

**AN ORDINANCE**



**AMENDING CHAPTER 98, ARTICLE 2,  
SECTION 2.4.4, USE CATEGORIES,  
OF THE CITY CODE, ZONING ORDINANCE,  
OF THE CITY OF WAYNESBORO, VIRGINIA**

**WHEREAS**, the Planning Commission of the City of Waynesboro, Virginia, initiated a zoning text amendment to amend the City Code revising language to allow certain uses in the MX-B (Mixed Business) District;

**WHEREAS**, a public hearing was held by the Planning Commission pursuant to notice thereof as required by Section 98-7.4 of the Waynesboro City Code and Sections 15.2-2204 and 15.2-2205 of the Code of Virginia, as amended, on December 7, 2021, with the Planning Commission voting to recommend approval of the zoning text amendment;

**WHEREAS**, a public hearing was held by the City Council pursuant to notice thereof as required by Section 98-7.4 of the Waynesboro City Code and Sections 15.2-2204 and 15.2-2205 of the Code of Virginia, as amended, on January 10, 2022; and

**WHEREAS**, it appears that the proposed rezoning is consistent with good zoning practice, is justified by the public necessity, convenience, and general welfare, and is in accord with the Comprehensive Plan of the City;

**NOW, THEREFORE BE IT ORDAINED** by the Council of the City of Waynesboro, Virginia, that:

1. Chapter 98, Article 2, Section 2.4.4, Use Categories, of the City Code of the City of Waynesboro, Virginia is amended and readopted as follows:



Public and Civic Uses (See § 98-10.2.8)															
Community service (See § 98-10.2.8.A)	Civic clubs or community centers	C	C	C	C	C	C		P	P	P	P	C		§ 98-4.3.1
	Libraries or museums	C	C	C	C	C	C		P	P	P	P	C		§ 98-4.3.4
Day care (See § 98-10.2.8.B)	All day care			C	C	C	C	C	P	P	C	C	C	C	§ 98-4.3.2
Educational facilities (See § 98-10.2.8.C)	Schools, elementary or secondary	P	P	P	P	P	P	P	P	P	P	P			§ 98-4.3.7
	Military academies				P	P	P			P	P	P			
Government facilities (See § 98-10.2.8.D)	Government offices			P	P	P	P	P	P	P	P	P	P	P	
	Post offices					C	C		P	P	P	P	P		
	Public safety facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	
Medical facilities (See § 98-10.2.8.E)	Hospitals								C	P	P		P		
	Medical or dental clinics								P	P	P	P	P	P	
Parks and Open space (See § 98-10.2.8.F)	Cemeteries and mausoleums	C	C			C	C								
	Golf courses or clubs	P	P	P	P										§ 98-4.3.3
	Parks or playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 98-4.3.5
Passenger terminals and services (See § 98-10.2.8.G)	Airports													P	
	Heliports									P				P	
	All other passenger terminals and services									P			C	P	
Religious institution (See § 98-10.2.8.H)	All religious institutions	P	P	P	P	P	P	C	P	P	P	P	P		§ 98-4.3.6
Social service institutions (See § 98-10.2.8.I)	Alternative- or post-incarceration facility								P	P		P	P		
	Exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents (NAICS <sup>1</sup> 62221, 6232)								P	P		P	P		

	Neighborhood resource center						C		P	P	C	P	P		
	Rehabilitative clinic								P	P		P	P		
	Social service facility, soup kitchen, transient lodging or shelter for the homeless (NAICS <sup>1</sup> 624, 6242)				C	C	C		C		C		C		
	All other social service institutions								P	P	C	P	P		
Utilities, minor (See § 98-10.2.8.J)	All minor utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities, major (See § 98-10.2.8.J)	Electric substations	C	C	C	C	C	C	C	C	C	C	C	C	C	
	Telecommunications towers and facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 98-4.3.8
	Utility offices, shops or yards					C	C				C		C	C	§ 98-4.3.9
	Water/wastewater treatment plants												C	C	
	Solar Farms	C	C	C	C	C	C	C	C	C	C	C	P	P	
<b>Commercial Uses (See § 98-10.2.9)</b>															
Eating establishments (See § 98-10.2.9.A)	Coffee shops					P	P		P	P	P	P	P		§ 98-4.4.5
	Fast food								P	P	P	P	P		§ 98-4.4.9
	Restaurants, limited					C	C	C	P	P	P	P	P		§ 98-4.4.8
	Restaurant and bar								P	P	P	P			
	Brewpub								P	P	P	P			
Entertainment, indoor (See § 98-10.2.9.B)	Adult uses									C			P	P	§ 98-4.4.1
	Bars or nightclubs								C	P	C	P	C		
	Bowling alleys								P	P	P	P			
	Firing ranges, indoor									P			P		
	Pool halls								C	P	C	P	P		
	Theaters, auditoriums or exhibition hall									P	P	P	P		
	Membership clubs or lodges								P	P	P	P	P		
	Arenas or stadiums									P		P	P		

Entertainment, outdoor (See § 98-10.2.9.B)	Driving ranges									P					
	Riding academy or boarding stable	C											P		
Offices (See § 98-10.2.9.C)	Bank or financial institution								P	P	P	P	P		
	Business and professional offices					P	P	P	P	P	P	P	P		
	Radio or television studio									P	P	P	P		
Overnight accommodations (See § 98-10.2.9.D)	Bed and breakfasts		C	C	P	P	P	P	P	P	P	P			§ 98-4.4.4
	Hotels and motels									P	C	P			
	Inns						P	P	P	P	P	P			§ 98-4.4.6
Parking, commercial (See § 98-10.2.9.E)	All commercial parking								P	P	P	P	P		
Retail sales and service, sales-oriented (See § 98-10.2.9.F)	Alcoholic beverage or liquor								C	P	C	P			
	Artist studios or galleries						P	P	P	P	P	P			§ 98-4.4.3
	Building supply and lumber									P	P		P	P	
	Convenience stores with fuel service								C	P	C	C	P		
	Convenience stores without fuel service					P	P		P	P	P	P	P		
	Drug store with drive-through								C	P	C				
	Drug store without drive-through					P	P		P	P	P	P			
	Farmers market or farm stand								P	P	P				
	Flea market or auction								P	P	C				
	Florists, retail								P	P	P	P			
	Greenhouse or nursery									P	P		P		
	Grocery stores									P	P	P	P		
	Manufactured home sales										C			P	
Retail sales and service, personal	Animal care facilities and services								P	P	P	P	P		§ 98-4.4.2
	Art studio or gallery								P	P	P	P	P		

service-oriented (See § 98-10.2.9.F)	Body art studios								C	P	P	P			
	Hair, nail, tanning or personal care services								C	P	P	P	P		
	Hardware stores									P	P	P	P	P	
	Headstone, monument or vault sales									P	P	P		P	
	Laundry or dry cleaning pickup stations									P	P	P		P	P
	Mortuaries or funeral homes									P	P	P			
	Schools of special instruction									C	P	P	P	P	
Retail sales and service, repair-oriented (See § 98-10.2.9.F)	All retail sales and service, repair-oriented									P	P	P	P	P	
Self-service storage (See § 98-10.2.9.G)	All self-service storage										P			P	P
Vehicle sales and service (See § 98-10.2.9.H)	Body shops and upholstery shops											C		P	P
	Fuel stations, including full-service, mini-service and self-service									C	P	C	C	P	P
	Towing services													P	P
	Vehicle service, full											C		P	P
	Vehicle services, limited									C	P	P	C	P	P
	Vehicle sales, rental, or leasing facilities									C	P	C	C	P	P
<b>Industrial Uses (See § 98-10.2.10)</b>															
Light industrial service (See § 98-10.2.10.A)	All light industrial service uses not listed below												P	P	§ 98-4.5.4
	Crematorium													P	
	Manufacture or assembly of equipment, instruments (including												P	P	§ 98-4.5.4



Heavy industrial (See § 98-10.2.10.E)	Animal processing, packing, treating and storage														C
	All other heavy industrial														P
<b>Other Uses (See § 98-10.2.11)</b>															
Agriculture (See § 98-10.2.11.A)	Agricultural crops, community gardens	P	P	P	P	P	P	P	P	P	P	P	P	P	
	All other agriculture	C													

<sup>1</sup>North American Industry Classification System (see <http://www.naics.com> for more information)

2. The City Manager is hereby authorized to take all actions reasonably necessary, including executing such documents as are reasonably necessary, to effectuate and carry out the purposes of this Ordinance.
3. This Ordinance shall take effect immediately upon adoption by the City Council.

**CERTIFICATE**

The undersigned Mayor and Clerk of the City Council of City of Waynesboro, Virginia hereby certify that the foregoing constitutes a true and correct copy of an ordinance entitled Ordinance Amending Chapter 98, Article 2, Section 2.4.4, Use Categories, Zoning Ordinances, of the City Code of the City of Waynesboro, Virginia, adopted by the City Council at a meeting held on January \_\_, 2022.

Introduced: January 10, 2022  
 Adopted: January \_\_, 2022  
 Effective: January \_\_, 2022

[SEAL]

ATTEST: \_\_\_\_\_  
 Clerk, City Council  
 City of Waynesboro, Virginia

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 Mayor, City Council  
 City of Waynesboro, Virginia