Permission Key: P = permitted by-right | UP = use permit | PC = planning commission action | SX = special exception | ZA = zoning administrator permit | blank = not permitted | * = see additional standards column for reference

Standard Zoning Districts: One- and Two-Family Residential (R-LL, R-43, R-R, R-33, R-22, R-15, R-13, R-11, R-9, R-8, R-4); Multifamily Residential (MD-1, MD-2, MD-3, MD-4, R-M); Commercial (C-1, C-2, C-3); Manufacturing (M-1, M-2, M-3).
Special Zoning Districts: Langley Flight Approach (LFA-1…LFA-6); Residential Transition (RT-1); Buckroe Bayfront (BB-1…BB-5); Hampton Roads Center (HRC-1…HRC-3); Downtown (DT-1…DT-3); Phoebus (PH-1); Parks (PO-1, PO-2).

USES	R-LL	R-43	R-R	R-33	R-22	R-15	R-13	R-11	R-9	R-8	R-4	MD-1	MD-2	MD-3	MD-4	R-M	C-1	C-2	C-3	M-1	M-2	M-3	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6	RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3	DT-1	DT-2	DT-3	PH-1	PO-1	PO-2	*Additional standards on uses
RESIDENTIAL - 1, 2 & MULTIFAMILY																																												
1-family detached dwelling	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					P*													P	P	P	P						P	P					Sec. 3-3(1)
2-family dwelling (on one lot)										P						P														P	P	P						P	P					
duplex dwelling (on two fee-simple lots)										P						P													P*	P	P	P						P	P					Sec. 3-3(2)
multifamily dwelling												UP	P	P	P	P	UP	P											P		P	P	P	P				P	P	P	P			
townhouse (on a fee-simple lot)												P	P	P	P	P	P	P											P									P	P	P	P			
manufactured home			P*																																									Sec. 3-3(3)
manufactured/mobile home park													UP*	UP*		UP*	UP*	UP*											UP*											UP*				Sec. 3-3(4)
manufactured/mobile home subdivision													UP*	UP*		UP*	UP*	UP*											UP*											UP*				Sec. 3-3(4)
upper-floor dwelling unit (one unit over commercial)																		UP*																				P*	P*		P			Sec. 3-3(5)
dwelling unit for resident caretaker/watchman																				P*	P*	P*	P*	P*		P*		P*									P*							Sec. 3-3(6)
home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*									P*		P*	P*	P*	P*	P*	P*				P*	P*	P*	P*			Sec. 3-3(7)
GROUP LIVING																																												
boarding/rooming house																	P	P											P									P		P				
detention facility																	UP	UP	UP																									
group home 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									P		P	P	P	P						P	P	P				
group home 2												UP*	UP*	UP*	UP*	UP*	UP	UP																										Sec. 3-3(8)
halfway house																	UP	UP	UP																									
juvenile residence	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*																										Sec. 3-3(8)
nursing home																	UP	UP	UP										UP									UP	UP	UP				
orphanage																	UP*	UP*	UP*																									Sec. 3-3(9)
shelter	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*																									Sec. 3-3(9)
RETAIL SALES, SERVICES & OFFICE																																												
bank, with drive-through																	P	P	P	P	P			P		P		P	P		P	P	P		P	P		P	P		UP			
bank, without drive-through																	P	P	P	P	P			P	P	P		P	P		P	P	P		P	P		P	P		P			
bank, accessory, without drive-through																																			P									
barber shop/beauty salon																	P	P	P	P				P					P		P	P	P		P			P	P		P			
bed & breakfast	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP										UP	UP	UP	UP						UP	UP	UP	UP			
bicycle sales and repair																	P	P	P	P									P		P	P	P		P			P	P		P			
boat repair																				P	P		P	P															P					
boat sales																	P	P	P	P			P*	P					P		P	P	P		P			P	P		P			Sec. 3-3(45)
car wash, hand/auto detailing																	P	P	P	P	P		P	P					P															
car wash, self-service or automated																	P	P	P	P	P		P	P																				
catering service																	P	P	P	P	P														P						P			
clothing maker, custom																	P	P	P	P				P		P		P	P		P	P	P					P	P		P			
computer equipment repair																	P	P	P	P				P											P	P					P			
day care 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								P		P	P	P	P						P	P	P				
day care 2	SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*										SX*									SX*	SX*	SX*				Sec. 3-3(10)
day care 3	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*													UP*						UP*	UP*	UP*	UP*			Sec. 3-3(11)
day care 3, accessory																				UP*	UP*	UP*													UP*		UP*							Sec. 3-3(11)
dry cleaning, collection or pick-up station																	P	P	P	P				P		P		P	P		P	P	P					P	P		P			
dry cleaning, closed type using nonflammable liquid																	UP	P	P	P									UP									UP	UP					
dry cleaning																		P		P																		P						
farm supplies/equipment sales and service																		P		P			P	P																				
funeral home/mortuary																		UP	UP	UP									UP												P			
gas station																	P	P	P	P			P	P													P	P	P		UP			
hotel																		UP	UP											UP	UP	UP	UP	P				UP	UP		UP			
hotel, extended stay																		UP	UP											UP	UP	UP	UP	UP				UP	UP					
laundromat																	P	P	P	P									P									P	P		P			
liquor store																	P	P	P	P						P		P	P		P	P	P		P			P	P		P			
loan office																	P	P	P	P									P									P	P		P			
massage parlor																	P	P	P	P									P									P	P		P			
motorcycle sales																		P*	P	P																								Sec. 3-3(40)
motorcycle service																		P*	P	P	P																							Sec. 3-3(41)
office, general																P	P	P	P	P	P	P		P	P	P		P	P		P	P	P		P	P	P	P	P		P			
office, government																	P	P	P	P	P	P		P	P	P		P	P		P	P	P		P	P	P	P	P		P			
office, laboratory or research																				P*				P*	P*	P*		P*							P*	P*	P*				P*			Sec. 3-3(44)
office, medical																	P	P	P	P	P	P		P		P		P	P		P	P	P		P	P	P	P	P		P			
office, taxicab																	P	P	P	P	P	P							P									P	P					
outdoor dining 1																	ZA*	ZA*	ZA*	ZA*									ZA*									ZA*	ZA*	ZA*				Sec. 3-3(12)

	R-LL	R-43	R-R	R-33	R-22	R-15	R-13	R-11	R-9	R-8	R-4	MD-1	MD-2	MD-3	MD-4	R-M	C-1	C-2	C-3	M-1	M-2	M-3	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6	RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3	DT-1	DT-2	DT-3	*PH-1*	PO-1	PO-2	
outdoor dining 2																	UP*	UP*	UP*	UP*									UP*			UP*	UP*	UP*										Sec. 3-3(13)
outdoor dining, downtown																																						ZA*	ZA*					Sec. 3-3(14)
outdoor dining, Phoebus																																									*ZA**			*Sec. 3-3(48)*
pawn shop																		UP	UP	UP																								
print shop/private postal service, max. 500 sq. ft.																		P											P									P	P					
print shop/private postal service, max. 3000 sq. ft.																		P																										
print shop/private postal service, no max.																			P	P	P	P		P		P		P				P	P	P	P			P	P	P	*P*			
restaurant, without drive-through																	P	P	P	P	P			P					P			P	P	P	P			P	P		*P*			
restaurant, with drive-through																	P	P	P	P	P			P					P			P	P	P	P	P		P	P		*UP*			
restaurant, drive-in																		P	P	P				P								P	P	P				P						
restaurant, accessory, not to include drive-through																																			P									
retail sales, general[A]																	P	P	P	P				P		P		P	P			P	P	P		P		P	P		*P*			
rummage sale, temporary																	P*	P*	P*	P*									P*									P*	P*		*P**			Sec. 3-3(15)
second-hand store																	P*	P*	P*																						*P*			Sec. 3-3(16)
sign painting shop																	P	P	P	P	P																				*P*			
storage facility																			UP	UP	UP	P	P			P		P																
tattoo parlor																	UP	UP		UP																								
tire sales																		P*	P*	P*				P	P																*P*			Sec. 3-3(17)
tire repair																		P*	P*	P*	P	P																			*P*			Sec. 3-3(17)
Turkish bath																	P	P	P	P									P									P	P		*P*			
upholstery shop																		P	P	P					P		P														*P*			
vehicle repair, heavy																			P	P	P	P			P																			
vehicle repair, light																	P	P	P	P	P	P																P	P					
vehicle sales, of new vehicles, to include sales of used vehicles as accessory to new sales																		P	P	P	P	P																						
vehicle sales, of used vehicles																			P	P			UP	UP																				
vehicle storage, including vehicle storage accessory to sales of new vehicles or gas station																			UP*																									Sec. 3-3(42)
vehicle storage, including vehicle storage accessory to heavy vehicle repair																			UP*	UP*	UP*	UP*	UP*																					Sec. 3-3(18)
vending stand, food																																											P	
INSTITUTIONAL																																												
college/university, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P										P						P	P		P	P		*P*			
college/university, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP										UP						UP	UP		UP	UP		*UP*			
hospital			UP														UP	UP	UP	UP																		UP	UP		*UP*			
library, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P								P						P			P	P	P	*P*			
library, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP	UP	UP								UP						UP			UP	UP	UP	*P*			
museum, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P								P						P			P	P	P	*P*			
museum, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP	UP	UP								UP						UP			UP	UP	UP	*P*			
post office																	P	P	P	P	P								P						P	P		P	P		*P*			
religious facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*										P*	P*	P*	P*	P*	P*				P*	P*	P*	*P**			Sec. 3-3(24)
religious facility, temporary tent revival			UP																	P																								
mental health/substance abuse treatment facility																				P																								
school, business																	P	P	P										P						P	P		P	P		*P*			
school, dance																	P	P	P										P						P			P	P		*P*			
school, horse riding	UP*	UP*	UP*	UP*	UP*	UP*																																						Sec. 3-3(19)
school, public or private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP	UP									UP						UP	UP		UP	UP	UP	*UP*			
RECREATIONAL																																												
adult entertainment establishment																			P*	P*																								Sec. 3-3(20)
amusement center																		UP	P	P																					*UP*			
amusement operations																			P	P																								
auditorium																	P	P	P																		P	P	P		*P*			
billiard hall																	P	P	P													UP	UP	UP	P	P					*P*			
boat tour/charter boat docking facility																																						P			*P*			
boathouse, pier, dock, ramp; commercial (public or private)	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	*UP*	UP	UP	
bowling alley																		P	P	P															P	P					*P*			
carnival																		UP		P																								
club/lodge, private or fraternal																UP	UP	UP	UP	UP	UP								UP									UP	UP		*P*			
community center	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP										UP									UP	UP	UP	*UP*	P		
coin-operated amusement devices, accessory																	P*	P*	P*										P*									P*	P*		*P**			Sec. 3-3(21)
dance hall																			P																						*UP*			

Use	R-LL	R-43	R-R	R-33	R-22	R-15	R-13	R-11	R-9	R-8	R-4	MD-1	MD-2	MD-3	MD-4	R-M	C-1	C-2	C-3	M-1	M-2	M-3	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6	RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3	DT-1	DT-2	DT-3	PH-1	PO-1	PO-2	
golf course/country club	P	P	P	P	P	P																			UP	UP		UP							P	P						P		
live entertainment 1, in conjunction with a restaurant																	ZA*	ZA*	ZA*										ZA*			ZA*	ZA*	ZA*				ZA*	ZA*		ZA*			Sec. 3-3(22)
live entertainment 1, in conjunction with a micro-brewery/distillery/winery																				ZA*	ZA*	ZA*													ZA*	ZA*		ZA*	ZA*		ZA*			Sec. 3-3(22)
live entertainment 2, in conjunction with a restaurant																	UP*	UP*	UP*										UP*			UP*	UP*	UP*				UP*	UP*		UP*			Sec. 3-3(23)
live entertainment 2, in conjunction with a micro-brewery/distillery/winery																				UP*	UP*	UP*													UP*	UP*		UP*	UP*		UP*			Sec. 3-3(23)
marina, including boat sales, rental, storage and fuel	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	
park/playground, active	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP										UP						P	P		UP	UP	UP	UP	P		
park, passive/open space	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP							UP			UP						P	P		UP	UP	UP	UP	P	P	
recreation center																									P																	P		
shooting range, indoor																		UP			UP	UP																						
shooting range, trap or skeet	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*		UP*	UP*	Sec. 3-3(25)
skateboard ramp			SX*				SX*	SX*	SX*	SX*	SX*	SX*	SX*	SX*		SX*	SX*	SX*	P										SX*						P	P		SX*	SX*	SX*		P		Sec. 3-3(26)
skating rink, ice or roller																		P	P																P	P					P	P		
swimming pool, commercial																		P	P																P	P						P		
theater, indoor																	UP	P	P										P									P	P		P		
theater, outdoor																																									P			
AGRICULTURAL & ANIMAL-RELATED																																												
agriculture/farming			P*																							P	P																	Sec. 3-3(37)
animal boarding/stables			UP*																			P																						Sec. 3-3(19)
community garden	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 3-3(46)
kennel			UP*																		P	P																						Sec. 3-3(38)
silviculture/plant nursery, no retail sales			P																	P				P	P				P*															Sec. 3-3(39)
silviculture/plant nursery, including retail sales	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*		UP*	UP*	Sec. 3-3(27)
slaughterhouse/stockyard																						UP																						
taxidermist																			P	P																								
veterinarian office/hospital			UP*															UP*	UP*	P	P								UP*												P			Sec. 3-3(28)
accessory use/structure for keeping of recreational animals	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				P*	P*	P*	P*										P*									P*	P*					Sec. 3-3(29)
INDUSTRIAL																																												
blacksmith																			P	P	P	P																						
blast furnace/boiler works																						P		UP	UP	UP		UP																
brewery/distillery/winery, micro																				P	P	P		UP	UP	UP		UP							P	P		P*	P*		P*			Sec. 3-3(47)
brewery/distillery																						P		UP	UP	UP		UP							P	P								
cotton gin/oil mill																						P		UP	UP	UP		UP																
drop forge/power hammer																						UP		UP	UP	UP		UP																
elevator; coal, grain or flour																						P		UP	UP	UP		UP																
foundry																						P		UP	UP	UP		UP																
freezing plant for produce																			P	P	P	P																						
ice storage and distribution																			P*	P	P	P																						Sec. 3-3(43)
laundry and cleaning, commercial																			P	P	P	P																						
machine shop or light metal fabrication																			P	P	P	P															P							
~~manufacturing of arts and crafts~~																	P*	P*		P	P			UP	UP	UP		UP							P	P		UP	UP					Sec. 3-3(30)
manufacturing of boats/sail-making																			P	P	P	P														UP			P		P			
manufacturing/processing/treatment of baked goods, dairy products																			P		P	P		UP	UP	UP		UP							P	P								
manufacturing/processing/treatment of seafood																			P		P	P		UP	UP	UP		UP							P	P			P					
manufacturing/processing/treatment 1 [B]																				P				UP	UP	UP		UP									P							
manufacturing/processing/treatment 2 [C]																					UP			UP	UP	UP		UP																
manufacturing/processing/treatment 3 [D]																						P		UP	UP	UP		UP																
manufacturing/processing/treatment 4 [E]																					P	P		UP	UP	UP		UP							P	P								
manufacturing/processing/treatment 5 [F]																						P		UP	UP	UP		UP																
mill, lumber or saw; including lumberyard																						P	P	UP	UP	UP		UP																
mixing plant, asphalt or concrete																					UP	P		UP	UP	UP		UP																
motion picture studio																				P	P	P														UP	P				P			
rolling mill																						P		UP	UP	UP		UP																
small artisan shop																	P*	P*		P	P			UP	UP	UP		UP							P	P		UP	UP		P*			Sec. 3-3(30)
smelting or tin, copper, iron, or zinc																						UP		UP	UP	UP		UP																
storage/distribution of flammable liquids																					P	P																						
storage of materials, indoor or outdoor, including equipment rental and contractor's storage																			P*	P*	P*	P*																P*	P*					Sec. 3-3(31)

	R-LL	R-43	R-R	R-33	R-22	R-15	R-13	R-11	R-9	R-8	R-4	MD-1	MD-2	MD-3	MD-4	R-M	C-1	C-2	C-3	M-1	M-2	M-3	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6	RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3	DT-1	DT-2	DT-3	PH-1	PO-1	PO-2	
tannery																						UP		UP	UP	UP		UP																
trash or junk collection, storage, sorting or baling																						UP	UP	UP	UP	UP		UP																
yard, railroad freight classification																						P	P	P																				
yard, trucking terminal or draying																				P	P	P	P	P																				
warehouse/distribution center																				P	P	P	P	P	P	P		P							P	P	P							
wrecking; automobile, indoor																						P	UP																					
wrecking; automobile, outdoor																						P*	UP																					Sec. 3-3(32)
UTILITIES & TRANSPORTATION																																												
bus terminal																																						P	P					
communication antenna, commercial building-mounted	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*							P*		UP*	UP*	UP*		P*	P*	P*	P*	P*	P*	P*			Sec. 3-3(33)
communication tower, commercial	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*		UP*	UP*	UP*	UP*	UP*	UP*	UP*							UP*						UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*		Sec. 3-3(34)
communication tower, noncommercial 75' max.	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P				P			P						P			P	P	P				
communication tower, noncommercial 75' to 125'	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	UP	UP	UP	UP				UP			UP						UP			UP	UP	UP				
heliport/helistop																						UP													UP	UP	UP							
parking garage, commercial																			P	P	P	P																P	P					
parking lot, commercial																	P	P	P	P	P	P							P															
parking lot, accessory to PO-2 uses																																											P	
parking lot, used as an extension of or in conjunction with adjacent C-zoned property under common ownership																P																												
pier, dock, seawall related to commercial or industrial water transport																				UP	UP																							
railroad track spur																				P																P								
transit station																																			UP									
transmission center, government-operated																																			UP									
utility infrastructure/structure to house a government function	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P				P	P		P	P							P	P	P	P	P		P			
utility building/substation	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	P	P	PC	PC		PC		PC	PC						PC	PC	PC	PC	PC		PC			
utility plant/power plant																					P	P																						
OTHER																																												
cemetery		UP																			UP	UP																						
excavation, filling, borrow pit operation, extraction, processing or removal of soil	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*		UP*	UP*	Sec. 3-3(35)
off-premises advertising signs, existing																				P*	P*																							Sec. 10-4(11)
open-air version of any use permitted in HRC-2																																				UP								
promotional event																	ZA*	ZA*	ZA*				ZA*						ZA*									ZA*	ZA*		ZA*			Sec. 3-3(36)
rescue mission																						P																						
wholesaler																						P	P	P	P	P		P										P						