

# INDUSTRIAL FOR SALE

INDUSTRIAL WAREHOUSE PROPERTY FOR SALE ON HULL STREET

2801 & 2805 Hull Street Road, Richmond, VA 23224



<b>SALE PRICE:</b>	\$415,000
<b>PROPERTY TYPE:</b>	Industrial / Warehouse
<b>LOT SIZE:</b>	0.4 Acres
<b>BUILDING SIZE:</b>	6,591 SF
<b>ZONING:</b>	B-3
<b>CROSS STREETS:</b>	E 28th Street

## PROPERTY OVERVIEW

Commercial industrial property consisting of 4,000 SF with an additional 2,591 SF in separate warehouse building. Over 120 feet of frontage on both sides since located on corner lot. This provides easy access from Hull Street and E 28th Street.

## PROPERTY FEATURES

- Easily Accessible on (2) roadways; Hull St and E 28th Street
- Great Visibility on busy Hull Street Road
- Property has over 120 feet of road frontage
- Close to RT. 60 and RT. 1 in City of Richmond
- Average traffic count of 20,000 vpd
- On Site Parking Spaces

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#### PROPERTY OVERVIEW

Commercial industrial property consisting of 4,000 SF with an additional 2,591 SF in separate warehouse building. Over 120 feet of frontage on both sides since located on corner lot. This provides easy access from Hull Street and E 28th Street.

#### LOCATION OVERVIEW

Property located in the Swansboro area on Busy Hull Street Road in city of Richmond. Just one block south of Midlothian Turnpike (RT 60) and under 1 mile away from Jefferson Davis Hwy (RT 1).



#### HIGHEST AND BEST POSSIBLE USE

Property is ideal for continued use as storage warehouse with accompanied space for retail/office use.

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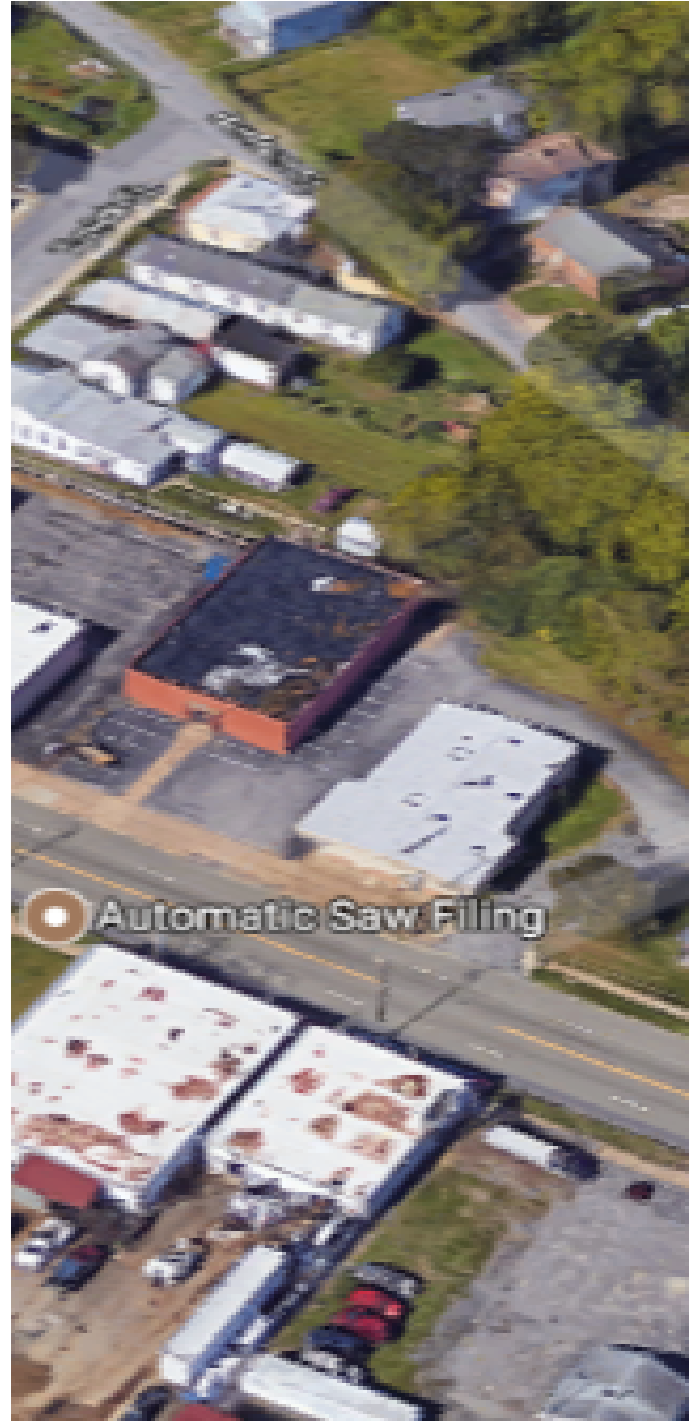
## INDUSTRIAL FOR SALE

# INDUSTRIAL WAREHOUSE PROPERTY ON HULL STREET

2801 & 2805 Hull Street Road, Richmond, VA 23224



<b>PROPERTY NAME:</b>	Industrial Warehouse Property on Hull Street
<b>STREET ADDRESS:</b>	2801 & 2805 Hull Street Road
<b>CITY, STATE, ZIP:</b>	Richmond, VA 23224
<b>PROPERTY TYPE:</b>	Industrial
<b>PROPERTY SUBTYPE:</b>	Warehouse
<b>APN:</b>	S000-1121-004 & S000-1121-006
<b>LOT SIZE:</b>	0.4 AC
<b>ZONING:</b>	B-3
<b>BUILDING FRONTAGE COMBINED:</b>	121.35 Feet
<b>BUILDING DEPTH COMBINED:</b>	219 Feet
<b>YEAR BUILT:</b>	(2801) 1964 & (2805) 1969
<b>NUMBER OF STORIES:</b>	1
<b>CONDITION:</b>	Fair



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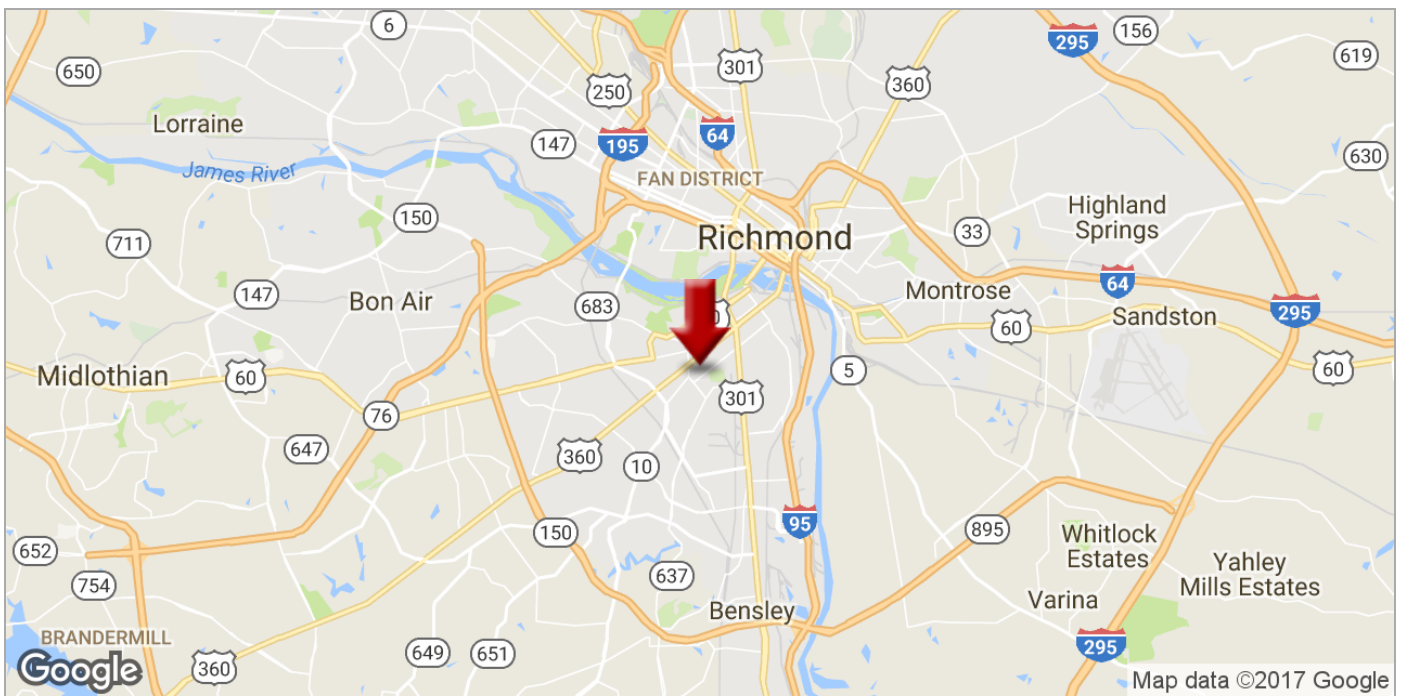
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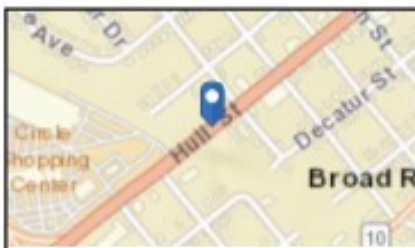
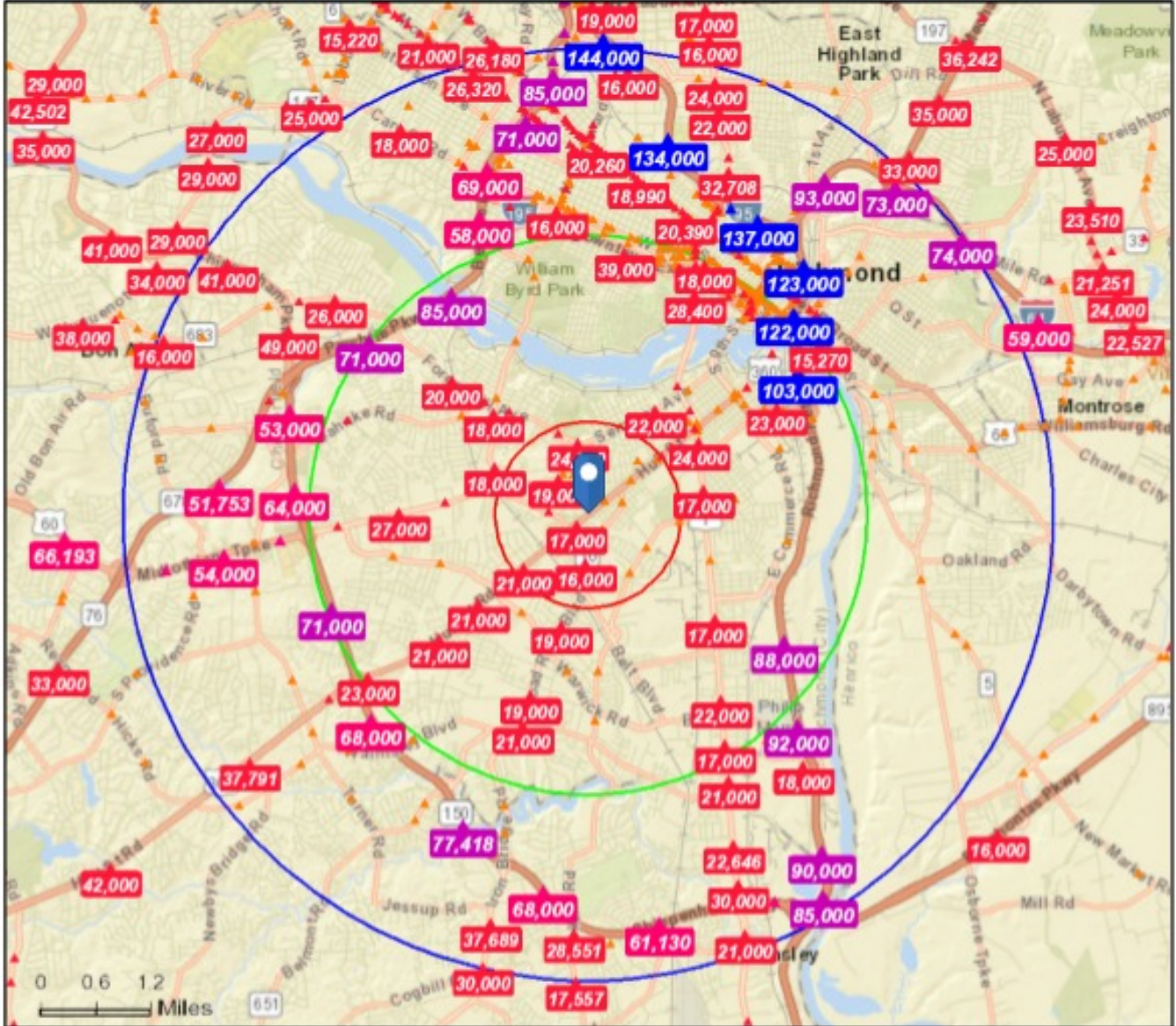
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**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



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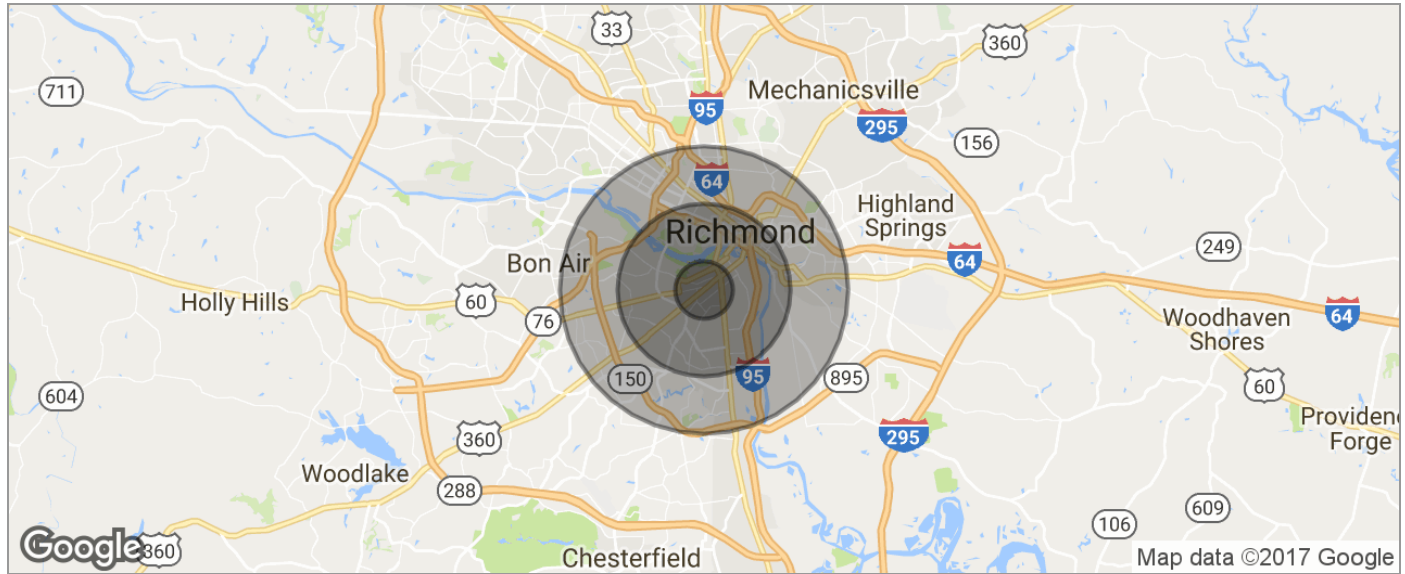
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,915	91,816	237,725
MEDIAN AGE	35.0	30.6	32.4
MEDIAN AGE (MALE)	31.5	29.4	31.0
MEDIAN AGE (FEMALE)	37.5	31.9	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,273	36,513	97,357
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$37,025	\$49,603	\$53,831
AVERAGE HOUSE VALUE	\$240,339	\$213,049	\$229,688
RACE	1 MILE	3 MILES	5 MILES
% WHITE	21.2%	39.9%	38.1%
% BLACK	72.1%	51.2%	54.0%
% ASIAN	1.2%	3.9%	2.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.4%	0.4%
% OTHER	0.9%	1.5%	1.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.7%	6.5%	6.8%

\* Demographic data derived from 2010 US Census

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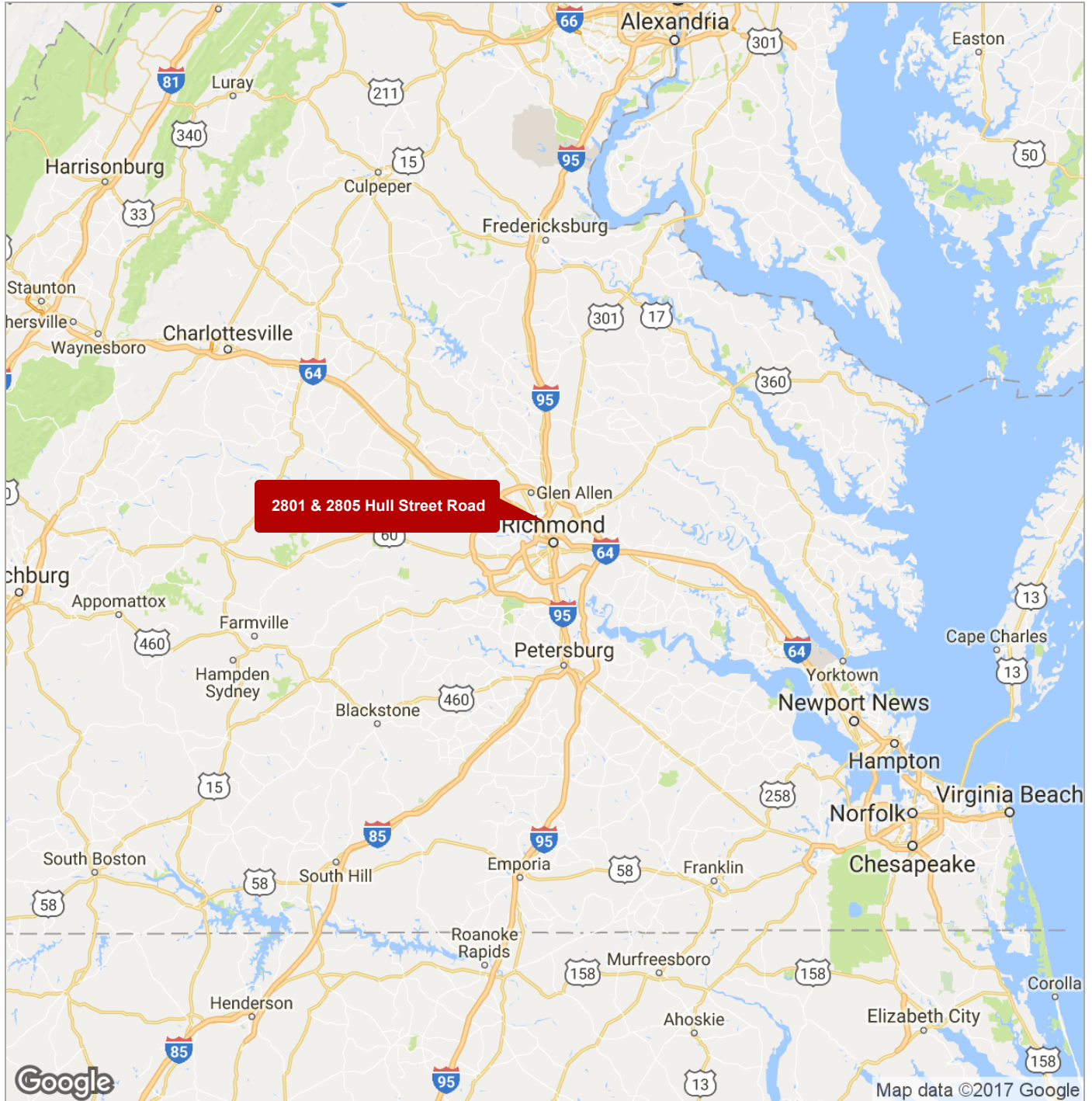
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**2801 Hull St, Richmond, VA 23224, Richmond City****Owner Information**

Owner Name: **Bowers Larry** Mailing Zip: **23224**  
 Mailing Address: **2801 Hull St** Owner Occupied: **Yes**  
 Mailing City & State: **Richmond, VA**

**Location Information**

MLS Area: **60** Zoning: **B-3**  
 Magesterial: **Central** Census Tract: **604.00**  
 Zip Code: **23224** Neighborhood Name: **Swansboro**  
 Carrier Route: **C015**

**Tax Information**

PID: **S000-1121-004** % Improved: **24%**  
 Parcel ID: **S0001121004**  
 Legal Description: **0091.18X0099.00 IRG0000.000**

**Assessment & Tax**

Assessment Year	2017	2016	2015
Assessed Value - Total	\$93,000	\$93,000	\$93,000
Assessed Value - Land	\$71,000	\$71,000	\$46,000
Assessed Value - Improved	\$22,000	\$22,000	\$47,000
Market Value - Total	\$93,000	\$93,000	\$93,000
Market Value - Land	\$71,000	\$71,000	\$46,000
Market Value - Improved	\$22,000	\$22,000	\$47,000
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$2,367		
2015	\$1,116	-\$1,251	-52.85%
2016	\$1,116	\$0	0%

**Characteristics**

Lot Acres: **0.2365** Land Use - CoreLogic: **Warehouse**  
 Lot Sq Ft: **10,302** Stories: **1**  
 Lot Frontage: **91.18** Year Built: **1964**  
 Lot Depth: **99** Bldg Area - Finished Sq Ft: **2,591**  
 Lot Shape: **Irg** Bldg Area - Total Sq Ft: **2,591**  
 Land Use - County: **Storage Warehouse** Condition: **Fair**

**Listing Information**

MLS Listing Number: **1402106** Closing Price: **\$88,000**  
 MLS Status: **Sold** Pending Date: **09/18/2014**  
 MLS Area: **60 - RICHMOND** MLS Off Market Date: **09/18/2014**  
 MLS Listing Date: **01/27/2014** MLS List. Agent Name: **55300-Dan Billard**  
 MLS Current List Price: **\$100,000** MLS List. Broker Name: **RE/MAX COMMONWEALTH**  
 MLS Orig. List Price: **\$100,000** MLS Selling Agent Name: **55300-Dan Billard**  
 MLS Status Change Date: **01/07/2015** MLS Selling Broker Name: **RE/MAX COMMONWEALTH**  
 Closing Date: **01/05/2015**

MLS Listing #	2930758	2639279
MLS Listing Date	09/27/2009	11/24/2006
MLS Listing Price	\$99,900	\$189,900
MLS Orig Listing Price	\$189,900	\$189,900
MLS Listing Expiration Date	12/31/2013	12/31/2007
MLS Off Market Date	12/17/2009	10/01/2009
MLS Status	Expired	Released

**Last Market Sale & Sales History**

Recording Date: **01/06/2015** Owner Name: **Bowers Larry**  
 Settle Date: **Tax: 12/30/2014 MLS: 01/05/2015** Multi/Split Sale: **Multiple**  
 Sale Price: **\$230,000** Document Number: **159**  
 Price Per Square Foot: **\$88.77** Deed Type: **Deed (Reg)**  
 Seller: **Dogtown Props LLC** Title Company: **Attorney Only**

<b>Recording Date</b>	01/12/2015	01/06/2015	05/17/2004		
<b>Sale/Settlement Date</b>	12/30/2014	12/30/2014	04/14/2004	12/17/1984	01/04/1973
<b>Sale Price</b>	\$230,000	\$230,000	\$150,000	\$52,500	
<b>Buyer Name</b>	Bowers Larry	Bowers Larry	Oh Byung J & Ester J	Miles William S Jr & Miles Mary E	
<b>Buyer Name 2</b>			Oh Ester J	Miles Mary E	
<b>Seller Name</b>	Dogtown Props LLC	Dogtown Props LLC	Miles William S Jr & Mary E		
<b>Document Number</b>	484	159	16057	26-250	413-433
<b>Document Type</b>	Rerecorded Deed	Deed (Reg)	Deed (Reg)	Deed (Reg)	Deed (Reg)
<b>Title Company</b>	Attorney Only	Attorney Only			

### Mortgage History

<b>Mortgage Date</b>	01/06/2015	07/02/2004	05/17/2004
<b>Mortgage Amount</b>	\$210,000	\$76,000	\$130,000
<b>Mortgage Lender</b>	Private Individual		
<b>Mortgage Term</b>	5	2	
<b>Mortgage Term</b>	Years	Years	
<b>Mortgage Purpose</b>	Resale	Refi	Seller/Carry Back
<b>Mortgage Type</b>	Private Party Lender	Private Party Lender	Private Party Lender
<b>Mortgage Doc #</b>	160	22243	16058

#### Courtesy of Joe Dolla

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## Property Detail

**2805 Hull St, Richmond, VA 23224-3615, Richmond City****Owner Information**

Owner Name: **Bowers Larry** Mailing Zip: **23224**  
 Mailing Address: **2801 Hull St** Owner Occupied: **No**  
 Mailing City & State: **Richmond, VA**

**Location Information**

MLS Area: **60** Carrier Route: **C015**  
 Magesterial: **Central** Zoning: **B-3**  
 Subdivision: **Burfoots** Census Tract: **604.00**  
 Zip Code: **23224** Neighborhood Name: **Swansboro**  
 Zip + 4: **3615**

**Tax Information**

PID: **S000-1121-006** % Improved: **55%**  
 Parcel ID: **S0001121006**  
 Legal Description: **BURFOOTS L1PT2 BA 0030.17X0120.00 IRG0000.000**

**Assessment & Tax**

Assessment Year	2017	2016	2015
Assessed Value - Total	\$110,000	\$110,000	\$110,000
Assessed Value - Land	\$49,000	\$49,000	\$31,000
Assessed Value - Improved	\$61,000	\$61,000	\$79,000
Market Value - Total	\$110,000	\$110,000	\$110,000
Market Value - Land	\$49,000	\$49,000	\$31,000
Market Value - Improved	\$61,000	\$61,000	\$79,000
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$2,800		
2015	\$1,320	-\$1,480	-52.85%
2016	\$1,320	\$0	0%

**Characteristics**

Lot Acres: **0.1603** Land Use - CoreLogic: **Light Industrial**  
 Lot Sq Ft: **6,981** Stories: **1**  
 Lot Frontage: **30.17** Year Built: **1969**  
 Lot Depth: **120** Bldg Area - Finished Sq Ft: **4,000**  
 Lot Shape: **Irg** Bldg Area - Total Sq Ft: **4,000**  
 Land Use - County: **Light Industrial** Condition: **Average**

**Listing Information**

MLS Listing Number: **1402110** Closing Price: **\$142,000**  
 MLS Status: **Sold** Pending Date: **09/18/2014**  
 MLS Area: **60 - RICHMOND** MLS Off Market Date: **09/18/2014**  
 MLS Listing Date: **01/27/2014** MLS List. Agent Name: **55300-Dan Billard**  
 MLS Current List Price: **\$160,000** MLS List. Broker Name: **RE/MAX COMMONWEALTH**  
 MLS Orig. List Price: **\$160,000** MLS Selling Agent Name: **55300-Dan Billard**  
 MLS Status Change Date: **01/07/2015** MLS Selling Broker Name: **RE/MAX COMMONWEALTH**  
 Closing Date: **01/07/2015**

MLS Listing #	2930762	2639281	2628857
MLS Listing Date	09/27/2009	11/24/2006	08/23/2006
MLS Listing Price	\$159,900	\$239,900	\$374,900
MLS Orig Listing Price	\$239,900	\$239,900	\$374,900
MLS Listing Expiration Date	12/31/2013	12/31/2007	03/31/2007
MLS Off Market Date	12/17/2009	10/01/2009	11/26/2006
MLS Status	Expired	Released	Released

**Last Market Sale & Sales History**

Recording Date: **01/06/2015** Owner Name: **Bowers Larry**  
 Settle Date: **Tax: 12/30/2014 MLS: 01/07/2015** Multi/Split Sale: **Multi**  
 Sale Price: **\$230,000** Document Number: **159**  
 Price Per Square Foot: **\$57.50** Deed Type: **Deed (Reg)**  
 Seller: **Dogtown Props LLC** Title Company: **Attorney Only**

<b>Recording Date</b>	01/12/2015	01/06/2015	05/17/2004	
<b>Sale/Settlement Date</b>	12/30/2014	12/30/2014	04/14/2004	01/07/1970
<b>Sale Price</b>	\$230,000	\$230,000	\$150,000	
<b>Buyer Name</b>	Bowers Larry	Bowers Larry	Oh Byung J & Ester J	Miles William S Jr & Miles Mary E
<b>Buyer Name 2</b>			Oh Ester J	Miles Mary E
<b>Seller Name</b>	Dogtown Props LLC	Dogtown Props LLC	Miles William S Jr & Mary E	
<b>Document Number</b>	484	159	16057	353-612
<b>Document Type</b>	Rerecorded Deed	Deed (Reg)	Deed (Reg)	Deed (Reg)
<b>Title Company</b>	Attorney Only	Attorney Only		

### Mortgage History

<b>Mortgage Date</b>	01/06/2015	05/17/2004
<b>Mortgage Amount</b>	\$210,000	\$130,000
<b>Mortgage Lender</b>	Private Individual	
<b>Mortgage Term</b>	5	
<b>Mortgage Term</b>	Years	
<b>Mortgage Purpose</b>	Resale	Seller/Carry Back
<b>Mortgage Type</b>	Private Party Lender	Private Party Lender
<b>Mortgage Doc #</b>	160	16058

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## Property Detail

## **DIVISION 21. B-3 GENERAL BUSINESS DISTRICT**

### **Sec. 30-438.1. Permitted principal and accessory uses.**

The following uses of buildings and premises shall be permitted in the B-3 district, provided that no use which includes a drive-up facility shall be located on a transitional site.

A plan of development shall be required as set forth in article X of this chapter for: such uses as specified in this section; any use with drive-up facilities; and any newly constructed building with greater than 50,000 square feet of floor area; provided that a plan of development shall not be required for any use that is subject to location, character and extent approval by the city planning commission in accordance with section 17.07 of the City Charter.

(1) Adult day care facilities;

(2) Adult entertainment establishments, adult book stores, adult motion picture theaters and massage parlors; provided that the property devoted to any such use shall not be situated within 1,000 feet of property in an R or RO district, nor within 1,000 feet of any property occupied by a church or other place of worship, public or private elementary, intermediate or high school, public library, lodginghouse, tourist home, day care center, nursing home, hotel, motel or other adult entertainment establishment, adult book store, adult motion picture theater or massage parlor;

(3) Art galleries;

(4) Auto service centers, provided that no such use shall be located on a transitional site, and provided further that the following conditions are met for any such use that includes facilities for dispensing motor fuels:

a. The area of the lot devoted to such use shall be not less than 10,000 square feet, and no property line coincidental with a street line shall be less than 100 feet in length;

b. Notwithstanding other provisions of this chapter regarding yards, pump islands for dispensing motor fuels may be located within required yards adjacent to streets, but not within 20 feet of any street or property line. Marquees, cantilevers and similar roofs over pump islands may extend to within ten feet of street lines;

c. A plan of development shall be required as set forth in article X of this chapter.

(5) Auto, truck, motorcycle, boat, trailer, recreational vehicle, manufactured home and construction equipment sales, rental, service, storage and general repair, and body repair and painting, convertible top and seat cover repair and installation; provided that:

a. No such use shall be located on a transitional site;

b. All facilities involving general repair, body repair and painting and convertible top and seat cover repair and installation shall be located within completely enclosed buildings;

c. No dismantled or junked vehicle unfit for operation on the streets shall be parked or stored outside of an enclosed building;

d. All outdoor areas devoted to storage or display shall be provided with landscaped buffers along streets in accordance with the standards applicable to parking areas and parking lots set forth in subsections 30-710.13(1) and (2) of this chapter;

e. A plan of development shall be required as set forth in article X of this chapter.

(6) Banks, savings and loan offices and similar financial services, including accessory automated teller machines accessible from the interior or exterior of buildings devoted to such uses, provided that a plan of development shall be required as set forth in article X of this chapter for any automated teller machine accessible from the exterior of a building;

(7) Building materials and contractors' sales and storage yards and similar uses involving outside storage of materials or products other than scrapped or junked materials, provided that:

- a. No such use shall be located on a transitional site;
- b. Areas devoted to storage shall be enclosed by opaque fences or walls not less than six feet in height.

(8) Catering businesses;

(9) Churches and other places of worship, which may include the serving of food for charitable or fellowship purposes, and as an accessory use the temporary housing of not more than 30 homeless individuals within churches and other places of worship, subject to meeting applicable building code and fire code requirements, for up to a total of seven days and only within the time period beginning on October 1 of any year and ending on April 1 of the following year;

(10) Communications centers and telephone repeater stations operated by public service corporations;

(11) Contractors' shops, offices and display rooms;

(12) Day nurseries licensed by and subject to the requirements of the State of Virginia Department of Social Services;

(13) Drive-in theaters, provided that:

- a. No such use shall be located on a transitional site;
- b. Principal points of vehicular access to the premises shall be located on arterial or collector streets as designated in the city's master plan;
- c. Theater screens shall be located so as not to face any street or public area;
- d. A plan of development shall be required as set forth in article X of this chapter.

(14) Dry cleaning and laundering establishments, provided that the total capacity of all dry cleaning machines shall not exceed 100 pounds dry weight and the total capacity of all laundry machines shall not exceed 150 pounds dry weight, and provided further that no such use shall be located on a transitional site;

(15) Dwelling units contained within the same building as other permitted principal uses, provided that such dwelling units shall be located above the ground floor of the building or to the rear of other permitted principal uses so as not to interrupt commercial frontage in the district, and provided further that the ground floor area devoted to other permitted principal uses shall be a minimum of one-third or 1,000 square feet, whichever is greater, of the floor area of the ground floor of the building and shall be not less than 20 feet in depth along the entire length of a principal street frontage, except for ingress and egress. A plan of development shall be required as set forth in article X of this chapter for construction of any new building containing more than ten dwelling units (see section 30-800.1 for provisions for nonconforming dwelling uses); (Ord. No. 2013-237-225, § 1, 12-9-2013)

(16) Funeral homes;

(17) Furniture repair and upholstery shops;

(18) Greenhouses and plant nurseries;

(19) Grocery stores, convenience stores and specialty food and beverage stores, including bakeries where products are sold principally at retail on the premises;

(20) Hospitals, but not psychiatric hospitals for the care of patients committed by a court, provided that a plan of development shall be required as set forth in article X of this chapter;

(21) Hotels and motels, provided that:

a. No such use shall be located on a transitional site;

b. The area of the lot devoted to such use shall be not less than 25,000 square feet, and no property line coincidental with a street line shall be less than 100 feet in length;

c. A plan of development shall be required as set forth in article X of this chapter.

(22) Janitorial and custodial service and supply establishments;

(23) Laboratories and research facilities which are not any more objectionable due to smoke, dust, odor, noise, vibration or danger of explosion than other uses permitted in this district, and which do not involve any manufacturing, processing or fabrication other than that incidental to testing or research activities conducted on the premises;

(24) Laundromats and laundry and dry cleaning pick-up stations;

(25) Libraries, museums, schools, parks and noncommercial recreational facilities, when such uses are owned or operated by a nonprofit organization;

(26) Marinas, provided that a plan of development shall be required as set forth in article X of this chapter; and boathouses, piers and docks;

(27) Motor fuels dispensing in conjunction with other uses permitted in this district, provided that:

a. No such use shall be located on a transitional site;

b. The area of the lot devoted to such use shall be not less than 10,000 square feet, and no property line coincidental with a street line shall be less than 100 feet in length;

c. Notwithstanding other provisions of this chapter regarding yards, pump islands for dispensing motor fuels may be located within required yards adjacent to streets, but not within 20 feet of any street or property line. Marquees, cantilevers and similar roofs over pump islands may extend to within ten feet of street lines;

d. A plan of development shall be required as set forth in article X of this chapter.

(28) Nursing homes, provided that a plan of development shall be required as set forth in article X of this chapter;

(29) Office supply, business and office service, photocopy and custom printing establishments;

(30) Offices, including business, professional and administrative offices, medical and dental offices and clinics, and studios of writers, designers and artists engaged in the graphic arts;

(31) Parking areas and parking lots, provided that any card reader or other access control device at an entrance to a parking area or parking lot shall be provided with not less than one stacking space situated off the public right-of-way;



(32) Parking decks, provided that:

a. No portion of such structure located along a principal street frontage shall be used for parking or related circulation of vehicles, but shall be devoted to other permitted principal uses, which shall have a depth of not less than 20 feet along the principal street frontage, or to means of pedestrian or vehicle access, provided that vehicle access along such street frontage shall be permitted only when no other street or alley is available for adequate access. In the case of a portion of a story located along a principal street frontage and having less than five feet of its height above the grade level at the building façade along the street frontage, the provisions of this subdivision prohibiting parking or related circulation of vehicles shall not apply, provided that parking spaces shall be completely screened from view from the street by structural material similar to the material of the building façade;

b. Not less than one exit lane and one entrance lane shall be provided for each 300 parking spaces or major fraction thereof contained within the structure, and any reader or other access control device at an entrance to a parking deck shall be provided with not less than one stacking space situated off the public right-of-way;

c. Except as provided in subdivision (a) of this subsection (25), parking spaces contained therein shall be screened from view from abutting streets by structural material of not less than 45 percent opacity;

d. A plan of development shall be required as set forth in article X of this chapter.  
(Ord. No. 2013-237-225, § 1, 12-9-2013)

(33) Personal loan and financial services;

(34) Personal service businesses that provide services directly to persons or services for personal items, including barber shops, beauty salons, health spas, fitness centers, dance studios, photography studios, travel agencies, shoe repair shops, tailor and garment alteration and repair shops, clothing rental stores, watch and jewelry repair shops and similar establishments;

(35) Pet shops, veterinary clinics and animal hospitals, including boarding kennels operated in conjunction therewith, provided that all facilities shall be located within completely enclosed and air conditioned buildings which are soundproof to the extent that sounds produced by animals kept or treated therein are not audible outside the building;

(36) Postal and package mailing services;

(37) Printing, publishing and engraving establishments;

(38) Private elementary and secondary schools having curricula substantially the same as that offered in public schools;

(39) Professional, business and vocational schools;

(40) Public utilities installations, equipment buildings and passenger terminals for public transportation, including servicing of motor vehicles used in connection therewith when such servicing is conducted within a completely enclosed building, and provided that no passenger terminal shall be located on a transitional site;

(41) Radio and television broadcasting studios and offices, including accessory antennas, provided that the supporting hardware for any such antenna does not exceed 15 feet above ground level, or in the case of a building mounted antenna, 15 feet above the surface of the building on which it is mounted, and that a plan of development as set forth in article X of this chapter shall be required for any ground-mounted antenna;

(42) Recreation and entertainment uses, including theaters, museums, amusement centers, bowling alleys, lodges and clubs, meeting facilities, auditoriums and assembly halls, when such uses are located within completely enclosed buildings, and provided that no such use shall be located on a transitional site;

(43) Recreation uses, outdoor, including golf courses, par three and miniature golf courses, driving ranges, putting greens, temporary carnivals and similar amusement facilities, but not including shooting ranges; provided that:

- a. No such use shall be permitted on a transitional site;
- b. Such use shall be so located, designed and operated that noise from equipment, machinery or loudspeaker systems is not audible from nearby properties in R or RO districts;
- c. A plan of development shall be required as set forth in article X of this chapter.

(44) Repair businesses conducted within completely enclosed buildings;

(45) Restaurants, tearooms, cafes, delicatessens, ice cream parlors and similar food and beverage service establishments, including entertainment in conjunction therewith. Such establishments may include areas outside completely enclosed buildings and intended for service to or consumption of food and beverages by patrons, provided that the following conditions shall be met:

- a. No deck, patio, terrace or other area outside a completely enclosed building and used for the service or accommodation of patrons shall be situated within 100 feet of any property in any R district;
- b. Covered trash containers shall be provided in service areas, and fences, walls or vegetative screening shall be provided around service areas, except at entrances and exits, to prevent refuse from blowing onto adjacent properties or streets. Fences or walls to be credited toward this requirement shall comply with fence and wall design guidelines adopted by resolution of the planning commission, or their equivalent as determined by the zoning administrator. In no case shall chain link, chain link with slats or similar fencing be considered as meeting the requirements of the fence and wall design guidelines;
- c. No music or public address system shall be operated in such a manner that sound produced therefrom is audible beyond the boundaries of the premises.

(46) Retail stores and shops, provided that not more than 70 percent of the floor area may be devoted to storage of merchandise to be sold at retail on the premises;

(47) Rights-of-way, easements and appurtenances necessary for the provision and maintenance of public utilities and public transportation, including streets, rail lines, power lines, cables, poles, pipes, meters, transformers and similar devices;

(48) Sales lots for Christmas trees, vegetable stands and other seasonal uses, but not including flea markets, and provided no such use shall be located on a transitional site;

(49) Self-service auto washing facilities and automatic auto washing facilities operated by attendants, provided that:

- a. No such use shall be located on a transitional site;
- b. The area of the lot devoted to such use shall be not less than 10,000 square feet, and no property line coincidental with a street line shall be less than 100 feet in length;
- c. Doors, curtains or screens shall be installed as necessary to prevent water spray from blowing onto adjacent properties;
- d. A plan of development shall be required as set forth in article X of this chapter.

(50) Service businesses that service, repair or rent audio or video equipment, home appliances, furniture, personal recreational equipment, home yard and garden equipment, tools, bicycles, locks, computers, office machines and similar household or business items; provided that no products shall be serviced, repaired, stored or displayed outside a completely enclosed building;

(51) Service stations; provided that:

a. No such use shall be located on a transitional site;

b. The area of the lot devoted to such use shall be not less than 10,000 square feet, and no property line coincidental with a street line shall be less than 100 feet in length;

c. Notwithstanding other provisions of this chapter regarding yards, pump islands for dispensing motor fuels may be located within required yards adjacent to streets, but not within 20 feet of any street or property line. Marquees, cantilevers and similar roofs over pump islands may extend to within ten feet of street lines;

d. A plan of development shall be required as set forth in article X of this chapter.

(52) Shopping centers containing uses permitted in this district, provided that a plan of development shall be required as set forth in article X of this chapter;

(53) Tire recapping and vulcanizing shops, provided that no such use shall be located on a transitional site;

(54) Tourist homes;

(55) Travel trailer parks and campgrounds, provided that no such use shall be located on a transitional site, and provided further that a plan of development shall be required as set forth in article X of this chapter;

(56) Truck and freight transfer terminals, provided that:

a. No such use shall be located on a transitional site;

b. Principal points of vehicular access to the premises shall be located on arterial or collector streets as designated in the city's master plan;

c. All outdoor areas devoted to truck or trailer storage or parking shall be provided with landscaped buffers along streets in accordance with the standards applicable to parking areas and parking lots set forth in subsections 30-710.13 (1) and (2) of this chapter;

d. A plan of development shall be required as set forth in article X of this chapter.

(57) Uses owned or operated by a governmental agency, but not including facilities intended for incarceration or alternative sentencing or facilities primarily for the care, treatment or housing of persons who are currently illegally using or are addicted to a controlled substance as defined in Section 54.1-3401 of the Code of Virginia;

(58) Wholesale, warehouse and distribution establishments with not more than 20,000 square feet of floor area devoted to storage of goods;

(59) Wireless communications facilities, microwave relay facilities, and radio broadcast antennas, on alternative support structures, provided that a plan of development shall be required in accordance with the requirements of article X of this chapter and in accordance with the additional requirements of sections 30-692.1 through 30-692.6;

(60) Accessory uses and structures customarily incidental and clearly subordinate to uses permitted in this district, including automated teller machines accessible only from the interior of buildings devoted to permitted principal uses other than individual dwelling units or lodging units.

(Code 1993, § 32-438.1; Ord. No. 2004-180-167, §§ 2, 4, 6-28-2004; Ord. No. 2006-43-63, § 1, 3-13-2006)

[**Editors Note:** Ord. No. 2004-180-167, § 2, adopted June 28, 2004, repealed § 30-438.1:1, which pertained to principal uses permitted by conditional use permit and derived from Code 1993, § 32-438.1:1.]

### **Sec. 30-438.2. Principal uses permitted by conditional use permit.**

The following uses of buildings and premises may be permitted in the B-3 district by conditional use permit as set forth in article X of this chapter:

- (1) Adult care residences;
- (2) Group homes;
- (3) Lodginghouses;
- (4) Nightclubs; (Ord. No. 2012-234-2013-2, § 1, 1-14-2013)
- (5) Shelters;
- (6) Social service delivery uses;
- (7) Retail sales of liquor.

(Ord. No. 2004-240-229, § 1, 9-13-2004; Ord. No. 2011-29-150, § 12, 9-12-2011)

### **Sec. 30-438.3. Yards.**

Yard regulations in the B-3 district shall be as follows:

- (1) *Front yard.* No front yard shall be required (see art. VI, div. 4 of this chapter).
- (2) *Side yard.* No side yards shall be required, except that where a side lot line abuts a property in an R or RO district there shall be a side yard of not less than ten feet in width.
- (3) *Rear yard.* No rear yard shall be required, except that where a rear lot line abuts or is situated across an alley from property in an R or RO district there shall be a rear yard of not less than 20 feet in depth.
- (4) *Yards adjacent to dwelling uses and shelters.* Side and rear yards adjacent to dwelling uses and shelters, other than dwelling units contained within the same building as other permitted principal uses, shall be not less than 15 feet in depth.
- (5) *Spaces between buildings on the same lot.* Where two or more buildings, at least one of which contains a dwelling use, are erected on the same lot, the distance between any two such buildings shall be not less than 15 feet.

### **Sec. 30-438.3:1. Floor area and usable open space.**

In the B-3 general business district, the following floor area and usable open space ratios shall be applicable to dwelling uses and shelters, other than dwelling units contained within the same building as other permitted principal uses (see section 30-1220):

- (1) *Floor area ratio.* The floor area ratio shall not exceed 2.0.
- (2) *Usable open space ratio.* A usable open space ratio of not less than 0.25 shall be provided.

### **Sec. 30-438.4. Screening.**

Screening regulations in the B-3 general business district shall be as follows:

- (1) Where a side lot line abuts property in an R district, there shall be a continuous evergreen vegetative screen not less than 3 1/2 feet in height at the time of installation or opaque structural fence or wall not less than four feet in height erected along such lot line, but not within 15 feet of any street line. Evergreen vegetative material intended to satisfy this subsection shall be planted at such intervals that will result in a continuous visual screen within one year of planting.
- (2) Where a use prohibited on a transitional site is situated across an alley from the side lot line of property in an R district, there shall be an opaque structural fence or wall not less than four feet in height erected along the alley line, but not within 15 feet of any street line.
- (3) Screening of parking areas and refuse areas shall be provided as set forth in sections 30-660 and 30-710.12.

### **Sec. 30-438.5. Height.**

No building or structure shall exceed 35 feet in height in the B-3 general business district, provided that additional height, not to exceed a total height of 60 feet, shall be permitted when all yards exceed the minimum required by not less than one foot for each one foot of building height in excess of 35 feet and provided, further, that no additional height shall be permitted on a transitional site.