

3.02.02 Transition and JLMA Use Table

Table 3.02.02-2

Principal Use Table for Transition and Joint Land Management Area (JLMA) Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Transition									Joint Land Management					St
	TLN-10	TLN-3	TLN-1	TSN	TCN	TCC	TLI	TI	TME	JLMA-1	JLMA-2	JLMA-3	JLMA-LE	JLMA-LME	
Residential															
Household Living:															
Accessory dwelling	P	P	P	P	P					P	P	P			
Caretaker or guard	P	P	P				P	P	P				P	P	
Dwelling, single-family attached					P										3.C
Dwelling, multifamily						P									3.C
Dwelling, single-family detached	P	P	P	P	P					P	P	P			
Live/work dwelling				P		P									3.C
Manufactured home	P	P	P	P	P					P	P	P			
Religious housing	S	S	S	S	P	P				P	P	P			
Tenant dwelling*	P/S	P/S	P/S							S	S	S			
Group Living:															
Rooming and Boarding															
Congregate housing	S	S	S	S	S					S	S	S			
Continuing care facility	S	S	S		S	S				S	S	S	S		
Lodging															
Bed and breakfast homestay	P	P	S							P	P	P			
Bed and breakfast inn	P	P	P							P	P	P			
Campground	S	S					S			S	S	S	S		
Country Inn	M	S										M			
Guest farm or ranch												P			
Hotel / Motel							S						P		
Rural resort	S											S			
Commercial															
Animal Services:															
Animal care business	P	P	P	P						P	P	P			
Animal hospital	S	S				S	P	P	P			S	P	P	
Kenel	P	S						P	P			S		P	
Kenel, indoor	P	P										P			
Veterinary service	P	P	P	S								P			
Day Care:															
Adult day care	S	S	S	P	P	P	P			S	S	S	P		
Child day care	S	S	S	S	S	P	S			S	S	S	S		
Child day home	P	P	P	P	P					S	S	S			
Financial Services:															

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Bank or financial institution				S	S	P	P						P		3.C
Food and Beverage Sales/Service:															
Banquet/Event Facility	M	M													
Craft beverage manufacturing							P	P	P				P	P	
Farm market*	P	P	P	P		P				P	P	P			
Farm market (off-site production)	S	S	S	S	S	S				S	S	S			
Food preparation					S	M			P				P	P	
Food store				S	S	P									
Mobile vendor															
Restaurant, carry-out only				S	S	P	P	P	P				P	P	
Restaurant, sit-down				S	P	P	P	P			S	S	P		
Restaurant, fast-food, excluding drive-through facilities				S	S	S	S	S	P		S	S	P	P	3.C
Snack or beverage bars				S	S	P	P	P	P		S	S	P	P	
Office, Business & Professional:															
Office				S	S	P	S	P	S				P	S	
Small business, agricultural and rural	P/S	P/S	P/S						P/S	P/S	P/S	P/S	P/S	P/S	
Personal/Business services:															
Building maintenance services						P	P	P	P				P	P	
Business support services				S	S	P	P	P	P				P	P	
Dry cleaning plant							P	P	P				P	P	
Farm machinery	S									P	P	P			
Maintenance and repair services					S		P		P				P	P	
Personal services				P	S	P	P	P	S				S	S	
Postal services				S	S	P	P	P	P				P	P	
Retail:															
Auction							P		P				P	P	
Convenience store						P	S						S		
Convenience store (with gasoline sales)						S	S		S					S	
Feed and farm supply center	S								P	S	S	S	P	P	
Machinery and equipment sales and services							S		P				S	P	
Nonstore retailers							P	P	P				P	P	
Nursery, Commercial	S	S	S					P	P	S	S	S		P	3.C

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Retail, general	S			S	S	P	P	P	P				P	P	3.C
Automotive:															
Car Wash						S	S		S				S	S	
Vehicle repair, heavy							S		S				S	S	
Vehicle repair, light							P		P				P	P	
Vehicle sales							S	P	P				S	P	
Vehicle service station						S	S	S	S				S	S	
Vehicle wholesale auction									P					P	
Public/Civic/Institutional															
Assembly:															
Civic, social, and fraternal meeting place	S	S	S	S	P	P	P		S	S	S	S	P	S	
Community center	S	S	S	S	P	P				S	S	S	P		
Convention or exhibition facility													P		
Religious land use	S	S	S	S	P	P	P		S	P/S	P/S	P/S	P/S	S	
Death Care Services:															
Cemetery	S	S	S	S	P	P	P		S	S	S	S	S	S	
Crematorium	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Funeral services				S	P	P	P			S	S	S	S		
Mausoleum	S	S	S	S	P	P	P		S	S	S	S	S	S	
Government/Non-Profit:															
Government (general) (not otherwise listed)	S	S	S	S	S	P	S	P		S	S	S	S		
Public safety	S	S	S	S	S	P	S	P	S	S	S	S	S	S	
Public utility service center, with outdoor storage	S	S	S				S	P	S	S	S	S	S	S	
Public utility service center, without outdoor storage	P	P	P	S		S	S		P				P	P	
Education:															
Agricultural education or research	S	S				S	S		S				S	S	
Business/technical school	S	S	S	S		P	P		P				S	P	
Colleges or universities						P	P						S		
Educational institution						P	P						S		
Library				S	S	P	P			S	S	S	S		
Personal instructional services				S	S	P	P						S		
Rural retreat	S											S			
School	P/M	P/M	P/M	P/M	P/M	P/M	P/M	S	S	P/M	P/M	P/M	M	S	
Conference and Training facility						P	P		P				S	P	
Medical:															
Hospital							S					S	S		

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Medical care facility				P		P	P				S	S	P		
Medical office						P	S					S	P		
Arts, Entertainment, and Recreation:															
Adult entertainment							P		P					P	
Agricultural cultural center	P	P	P			P				P	P	P	S		
Agritainment	P	P	P							P	P	P			
Amphitheater	S	S	S	P	P	S	S						S		
Art Studio	S			S	P	P	S			S	S	S			
Cultural facility	S	S	S	S	P	P	S					S	P		
Cultural tourism	P	P	P	S						P	P	P			
Dinner theater						P							P		
Entertainment facility					S	P									
Equestrian event facility	P	P	P	P		P				P	P	P			
Health and fitness center					S	P	P		P				P	P	
Open space, passive*	P	P	P							P	P	P			
Pet farm*					P					P	P	P			
Recreation, active*	S	S	S							S	S	S			
Recreation, indoor						P	P/S		P/S				P/S	P/S	
Recreation, outdoor or major	S	S	S		S	S	P/S	P/S	S	S	S	S	S	S	
Shooting range, indoor						P	S		P				S	P	
Theater						P	S						P		
Industrial / Production															
Manufacturing and Employment:															
Agricultural processing*	P	P								P	P	P			
Contractor							P		P				P	P	
Data center							P	P	P				P	P	
Extractive industries								P	P						P
Flex building							P		P				P	P	
Manufacturing, General							S	P	P				P	P	
Manufacturing, Intensive								P	S					S	
Manufacturing, Light							P		P				P	P	
Media Production							P	P	P				P	P	
Research and Development							P	P	P				P	P	
Sawmill								P	P					P	
Wood, metal and stone crafts							P								
Warehousing, Storage and Distribution:															

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Building and landscaping materials supplier							P	P	P					P	
Energy Storage								S	S					S	
Freight									P					P	
Industrial storage								P	P				S	P	
Mini-warehouse							M	S	S				S	S	
Outdoor storage								P	S					S	
Outdoor storage, vehicles								P	S					S	
Vehicle storage and impoundment								S	S					S	
Wholesale distribution, warehousing, and storage							P	P	P				P	P	
Infrastructure															
Transportation / Parking:															
Airport	S								S				P	S	
Ground passenger transportation (e.g. taxi, charter bus)							P	P	S				P	S	
Heliport or helistop							S		S				S	S	
Parking facility					S	P	S	S	P	S	S	S	P	P	
Transit facilities	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
Utilities:															
Electric generating plant									S					S	
Solar facility, commercial								S	S					S	
Utility, Minor	S	S	S	S	S	S	P	P	S	S	S	S	S	S	
Utility, Major	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Water well, municipal										P	P	P			
Communications facilities:															
Communications facility	S	S	S	S	S	S	P	S	P	S	S		S	P	
Telecommunications facility	P/S	P/S	P/S	P/S	P/S	P/S	P	P	P	P/S	P/S	P/S	P/S	P	
Waste-related:															
Composting facility	S	S						S	S					S	
Junkyard								S	S					S	
Recycling collection center	S	S	S	S	S	S	P	P	S	S	S	S	S	S	
Remediation Services								P	P					P	
Solid waste facility								S	S					S	
Stockpiling								S	S					S	
Vegetative waste management facility	S	S						S	S					S	
Agriculture															

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Agriculture*	P	P	P	P					S	P	P	P	S	S	
Animal Husbandry*	P	P	P	P						P	P	P			
Auction facility, livestock									S					S	
Community garden*	P	P	P	P	P	P	P			P	P	P	P		
Custom operators	P	P	P	P						P	P	P			
Farm co-ops*	P	P	P	P	P	P				P	P	P			
Farm distribution hub	S			P											
Feedlot															
Horticulture*	P	P	P	P						P	P	P			
Nursery, Production*	P	P	P	P						P	P	P			
Stable or Livery*	P	P	P	P						P	P	P			
Stable, private*	P	P	P	P						P	P	P			
Wayside stand*	P	P	P	P	P					P	P	P			
Winery, Virginia farm	P	P	P							P	P	P			
Miscellaneous															
Temporary Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

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