



Principal Use Table

Powhatan County, Virginia

Department of Community Development

P=PERMITTED BY RIGHT C=ALLOWED WITH A CONDITINAL USE PERMIT PD=ALLOWED SUBJECT TO A PD PLAN BLANK CELL=PROHIBITED

CLASSIFICATION standards (Sec. 83-432)	USE also refer to Definitions (Sec. 83-521)	RURAL						VILLAGE GROWTH AREA DISTRICTS									TRANSITION				SPECIFIC PRINCIPAL USES	
								BASE						PLANNED DEVELOPMENT ⁴								
		A-20	A-10	A-C	RR ¹	RR-5	CR	R-2	VR	VC	CC	I-1	I-2	M	VR-PD	VC-PD	CC-PD	R-U	O	C		CHSC
AGRICULTURAL USES																						
AGRICULTURAL USES Sec. 83-432(b)	Animal confinement facility			P																		
	Animal production (other than an animal confinement facility)	P	P	P	P																	
	Crop production	P	P	P	P	P																
	Dairy (other than an animal confinement facility)	P	P	P	P																	
	Forestry and logging	P	P	P	P					P	P	P	P	PD	PD	PD						Sec. 83-177(5) (applicable only to RR)
AGRICULTURE RELATED USES Sec. 83-432(b)(2)	Greenhouse, nursery, and floriculture production	P	P	P	P		P		P	P	P								P			
	Agricultural support (direct)	P	P	P	P																	
	Agricultural support (indirect)	P	P	P			P															
	Farm winery	P	P	P	P	C	P															
	Farm winery, special impact	C	C																			Sec. 83-432(b)(2)(b)
	Horse boarding and equestrian training	P	P	P	P	C	C															
	Horse racetrack or show grounds	C	C	P	C																	
	Livestock market	C	C	C			C						C									
	Sawmill, commercial			C							C	P										Sec. 83-432(b)(2)(c)
Farm worker housing			C	C																		
RESIDENTIAL USES																						
HOUSEHOLD LIVING USES Sec. 83-432(c)(1)	Dwelling, duplex						P	P	C					PD	PD		P			P	Sec. 83-432(c)(1)(a)	
	Dwelling, live/work					P			P	P				PD	PD			C	C	P	Sec. 83-432(c)(1)(b)	
	Dwelling, manufactured home	P	P	P	C												C				Sec. 83-432(c)(1)(c)	
	Dwelling, multifamily						C		C					PD	PD		C					
	Dwelling, single-family detached	P	P	P	P	P	P	P						PD	PD		P			P	Sec. 83-432(c)(1)(d)	
	Dwelling, three- or four- family								P	C				PD	PD		C			P	Sec. 83-432(c)(1)(e)	
	Dwelling, townhouse							P	P	C				PD	PD		C			P		
	Dwelling upper-story									P					PD							
GROUP LIVING USES Sec. 83-432(c)(2)	Manufactured home park			C																	Sec. 83-432(c)(1)(f)	
	Assisted living facility			C			C	C	C	P				PD	PD			C		C		
	Continuing care retirement community			C					C	C				PD	PD			C			Sec. 83-432(c)(2)(a)	
	Hospice facility			C					C	C	P			PD	PD							
Rooming or boarding house			C			C		C	C				PD	PD						Sec. 83-432(c)(2)(b)		
INSTITUTIONAL USES																						
COMMUNICATION USES Sec. 83-432(d)(1)	Newspaper or magazine publishing										P	P							C			
	Radio or television broadcast studio										P	P							C			
	Telecommunications facility, collocated	P	P	P		P	P	P	P	P	P	P	P	PD	PD	PD	P	P	P	P	Sec. 83-432(d)(1)(a)	
	Telecommunications tower	C	C	C						C	C	C	P	C		PD	PD		C	C	C	Sec. 83-432(d)(1)(a)(7)

CLASSIFICATION standards (Sec. 83-432)	USE also refer to Definitions (Sec. 83-521)	RURAL						VILLAGE GROWTH AREA DISTRICTS											TRANSITION				SPECIFIC PRINCIPAL USES			
								BASE						PLANNED DEVELOPMENT ⁴												
		A-20	A-10	A-C	RR ¹	RR-5	CR	R-2	VR	VC	CC	I-1	I-2	M	VR-PD	VC-PD	CC-PD	R-U	O	C	CHSC					
	Micro brewery		C																							
	Micro distillery		C																							
	Winery		C																							
WAREHOUSE AND FREIGHT MOVEMENT USES Sec. 83-432(f)(4)	Outdoor storage (as a principal use)																									Sec. 83-432(f)(4)(a)
	Truck or freight terminal																									Sec. 83-432(f)(4)(b)
	Warehouse, distribution or storage																									Sec. 83-432(f)(4)(b)
WASTE-RELATED USES Sec. 83-432(f)(5)	Convenience center, county		C																							
	Hazardous material collection site																									Sec. 83-432(f)(5)(a)
	Junkyard/salvage yard																									Sec. 83-432(f)(5)(b)
	Land clearing debris disposal facility																									Sec. 83-432(f)(5)(c)
	Resource recovery facility																									Sec. 83-432(f)(5)(d)
WHOLESALE USES Sec. 83-432(f)(6)	Recycling drop-off center																									Sec. 83-432(f)(5)(e)
WHOLESALE USES Sec. 83-432(f)(6)	Wholesale trade establishment																									Sec. 83-432(f)(6)(a)

footnotes:

1. Provisions brought forward from 2013 zoning ordinance. District will remain from Fine Creek east on Route 711 to the Chesterfield Co. line on the north side of Route 711. See Sec. 83-177 and 178 for full list of permitted uses.
2. "Limited commercial landscaping contractor"
3. Permitted if less than or equal to 3,500 square feet in area. Conditional Use Permit required if greater than 3,500 square feet in area.
4. See § 83-282 for general standards for all planned development districts, especially subsection (e) (conversion schedule) re converting uses from one type to another type of use.

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Accessory Use/Structure Table

Powhatan County, Virginia
Department of Community Development

P=PERMITTED ACCESSORY USE C=ALLOWED WITH A CONDITINAL USE PERMIT BLANK CELL=PROHIBITED

USE <small>also refer to Definitions (Sec. 83-521)</small>	RURAL						VILLAGE GROWTH AREA DISTRICTS										TRANSITION				SPECIFIC ACCESSORY USES & STRUCTURES		
							BASE						PLANNED DEVELOPMENT ³										
	A-20	A-10	A-C	RR ¹	RR-5	CR	R-2	VR	VC	CC	I-1	I-2	M	VR-PD	VC-PD	CC-PD	R-U	O	C	CHSC			
Accessory apartment	P	P	P	P	P	P	P	P							P	P	P	P				P	Sec. 83-438(a)
Accessory apartment, over 35% of total gross floor area of principal dwelling.					C																		
Accessory dwelling unit (detached)	P	P			C				C										C				Sec. 83-438(b)
Accessory dwelling unit (detached), greater than 50% of the square footage of the main dwelling		C																					Sec. 83-438(b)
Airstrip		P	P																				Sec. 83-432(d)(6)(a)
Amateur radio antenna	P	P	P	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 83-438(c)
Agricultural uses and buildings on lots 20 acres or greater in size					P																		
Automatic teller machine (ATM)						P				P	P	P	P			P	P		P	P	P		
Bed and breakfast inn	P	P		P	P	P				P					P	P	P					P	Sec. 83-438(d)
Canopy, nonresidential drive-through						P				P	P	P	P	P		P	P		P	P	P		Sec. 83-438(e)
Clubhouse		P				P				P	P				P	P	P				P	P	Sec. 83-438(f)
Crematories (as accessory to P funeral home)										P	P	P				P	P				P		
Eating establishment (as accessory to an agricultural use)	P	P																					
Electric vehicle (EV) level 1 or 2 charging station	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 83-438(g)
Electric vehicle (EV) level 3 charging station	P	P	P			P				P	P	P	P			P	P	P			P	P	Sec. 83-438(h)
Family day care home	P	P	P	P	P	P	P	P	P						P	P	P	P	P	P	P	P	
Fuel oil or bottled gas distribution or storage, limited	P	P				P				P	P	P	P			P	P			P	P	P	Sec. 83-438(i)
Home garden	P	P	P	P	P	P	P	P	P						P	P	P	P				P	
Home occupation	P	P	P	P	P	P	P	P	P						P	P	P	P				P	Sec. 83-438(j)
Home-based business		C			C	C																	Sec. 83-438(k)
Home-based landscaping business	P	P			C	C																	Sec. 83-438(l)
Home-based truck hauler business		C																					Sec. 83-438(m)
Kennel, private, 2 acres or more	P	P	P	C ²	P	C	P														P		Sec. 83-438(n)
Kennel, private, less than 2 acres							C														C		
Office (as accessory to P multifamily dwelling or commercial use)	P	P	P			P				P	P				P	P	P						
Open space, park, playground, or recreational facility	P	P	P		P	P	P	P	P	P	P				P	P	P	P	P	P	P	P	
Outdoor display and sale of merchandise						P				P	P	P	P		P	P	P			P	P	P	Sec. 83-438(o)

USE also refer to Definitions (Sec. 83-521)	RURAL						VILLAGE GROWTH AREA DISTRICTS											TRANSITION				SPECIFIC ACCESSORY USES & STRUCTURES
							BASE							PLANNED DEVELOPMENT ³								
	A-20	A-10	A-C	RR ¹	RR-5	CR	R-2	VR	VC	CC	I-1	I-2	M	VR-PD	VC-PD	CC-PD	R-U	O	C	CHSC		
Outdoor storage (as an accessory use)	P	P	P			P		P	P	P	P	P	P	P	P	P		P	P	P	Sec. 83-438(p)	
Parking or storage of major recreational equipment on residential lots	P	P	P		P		P	P									P				Sec. 83-438(q)	
Parking or storage of large vehicles	P	P	P		P	P	P	P		P	P	P	P			P					Sec. 83-438(r)	
Private garages				P	P		P										P					
Rainwater cistern	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Residential care facility	P	P	P		P	P	P	P	P	P				P	P		P	P	P	P		
Private recycling bins	P	P	P		P	P	P	P	P	P	P			P	P	P	P	P	P	P	Sec. 83-438(s)	
Retail sales (as accessory to an agricultural use)	P	P																				
Roadside stand	P	P	P			P															Sec. 83-438(t)	
Satellite dish	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 83-438(u)	
Shipping containers as storage	P	P	P																		Sec. 83-438(v)	
Shooting range, non-commercial	P	P	P	P																	Sec. 83-177(14)	
Small wind energy system	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 83-438(w)	
Solar energy collection system	P	P	P		P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 83-438(x)	
Storage sheds for lawn and garden tools				P	P		P										P					
Swimming pool, spa, or hot tub	P	P	P		P	P	P	P	P	P				P	P		P	P	P	P		
Television or radio antenna	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 83-438(y)	

footnotes:

1. Provisions brought forward from 2013 zoning ordinance. District will remain from Fine Creek east on Route 711 to the Chesterfield Co. line on the north side of Route 711. See Sec. 83-177 and 178 for full list of permitted and conditional uses.

2. Minimum of 3 acres required in RR.

3. general standards for all PD districts found at Sec. 83-282

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Temporary Use/Structure Table¹

Powhatan County, Virginia

Department of Community Development

P=PERMITTED TEMPORARY USE C=ALLOWED WITH A CONDITIONAL USE PERMIT B=ALLOWED WITH TEMPORARY BUSINESS PERMIT BLANK CELL=PROHIBITED

USE <small>also refer to Definitions (Sec. 83-521)</small>	RURAL						VILLAGE GROWTH AREA DISTRICTS							TRANSITION				SPECIFIC TEMPORARY USES & STRUCTURES ⁴			
							BASE				PLANNED DEVELOPMENT ³										
	A-20	A-10	A-C	R-R ²	RR-5	CR	R-2	VR	VC	CC	I-1	I-2	M	VR-PD	VC-PD	CC-PD	R-U		O	C	CHSC
Estate sale/auction	B	B	B		B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	Sec. 83-445(b)
Farmer's market (as a temporary use)	B	B	B						B	B					B	B			B	B	Sec. 83-445(a)
Garage or yard sale	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 83-445(b)
Manufactured home used pending construction of conventional dwelling as primary residence	P	P	P																		Sec. 83-445(c)
Model sales home/unit		P		P	P		P	P	P	P				P	P		P				Sec. 83-445(d)
Outdoor seasonal sales	B	B	B		B	B			B	B	B				B	B			B		Sec. 83-445(e)
Portable sawmill	P	P	P	P							P	P									Sec. 83-177(5) <small>(applicable only to RR)</small>
Post-disaster temporary dwelling	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 83-445(f)	
Temporary business (other than outdoor seasonal sales)	B	B	B			B			B	B									B	B	Sec. 83-445(g)
Temporary construction-related structure or facility	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P		P	P	Sec. 83-445(h)	
Temporary family health care structure	P	P	P		P	P	P	P					P	P		P				Sec. 83-445(i)	
Temporary second dwelling for an elderly or infirm family member		C	C	C	C																Sec. 83-445(j)

footnotes:

1. Temporary events involving the occasional gathering of groups or individuals for entertainment, contests, performances, etc. are regulated under Chapter 6, Article II, of the Code of the County of Powhatan, Virginia
2. Provisions brought forward from 2013 zoning ordinance. District will remain from Fine Creek east on Route 711 to the Chesterfield Co. line on the north side of Route 711. See Sec. 83-177 and 178 for full list of permitted and conditional uses
3. General standards for all PD districts found at §83-282
4. general standards for all temporary uses and structures found at §83-443; prohibited temporary uses and structures found at §83-442(c)

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