouse or nursery, wholesale (not more than 20 percent of lot area may be devoted to garden center uses).
- ~~31.30.~~ Gunsmith shop.
- ~~32.31.~~ Janitorial service.
- ~~33.32.~~ Kennel, commercial.
- ~~34.33.~~ Laundry, industrial.
- ~~35.34.~~ Manufacture and fabrication of signs.
- ~~36.35.~~ Manufacturing, candy/confectioners.
- ~~37.36.~~ Manufacturing, cosmetics and perfume.
- ~~38.37.~~ Manufacturing, electronic components.
- ~~39.38.~~ Manufacturing, fabricated metal.
- ~~40.39.~~ Manufacturing, musical instruments and toys.
- ~~41.40.~~ Manufacturing, pharmaceuticals (non-HAZMAT process).
- ~~42.41.~~ Manufacturing, pottery, ceramics.
- ~~43.42.~~ Marble/tile, processing, cutting and polishing.
- ~~44.43.~~ Masonry and stoneworking.
- ~~45.44.~~ Medical or dental laboratory.
- ~~46.45.~~ Motor vehicle repair.
- ~~47.46.~~ Motor vehicle sales, rental or lease (unlimited), excluding passenger motor vehicles less than 7,500 pounds gross vehicle weight. Floor area devoted to storage of parts inventory used for service and repair shall not be included in secondary retail sales floor area calculations.
- ~~48.47.~~ Motor vehicle service.
- ~~49.48.~~ Moving and storage.
- ~~50.49.~~ Office.
- ~~51.50.~~ Package, telecommunication, and courier service (unlimited storage of equipment, supplies and vehicles).
- ~~52.51.~~ Parking, commercial.
- ~~53.52.~~ Photographic processing laboratory.
- ~~54.53.~~ Publishing and printing.
- ~~55.54.~~ Radio or TV broadcasting station.
- ~~56.55.~~ Railroad freight depot.

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- ~~57.56.~~ Railroad passenger station.
- ~~58.57.~~ Recording studio.
- ~~59.58.~~ Recyclable materials separation facility.
- ~~60.59.~~ Recycling collection points, subject to the standards in section 32-250.84.
- ~~61.60.~~ Research and development (non-HAZMAT).
- ~~62.61.~~ Self-storage center, in accordance with the provisions of section 32-400.14.
- ~~63.62.~~ Sheet metal fabrication.
- ~~64.63.~~ Taxi or limousine operations and service facility.
- ~~65.64.~~ Tool and equipment rental, service and repair, heavy and minor.
- ~~66.65.~~ Trade, technical or vocational school.
- ~~67.66.~~ Trailer sales (retail), lease, storage, repair and maintenance.
- ~~68.67.~~ Veterinary hospital.
- ~~69.68.~~ Warehouse (non-HAZMAT).
- ~~70.69.~~ Waterfront or maritime uses.
- ~~71.70.~~ Wholesaling (non-HAZMAT).

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

### **Sec. 32-403.13. – Special uses.**

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

1. Asphalt/concrete plant.
2. Assembly (HAZMAT).
3. Data Center outside the Data Center Opportunity Zone Overlay District.
4. Day care center.
5. Distribution and fulfillment center, 500,000 square feet or more in gross floor area.

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- ~~6.5.~~ Extraction of mineral resources and related industrial/wholesaling operations, including operation of crushers and sorting equipment customarily accessory thereto.
- ~~7.6.~~ Heliport.
- ~~8.7.~~ Manufacturing and processing, other (HAZMAT or non-HAZMAT).
- ~~9.8.~~ Marina.
- ~~10.9.~~ Motor vehicle auction (wholesale).
- ~~11.10.~~ Motor vehicle fuel station.
- ~~12.11.~~ Motor vehicle graveyard.
- ~~13.12.~~ Motor vehicle impoundment yard.
- ~~14.13.~~ Motor vehicle sales, secondary to motor vehicle repair.
- ~~15.14.~~ Motor vehicle storage yard.
- ~~16.15.~~ Motor vehicle towing.
- ~~17.16.~~ Range, shooting, indoor or outdoor.
- ~~18.17.~~ Recycling plant.
- ~~19.18.~~ Research and development (HAZMAT).
- ~~20.19.~~ Sawmill.
- ~~21.20.~~ Stadium, arena, or amphitheater, indoor or outdoor.
- ~~22.21.~~ Storage facility (HAZMAT).
- ~~23.22.~~ Testing/experimental laboratories (HAZMAT).
- ~~24.23.~~ Warehouse (HAZMAT).
- ~~25.24.~~ Water transportation facility.
- ~~26.25.~~ Wholesaling/storage and processing (HAZMAT).

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

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

1. Alarm systems operations, office.
2. Ambulance service, commercial.
3. Artist or photographer's studio, commercial.
4. Assembly (non-HAZMAT).
5. Bakery, industrial.

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6. Brewery and bottling facility.
7. Business school.
8. Catering-commercial (off premises).
9. Cold.storage.
10. College, university or seminary.
11. Computer and network services.
12. Contractor or tradesman’s shop (limited), no trash or refuse removal service.
13. Data Center within the Data Center Opportunity Zone Overlay District.
14. Distillery (not to exceed production of 5,000 gallons per year).
15. Distribution and fulfillment center, less than 250,000 square feet in gross floor area.
- ~~16.15.~~ Electronic equipment and component manufacturing, assembly, processing and distribution.
- ~~17.16.~~ Greenhouse, nursery (wholesale) (not more than twenty (20) percent of the lot area may be devoted to retail garden center uses).
- ~~18.17.~~ Gunsmith shop.
- ~~19.18.~~ Institute for special education and training
- ~~20.19.~~ Institutional food service.
- ~~21.20.~~ Janitorial service.
- ~~22.21.~~ Locksmith.
- ~~23.22.~~ Medical or dental laboratory.
- ~~24.23.~~ Motor vehicle service (limited).
- ~~25.24.~~ Office.
- ~~26.25.~~ Package, telecommunications and courier service.
- ~~27.26.~~ Pharmaceutical product manufacturing (non-HAZMAT).
- ~~28.27.~~ Photographic processing laboratory.
- ~~29.28.~~ Publishing and printing.
- ~~30.29.~~ Radio or TV broadcasting station.
- ~~31.30.~~ Railroad passenger station.
- ~~32.31.~~ Recording studio.
- ~~33.32.~~ Recycling collection points, subject to the standards in section 32-250.84.

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- ~~34.33.~~ Research and development (non-HAZMAT).
- ~~35.34.~~ School of special instruction.
- ~~36.35.~~ Self-storage center, subject to the provisions of section 32-400.14.
- ~~37.36.~~ Tool and equipment rental, service and repair (minor).
- ~~38.37.~~ Trade or convention center.
- ~~39.38.~~ Trade, technical or vocational school.
- ~~40.39.~~ Travel agency.
- ~~41.40.~~ Veterinary hospital.
- ~~42.41.~~ Warehouse (non-HAZMAT).
- ~~43.42.~~ Wholesaling (non-HAZMAT).

### Sec. 32-403.23. – Special uses.

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

1. Ambulance service maintenance facility.
2. Assembly (HAZMAT).
3. Data Center outside the Data Center Opportunity Zone Overlay District.
4. Distribution and fulfillment center, 250,000 square feet or more in gross floor area.
- ~~5.4.~~ Donated materials collection center.
- ~~6.5.~~ Flea market.
- ~~7.6.~~ Heliport.
- ~~8.7.~~ Marina.
- ~~9.8.~~ Motor vehicle fuel station.
- ~~10.9.~~ Moving and storage.
- ~~11.10.~~ Parking, commercial.
- ~~12.11.~~ Racetrack (equestrian or motorized).
- ~~13.12.~~ Ranges, shooting, indoor or outdoor.
- ~~14.13.~~ Recreation facility, commercial (outdoor).
- ~~15.14.~~ Recyclable materials separation facility.
- ~~16.15.~~ Research and development (HAZMAT).
- ~~17.16.~~ Stadium or arena, indoor or outdoor.



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~~18.17.~~ Taxi or limousine operations and service.

~~19.18.~~ Testing/experimental laboratories (HAZMAT).

~~20.19.~~ Water transportation facility.

~~21.20.~~ Wholesale (HAZMAT).

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

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

1. Alarm systems operations, office.
2. Ambulance service, commercial.
3. Ambulance service maintenance facility.
4. Animal shelter.
5. Assembly (non-HAZMAT).
6. Bakery, industrial.
7. Blacksmith, welding, or machine shop.
8. Boat building and repair yard.
9. Boat sales, rental or lease, storage, service, or repair.
10. Brewery and bottling facility.
11. Building materials sales yard.
12. Catalog sales, contractor; tradesman, and industrial equipment (with or without showroom).
13. Coal, wood and lumber yards.
14. Cold storage.
15. Commercial bus terminal.
16. Commercial parking.
17. Company vehicle service facility.
18. Computer and network services.
19. Contractor or tradesman's shop (limited); no trash or refuse removal service.
20. Contractor or tradesman's shop (unlimited); no trash or refuse removal service.
21. Data Center Opportunity Zone Overlay District.
22. Distillery.
23. Distribution and fulfillment center.

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- ~~24.23.~~ Dry cleaning/garment processing plant, wholesale facility.
- ~~25.24.~~ Dry cleaning/garment processing facility, retail, greater than 3,000 square feet.
- ~~26.25.~~ Electronic component, assembly and repair.
- ~~27.26.~~ Equipment and material storage yard; no trash or refuse removal service.
- ~~28.27.~~ Farmer's market.
- ~~29.28.~~ Feed and grain storage and distribution center.
- ~~30.29.~~ Furniture repair, dipping and stripping, upholstery.
- ~~31.30.~~ Greenhouse or nursery, wholesale (not more than 20 percent garden center uses).
- ~~32.31.~~ Janitorial service.
- ~~33.32.~~ Kennel, commercial.
- ~~34.33.~~ Laundry, industrial.
- ~~35.34.~~ Marble/tile processing, cutting and polishing.
- ~~36.35.~~ Manufacture and fabrication of signs.
- ~~37.36.~~ Manufacturing, candy/confectioners.
- ~~38.37.~~ Manufacturing, cosmetics and perfume.
- ~~39.38.~~ Manufacturing, electronic components.
- ~~40.39.~~ Manufacturing, fabricated metal.
- ~~41.40.~~ Manufacturing, musical instruments and toys.
- ~~42.41.~~ Manufacturing, pharmaceuticals (non-HAZMAT process).
- ~~43.42.~~ Manufacturing, pottery, ceramics (using only previously pulverized clay and kiln fired only by electricity and gas).
- ~~44.43.~~ Motor vehicle auction (wholesale).
- ~~45.44.~~ Motor vehicle impoundment yard.
- ~~46.45.~~ Motor vehicle parts, with service.
- ~~47.46.~~ Motor vehicle repair.
- ~~48.47.~~ Motor vehicle sales, rental or lease (recreational).
- ~~49.48.~~ Motor vehicle sales, rental or lease (unlimited).
- ~~50.49.~~ Motor vehicle service.
- ~~51.50.~~ Motor vehicle storage lot.
- ~~52.51.~~ Moving and storage.
- ~~53.52.~~ Office.

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

Except for retail dry cleaning/garment processing facilities greater than 3,000 square feet, no more than 20 percent of the gross floor area devoted to any use may be used for accessory retail sales of products made or stored on the premises. The square footage devoted to such accessory retail sales shall be included in calculating the limit on secondary uses permitted by section 32-403.32, below.

### **PART 404. – PLANNED DEVELOPMENT – PBD, PLANNED BUSINESS DISTRICT**

#### **Sec. 32-404.03. – Permitted uses.**

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The following uses shall be permitted by right in any PBD subject to the requirements and limitations contained herein:

1. The PBD shall permit non-residential land bay designations identified in subsection 32-280.11.1(b) except that no more than 50 percent of the total land area in the proposed PBD may be designated for retail uses. Uses within each land bay designation shall be permitted by right, as secondary, or special uses, as applicable, as provided in Part 280 of this chapter, except where specifically precluded in this section.
2. Notwithstanding the uses permitted by reference to Part 280 of this chapter, the following uses are prohibited in the PBD:
3. Notwithstanding the uses permitted by reference to Part 280 of this chapter, the following use is permitted by right in the PBD:
  - (a) M-2 land bays: Distribution and fulfillment center, less than 150,000 square feet in gross floor area.
4. Notwithstanding the uses permitted by reference to Part 280 of this chapter, the following use is permitted with a Special Use Permit in the PBD:
  - (a) M-2 land bays: Distribution and fulfillment center, 150,000 square feet or more in gross floor area.

### PART 405. – PLANNED DEVELOPMENT – PMD, PLANNED MIXED USE DISTRICT

#### Sec. 32-405.03. – Permitted uses.

1. The PMD shall permit residential and non-residential land bay designations identified in subsection 32-280.11.1. Uses within each land bay designation shall be permitted by right, as secondary or special uses, as appropriate, as provided in section 32-280.11 of this chapter.
2. Notwithstanding the uses permitted by reference to Part 280 of this chapter, the following uses are prohibited in the PMD:
  - (a) ...
  - ...
3. Notwithstanding the uses permitted by reference to Part 280 of this chapter, the following use is permitted with a special use permit in the PMD:
  - (a) M-2 land bays: Distribution and fulfillment center.

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## ARTICLE V. – OVERLAY DISTRICTS

### PART 506. – TECHNOLOGY OVERLAY DISTRICT

#### Sec. 32-506.04. – Use Regulations.

Use regulations are established by this section, the overlay zone subdistrict designations contained in section 32-506.03 above and the applicably underlying zoning district.

1. The following uses are prohibited in the TM, CT, CH, and CO zone subdistricts.
  - (a) Asphalt/concrete plant.
  - (b) Assembly (HAZMAT).
  - (c) Blacksmith, welding or machine shop.
  - (d) Boat building and repair yard.
  - (e) Building material sales yard.
  - (f) Coal, wood or lumber yards.
  - (g) Distribution and fulfillment center.
  - ~~(g)~~(h) Equipment storage yard; no trash or refuse equipment.
  - ~~(h)~~(i) Extraction of mineral resources and related industrial/wholesale operations.
  - ~~(i)~~(j) Feed and grain storage and distribution center.
  - ~~(j)~~(k) Greenhouse, nursery (wholesale).
  - ~~(k)~~(l) Manufacturing and fabrication of signs.
  - ~~(l)~~(m) Manufacturing and processing (HAZMAT or non-HAZMAT).
  - ~~(m)~~(n) Manufacturing, cosmetics and perfume.
  - ~~(n)~~(o) Manufacturing, electronic components.
  - ~~(o)~~(p) Manufacturing, fabricated metal.
  - ~~(p)~~(q) Manufacturing, pharmaceutical (non-HAZMAT processes).
  - ~~(q)~~(r) Manufacturing, pottery and ceramics.
  - ~~(r)~~(s) Marble/tile, processing, cutting and polishing.
  - ~~(s)~~(t) Masonry and stone working.
  - ~~(t)~~(u) Mobile home or office sales, lease or service.
  - ~~(u)~~(v) Motor vehicle auction, wholesale.

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<del>(v)</del> <u>(w)</u>	Motor vehicle fuel station, nonretail.
<del>(w)</del> <u>(x)</u>	Motor vehicle fuel station, retail.
<del>(x)</del> <u>(y)</u>	Motor vehicle graveyard.
<del>(y)</del> <u>(z)</u>	Motor vehicle impoundment yard.
<del>(z)</del> <u>(aa)</u>	Motor vehicle repair, machine shop.
<del>(aa)</del> <u>(bb)</u>	Motor vehicle repair.
<del>(bb)</del> <u>(cc)</u>	Motor vehicle sales, secondary to motor vehicle repair.
<del>(ee)</del> <u>(dd)</u>	Motor vehicle service.
<del>(dd)</del> <u>(ee)</u>	Motor vehicle storage yard/lot.
<del>(ee)</del> <u>(ff)</u>	Motor vehicle towing.
<del>(ff)</del> <u>(gg)</u>	Moving and storage.
<del>(gg)</del> <u>(hh)</u>	Outside storage of equipment, materials and products (secondary only).
<del>(hh)</del> <u>(ii)</u>	Package, telecommunications and courier services (unlimited storage of equipment, supplies and vehicles).
<del>(ii)</del> <u>(jj)</u>	Parking, commercial except in the[.]
<del>(jj)</del> <u>(kk)</u>	Private school.
<del>(kk)</del> <u>(ll)</u>	Racetracks (equestrian).
<del>(ll)</del> <u>(mm)</u>	Racetracks (motorized vehicles).
<del>(mm)</del> <u>(nn)</u>	Railroad yard.
<del>(nn)</del> <u>(oo)</u>	Range, shooting (indoor or outdoor).
<del>(oo)</del> <u>(pp)</u>	Recreational vehicle park/campground.
<del>(pp)</del> <u>(qq)</u>	Recycling collection point.
<del>(qq)</del> <u>(rr)</u>	Religious institution, except in the TM with a Special Use Permit.
<del>(rr)</del> <u>(ss)</u>	Sawmill.
<del>(ss)</del> <u>(tt)</u>	Self-storage center.
<del>(tt)</del> <u>(uu)</u>	Sheet metal fabrication.
<del>(uu)</del> <u>(vv)</u>	Storage center (HAZMAT).
<del>(vv)</del> <u>(ww)</u>	Tool and equipment rental, service and repair.
<del>(ww)</del> <u>(xx)</u>	Trash and refuse removal service (local only).
<del>(xx)</del> <u>(yy)</u>	Truck stop with related facilities.

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- ~~(yy)~~(zz) Truck terminal.
- ~~(zz)~~(aaa) Truck wash.
- ~~(aaa)~~(bbb) Warehouse (HAZMAT).
- ~~(bbb)~~(ccc) Warehouse (non-HAZMAT).
- ~~(eee)~~(ddd) Wholesaling (HAZMAT).
- ~~(ddd)~~(eee) Wholesaling, storage and processing (HAZMAT).
- ~~(eee)~~(fff) Veterinary Hospital.

2. The following uses are prohibited (with the exceptions listed below) in the HO, EH, EO, EL, EM, and ED zone subdistricts.

- (a) Asphalt/concrete plant.
- (b) Assembly (HAZMAT).
- (c) Blacksmith, welding or machine shop.
- (d) Boat building and repair yard.
- (e) Building material sales yard.
- (f) Coal, wood or lumber yards.
- (g) Distribution and fulfillment center.
- ~~(g)~~(h) Equipment storage yard; no trash or refuse equipment.
- ~~(h)~~(i) Extraction of mineral resources and related industrial/wholesale operations.
- ~~(i)~~(j) Feed and grain storage and distribution center.
- ~~(j)~~(k) Greenhouse, nursery (wholesale).
- ~~(k)~~(l) Manufacturing and fabrication of signs.
- ~~(l)~~(m) Manufacturing and processing (HAZMAT or non-HAZMAT), except within the EL (light manufacturing only) and EM subdistricts.
- ~~(m)~~(n) Manufacturing, cosmetics and perfume.
- ~~(n)~~(o) Manufacturing, fabricated metal.
- ~~(o)~~(p) Manufacturing, pottery and ceramics.
- ~~(p)~~(q) Marble/tile, processing, cutting and polishing.
- ~~(q)~~(r) Masonry and stone working.
- ~~(r)~~(s) Mobile home or office sales, lease or service.
- ~~(s)~~(t) Motor vehicle auction, wholesale.

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- ~~(t)~~(u) Motor vehicle fuel station, retail.
- ~~(u)~~(v) Motor vehicle graveyard.
- ~~(v)~~(w) Motor vehicle impoundment yard.
- ~~(w)~~(x) Motor vehicle repair, machine shop.
- ~~(x)~~(y) Motor vehicle repair.
- ~~(y)~~(z) Motor vehicle sales, secondary to motor vehicle repair.
- ~~(z)~~(aa) Motor vehicle service, retail.
- ~~(aa)~~(bb) Motor vehicle storage yard/lot.
- ~~(bb)~~(cc) Motor vehicle towing.
- ~~(ee)~~(dd) Moving and storage.
- ~~(dd)~~(ee) Outside storage of equipment, materials and products (secondary only).
- ~~(ee)~~ (ff) Package, telecommunications and courier services (unlimited storage of equipment, supplies and vehicles).
- ~~(ff)~~(gg) Parking, commercial.
- ~~(gg)~~(hh) Private school.
- ~~(hh)~~(ii) Racetracks (equestrian).
- ~~(ii)~~(jj) Racetracks (motorized vehicles).
- ~~(jj)~~(kk) Railroad yard.
- ~~(kk)~~(ll) Range, shooting (indoor or outdoor).
- ~~(ll)~~(mm) Recreational vehicle park/campground.
- ~~(mm)~~(nn) Recycling collection point.
- ~~(nn)~~(oo) Religious Institution.
- ~~(oo)~~(pp) Sawmill.
- ~~(pp)~~(qq) Self-storage center.
- ~~(qq)~~(rr) Sheet metal fabrication.
- ~~(rr)~~(ss) Storage center (HAZMAT).
- ~~(ss)~~(tt) Tool and equipment rental, service and repair.
- ~~(tt)~~(uu) Trash and refuse removal service (local only).
- ~~(uu)~~(vv) Truck stop with related facilities.
- ~~(vv)~~(ww) Truck terminal.



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- ~~(ww)~~(xx) Truck wash.
- ~~(xx)~~(yy) Warehouse (HAZMAT).
- ~~(yy)~~(zz) Warehouse (non-HAZMAT), except within the EL and EM subdistricts.
- ~~(zz)~~(aaa) Wholesaling (HAZMAT).
- ~~(aaa)~~(bbb) Wholesaling, storage and processing (HAZMAT).
- ~~(bbb)~~(ccc) Veterinary Hospital.

3. The following uses are prohibited in the CR zone subdistrict.
  - (a) Asphalt/concrete plant.
  - (b) Assembly (HAZMAT).
  - (c) Blacksmith, welding or machine shop.
  - (d) Boat building and repair yard.
  - (e) Building material sales yard.
  - (f) Coal, wood or lumber yards.
  - (g) Distribution and fulfillment center.
  - ~~(g)~~(h) Equipment storage yard; no trash or refuse equipment.
  - ~~(h)~~(i) Extraction of mineral resources and related industrial/wholesale operations.
  - ~~(i)~~(j) Feed and grain storage and distribution center.
  - ~~(j)~~(k) Manufacturing and fabrication of signs.
  - ~~(k)~~(l) Manufacturing and processing (HAZMAT or non-HAZMAT).
  - ~~(l)~~(m) Manufacturing, cosmetics and perfume.
  - ~~(m)~~(n) Manufacturing, electronic components.
  - ~~(n)~~(o) Manufacturing, fabricated metal.
  - ~~(o)~~(p) Manufacturing, pharmaceutical (non-HAZMAT processes).
  - ~~(p)~~(q) Manufacturing, pottery and ceramics.
  - ~~(q)~~(r) Marble/tile, processing, cutting and polishing.
  - ~~(r)~~(s) Masonry and stone working.
  - ~~(s)~~(t) Mobile home or office sales, lease or service.
  - ~~(t)~~(u) Motor vehicle auction, wholesale.
  - ~~(u)~~(v) Motor vehicle fuel station, nonretail.

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- ~~(v)~~(w) Motor vehicle fuel station, retail.
- ~~(w)~~(x) Motor vehicle graveyard.
- ~~(x)~~(y) Motor vehicle impoundment yard.
- ~~(y)~~(z) Motor vehicle repair, machine shop.
- ~~(z)~~(aa) Motor vehicle repair.
- ~~(aa)~~(bb) Motor vehicle sales, secondary to motor vehicle repair.
- ~~(bb)~~(cc) Motor vehicle service.
- ~~(cc)~~(dd) Motor vehicle storage yard/lot.
- ~~(dd)~~(ee) Motor vehicle towing.
- ~~(ee)~~(ff) Moving and storage.
- ~~(ff)~~(gg) Outside storage of equipment, materials and products (secondary only).
- ~~(gg)~~(hh) Package, telecommunications and courier services (unlimited storage of equipment, supplies and vehicles).
- ~~(hh)~~(ii) Racetracks (equestrian).
- ~~(ii)~~(jj) Racetracks (motorized vehicles).
- ~~(jj)~~(kk) Railroad yard.
- ~~(kk)~~(ll) Range, shooting (indoor or outdoor).
- ~~(ll)~~(mm) Recreational vehicle park/campground.
- ~~(mm)~~(nn) Sawmill.
- ~~(nn)~~(oo) Self-storage center.
- ~~(oo)~~(pp) Sheet metal fabrication.
- ~~(pp)~~(qq) Storage Center (HAZMAT).
- ~~(qq)~~(rr) Trash and refuse removal service (local only).
- ~~(rr)~~(ss) Truck stop with related facilities.
- ~~(ss)~~(tt) Truck terminal.
- ~~(tt)~~(uu) Truck wash.
- ~~(uu)~~(vv) Warehouse (HAZMAT).
- ~~(vv)~~(ww) Warehouse (non-HAZMAT).
- ~~(ww)~~(xx) Wholesaling (HAZMAT).
- ~~(xx)~~(yy) Wholesaling, storage and processing (HAZMAT).

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4. Certain interim uses may be approved by the Board of County Supervisors upon determination that the interim use is not detrimental to the long-term goals of the TeOD. Specifically, an interim use may be allowed if approved through a Special Use Permit Process.
5. Residential uses are only permitted in the TM and RM subdistricts.
6. Roadside stands and carnivals are prohibited in all overlay zone subdistricts except the TM zoning subdistricts. The Board of County Supervisors may, at its discretion, permit food carts to operate in certain areas of the TM zoning subdistrict.

**Attachment B – BOCS Initiation Resolution**

**MOTION: LAWSON**

**March 21, 2017  
Regular Meeting  
Res. No. 17-129**

**SECOND: CANDLAND**

**RE: INITIATE A ZONING TEXT AMENDMENT FOR DISTRIBUTION AND FULFILLMENT CENTERS – COUNTYWIDE**

**ACTION: APPROVED**

**WHEREAS**, in accordance with Virginia Code Sections 15.2-2285 and 15.2-2286, the Board of County Supervisors may amend the Zoning Ordinance whenever it determines that public necessity, convenience, general welfare, and good zoning practices require such change; and

**WHEREAS**, Chapter 32, the Prince William County Zoning Ordinance does not currently include a definition or use type for distribution and fulfillment centers; and

**WHEREAS**, on February 7, 2017, Supervisor Lawson (DIR 17-05) requested that staff prepare, for Board of County Supervisors’ consideration, an initiation for a zoning text amendment to add a definition of distribution and fulfillment centers; and

**WHEREAS**, this will authorize staff time and resources necessary for research, analysis, and to conduct public hearings with the Planning Commission and the Board of County Supervisors; and

**WHEREAS**, the Prince William Board of County Supervisors finds that public necessity, convenience, general welfare, and good zoning practices require the initiation of this zoning text amendment;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors does hereby initiate a Zoning Text Amendment to the Prince William County Zoning Ordinance to add a use type and definition for distribution and fulfillment centers and include the distribution and fulfillment center use type in zoning districts, as appropriate.

**Votes:**

**Ayes:** Anderson, Candland, Jenkins, Lawson, Nohe, Principi, Stewart

**Nays:** None

**Absent from Vote:** None

**Absent from Meeting:** Caddigan

**For Information:**

Planning Director

County Attorney

**ATTEST:** \_\_\_\_\_

  
Clerk to the Board