

EXISTING VS. PROPOSED PERMITTED USES TABLE								
<div><div>P = PERMITTED USES</div><div>SP = SPECIAL USE PERMIT REQUIRED</div><div>BLANK = USE NOT PERMITTED WITHIN BLOCK</div></div>		Existing Approved Use Table under ZMA200700004		Proposed Use Table under ZMA201600015 <small>(Note: Within this column, Blocks I and II correspond with the area of Block I from 2007 and Blocks III, IV and V correspond with Block II from 2007)</small>				
		BLOCK		BLOCK				
		I	II	I	II	III	IV	V
RESIDENTIAL USES	Detached single family		P			P	P	P
	Semi-detached and attached single-family dwellings such as duplexes, triplexes, quadraplexes, townhouses, atrium houses and patio houses		P	P	P	P	P	P
	Multiple Family dwellings	P	P	P	P	P	P	P
	Rental of accessory structures	P	P	P	P	P	P	P
	Homes for developmentally disabled persons (ref. 5.1.07)	P	P	P	P	P	P	P
	Boarding Houses							
	Tourist Lodges (ref. 5.1.17)	P	P	P	P	P	P	P
	Home Occupation, Class A (ref. 5.2)	P	P	P	P	P	P	P
	Home Occupation, Class B (ref. 5.2)	SP	SP					
	Accessory Apartments ¹					P	P	P
	Accessory uses and buildings including storage buildings			P	P	P	P	P
	Assisted living					P	P	P
	Rest home, nursing home or convalescent home					P	P	P

1. Accessory apartments are permitted in single family dwellings only.
2. No contractor equipment storage yards will be permitted or allowed.
3. Eating establishments shall be considered in this COD as “Restaurant” as defined by the Albemarle County Zoning Ordinance. The purpose of this is to allow coffee shops, cafes, lunchrooms, luncheonettes for those within the Oakleigh project working in the commercial buildings or visiting the site for commercial activities.
4. A maximum of 75 seats is allowed. No amplified noise will be permitted after 10 PM.

		BLOCK		BLOCK				
		I	II	I	II	III	IV	V
NON-RESIDENTIAL USES	Administrative, professional offices	P		P	P	P	P	P
	Antique, gift, jewelry, notion and craft shops	P		P	P	P	P	P
	Auction houses							
	Barber, beauty shops	P		P	P	P		
	Churches			P	P			
	Cemeteries (only as currently exist)							
	Clothing, apparel and shoe shops	P		P	P			
	Community Center/Clubhouse			P	P	P	P	P
	Clubs, lodges, civic, fraternal, patriotic (ref. 5.1.2)			P	P	P	P	P
	Commercial recreation establishments including but not limited to amusement centers, bowling alleys, pool halls and dance halls			P	P	P	P	P
	Contractor's office and equipment storage yard ²			P	P	P		
	Convenience stores			P	P			
	Day Care, child care, or nursery facility					P	P	P
	Department store							
	Drive-in windows serving or associated with permitted uses			P	P			
	Drug store, pharmacy			P	P	P	P	P
	Eating establishment (not including fast food restaurant) ³	P		P	P			
	Educational, technical and trade schools	P		P	P			
	Electrical power substations, transmission lines and related towers; gas or oil transmission lines, pumping stations and appurtenances; unmanned telephone exchange centers; microwave and radio wave transmission and relay towers, substations and appurtenances (ref. 5.1.12)			P	P	P	P	P
	Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility. Water distribution and sewerage collection lines, pumping stations and appurtenances owned and operated by the Albemarle County Service Authority. Except as otherwise expressly provided, central water supplies and central sewerage systems in conformance with Chapter 16 of the Code of Albemarle and all other applicable law			P	P	P	P	P
	Farmer's market (ref. 5.1.36)			P	P			
	Fast food restaurant			P	P	P		
	Factory outlet sales-clothing and fabric	P		P	P	P		
	Feed and seed stores (reference 5.1.22)							
	Financial institutions	P		P	P	P		
	Fire extinguisher and security products, sales and service			P	P	P		
	Florist	P		P	P	P		
	Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops	P		P	P	P		
	Furniture and home appliances (sales and service)	P		P	P	P		
	Hardware store			P	P	P		
	Health spas	P		P	P	P		
	Home and business services such as grounds care, cleaning, exterminators, landscaping, and other repair and maintenance services			P	P	P		
	Hotels, motels and inns						P	P
	Indoor theaters							
	Indoor athletic facilities						P	P
	Laboratories, medical or pharmaceutical			P	P	P	P	P
	Laundries, dry cleaners (processing of garment goods off-site)	P		P	P	P		
	Laundromat (provided that an attendant shall be on duty at all hours during operation)							
	Libraries, museums			P	P	P		
	Musical Instrument sales	P		P	P	P		
	Newsstands, magazines, pipe and tobacco shops	P		P	P	P		
	Newspaper publishing							
	Office and business machines sales and service	P		P	P	P		
	Optical goods sales	P		P	P	P		
	Outdoor amphitheater ⁴					P	P	P

ADDITIONAL NON-RESIDENTIAL USES	Outdoor storage, display and/or sales serving or associated with a by-right permitted use, if any portion of the use would be visible from a County designated Entrance Corridor			SP	SP			
	Photographic goods sales			P	P	P		
	Private schools			P	P	P	SP	P
	Professional offices, including medical, dental and optical	P		P	P	P	P	P
	Public uses and buildings including temporary or mobile facilities such as schools, offices, parks, playgrounds and roads funded, owned or operated by local, state, or federal agencies, public water and sewer transmission, main or trunk lines, treatment facilities, pumping stations and the like, owned and/or operated by the Rivanna Water and Sewer Authority	P		P	P	P	P	P
	Research and development activities including experimental testing	P		P	P	P	P	P
	Retail nurseries and greenhouses							
	School of special instruction	P						
	Sporting goods sales			P	P	P		
	Stand alone parking and parking structures (ref. 4.12; 5.1.41)			P	P	P	P	P
	Stormwater management facilities shown on an approved final site plan or subdivision plat	P		P	P	P	P	P
	Swim, golf, tennis or similar athletic facilities			P	P	P	P	P
	Tailor, seamstress	P		P	P	P	P	P
	Temporary construction uses (ref. 5.1.18)	P		P	P	P	P	P
	Temporary non-residential mobile homes (ref. 5.8)							
	Visual and audio appliances sales	P		P	P	P		
	Wayside stands-vegetable and agricultural produce (ref. 5.1.19)			P	P	P	P	P
	Dry cleaning plants (processing of garment goods on-site)							
	Tier I or Tier II Personal Wireless Service Facilities	P	P	P	P	P	P	P
	Retail Stores and Shops	P		P	P			
	Parking Structure / Structured Parking			P	P	P	P	P
	Accessory uses and buildings including storage buildings			P	P	P	P	P
	Collocation, Exempt			P	P	P	P	P

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