



# ORDINANCE

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**Action:**

PLANNING COMMISSION:	June 5, 2024	Recommended Adoption
BOARD OF SUPERVISORS:	July 10, 2024	Adopted

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## TO AMEND CHAPTER 165 – ZONING

### ARTICLE I

#### GENERAL PROVISIONS; AMENDMENTS; AND CONDITIONAL USE PERMITS

##### Part 101 – General Provisions

§165-101.02 Definitions and word usage

### ARTICLE II

#### SUPPLEMENTARY USE REGULATIONS; PARKING; BUFFERS; AND REGULATIONS FOR SPECIFIC USES

##### Part 201 – Supplementary Use Regulations

§165-201.02 Setback requirements

§165-201.03 Height limitations; exceptions

##### Part 202 – Off-Street Parking, Loading and Access

§165-202.01 Off-street parking; parking lots

##### Part 204 – Additional Regulations for Specific Uses

§165-204.36 Adult retail

§165-204.40 Nationally chartered fraternal lodges or civic clubs, social centers, and their related club facilities

### ARTICLE IV

#### AGRICULTURAL AND RESIDENTIAL DISTRICTS

##### Part 401 – RA Rural Areas District

§165-401.02 Permitted uses

§165-401.03 Conditional uses

##### Part 402 – RP Residential Performance District

§165-402.02 Permitted uses

§165-402.03 Conditional uses

##### Part 403 – MH1 Mobile Home Community District

§165-403.02 Permitted uses

**WHEREAS**, a proposal was presented to amend Chapter 165 – Zoning Ordinance to modify the terminology of churches, conditional uses in the RA (Rural Areas) Zoning District, and relocate the additional regulations for specific uses for nationally chartered fraternal lodges or civic clubs, social centers, and their related club facilities; and

**WHEREAS**, the Planning Commission held a public hearing on the proposed ordinance amendment on June 5, 2024, and recommended approval of the ordinance amendment; and

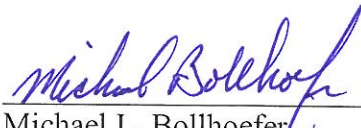
**WHEREAS**, the Frederick County Board of Supervisors held a public hearing on this proposed ordinance amendment on July 10, 2024.

**NOW, THEREFORE, BE IT ORDAINED** by the Frederick County Board of Supervisors, that in the interest of public health, safety, general welfare, and good zoning practice, the amendment to Chapter 165 – Zoning Ordinance to modify the terminology of churches, the conditional uses in the RA (Rural Areas) Zoning District, and relocate the additional regulations for specific uses for nationally chartered fraternal lodges or civic clubs, social centers, and their related club facilities is adopted.

Passed this 10<sup>th</sup> day of July 2024 by the following recorded vote:

Josh Ludwig, Chairman	Aye	John Jewell	Aye
Heather H. Lockridge	Aye	Robert W. Wells	Aye
Blaine P. Dunn	Aye	Robert Liero	Aye
Judith McCann-Slaughter	Aye		

**A COPY ATTEST**

  
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Michael L. Bollhoefer  
Frederick County Administrator



**MEMORANDUM**

**TO:** Frederick County Board of Supervisors  
**FROM:** Kayla Peloquin, Planner  
**SUBJECT:** Ordinance Amendment – Churches and Places of Worship & Fraternal Lodges/Civic Clubs/Social Centers  
**DATE:** June 24, 2024

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**Proposal:**

This is a proposal to amend the term “Church” to “Churches and Places of Worship” in every instance where “Church” is used. No changes are proposed to the definition.

This proposal also amends the RA (Rural Areas) Zoning District “Conditional uses” section (§165-401.03) to add “Nationally chartered fraternal lodges or civic clubs, social centers and their related club facilities” as a conditional use. This proposal relocates the additional regulations for the use from the RP (Residential Performance) Zoning District conditional uses list (§165-402.03) to a new subsection in the Additional Regulations for Specific Uses section (§165-204). No changes are proposed to the existing additional regulations, which are being moved to make the ordinance more consistent so that all additional regulations would be found in §165-204. This ordinance amendment was initiated by staff.

**Current Zoning Ordinance Standard:**

The Zoning Ordinance currently uses the term “Church” several times throughout the ordinance, and the definition is “Buildings or structures primarily intended for the conduct of religious services and associated accessory uses.” Given this broad definition, updating the terminology from “Church” to “Churches and Places of Worship” helps meet the intent of the definition.

The current Zoning Ordinance does not list nationally chartered fraternal lodges or civic clubs, social centers, and their related club facilities as a permitted or conditional use in the RA Zoning District. Many of these facilities currently exist in the RA Zoning District and are likely accessory to a separate primary use or predate the Zoning Ordinance. The RP Zoning District allows nationally chartered fraternal lodges or civic clubs, social centers and their related club facilities as a conditional use.

**Summary & Requested Action:**

The Planning Commission held a public hearing on June 5, 2024, and recommended adoption. Following a public hearing, staff is seeking a decision by the Board of Supervisors on this ordinance amendment.

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KLP/pd

**Attachment: 1. Proposed Changes – Redline**

## Chapter 165 – Zoning Ordinance

### ARTICLE 1

#### GENERAL PROVISIONS; AMENDMENTS; AND CONDITIONAL USE PERMITS

##### Part 101 – General Provisions

§165-101.02 Definitions and word usage.

##### CHURCHES AND PLACES OF WORSHIP

Buildings or structures primarily intended for the conduct of organized religious services and associated accessory uses.

##### INSTITUTIONAL USE

A nonprofit or quasi-public use or institution, such as a churches and places of worship, a library, public or private school, hospital or municipally owned or operated building, structure or land used for public purposes.

### ARTICLE II

#### SUPPLEMENTARY USE REGULATIONS; PARKING, BUFFERS; AND REGULATIONS FOR SPECIFIC USES

##### Part 201 – Supplementary Use Regulations

§165-201.02 Setback requirements.

- A. No structure shall be placed in the front, side or rear yard setback areas specified by this chapter.
- B. The setback for structures is measured from the lot lines of the lots containing the structure. When a lot is adjacent to a road or street right-of-way, the setback shall be measured from the boundary of the right-of-way. Front yard setbacks shall be required wherever a lot abuts a road or street right-of-way. Where a lot abuts a public street or road with a right-of-way width less than would normally be required to create such a road, additional front setback distances may be required to allow for expansion or improvement of that road. In addition, when improvement plans have been adopted for a road or street by the County, additional front setback distances shall be required to allow for the planned road improvement. The additional front setback distances provided on any lot shall be equal to 1/2 of the additional right-of-way width needed to meet the normally required right-of-way width or planned right-of-way width.
- C. Exceptions to front yard setbacks. Where the average front yard setback distance for adjacent lots is less than the minimum required front yard, the Zoning Administrator may allow a front yard setback distance less than normally required on the lot to be developed. In such cases, the front setback distance for the lot to be developed shall be the average of the minimum front setback distances on developed lots on the same street or road within 200 feet of the lot to be developed.

D. Corner lots. On a lot with more than one side abutting a street or road, front setback yards shall be provided wherever the lot abuts a street. To determine the location of side and rear boundaries, the front shall be deemed to be the shortest side with frontage on the street or road. The rear boundary, with a required rear yard setback, shall be deemed to be opposite from the front side. All other sides not abutting a street shall be deemed to be side boundaries. The Zoning Administrator may determine that a side other than the shortest is the front in order to ensure that the placement of the setback yards conforms with the placement of structures on surrounding lots. In all cases, a front and rear yard shall be designated.

E. Accessory uses. Side and rear yard setback distances may be established separately by the district regulations for accessory uses. However, in no case shall the accessory use be placed within the front setback yard required for the primary use on the lot.

F. Extensions into setback yards. The following features may extend into setback yards as described:

(1) Air conditioners and similar equipment. Air conditioners, heat pumps and similar mechanical equipment that are attached to the primary structure may extend three feet into any side or rear yard area but shall not be closer than five feet to any lot line.

(2) Architectural and structural features. Cornices, canopies, awnings, eaves, gutters or other similar overhanging features which are at least eight feet above the grade may extend three feet into any required yard setback area. Chimneys, sills, headers, belt courses and similar structural features may extend three feet into required yard setback areas.

(3) Porches and related features. In the RA and MH1 Zoning Districts, balconies, porches, stoops, decks, bay windows, steps and stairways which comprise less than 1/3 of the length of the wall of the primary structure may extend three feet into a required setback yard. In no case shall such features be closer than five feet to a lot line.

(4) Retail petroleum pumps. Retail petroleum pumps and canopy supports shall be located at least 20 feet from any road right-of-way boundary. The canopies covering the petroleum pumps shall be no closer than five feet to any road right-of-way.

(5) (Reserved)

(6) Storage sheds which are attached to townhouses that can only be accessed through an outer entrance and do not exceed 1/4 the width of the dwelling unit may extend 10 feet into a rear or perimeter setback area or the active portion of a required buffer area.

(7) Protective entrance canopies. Protective entrance canopies and support columns which are attached to the primary structure may extend into the front yard setback areas for the following uses: funeral homes, schools, churches and places of worship, day-care facilities and libraries. The purpose of such canopies is to provide protection to patrons from the elements of weather as the patron enters or exits the structure. In no case shall the canopy or its structure be located closer than 20 feet from a road right-of-way boundary.

(8) Handicap-accessible ramps. An unroofed handicap-accessible ramp shall be permitted to encroach into a required yard when there are no other reasonable alternatives for the location of such ramp on the property or other means of ingress/egress into or from the residence as determined by the Frederick County Zoning Administrator.

G. Fences, freestanding walls and berms shall be exempt from the setback requirements.

H. Structural location survey requirements. The following survey requirements shall be complete for applicable primary and accessory structures within all zoning districts as described:

- (1) A surveyor licensed in the Commonwealth of Virginia shall establish the location of any primary structure that is located five feet or less from any minimum setback requirement.
- (2) A surveyor licensed in the Commonwealth of Virginia shall establish the location of any accessory structure occupying an area of 500 square feet or greater that is located five feet or less from any minimum setback requirement.
- (3) Information verifying the footing location stakeout shall be provided on the appropriate building permit setback report prior to the approval of the footing for the primary or accessory structure. The surveyor of record shall complete the required information on the building permit setback report and affix his or her professional seal containing the appropriate signature and date. The building permit setback report containing the required footing location stakeout surveyor information shall be posted on the construction site with the building permit hard card at the time of the footing inspection.
- (4) A midconstruction survey shall be prepared by the surveyor of record once the rough framing of the primary or accessory structure is in place. Rough framing shall include the foundation, all exterior walls and the roof system. The surveyor of record shall complete the required information on the building permit setback report and affix his or her professional seal containing the appropriate signature and date. The building permit setback report containing the required midconstruction surveyor information shall be provided to the Department of Engineering and Inspections prior to the issuance of a certificate of occupancy permit by the Building Official.

#### §165-201.03 Height limitations; exceptions

A. No structure shall exceed the height limitations described in this chapter.

B. Exceptions to height requirements.

- (1) The maximum height requirements shall not apply to the following:
  - (a) Barns and silos.
  - (b) Belfries.
  - (c) Bulkheads.
  - (d) Chimneys.
  - (e) ~~Church~~ Spires and towers associated with churches and places of worship.
  - (f) Flagpoles.
  - (g) (Reserved)[1]
  - (h) Domes and skylights.
  - (i) Masts and aerials.

- (j) Radio and television transmission towers and commercial telecommunication facilities.
  - (k) Smokestacks and cooling towers.
  - (l) Utility poles and towers.
  - (m) Water tanks.
  - (n) Windmills.
- (2) Parapet walls may be up to four feet above the height of the building on which the walls rest.
- (3) Solar collectors, air conditioners and other mechanical equipment may exceed the height limitations if they are screened from the public view of surrounding properties and rights-of-way.
- (4) Automated storage facilities in the TM, M1 and M2 Zoning Districts and automated manufacturing facilities in the M1 and M2 Zoning Districts shall be exempt from the maximum height requirement. Such exemptions shall be approved by the Frederick County Fire Marshal. In no case shall the height of these facilities exceed 100 feet in height unless waived by the Board of Supervisors in accordance with § 165-601.02.
- (5) All of the above exceptions shall be allowed only if they accomplish the purpose for which they are intended, if they are not intended for human occupancy and if they do not infringe on the solar access of surrounding properties.
- (6) General office buildings in the B2 and B3 Zoning Districts and hotel and motel buildings in the B2 Zoning District shall be exempt from the maximum height requirement of those zoning districts. In no case shall the height of such buildings exceed 60 feet. When such exemptions are proposed adjacent to existing residential uses, the Board of Supervisors shall review the site development plan pursuant to the provisions of § 165-203.02A(3).
- (7) Buildings used for schools without residential components may exceed the maximum height of the underlying zoning district. The only portions of buildings used for schools without residential components that may exceed the height in the underlying zoning district are those which are accessory and inconsequential to the primary function of the building. In no case shall any portion of the building exceed 75 feet in height.
- (8) If any of the above exceptions exceed the height limitation of the proposed zoning district, the structure shall be required to be set back the normal setback or required buffer distance plus one foot for every foot over the maximum allowed height of that zoning district.
- (9) In the B3 (Industrial Transition) Zoning District, uses may exceed the height limitation so long as all front, side and rear setbacks conform to the setback requirements for the M1 (Light Industrial) Zoning District. In no case shall any structure in the B3 Zoning District exceed 45 feet in height.

**Part 202 – Off-Street Parking, Loading and Access**

§165-202.01 Off-street parking; parking lots.

Off-street parking shall be provided on every lot or parcel on which any use is established according to the requirements of this section. This section is intended to ensure that parking is provided on the lots to be developed and to ensure that excess parking in public street rights-of-way does not interfere with traffic.

A. Required parking spaces.

(1) For certain residential uses, parking requirements are contained in the zoning district regulations. In all other cases, parking spaces shall be provided with each allowed use, on the lot or within the development containing the use, according to the following table:

Use	Required Spaces
Single-family detached dwellings and mobile homes	2 per unit
Single-family attached (townhouse) dwellings	2.5 per unit
Churches <u>and places of worship</u>	1 for each 3 seats
Schools, elementary or middle/intermediate	No fewer than 1 per faculty and staff member and other full-time employee, plus a minimum of 4 for visitors
Schools, high	No fewer than 1 per faculty and staff member and other full-time employees; minimum of 4 for visitors; 1 for each 10 students over driving age; 1 for each 4 seats for stadiums and/or auditoriums
Colleges and universities	No fewer than 1 per faculty and staff member and other full-time employees, plus 1 for every 10 students for maximum capacity at any one time
Day care	1 per 5 children plus 1 per employee
Nursing homes, personal care, adult care residences and assisted living care facilities	1 per 4 beds, plus 1 per employee on primary shift
Hospitals	1.8 per bed
Libraries, museums or galleries	1 per 400 square feet of floor area; 10 minimum
Fraternal lodges, civic clubs and social centers	1 per 250 square feet of floor area, assembly area or recreation area



Use	Required Spaces
Rooming houses, boardinghouses, tourist homes and bed-and-breakfasts	2 per single-family dwelling, plus 1 per guest room
Motels, hotels and lodges	1 per room, plus appropriate spaces for restaurants and meeting rooms
Assembly halls and meeting rooms	1 per 3 seats
Funeral homes	1 per 4 seats; 30 minimum
Commercial cemeteries	25 minimum
Movie theaters	1 per 4 seats
Indoor recreation	1 per 200 square feet of floor area
Golf courses and driving ranges	3 per hole
Miniature golf and driving ranges	2 per tee for the first 36 tees, then 1 per tee
Campgrounds	1 per campsite
Restaurants	1 per 100 square feet of seating floor area
Fast-food or drive-in restaurants	1.4 per 100 square feet of seating floor area
Retail and personal services	1 per 200 square feet of retail floor area
Medical, dental, veterinarian offices and clinics	1 per 250 square feet of office area
General offices	1 per 250 square feet of office floor area
Banks and banks with drive-in windows	1 per 400 square feet of floor area
Shopping centers (small strip-style centers)	6 per 1,000 square feet of retail floor area for centers with up to 30,000 square feet; 5 per 1,000 square feet of retail floor area for centers between 30,000 square feet and 60,000 square feet
Shopping centers (non-enclosed); large integrated shopping centers	4 per 1,000 square feet of retail floor area for centers over 60,000 square feet

Use	Required Spaces
Shopping centers (mall-type centers)	3.5 per 1,000 square feet of retail floor area for centers with up to 400,000 square feet; 3.8 per 1,000 square feet of retail floor area for centers over 400,000 square feet
Furniture and carpet stores; retail nurseries; farm equipment and feed sales; boat, mobile home and motor vehicle sales	1 per 400 square feet of enclosed floor area, plus 1 per 3,000 square feet of out-side display area, plus 2 per service bay
Automobile service and service stations	2 per service bay plus required spaces for retail or office areas
Self-service storage	3 at the office, plus 1 per employee
Wholesaling, warehouses, truck terminals and construction storage, manufacturing and other industrial uses	1.5 per employee, plus any required spaces for office or similar use, plus 1 for each company vehicle and equipment stored outdoors
Mining uses	3 per 4 employees

**Part 204 – Additional Regulations for Specific Uses**

§ 165-204.36 Adult retail.

Adult retail uses meeting the minimum requirements of this chapter, any conditions imposed by the Board of Supervisors, and with the following minimum conditions:

- A. Such uses shall be located at least 2,500 feet from the property line of existing adult retail uses, schools, churches and places of worship, parks, day-care facilities and residential uses and districts.
- B. Such uses shall not be permitted in shopping centers and/or multitenant buildings.
- C. All merchandise display areas shall be limited to enclosed structures and shall not be visible from the outside.
- D. Business signs shall not exceed a maximum of 25 square feet. No wall-mounted signs or window displays shall be permitted.
- E. Hours of operation shall be limited to between 9:00 a.m. and 11:00 p.m.

§165-204.40 Nationally chartered fraternal lodges or civic clubs, social centers and their related club facilities.

Where allowed, facilities shall have an approved site plan meeting the following conditions:

- (1) All principal activities shall take place entirely within an enclosed structure.
- (2) All outdoor facilities shall be incidental to the principal facility or activity.
- (3) No facility or activity shall be erected or conducted less than 30 feet from any residential district or area within other districts which are predominantly residential in nature.

**ARTICLE IV  
AGRICULTURAL AND RESIDENTIAL DISTRICTS**

**Part 401 – RA Rural Areas**

§165-401.02 Permitted uses.

Structures and land shall be used for one of the following uses:

- A. Agriculture, farming, dairies, animal husbandry, and forestry.
- B. Orchards, horticulture and the production of nursery stock and products.
- C. Single-family dwellings.
- D. Mobile homes.
- E. Schools (without residential component).
- F. Public parks and playgrounds.
- G. Churches and places of worship.
- H. Home occupations (as defined).
- I. Natural conservation areas.
- J. Winchester Airport.
- K. Group homes.
- L. Fire stations, companies and rescue squads.
- M. Frederick County sanitary landfill.
- N. Commercial and institutional cemeteries with or without funeral homes or cemetery office complexes.
- O. Post offices.
- P. Radio and television towers and their accessory buildings.
- Q. Public utilities, except utility-scale solar power generating facilities.
- R. Required off-street parking.

S. Oil and natural gas exploration, provided that the following requirements are met:

(1) All requirements of the Code of Virginia, as amended, and all applicable federal, state and local regulations shall be met.

(2) A site plan shall be reviewed and approved meeting all requirements of the Frederick County Code.

(3) Approval of the site plan and use shall be for 90 days, with subsequent renewals being approved by the Board of Supervisors.

(4) In order to begin extraction of the resource, a rezoning to the EM Extractive Manufacturing Zoning District will be required.

T. Museums, parks or historic sites used for educational or historic preservation purposes.

U. (Reserved)[1]

V. (Reserved)[2]

W. [3]Accessory uses.

X. Poultry farms and hatcheries and egg production.

Y. Fish hatcheries and fish production.

Z. Hog farming. It shall be unlawful for any person to have or maintain or to permit to be erected, in the County, any hog pen that is located closer than 200 feet to a residence or an adjoining property that is used for human habitation.

AA. Government services office.

BB. Residential subdivision identification signs.

CC. Farm wineries.

DD. Temporary family health care structure.

EE. Farm breweries.

FF. Farm distilleries.

GG. Agritourism.

HH. Commercial stables, equestrian facilities and commercial riding facilities.

II. Cut-your-own Christmas tree and evergreen tree.

JJ. On-premises wayside stand, roadside stand, or wayside market, accessory to a bona fide operating farm.

KK. Blacksmith shops.

LL. Farriers.

MM. Horseshoeing.

NN. Taxidermists.

OO. Short-term lodging.

§165-401.03 Conditional uses.

The following uses of structures and land shall be allowed only if a conditional use permit has been granted for the use:

A. Bed-and-breakfasts; farm stay.

B. Off-premises farm markets and wayside stands.

C. Country general stores without fuel sales.

D. Antique shops.

E. Restaurants without drive-through facilities, provided the following conditions are met:

(1) Restaurants shall have an approved drainfield; alternative waste systems, including pump and hauls, are prohibited.

F. Kennels.

G. Auction houses.

H. Campgrounds, tourist camps, recreation areas and resorts.

I. Commercial outdoor recreation, athletic or park facilities, or country clubs with or without banquet facilities.

J. Sawmills and planing mills, Type B.

K. Retailing or wholesaling of nursery stock and related products.

L. Landscape contracting businesses.

M. Public garages, provided that the following conditions are met:

(1) All repair work shall take place entirely within an enclosed structure.

(2) All exterior storage of parts and equipment shall be screened from the view of surrounding properties by an opaque fence or screen at least six feet in height. This fence or screen shall be adequately maintained.

N. Sand, shale and clay mining, provided that the following conditions are met:

(1) All mining shall be above the mean, existing grade level of a parcel of land.

(2) All mining operations shall meet all applicable requirements of state and federal agencies.

(3) Such mining operations shall meet the landscaping and screening requirements, supplementary regulations, height, area and bulk regulations and site plan requirements contained in the EM Extractive Manufacturing District regulations.

- O. Cottage occupations (as defined).
- P. Cottage occupation signs.
- Q. Veterinary office, clinic or hospital, including livestock services.
- R. Day-care facilities.
- S. Humanitarian aid organizational office.
- T. Schools (with residential component).
- U. Welding repair.
- V. Flea markets, operated indoors or outdoors.
- W. Special event facility.
- X. Commercial shooting and archery ranges (indoor or outdoor).
- Y. Ice cream parlor or bakery.
- Z. Craft and gift shops.
- AA. Offices and clinics of doctors of medicine, dentists and other health practitioners.
- BB. Slaughterhouses.
- CC. Utility-scale solar power generating facilities.
- DD. Boat repair shop.
- EE. Agricultural supply cooperatives.
- FF. Nationally chartered fraternal lodges or civic clubs, social centers and their related club facilities.

#### **Part 402 – RP Residential Performance District**

##### §165-402.02 Permitted uses.

- A. All uses shall be developed in accordance with an approved master development plan unless otherwise waived under Article VIII of this chapter.
- B. Structures and land shall be used for one of the following uses:
  - (1) All residential housing types specified in § 165-402.09.
  - (2) Schools, ~~and churches.~~
  - (3) Fire stations and companies and rescue squads.
  - (4) Group homes.
  - (5) Home occupations.
  - (6) Public utilities excluding energy-generating facilities.

(7) Accessory uses and structures. Accessory structures attached to the main structure shall be considered part of the main structure. Mobile homes and trailers, as defined, shall not be permitted as accessory structures or buildings.

(8) Required or bonus recreational facilities, public or private parks, neighborhood parks, playgrounds, or other noncommercial recreational facilities.

(9) Business signs associated with schools, churches, fire stations and companies and rescue squads, recreational facilities, public parks, playgrounds, and libraries.

(10) Temporary model homes used for sale of properties in a residential development.

(11) Libraries.

(12) Public buildings.

(13) (Reserved)[1]

(14) (Reserved)[2]

(15) Temporary family health care structure. (NOTE: By adding temporary family health care structure as a permitted use in the RP District, it is also automatically a permitted use in the R4 and R5 Districts.)

(16) Short-term lodging.

(17) Churches and places of worship.

#### §165-402.03 Conditional uses.

Uses and associated signs permitted with a conditional use permit shall be as follows:

A. Convalescent and nursing homes and adult care residences and assisted living care facilities.

B. Cottage occupations, as defined.

C. Nationally chartered fraternal lodges or civic clubs, social centers and their related club facilities, ~~with an approved site plan, meeting the requirements of this chapter and with the following conditions:~~

~~(1) All principal activities shall take place entirely within an enclosed structure.~~

~~(2) All outdoor facilities shall be incidental to the principal facility or activity.~~

~~(3) No facility or activity shall be erected or conducted less than 30 feet from any residential district or area within other districts which are predominantly residential in nature.~~

D. Day-care facilities.

E. Rooming houses, boardinghouses and tourist homes.

F. Veterinary offices, veterinary clinics or veterinary hospitals, excluding the boarding of animals for nonmedical purposes.

G. Museums.

H. Offices and clinics of doctors of medicine, dentists and other health practitioners.

### **Part 403 – MH1 Mobile Home Community District**

§165-403.02 Permitted uses.

The following uses are allowed:

A. Mobile homes.

B. Mobile home parks.

C. Mobile home subdivisions.

D. Schools.

E. Churches and places of worship.

F. Public parks, playgrounds and recreational uses.

G. Accessory uses.

H. Public utilities excluding energy-generating facilities.

I. Fire stations and companies and rescue squads.

J. Home occupations.

K. Totally enclosed storage facilities for use by the residents of the mobile home park or subdivision.

L. (Reserved)[1]

M. (Reserved)[2]

N. (Reserved)[3]

O. Short-term lodging.