



Article 4, Section 7. - MC Mixed commercial district.

7.1 Purpose of the district.

The purpose of this district is to provide sufficient space in appropriate locations for a variety of:

1. retail shopping,
2. office uses and
3. miscellaneous recreational and service activities, generally serving the town, its neighborhoods and the surrounding area of the county and to implement the town's comprehensive plan.

These uses should be developed as compact centers in or near developed areas where retail and service activities now exist or are planned. Since these areas are generally located along major thoroughfares and at the major gateways to the town, the district includes ~~side-site~~ design standards to minimize traffic congestion and conflict and landscaping and sign standards to minimize distracting visual clutter and to enhance the appearance of the district.

4. To enhance the general character of the district, its function of local and neighborhood service, and its compatibility with surrounding uses, the size of certain by-right uses is limited and special standards are included to address automobile intensive uses.

~~In accord with the provisions of article 5, section 4, non-conforming uses may be re-established within two years after discontinuing operation, and may appeal to be re-established after ceasing operation for up to three years.~~

USE	MC EXISTING	MC PROPOSED	COMMENTS
Accessory buildings and uses		X	As <i>Accessory Buildings and Uses</i> are always secondary and related to the principal use of a lot, they remain permitted.
Accessory buildings or structures associated with uses requiring a commission permit	CP		This use was not listed as permitted or SUP previously, and a commission permit <i>alone</i> was never sufficient approval to establish the use; now permitted as <i>Accessory Buildings and Uses</i> .
Accessory uses	X		Remains permitted as <i>Accessory Buildings and Uses</i> .
Any other permitted or permissible freestanding, commercial used listed in section 7.2 of 10,000 square feet or greater	SUP		Remains a SUP as <i>Commercial uses > 10,000 sq ft</i> .
Assisted living facility < 9 individuals		X	Permitted because § 15.2-2291 of the <i>Code of Virginia</i> requires <i>Assisted Living Facilities</i> housing 1-8 individuals to be treated the same as a single family dwelling which is permitted in this district.
Assisted living facility > 8 individuals		SUP	As residential special care facilities, larger <i>Assisted Living Facilities</i> may be

USE	MC EXISTING	MC PROPOSED	COMMENTS
			compatible with commercial areas, but they are a SUP to ensure compatibility as the effects of an <i>Assisted Living Facility</i> with 200 residents could be very different from a facility with 20 residents. Supported by Purpose #3.
Auction House		X	Added as a permitted use because the end result of this use is still the sale of goods to a consumer. Supported by Purpose #1.
Automobile or truck parts sales, wholesale, but not junk	SUP		Remains a SUP as <i>Vehicle sales and service</i> .
Automobile or truck sales, service, and repair, including body or fender repair, but not auto salvage or junk, subject to...	SUP		Remains a SUP as <i>Vehicle sales and service</i> .
Automobile service station, subject to the provisions of Article 4, Section 7.13	SUP		Now permitted as <i>Fueling station</i> .
Automobile storage lot, new or used cars, but not storage or sale of junk	SUP		Remains a SUP as <i>Vehicle sales storage lot</i> .
Automobile used car lot, or used truck sales subject to the provisions of article 4, section 7.13	SUP		Remains a SUP as <i>Vehicle sales and service</i> .
Bakeries, retail	X		Remains permitted as <i>Food processing, retail</i> .
Bed & Breakfast		X	Remains permitted. Limited to a maximum of 4 guest rooms, <i>Bed and Breakfasts</i> have the lowest impact of any lodging use allowed by the zoning ordinance. Supported by Purpose #3.
Bed and breakfast facility	X		Remains permitted as <i>Bed & Breakfast</i> .
Boat and boat trailer sales and storage	SUP		Remains a SUP as <i>Vehicle sales and service</i> .
Brewery, winery or distillery provided all such facilities are open to the public on a regular basis for tastings, tours or retail sales	X		Remains permitted as <i>Brewery, winery & distillery provided such facilities are open to the public</i> .
Brewery, winery & distillery		X	Remains permitted (see <i>Brewery, winery or distillery...</i>). Supported by

USE	MC EXISTING	MC PROPOSED	COMMENTS
provided such facilities are open to the public			Purposes #1 & 3.
Bus shelters		X	A policy of the comprehensive plan is to “encourage and support transit systems and facilities to reduce energy, protect the environment, and maintain Town character and quality of life” (pg. 96), and <i>Bus Shelters</i> would only be permitted subject to use regulations limiting their placement to arterial and collector roads (e.g. Main Street, N. 21 st Street, A Street, etc.) as displayed on page 41 of the <i>Townwide Transportation Plan</i> . <i>Bus Shelters could not</i> be placed on small local streets. Supported by Purpose #3.
Car wash		X	Proposed as a permitted use instead of a SUP (see Car-wash or automobile laundry...) because the Town's parking, signage, landscaping, lighting, performance and site design standards as well as the design review of the Board of Architectural Review are sufficient to ensure there will be no significant effects on the surrounding area from this use. Supported by Purpose #3.
Car-wash or automobile laundry, automatic, or attended, or self-service...	SUP		Now permitted as <i>Car wash</i> .
Catering	X	X	Remains permitted. Supported by Purpose #3.
Child care, commercial		X	Now a permitted use instead of a SUP (see Nursery schools, kindergartens...) because the Town's parking, signage, landscaping, lighting, performance and site design standards as well as the design review of the Board of Architectural Review are sufficient to ensure there will be no significant effects on the surrounding area from this use. Would remain subject to the use regulations of Article 6, Section 7.2. Supported by Purpose #3.
Child care, residential		X	Permitted because § 15.2-2292 of the <i>Code of Virginia</i> requires child care within residences serving 1-5 children to be treated the same as a single family dwelling which is permitted in this district. NOTE: Effective July 1, 2016, § 15.2-2292 will reduce the maximum number of children from 5 to 4.
Churches and other places of	X		Use deleted; now a permitted use in the IP Institutional and Public Use

USE	MC EXISTING	MC PROPOSED	COMMENTS
worship			District which has been created for such uses.
Clinics, urgent care medical & dental		X	Added as a permitted use because the use shares many of the characteristics and effects of an <i>Office</i> use which is permitted in this district. Supported by Purposes #2 & 3.
Commercial uses > 10,000 sq ft		SUP	Remains a SUP (see <i>Any other permitted or permissible freestanding, commercial used listed in section 7.2 of 10,000 square feet or greater</i>). Supported by Purposes #1 & 4.
Communication tower		SUP	Added as a SUP because they are necessary to provide wireless telecommunications and other communications services for the Town and surrounding area. Supported by Purpose #3.
Community and cultural facilities		X	Now permitted instead of a SUP (see <i>Institutions, educational or philanthropic...</i>) because the Town's parking, signage, landscaping, lighting, performance and site design standards as well as the design review of the Board of Architectural Review are sufficient to ensure there will be no significant effects on the surrounding area from this use. Supported by Purpose #3.
Construction/landscaping equipment and supply sales and service		X	Now permitted (see <i>Lawn mower, yard and garden equipment, rental, sales and service; Lumber and building supply...; & Plumbing and electrical supply sales...</i>) when the area of any buildings total < 10,000 sq. ft. because the Town's parking, signage, landscaping, lighting, performance and site design standards as well as the design review of the Board of Architectural Review are sufficient to ensure there will be no significant effects on the surrounding area from this use. When the area of any buildings total > 10,000 sq. ft., this use is a SUP as <i>Commercial uses > 10,000 sq ft</i> . Remains subject to the use regulations of Article 4, Section 7.13. Supported by Purposes #1, 3 & 4.
Convenience store		X	Added as a permitted use when the area of any buildings total < 10,000 sq. ft. Allows a smaller retail sales establishment separated from <i>Retail sales, general</i> by offering a limited selection of goods for convenience; often an accessory use to a fueling station. When the area of any buildings total > 10,000 sq. ft., this use is a SUP as <i>Commercial uses > 10,000 sq ft</i> . Supported by Purposes #1 & 4.

USE	MC EXISTING	MC PROPOSED	COMMENTS
Country inn		X	Added as a permitted use. Limited to a maximum of 9 guest rooms, <i>Country Inns</i> have the second-lowest impact of any lodging use allowed by the zoning ordinance and are essentially larger <i>Bed and Breakfasts</i> . Supported by Purpose #3.
Drive-in facilities not listed or addressed above...	SUP		Remains a SUP as <i>Drive through facilities</i> .
Drive through facilities		SUP	Remains a SUP (see <i>Drive-in facilities not listed or addressed above...; Eating establishments, with drive-through...; etc.</i>) and subject to the use regulations of Article 4, Sections 7.13 & 7.14. Supported by Purpose #4.
Dry cleaners and laundry establishment		X	Remains permitted (see <i>Laundries, laundromats or dry-cleaning establishments of not more than 2,500 square feet</i>) and also includes <i>Dry cleaners and laundries over 5,000</i> which were previously a SUP (see <i>Laundries, laundromats or dry-cleaning establishments over 5,000 square feet</i>) because the Town's parking, signage, landscaping, lighting, performance and site design standards as well as the design review of the Board of Architectural Review are sufficient to ensure there will be no significant effects on the surrounding area from this use. Supported by Purpose #3.
Dwelling, apartment		X	Now permitted instead of a SUP (see <i>Multi-family residential dwellings, provided that...</i>) because the Town's parking, signage, landscaping, lighting, performance and site design standards as well as the design review of the Board of Architectural Review are sufficient to ensure there will be no significant effects on the surrounding area from this use. Would remain subject to use standards limiting their location to the second floor above first floor non-residential uses with a density not exceeding 12 dwelling units per gross acre.
Eating establishment		X	Remains permitted (see <i>Eating establishments...not to exceed 4,000 square feet</i>) and would also include <i>Eating establishment exceeding 4,000 square feet</i> because the Town's parking, signage, landscaping, lighting, performance and site design standards as well as the design review of the Board of Architectural Review are sufficient to ensure there will be no significant effects on the surrounding area from this use. Supported by

USE	MC EXISTING	MC PROPOSED	COMMENTS
			Purpose #3.
Eating establishment exceeding 4,000 square feet	SUP		Now permitted as <i>Eating establishment</i> because the Town's parking, signage, landscaping, lighting, performance and site design standards as well as the design review of the Board of Architectural Review are sufficient to ensure there will be no significant effects on the surrounding area from this use.
Eating establishments, with drive-through or drive-in service, subject to the limitations of section 7.14 below	SUP		<i>Eating establishments</i> are permitted as <i>Eating establishment</i> while <i>drive-through services</i> remains a SUP as <i>Drive through facilities</i> .
Eating establishments, without drive-through or drive-in service, not to exceed 4,000 square feet	X		Remains permitted as <i>Eating establishment</i> .
Farm and community markets	X	X	Remains permitted. Supported by Purpose #1.
Farm equipment & supply, sales and service		X	Now permitted (see <i>Farm supply and service establishments, implement sales, rental and service...</i>) when the area of any buildings total < 10,000 sq. ft. because the Town's parking, signage, landscaping, lighting, performance and site design standards as well as the design review of the Board of Architectural Review are sufficient to ensure there will be no significant effects on the surrounding area from this use. When the area of any buildings total > 10,000 sq. ft., this use is a SUP as <i>Commercial uses > 10,000 sq ft</i> . Supported by Purposes #1 & 3.
Farm supply and service establishments, implement sales, rental and service, feed and seed store, including custom milling of grain and feed	SUP		Now permitted as <i>Farm equipment & supply, sales and service</i> when the area of any buildings total < than 10,000 sq. ft. Remains a SUP as <i>Commercial uses > 10,000 sq ft</i> when the area of such buildings surpasses that amount.
Financial institutions		X	Remains permitted (see as <i>Financial institutions without drive-in facilities, or with drive-in facilities...</i>). Supported by Purpose #3.
Financial institutions, ATM machine only		X	Added as a permitted use. An ATM would be allowed as an accessory use for uses other than <i>Financial institutions</i> alone. Supported by Purpose #3.
Financial institutions without drive-	X		Remains permitted as <i>Financial institutions</i> .

USE	MC EXISTING	MC PROPOSED	COMMENTS
in facilities, or with drive-in facilities subject to the provisions of article 4, section 7.13, Use limitations			
Firing range, indoor		SUP	A recreational use added as a SUP due to the use of firearms. Supported by Purpose #3.
Fitness center		X	Remains permitted (see <i>Health club or fitness center</i>). Supported by Purpose #3.
Food processing, retail		X	Remains permitted (see <i>Bakeries, retail</i>) when the area of any buildings total < than 10,000 sq. ft. When the area of any buildings total > 10,000 sq. ft., this use is a SUP as <i>Commercial uses > 10,000 sq ft.</i> Supported by Purpose #1.
Food processing, wholesale		SUP	Added as a SUP. As <i>Catering, Eating Establishments, and/or Food processing, retail</i> uses grow, this offers them the opportunity to grow into wholesale sales of packaged products. Supported by Purpose #1.
Fuel pumps, internal for business use only		X	Added as a permitted use that would allow businesses within the district to maintain their own fuel pump(s) as an accessory use; retail fuel sales will be prohibited.
Fueling station		X	Proposed as a permitted use instead of a SUP (see <i>Automobile service station...</i>) but would remain subject to the use regulations of Article 4, Section 7.13. Supported by Purposes #1 & 3.
Funeral home		SUP	Now a SUP instead of permitted (see <i>Funeral home or undertaking establishment</i>) because of the potential for lengthy traffic disruptions caused by funeral processions. Supported by Purposes #3 & 4.
Funeral home or undertaking establishment	X		Now a SUP as <i>Funeral home</i> .
Green houses, commercial, wholesale, or retail	SUP		Use deleted although it may be an accessory use to a <i>Construction/landscaping equipment and supply sales and service</i> use.
Group homes		X	Permitted because § 15.2-2291 of the <i>Code of Virginia</i> requires <i>Group Homes</i> housing 1-8 individuals to be treated the same as a single family dwelling which is permitted in this district.
Health club or fitness center	X		Remains permitted as <i>Fitness center</i> .
Home occupation		X	Added as a permitted use because residents may run a business out of their

USE	MC EXISTING	MC PROPOSED	COMMENTS
			<i>Dwelling, apartment</i> which is allowed in the district.
Hotel, motel, motor lodge, or tourist home	SUP		Now permitted as <i>Hotel or Motel</i> .
Hotel or Motel		X	Now permitted instead of a SUP (see <i>Hotel, motel, motor lodge, or tourist home</i>) because the Town's parking, signage, landscaping, lighting, performance and site design standards as well as the design review of the Board of Architectural Review are sufficient to ensure there will be no significant effects on the surrounding area from this use. Supported by Purpose #3.
Indoor commercial recreation facilities	X		Indoor facilities under 10,000 sq. ft. remain permitted as <i>Recreation facilities, commercial indoor < 10,000</i> , but indoor facilities over 10,000 sq. ft. are now a SUP as <i>Recreation facilities, commercial indoor > 10,000</i> .
Institutions, educational or philanthropic, including museums and art galleries	SUP		Now permitted as <i>Community and cultural facilities</i> .
Kennel		SUP	Added as a SUP; <i>Kennels</i> are currently proposed as a SUP in any district where <i>Veterinary clinic</i> is proposed as a permitted use. Supported by Purpose #3.
Laboratories, research, experimental or testing		X	Added as a permitted use because many <i>Laboratories...</i> share the characteristics and effects of an <i>Office</i> use. Supported by Purpose #2.
Laundries, laundromats or dry-cleaning establishments of not more than 2,500 square feet	X		Remains permitted as <i>Dry cleaners and laundry establishment</i> and <i>Laudromats</i> .
Laundries, laundromats or dry-cleaning establishments over 5,000 square feet	SUP		Now permitted as <i>Dry cleaners and laundry establishment</i> and <i>Laudromats</i> .
Laundromats		X	Remains permitted (see <i>Laundries, laundromats or dry-cleaning establishments of not more than 2,500 square feet</i>) and also includes <i>Laundromats</i> over 5,000 which were previously a SUP (see <i>Laundries, laundromats or dry-cleaning establishments over 5,000 square feet</i>) because the Town's parking, signage, landscaping, lighting, performance and site design standards as well as the design review of the Board of

USE	MC EXISTING	MC PROPOSED	COMMENTS
			Architectural Review are sufficient to ensure there will be no significant effects on the surrounding area from this use. Supported by Purpose #3.
Lawn mower, yard and garden equipment, rental, sales and service	SUP		Now permitted as <i>Construction/landscaping equipment and supply sales and service</i> when the area of any buildings total < 0,000 sq. ft. Remains a SUP as <i>Commercial uses > 10,000 sq ft</i> when the area of such buildings surpasses that amount.
Live entertainment, indoor		X	Added as a permitted use. This would allow live acts within an indoor facility designed for the performing arts such as a <i>Community and cultural facility</i> use. Supported by Purpose #3.
Live entertainment, outdoor		SUP	Added as a SUP. This would allow live acts in an outdoor facility designed for the performing arts such as a <i>Community and cultural facility</i> use. Supported by Purpose #3.
Local, state and federal government operations...	CP		This use was not listed as permitted or SUP previously, and a commission permit <i>alone</i> was never sufficient approval to establish the use; now a SUP as <i>Government operations facility</i> in the IP district.
Lumber and building supply subject to the provisions of article 4, section 7.13, Use limitations.	SUP		Now permitted as <i>Construction/landscaping equipment and supply sales and service</i> when the area of any buildings total < 10,000 sq. ft. Remains a SUP as <i>Commercial uses > 10,000 sq ft</i> when the area of such buildings surpasses that amount.
Monument sales establishments...	SUP		Now permitted as Retail sales, general.
Motorcycle or off-road vehicle sales and service	SUP		Remains a SUP as <i>Vehicle sales and service</i> .
Movie Theater, indoor		X	Added as a permitted use when the area of any buildings total < 10,000 sq. ft. This entertainment use fits well in the MC district with its broad assortment of commercial uses. When the area of any buildings total > 10,000 sq. ft., this use is a SUP as <i>Commercial uses > 10,000 sq ft</i> . Supported by Purpose #3.
Multi-family residential dwellings, provided that...	SUP		Now permitted as <i>Dwelling, apartment</i> .
Nurseries for growing plants, trees, and shrubs	SUP		Use deleted although it may be an accessory use to a <i>Construction/landscaping equipment and supply sales and service</i> use.
Nursery schools, kindergartens, child	SUP		Now permitted as <i>Child care, commercial</i> or remains a SUP as <i>School</i> ,

USE	MC EXISTING	MC PROPOSED	COMMENTS
care centers, day nurseries, or day care centers, subject to article 6, section 7.2			<i>private.</i>
Nursing Home		SUP	As residential special care facilities, <i>Nursing Homes</i> may be compatible with commercial areas, but it is a SUP to ensure compatibility with the surrounding area as a <i>Nursing Home</i> with 200 residents could have very different effects than a facility with 20 residents. Supported by Purpose #3.
Offices		X	Remains permitted (see <i>Offices, medical or dental</i> and <i>Offices, professional, business or administrative</i>). Supported by Purpose #2.
Offices, medical or dental	X		Remains permitted as <i>Offices</i> .
Offices, professional, business or administrative	X		Remains permitted as <i>Offices</i> .
Outdoor commercial recreation facilities	SUP		Outdoor facilities over 20,000 sq. ft. remains a SUP as <i>Recreation facilities, commercial outdoor > 20,000</i> , but outdoor facilities under 20,000 sq. ft. are now permitted as <i>Recreation facilities, commercial outdoor < 20,000</i> .
Outdoor storage lot		SUP	Added as a SUP. Would allow a parcel to contain only an <i>Outdoor storage lot</i> when adjacent to another lot containing an existing commercial use.
Parking lot		X	Added as a permitted use. Would allow a parcel to contain only a <i>Parking lot</i> .
Parking structure		X	Added as a permitted use. Would allow a parcel to contain only a <i>Parking structure</i> .
Personal service establishment	X	X	Remains permitted when the area of any buildings total < than 10,000 sq. ft. When the area of any buildings total > 10,000 sq. ft., this use is a SUP as <i>Commercial uses > 10,000 sq ft</i> . Supported by Purpose #3.
Playground		X	<i>Playgrounds</i> provide areas for children to actively play and lead to interaction between neighbors which fosters the small town character citizens desire for Purcellville. Supported by Purpose #3.
Plumbing and electrical supply sales, subject to the provisions of article 4, section 7.13.	SUP		Now permitted as <i>Construction/landscaping equipment and supply sales and service</i> when the area of any buildings total < 10,000 sq. ft. Remains a SUP as <i>Commercial uses > 10,000 sq ft</i> when the area of such buildings surpasses that amount.
Printing, publishing and engraving		X	Remains permitted (see <i>Printing, publishing and engraving</i>)

USE	MC EXISTING	MC PROPOSED	COMMENTS
			<i>establishments...of not more than 5,000 square feet</i>) but also includes such facilities over 5,000 sq. ft. which were previously a SUP (see <i>Printing, publishing and engraving establishments...over 5,000 square feet</i>) because the Town's parking, signage, landscaping, lighting, performance and site design standards as well as the design review of the Board of Architectural Review are sufficient to ensure there will be no significant effects on the surrounding area from this use. Supported by Purpose #3.
Printing, publishing, and engraving establishments, photocopying, photographic processing or blueprinting, over 5,000 square feet	SUP		Now permitted as <i>Printing, publishing and engraving</i> .
Printing, publishing, and engraving establishments, photographic processing or blueprinting of not more than 5,000 square feet.	X		Remains permitted as <i>Printing, publishing and engraving</i> .
Private club		SUP	Remains a SUP (see <i>Private club, lodge...</i>).
Private club, lodge, meeting or assembly hall, or fraternal organization or sorority	SUP		Remains a SUP as <i>Private club</i> .
Private schools, business or technical schools, colleges or universities subject to the standards contained in article 6, section 7.3.	SUP		<i>Private schools</i> remain a SUP as <i>School, private</i> . <i>Business or technical schools</i> are now permitted as <i>School, technical</i> . <i>Colleges or Universities</i> are deleted and now permitted in the IP district.
Public or government buildings and uses...	X		Use deleted; now split into various uses in the IP district.
Public utility, major	CP	SUP	This use was not listed as permitted or SUP previously, and a commission permit <i>alone</i> was never sufficient approval to establish the use. Now a SUP because these more intensive utility structures and uses are typically larger and may have greater impacts on the surrounding area, but they are still necessary to provide basic utility services for the Town. For these reasons it is best to ensure they can be located in any location, but they would require a SUP to ensure compatibility with the surrounding area. Supported by

USE	MC EXISTING	MC PROPOSED	COMMENTS
			Purpose #3.
Public utility, minor	X	X	Remains permitted. Supported by Purpose #3.
Radio and television stations and studios or recording studios, but not towers	X		Remains permitted as <i>Radio or television station studios</i> .
Radio or television station studios		X	Remains permitted (see <i>Radio and television stations and studios...</i>). Supported by Purpose #2.
Recreation facilities, commercial indoor < 10,000 sq ft		X	Remains permitted (see <i>Indoor commercial recreation facilities</i>). Supported by Purposes #3 & 4.
Recreation facilities, commercial indoor > 10,000 sq ft		SUP	Indoor facilities larger than 10,000 now proposed as a SUP instead of permitted (see <i>Indoor commercial recreation facilities</i>). Supported by Purposes #3 & 4.
Recreation facilities, commercial outdoor < 20,000 sq ft		X	Outdoor facilities under 20,000 sq. ft. are now proposed as permitted instead of a SUP (see <i>Outdoor commercial recreation facilities</i>) because the Town's parking, signage, landscaping, lighting, performance and site design standards as well as the design review of the Board of Architectural Review are sufficient to ensure there will be no significant effects on the surrounding area from this use. Supported by Purposes #3 & 4.
Recreation facilities, commercial outdoor > 20,000 sq ft		SUP	Remains a SUP (see <i>Outdoor commercial recreation facilities</i>). Supported by Purposes #3 & 4.
Recreational uses or facilities for a private membership...	SUP		Use split between the various <i>Recreation facilities,...</i> uses.
Rental of household items, tools, and appliances, subject to the provisions of article 4, section 7.13	X		Remains permitted as <i>Retail sales, general</i> .
Repair service establishment (excluding motor vehicle repair)	X		Remains permitted as <i>Service repair establishment</i> .
Retail sales, accessory		X	Added as a permitted use because it would be accessory to other uses in the district. Supported by Purpose #1.
Retail sales, general		X	Remains permitted (see <i>Retail sales establishment of not more than 10,000 square feet</i>) when the area of any buildings total < 10,000 sq. ft. When the area of any buildings total > 10,000 sq. ft., this use is a SUP as <i>Commercial</i>

USE	MC EXISTING	MC PROPOSED	COMMENTS
			<i>uses > 10,000 sq ft.</i> Supported by Purpose #1.
Retail sales establishment of not more than 10,000 square feet	X		Remains permitted as <i>Retail sales, general</i> .
School, private		SUP	Remains a SUP (see <i>Private schools, business or technical schools, colleges or universities...</i>) and would remain subject to the use regulations of Article 6, Section 7.3. Supported by Purpose #3.
School, special instruction		X	Added as a permitted use as the characteristics and effects are similar to those of <i>School, technical</i> which is permitted in this district. Supported by Purpose #3.
School, technical		X	Now a permitted use instead of a SUP (see <i>Private schools, business or technical schools, colleges or universities...</i>) because the Town's parking, signage, landscaping, lighting, performance and site design standards as well as the design review of the Board of Architectural Review are sufficient to ensure there will be no significant effects on the surrounding area from this use. Would remain subject to the use regulations of Article 6, Section 7.3. Supported by Purpose #3.
Service repair establishment		X	Remains permitted (see <i>Repair service establishment...</i>). Supported by Purpose #3.
Sign shop		X	Added as a permitted use. This use straddles typical classifications of commercial and industrial as it will typically have its offices in the same location as its production facility, and it can potentially fit within any commercial or industrial building. In MC, it will be required that any storage of materials be enclosed within a building. Supported by Purposes #1-3.
Special events		X	Allows temporary events of a limited duration and will be more fully regulated by the Events Ordinance being developed by the Town. Supported by Purpose #3.
Studios		X	Remains permitted (see <i>Studios or shops for artists...</i>). Supported by Purposes #1-3.
Studios or shops for artists, photographers, writers, teachers, jewelers, weavers or other crafts,	X		Remains permitted as <i>Studios</i> .

USE	MC EXISTING	MC PROPOSED	COMMENTS
sculptors or musicians			
Taxidermists	SUP		Use deleted.
Temporary food trucks/trailers		X	Added as a permitted use. Allows the placement of a <i>Temporary food truck/trailer</i> on a site with the property owner's permission for an extremely limited duration. Should provide flexible regulation of such uses which is not found in the ordinance currently. Supported by Purpose #3.
Temporary Stands		X	Remains permitted (see <i>Temporary Stands, or outdoor areas...</i>). Supported by Purpose #1.
Temporary stands, or outdoor areas for sale of produce, Christmas trees, wreaths, holly, and the like	X		Remains permitted as <i>Temporary Stands</i> .
Upholstery shop		X	Added as a permitted use. This service use straddles typical classifications of commercial and industrial as it will typically have its office and sales functions in the same location as its preparation/production facility, and it can potentially fit within many commercial or industrial buildings. Supported by Purposes #1-3.
Vehicle sales and service		SUP	Remains a SUP (see <i>Automobile or truck parts sales, wholesale...; Automobile or truck sales, service, and repair...; Automobile used car lot, or used truck sales...; Boat and boat trailer sales and storage; & Motorcycle or off-road vehicle sales and service</i>) and subject to the use regulations of Article 4, Section 7.13. Supported by Purposes #1 & 3.
Vehicle sales storage lot		SUP	Remains a SUP (see <i>Automobile storage lot...</i>).
Veterinary clinic		X	Remains permitted (see <i>Veterinary hospital...</i>). Supported by Purpose #3.
Veterinary hospital or clinic for small animals	X		Remains permitted as <i>Veterinary clinic</i> .
Wholesale sales		SUP	Added as a SUP. While this use still involves sales, there may be effects to the area due to increased truck traffic over a retail sales establishment. Supported by Purpose #1.