

Town of Dumfries Zoning Ordinance Use Matrix
(**unofficial** - for official purposes check the Town Zoning Ordinance)

<u>Use</u>	<u>B-1</u>	<u>B-2</u>	<u>FB/O-1</u>	<u>M-1</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>
Alarm systems operations office			✓				
Ambulance service (commercial)			✓				
Amusement parlors	CUP	CUP					
Antique shop	✓	✓	✓				
Apparel, clothing store	✓	✓	✓				
Art gallery	✓	✓	✓				
Art supply store	✓	✓	✓				
Assembly of electrical appliances, electronic instruments and devices, radios, television sets, and phonographs; electroplating and the manufacture of small parts and components such as coils, condensers, transformers and crystal holders				✓			
Automobile and truck sales and sales and service establishments			CUP				
Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping, battery manufacturing and the like				✓			
Automobile recycling, on parcels of 25 acres or larger where all vehicle storage is not located in a floodplain				CUP			
Automobile rental agencies			CUP				
Bakery, provided all products produced on the premises shall be sold at retail on the premises	✓	✓	✓				
Banks and financial institutions with a drive-through	CUP	CUP	CUP				
Banks and financial institutions without drive-through windows	✓	✓	✓				
Barber, beauty shop	✓	✓	✓				
Beauty supply and accessories	✓	✓	✓				
Bed and breakfast inn		CUP					
Bicycle sales and repair	CUP		✓				
Bookstore, newsstand	✓	✓	✓				
Bowling alley	✓		✓				
Building Supplies and service with storage under cover			✓				
Business school			✓				
Candy store	✓	✓	✓				
Carpenter or cabinet shops				✓			
Child care or adult day care center	CUP	CUP	CUP				
Churches and places of worship	CUP	CUP	✓		✓	✓	
Civic club			✓				
Clock shop sales and repair	✓	✓	✓				
Commercial artist or photographer's studio			✓				
Commercial parking			Acc.				

Allowed by-right	✓	Allowed accessory to an allowed primary use	Acc.
Allowed with a conditional use permit	CUP	Not allowed	

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Commercial radio or television broadcasting stations, studios, or offices			CUP				
Computer store or personal electronic sales and service	✓	✓	✓				
Contractors' equipment and storage yards				✓			
Contractors, where all services are performed offsite and where there is no storage of supplies or equipment outside the building	CUP		✓				
Convenience stores and service establishments such as, but not limited to automatic self-service laundries	CUP		✓				
Cultural arts and entertainment centers	CUP	CUP	✓				
Data or computer services	✓		✓				
Distribution plant, parcel delivery, ice and cold storage plant, bottling plant, and food commissary or catering establishment				✓			
Dog grooming, without indoor or outdoor kennel facilities	✓	CUP	✓				
Drug store a without drive-through window	✓	✓	✓				
Drug store with a drive-through window	CUP	CUP					
Electronic component assembly or repair			✓				
Electronic equipment and component manufacturing			CUP				
Fast food restaurants with a drive-through window	CUP						
Fast food restaurants without a drive-through window	✓		✓				
Feed and fuel distributors				✓			
Fire station	✓		✓	✓			
Florist, gift shop	✓	✓	✓				
Food store: Grocery store, supermarket (excluding convenience or quick service food stores)	✓	✓	✓				
Foundry casting lightweight, nonferrous metal not causing noxious fumes, noise, or odors				✓			
Funeral Homes without crematories and live animal slaughter			CUP				
Furniture repair and upholstery			✓				
Furniture store, with retail floor area exceeding 20,000 square feet	✓		✓				
Furniture store, with retail floor area not exceeding 20,000 square feet	✓	CUP	✓				
Garages and public parking	CUP						
Gasoline filling stations			CUP				
Glass and mirror sales and service establishments (excluding automobile glass repair or replacement)			✓				
Government offices	✓	✓	✓				
Hardware, paint and wallpaper store	✓	✓	✓				
Hobby, craft shop	✓	✓	✓				
Home occupation					✓	✓	✓
Hospitals	✓		✓				
Hotels and motels	✓		✓				

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Household appliance sales and service store	CUP						
Intermediate material recovery facility, for materials not specified in the definition				CUP			
Intermediate material recovery facility, for materials specified in the definition				✓			
Jewelry, engraving store	✓	✓	✓				
Laboratories: pharmaceutical, medical, experimental, photo, or motion picture film or testing				✓			
Laundry, cleaning, and dyeing works in which no combustible solvent is used			CUP				
Laundry, cleaning, or dyeing works and carpet and rug cleaning				✓			
Library	✓	✓	✓			✓	
Live theaters, live entertainment centers	CUP						
Locksmith	✓	CUP	✓				
Machine shop, excluding punch presses over 20 tons rated capacity, drop hammers, and automatic screw machines				✓			
Manufacture of precast concrete decorative and/or structural architectural components, (nonHAZMAT)			CUP				
Marina			CUP				
Medical and/or dental laboratory			✓				
Medical and/or dental office and clinic	✓	✓	✓				
Metal fabrication			CUP				
Miniature golf courses and golf driving ranges	CUP						
Mobile Home sales			CUP				
Model car racetracks			CUP				
Movie theaters and assembly halls	CUP						
Museums	✓	CUP	✓				
Musical instruments, sheet music, and recorded music sales	✓	✓	✓				
Off premises sales of beer and wine	CUP	CUP					
Office, general business or professional	✓	✓	✓				
Outside storage of materials and supplies			Acc.				
Package, telecommunications and courier services			✓				
Park, public		✓	✓			CUP	
Parking lots, parking spaces, parking areas and parking structures	Acc.	Acc.	Acc.	✓			
Pawn Shops operated by a licensed pawnbroker			CUP				
Pet shops, including boarding kennels on the premises	CUP						
Philanthropic and charitable institutions	CUP	CUP	CUP			CUP	
Photographic equipment sales and service and photographic studio	✓	✓	✓				
Photographic processing laboratory			✓				
Plumbing or storage yards				✓			

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Printing, photocopying, photographic processing or blueprinting	✓		✓				
Private clubs and lodges	CUP		CUP				
Processing or manufacturing establishments that are not objectionable because smoke, odor, dust or noise, but only when such processing or manufacturing is incidental to a retail business conducted on premises and more than 10 employees employed on the premises engaged in processing or manufacturing activities may be permitted			CUP				
Public maintenance and storage facilities			CUP				
Public utilities such as poles, lines, distribution transformers, pipes, meters, water and sewer lines. New and/or upgraded/improved electric and communications utilities shall be installed underground	Acc.	Acc.	Acc.	Acc.	Acc.	Acc.	Acc.
Public utility service yards				✓			
Recording studio			✓				
Recreation facility, public		✓	✓				
Rental of tools, appliances, machinery, party supplies and similar equipment to the general public, and wherein the items to be rented are stored and/or repaired within a building			CUP				
Repair services or businesses, including repair of guns, bicycles, washers, dryers, stoves, refrigerators, and similar items			✓				
Repair services or businesses, including repair of lamps, microwave ovens, radios, shoes, television sets, toasters, toys, watches, and similar items	✓		✓				
Rescue squads	✓		✓	✓			
Research and development (Non-hazmat)	✓		✓				
Residential, multifamily, located above a commercial, retail or office use on the ground floor	CUP	CUP					
Restaurant, full-service, cafe, catering business, delicatessens or ice cream parlors, for service of food for consumption primarily on the premises, including outdoor eating area, but not drive-in or fast food restaurants	✓	✓	✓				
Retail lumber yards, including only incidental mill work				✓			
Retail stores and businesses	✓		✓				
Roller rinks	✓		✓				
School, K-12	CUP	CUP				CUP	
Self-storage facility without a live-in manager			✓				
Sheet metal shops				✓			
Shoe sales and repair store	✓	✓	✓				
Shooting range, indoor			CUP				
Single-family dwellings					✓	✓	

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Sporting goods store	✓		✓				
Stamp and coin stores	✓	✓	✓				
Stand-alone car wash			CUP				
Stationery store	✓	✓	✓				
Tailor, seamstress shop	✓	✓	✓				
Tanning salon	✓	✓	✓				
The manufacture and maintenance of electric and neon signs, billboards, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like				✓			
The manufacture of musical instruments, toys, novelties, and rubber and metal stamps				✓			
The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas				✓			
The manufacture, compounding, assembling, or treatment of articles or merchandise from the following material which has been prepared beforehand: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, gravel, hair, horn, leather, paper, plastics, Portland cement, precious or semiprecious metals or stones, sand, shell, textiles, tobacco, wood, yarns, and paint not employing a boiling process				✓			
The manufacture, compounding, processing, packing or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, and food products, except fish and meat products, yeast, and the rendering or refining of fats and oils				✓			
Tobacco store	✓	✓	✓				
Totally fireproof high-rise office building				✓			
Tourist information and orientation facilities	✓	✓	✓				
Townhouses/patio houses type condominiums							✓
Toy store	✓	✓	✓				
Trade or convention center			✓				
Two-family dwellings						✓	
Universities, colleges, and seminaries	✓	✓	✓				
Uses with a drive-through window	CUP	CUP	CUP				
Veterinary hospitals and boarding kennels	CUP			✓			
Video sales and rental store	CUP						
Wholesale businesses, with parking to the rear of the building	CUP		CUP	✓			

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