

**Town of Culpeper  
Land Use Chart  
Chapter 27, Zoning**

**Section 27-31  
Land Use Chart  
Approved by Council 2/13/18**

Land Use Chart	TA - Town Agricultural	RE - Residential Estates	R1 - Residential Low Density	R2 - Residential Medium Density	R3 - Residential High Density	R-MHP - Mobile Home Park	C1 - Neighborhood Commercial	C2 - Central Commercial	C3 - General Commercial	C4 - Highway Commercial	PUD - Planned Unit Development	M1 - Limited Industrial	M2 - Heavy Industrial	PD, MC Planned Development/ Medical Center
Accessory Dwelling Unit		C	C	C	C						C			
Accessory Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Adult Bookstore/ Adult Cabaret/ Massage Establishments/ Mini-Motion Picture Theaters/ Adult Motion Picture Theaters	See Section 27-308													
Agriculture	P	P	P	P	P		P	P	P		P	P	P	
Animal Hospital	P			C	P		P	P	P		C	P	P	
Assembly/ Automobile/ Painting/ Upholstery/ Repairing/ Reconditioning/ Body & Fender Work/ Truck Repair or Overhauling/ Tire Retreading or Recapping/ Battery Manufacturing												P	P	
Assembly/ Electric Appliances/ Electronic Instruments & Devices/ Radios & Phonographs/ Manufacturing of Small Parts/ Coils/ Condensers/ Transformers/ Crystal Holders												P	P	
Assisted Living Facilities/ Congregate & Life Care				C	P	P	P	P	P		C			P
Auditoria/ Theater/ Assembly Hall							C	P	P		C	P	P	
Automobile Detailing Service								C	P		C	P	P	
Automobile Wrecking Yard														
Bakery/catering service/delicatessen							P	P	P		C	P	P	P
Barbershop/ Beauty Salon					C		P	P	P		P	P	P	
Bed & Breakfast/ Tourist Home				C	C		C	C	C		C			
Beverage Manufacturing Shop								P	P		P	P	P	
Blacksmith Shop/ Welding or Machine Shop (excluding punch press & drop hammers)												P	P	
Boatbuilding/ Building Material Sales Yard/ Plumbing Storage												P	P	
Boarding House							C	C	C	C	C			
Body-piercing Salon/ Tattoo Parlor											C	C	P	
Cabinet & Furniture Making/ Repair							C	C	P		C	P	P	
Campground	C									C	C			
Car Wash									P		C	P	P	
Child Care Center			C	P	P		P	P	P		C	P	P	P
Cemetery			C	P	P		P	P	P		C	P	P	
Club/ Health Club/ Lodge			C	P	P		P	P	P		P	P	P	P
Coal & Woodyard/ Lumberyard/ Feed & Seed Store												P	P	
Commercial Recreation/ Entertainment									C	C	C	P	P	
Contractor's Equipment Storage Yard or Plant/ Equipment Rental												P	P	
Convenience Store						P	P	P	P	P	P	P	P	P
Crematorium							C	C	C	C	C	C	P	
Cultural Facility			C	P	P		P	P	P		P	P	P	P
Dairy	P													
Day Care Center, Adult							P	P	P		C	P		P
Day Care Center, Child			C	P	P		P	P	P		P	P	P	P
Dressmaking/ Tailor & Millinery Shop							P	P	P		C	P	P	
Drive-in Business							P	P	P		C	P	P	P
Dwellings, Duplex				P	P		P	P	P		P			
Dwellings, Multifamily up to 12 units per acre				P	P		P	P	P		P			
Dwellings, Multifamily up to 24 units per acre					P		P	P	P		P			
Dwellings, Multifamily - no maximum density					C		C	C	C		C			
Dwellings, Single Family (detached)	P	P	P	P	P		P	P	P		P			
Dwellings, Village House			C	P	P		P	P	P		P			
Dwellings, Townhouse			C	P	P		P	P	P		P			
Family Day Home			P	P	P		P	P	P		P			
Financial Institution							P	P	P		P	P	P	P
Fortune Telling/ Palm Reading/ Tarot Card												C	P	
Funeral Home (No Crematorium)				C	P		P	P	P		P	P	P	
Golf Course			C	P	P		P	P	P		P	P	P	
Group Home			P	P	P		P	P	P		C			
Heliport												C	P	P
Hospital/ Special Care/ Medical Care				C	P		P	P	P		P			P
Hotel/ Motel								P	P	P	P			P
Kennel	C			C	C		P							
Laboratory, Dental & Medical								P	P		C	P	P	P
Laundromat							C	P	P		C	P	P	
Liquor Store & Short-Term Loan Establishment	See Section 27-309													
Machinery Sales & Service								P	P		C	P	P	
Manufacture & Maintenance/ Electronic & Neon Signs/ Billboards/ Commercial Advertising Structures												P	P	

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Manufacture/ Bakery Goods/ Candy/ Cosmetics/ Dairy Products/ Drugs/ Perfumes/ Pharmaceutical/ Perfumed Toilet Soap/ Toiletries/ Food Products												P	P	P
Manufacture Musical Instruments/ Toys/ Novelties/ Rubber & Metal Stamps												P	P	
Manufacture/ Pottery & Figurines/ Ceramic Products												P	P	
Mobile Home						P								
Monumental Stone Works												P	P	
Motor Vehicle & Trailer Sales & Service									P		C	P	P	
Motor Vehicle Fuel Station							C	P	P	P	P	P	P	
Motor Vehicle Garage									P		C	P	P	
Motor Vehicle Service Station						C	P	P	P	P	P	P	P	
Nursing Home			C	P			P	P	P		C			P
Office Park									P		C	P	P	P
Office, Medical			C	P			P	P	P		P	P	P	P
Office, Professional			C	P			P	P	P		P	P	P	P
Parking Deck								P	P	P	C	P	P	P
Pawnshop								P	P		C	P	P	
Plant Nursery								P	P		C	P	P	
Public Utility & Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Religious Assembly or Institutional			P	P	P			P	P	P	P	P	P	P
Repair Shop/ Shoe/ Bicycle								P	P	P	C	P	P	
Restaurant, Carryout								C	P	P	P	P	P	P
Restaurant, Fast Food								C	P	P	P	P	P	P
Restaurant, Full Service								P	P	P	P	P	P	P
Retail Store and Shop								P	P	P	P	P	P	P
School, Academic/ Colleges/ Dormitory/Education Institution			C	P	P			P	P	P	C			P
School, Commercial								P	P		P	P	P	P
Semi-Nude Model Studio/ Sexual Device Shop/ Sexually Oriented Business	See Section 27-308													
Sheet Metal Shop												P	P	
Structure Above Height Limit							C	C	C	C	C	C	C	
Taxidermy												P	P	
Transitional Housing/Emergency Shelter			C	P			P	P	P		C			
Truck Terminal														P
Upholstry Shop									P		C	P	P	
Warehousing and Distribution/Self Service Storage Facility												P	P	
Wedding Chapel								P	P		C	P	P	
Wholesale Merchandising Broker/ Storage								P	P			P	P	
Wholesale Trade & Warehouse												P	P	P