

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																													
USES	Special Zoning Districts																											*Additional standards on uses	
	Langley Flight Approach						Residential Transition	Buckroe Bayfront					Hampton Roads Center			Langley Business Park	Downtown			Phoebus			Fort Monroe				Parks		
	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	LBP	DT-1	DT-2	DT-3	PH-1	PH-2	PH-3	FM-1	FM-2	FM-3		FM-4
RESIDENTIAL - 1, 2 & MULTIFAMILY																													
1-family detached dwelling					P		P*	P	P	P													P	P	UP				Sec. 3-3(1)
2-family dwelling (on one lot)								P	P	P							P	P					P	P	UP				
duplex dwelling (on two fee-simple lots)							P*	P	P	P							P	P					P	P	UP				Sec. 3-3(2)
multifamily dwelling							UP*		P	P	P	P					P*/UP*	P*/UP*	P*/UP*	P	P	P			P	UP			Sec. 3-3(42)
townhouse (on a fee-simple lot)							P										P	P	P	P	P	P			P	UP			
manufactured home																													Sec. 3-3(3)
manufactured/mobile home park							UP*													UP*									Sec. 3-3(4)
manufactured/mobile home subdivision							UP*													UP*									Sec. 3-3(4)
upper-floor dwelling units										P*	P*	P*					P*	P*		P*	P*	P*			P*	P*			Sec. 3-3(5)
dwelling unit for resident caretaker/watchman	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*			Sec. 3-3(7)
GROUP LIVING																													
boarding/rooming house							P										P		P										
detention facility																													
group home 1					P		P	P	P								P	P	P				P	P					
group home 2																													Sec. 3-3(8)
halfway house																													
juvenile residence																							P	P					Sec. 3-3(8)
nursing home							UP										UP	UP	UP										
orphanage																													Sec. 3-3(9)
shelter																													Sec. 3-3(9)
RETAIL SALES, SERVICES & OFFICE																													
bank, with drive-through		P		P		P	P			P	P	P		P	P	P	P	P		UP	UP	UP			UP				
bank, without drive-through		P	P	P		P	P			P	P	P		P	P	P	P	P		P	P	P			UP	UP			
barber shop/beauty salon		P					P			P	P	P		P		UP	P	P		P	P	P			UP	UP			
bed & breakfast 1							UP	UP	UP	UP							UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	P		
bed & breakfast 2							UP	UP	UP	UP							UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	P		
bicycle sales and repair							P			P	P	P		P			P	P	P		P	P	P		UP	UP			
boat repair	P	P																	P						UP				
boat sales	P*	P					P			P	P	P		P			P	P		P	P	P			UP				Sec. 3-3(45)
car wash, hand/auto detailing	P	P					P																						
car wash, self-service or automated	P	P																											
catering service														P			P				P	P	P			UP	P		
clothing maker, custom		P		P		P	P			P	P	P				P	P	P		P	P	P							
computer equipment repair		P											P	P		P				P	P	P							
day care 1, family	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(10)
day care 2, family	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(11)
day care 1, commercial																ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*		Sec. 3-3(49)
day care 2, commercial																UP	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*		Sec. 3-3(50)
day spa							P									P	P	P		P	P	P			UP	UP			
dry cleaning, collection or pick-up station		P		P		P	P			P	P	P					P	P		P	P	P			UP	UP			
dry cleaning, closed type using nonflammable liquid							UP										UP	UP											
dry cleaning														P		UP													
farm supplies/equipment sales and service	P	P																											
funeral home/mortuary							UP													P	P	P							
gas station	P	P												P		UP	P	P		UP	UP	UP							
hotel										UP	UP	UP	UP	P			UP	UP		UP	UP	UP			UP	UP			
hotel, extended stay										UP	UP	UP	UP	UP			UP	UP							UP				
laundromat							P										P	P		P	P	P							
liquor store				P		P	P			P	P	P			P		P	P		P	P	P							
loan office							P										P	P		P	P	P							
motorcycle sales																													Sec. 3-3(40)
motorcycle service																													Sec. 3-3(41)

	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	LBP	DT-1	DT-2	DT-3	PH-1	PH-2	PH-3	FM-1	FM-2	FM-3	FM-4	PO-1	PO-2	
office, general		P	P	P		P	P			P	P	P	P	P	P	P	P	P		P	P	P	P	UP	P				
office, government		P	P	P		P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	UP	P				
office, laboratory or research		P*	P*	P*		P*							P*	P*	P*	P*				P*	P*	P*	P	UP	P			Sec. 3-3(44)	
office, medical		P		P		P	P			P	P	P	P	P	P	P	P	P		P	P	P		UP	P				
office, taxicab	P	P					P										P	P											
pawn shop																													
print shop/private postal service, max. 500 sq. ft.							P										P	P											
print shop/private postal service, max. 3000 sq. ft.																													
print shop/private postal service, no max.		P	P	P		P				P	P	P	P	P	P	P				P	P	P			P				
restaurant 1		P*					P*			P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*	P*	P*	P*			Sec. 3-3(12)
restaurant 2		ZA*					ZA*			ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*		ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*			Sec. 3-3(13)
restaurant 3		UP*					UP*			UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*		UP*	UP*	UP*	UP*	UP*	UP*	UP*			Sec. 3-3(14)
retail sales, general ^A		P		P		P	P			P	P	P		P		UP	P	P		P	P	P	UP	UP	UP	UP			
rummage sale, temporary							P*										P*	P*		P*	P*	P*		P*	P*			Sec. 3-3(15)	
second-hand store																				P	P	P						Sec. 3-3(16)	
sign painting shop	P	P														P				P	P	P			P				
storage facility 1																UP									P			Sec. 3-3(52)	
storage facility 2																UP												Sec. 3-3(53)	
storage facility 3	P	P		P		P																							
tattoo parlor																				UP	UP	UP							
tire sales	P	P																										Sec. 3-3(17)	
tire repair	P	P																										Sec. 3-3(17)	
Turkish bath							P										P	P											
upholstery shop				P		P										P				P	P	P			P				
vehicle repair, heavy	UP	UP																											
vehicle repair, light	P	P												P			P	P											
vehicle sales, of new vehicles, to include sales of used vehicles as accessory to new sales	P	P																											
vehicle sales, new vehicle inventory lot	UP	UP																											
vehicle sales, of used vehicles	UP	UP																											
vehicle repair, accessory to new vehicle sales	P	P																											
vehicle repair, accessory to used vehicle sales	UP	UP																											
vehicle storage, indoor	UP	UP																										Sec. 3-3(18)	
vehicle storage, outdoor	UP	UP																										Sec. 3-3(32)	
vending stand, food																											P		
INSTITUTIONAL																													
college/university, public							P						P	P		P	P	P		P	P	P	P	UP	P				
college/university, private							UP						P	P		UP	UP	UP		UP	UP	UP	P	UP	P				
hospital							UP										UP	UP		UP	UP	UP			P				
library, public							P						P			UP	P	P	P	P	P	P	P	UP					
library, private							UP						P				UP	UP	UP	P	P	P	P	UP					
museum, public							P						P			UP	P	P	P	P	P	P	P	UP					
museum, private							UP						P				UP	UP	UP	P	P	P	P	UP					
post office							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				Sec. 3-3(24)	
mental health/substance abuse treatment facility																												Sec. 3-3(22)	
school, horse riding																												Sec. 3-3(19)	
school, public							UP						P	P		UP	UP	UP	UP	UP	UP	UP	P	UP	P				
school, private							UP						P	P		UP	UP	UP	UP	UP	UP	UP	P	UP	P				
RECREATIONAL																													
adult entertainment establishment																												Sec. 3-3(20)	
amusement center																				UP	UP	UP							
amusement operations																													
auditorium														P			P	P		P	P	P	P	UP		P			
banquet hall																	ZA*			ZA*	ZA*	ZA*	ZA*	UP*	ZA*	ZA*		Sec. 3-3(51)	
billiard hall										UP	UP	UP	P	P						P	P	P				P			
boat tour/charter boat docking facility																		P		P	P	P		UP	UP	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	
bowling alley													P	P						P	P	P				P			

	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	LBP	DT-1	DT-2	DT-3	PH-1	PH-2	PH-3	FM-1	FM-2	FM-3	FM-4	PO-1	PO-2	
carnival																													
club/ lodge, private or fraternal							UP									UP	UP	UP		P	P	P		UP					
community center							UP									UP	UP	UP	UP	UP	UP	UP		UP		P	P		
coin-operated amusement devices, accessory							P*										P*	P*		P*	P*	P*							Sec. 3-3(21)
dance hall																				UP	UP	UP							
golf course/country club			UP	UP		UP							P	P												P	P		
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
park, private			UP	UP		UP	UP						UP	UP		UP	UP	UP	UP	UP	UP	UP	UP	UP		UP			
park, 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	P	P	
recreation center			P																					UP		P	P		
shooting range, indoor																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*	Sec. 3-3(25)
skateboard ramp							SX*						P	P			SX*	SX*	SX*							P	P	Sec. 3-3(26)	
skating rink, ice or roller													P	P						P	P	P				P	P		
swimming pool, commercial													P	P												P	P		
theater, indoor							P										P	P		P	P	P		UP		P			
theater, outdoor														P												P			
AGRICULTURAL & ANIMAL-RELATED																													
agriculture/farming	P	P																											Sec. 3-3(37)
animal day care										UP*	UP*	UP*	P*	P*		P*	UP*	UP*		UP*	UP*	UP*		UP*	UP*	UP*			Sec. 3-3(23)
animal shelter														UP	UP	UP											UP	UP	
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*	Sec. 3-3(46)
home based rescue							UP											UP	UP				UP	UP	UP	UP			
kennel																P*													Sec. 3-3(38)
silviculture/plant nursery, no retail sales	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*	Sec. 3-3(27)
slaughterhouse/stockyard																													
stables																													Sec. 3-3(19)
taxidermist																													
veterinarian office/hospital							UP*									P*				P*	P*	P*							Sec. 3-3(28)
INDUSTRIAL																													
blacksmith	P	P																											
blast furnace/boiler works		UP	UP	UP		UP																							
brewery/distillery/winery, micro		UP*	UP*	UP*		UP*							ZA*/UP*	ZA*/UP*		ZA*/UP*	ZA*/UP*	ZA*/UP*		ZA*/UP*	ZA*/UP*	ZA*/UP*		UP*	ZA*/UP*	ZA*/UP*			Sec. 3-3(47)
brewery/distillery/winery		UP*	UP*	UP*		UP*							ZA*/UP*	ZA*/UP*		ZA*/UP*									ZA*/UP*				Sec. 3-3(48)
cotton gin/oil mill		UP	UP	UP		UP																							
drop forge/power hammer		UP	UP	UP		UP																							
elevator; coal, grain or flour		UP	UP	UP		UP																							
foundry		UP	UP	UP		UP																							
freezing plant for produce	P	P														P													
ice storage and distribution	P	P														P													Sec. 3-3(43)
laundry and cleaning, commercial	P	P														P													
machine shop or light metal fabrication	P	P														P	P								UP				
manufacturing of boats/sail-making	P	P													UP	P		P		P	P	P			P				
manufacturing/processing/treatment of baked goods, dairy products		UP	UP	UP		UP							P	P		P													
manufacturing/processing/treatment of seafood		UP	UP	UP		UP							P	P				P							UP				
manufacturing/processing/treatment 1 ^B		UP	UP	UP		UP								P	P	P									P				
manufacturing/processing/treatment 2 ^C		UP	UP	UP		UP																							
manufacturing/processing/treatment 3 ^D		UP	UP	UP		UP																							
manufacturing/processing/treatment 4 ^E		UP	UP	UP		UP							P	P		P									P				
manufacturing/processing/treatment 5 ^F		UP	UP	UP		UP																							
mill, lumber or saw; including lumberyard	P	UP	UP	UP		UP																							
mixing plant, asphalt or concrete	UP	UP	UP	UP		UP																							
motion picture studio														UP	P	P				P	P	P				P			
pharmaceutical processor		UP		UP		UP								UP		UP									UP				
rolling mill		UP	UP	UP		UP																							
salvage or wrecking	UP																												
scrap metal processor		UP	UP	UP		UP																							
small artisan shop		UP	UP	UP		UP							P	P		P	UP	UP		P*	P*	P*			P				Sec. 3-3(30)
smelting or tin, copper, iron, or zinc		UP	UP	UP		UP																							

	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	LBP	DT-1	DT-2	DT-3	PH-1	PH-2	PH-3	FM-1	FM-2	FM-3	FM-4	PO-1	PO-2		
storage/distribution of flammable liquids																														
storage of materials, indoor/outdoor, including equipment rental and contractor's storage	P*	P*												P*	P*	UP													Sec. 3-3(31)	
tannery		UP	UP	UP		UP																								
trash or junk collection, storage, sorting or baling	UP	UP	UP	UP		UP																								
yard, railroad freight classification	P	P																												
yard, trucking terminal or draying	P	P														P														
warehouse/distribution center	P	P	P	P		P							P	P	P	P														
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*	P*	P*	P*	P*	P*	Sec. 3-3(33)	
communication tower, commercial	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	Sec. 3-3(34)
communication tower, noncommercial 75' max.					P		P						P			P	P	P	P						UP					
communication tower, noncommercial 75' to 125'					UP		UP						UP			UP	UP	UP	UP						UP					
heliport/helistop													UP	UP	UP											P				
parking garage/lot, 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*	P*	P*	Sec. 3-3(59)	
parking garage/lot, 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*	Sec. 3-3(59)	
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																														
pier, dock, seawall related to commercial or industrial water transport																														
railroad track spur															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								
utility building/substation	PC	PC		PC		PC	PC							PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC			
utility plant/power plant																														
OTHER																														
cemetery	UP*	UP*															UP*												Sec. 3-3(58)	
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*	Sec. 3-3(35)	
off-premises advertising signs, existing																													Sec. 10-4(11)	
open-air version of any use permitted in HRC-2														UP																
promotional event							ZA*										ZA*	ZA*		ZA*	ZA*	ZA*							Sec. 3-3(36)	
rescue mission																														
wholesaler	P	P		P		P									P	P														