



2808 Fox Chase Ln, Midlothian, VA 23112



SALE PRICE:	\$675,000
LOT SIZE:	0.85 Acres
BUILDING SIZE:	5,532 SF
YEAR BUILT:	1986
BUILDING CLASS:	C
ZONING:	C2

PROPERTY OVERVIEW

Two story office building situated in the Nut Tree Executive Center, in a designated neighborhood business district. Property layout and characteristics ideal for a variety of uses with close proximity to St. Francis Hospital, Southside Speedway, Hull Street and Route 288. Significant plans for development are in place for the surrounding area.

PROPERTY FEATURES

- Current configuration for office and performing arts space
- Dedicated drop off access with circular drive
- Well maintained by original owner
- Handicap access in rear of building
- Pylon Sign on Fox Chase Lane

KW COMMERCIAL MID ATLANTIC
804.858.9000



ERIC LIN
Commercial Sales And Leasing Associate Broker
O 804.858.9000
C 804.307.0806
ericlin@kwcommercial.com
VA #0225190643

BILL PLASHA
Regional Director
O 804.858.0135
C 804.464.8399
bplasha@kwcommercial.com

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OFFICE FOR SALE



2808 Fox Chase Ln, Midlothian, VA 23112

STREET ADDRESS:	2808 Fox Chase Ln
CITY, STATE, ZIP:	Midlothian, VA 23112
PROPERTY TYPE:	Office
APN:	728-68-89-58-900-000
LOT SIZE:	0.85 AC
BUILDING CLASS:	C
ZONING:	C2
PARKING SPACES:	32
BUILDING FRONTAGE:	103'
CROSS STREETS:	Fox Chase & Genito Rd
YEAR BUILT:	1986
CONSTRUCTION TYPE:	Frame
NUMBER OF STORIES:	2
FOUNDATION:	Block



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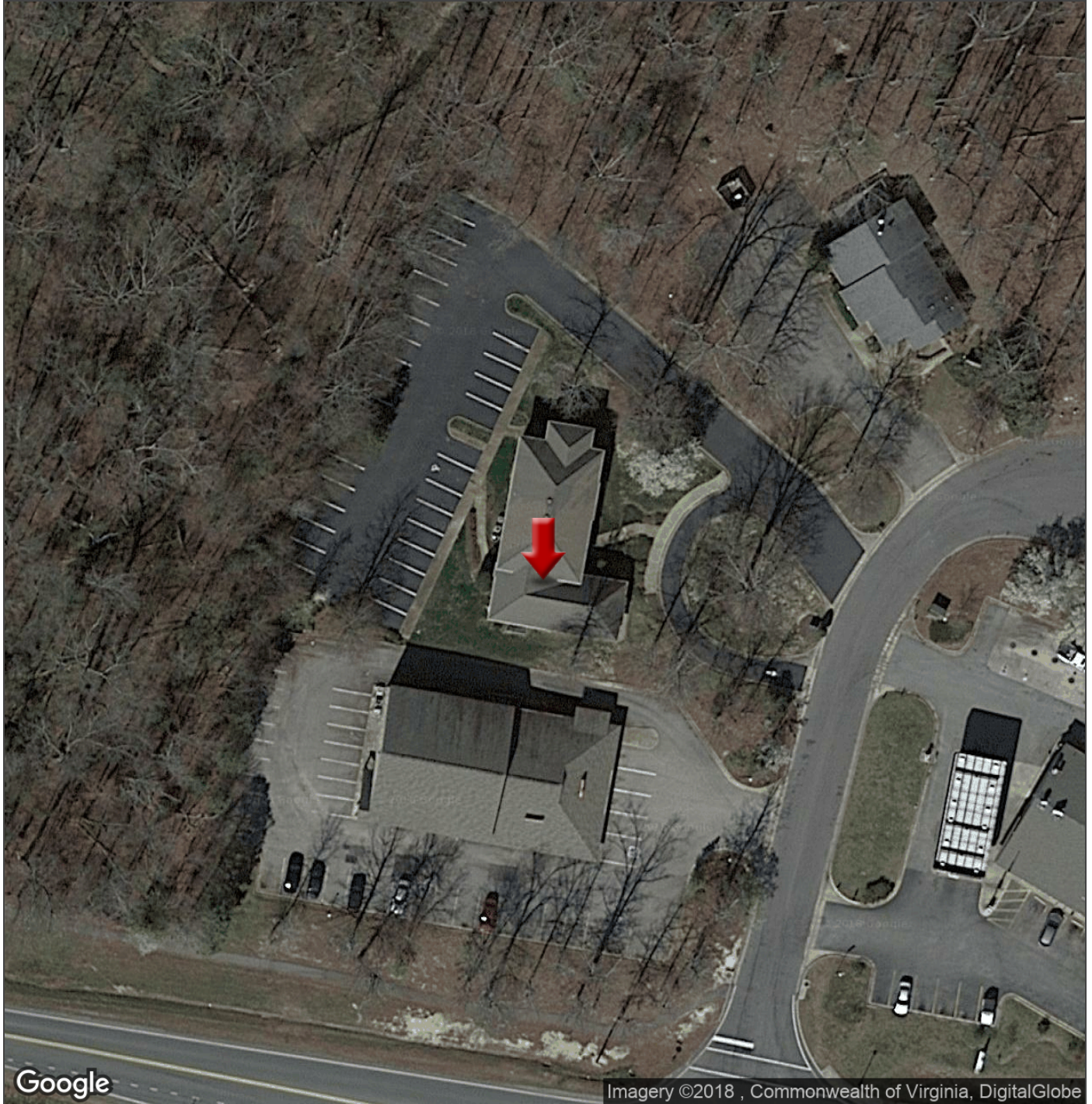
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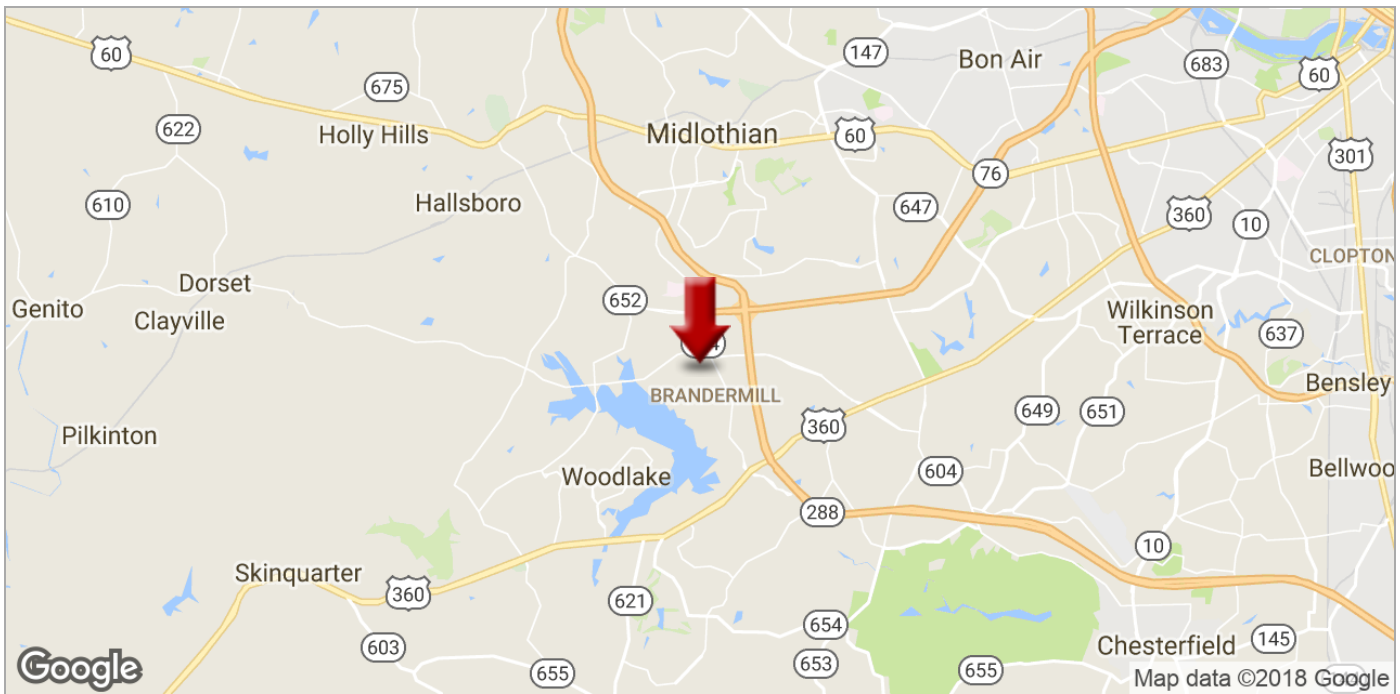
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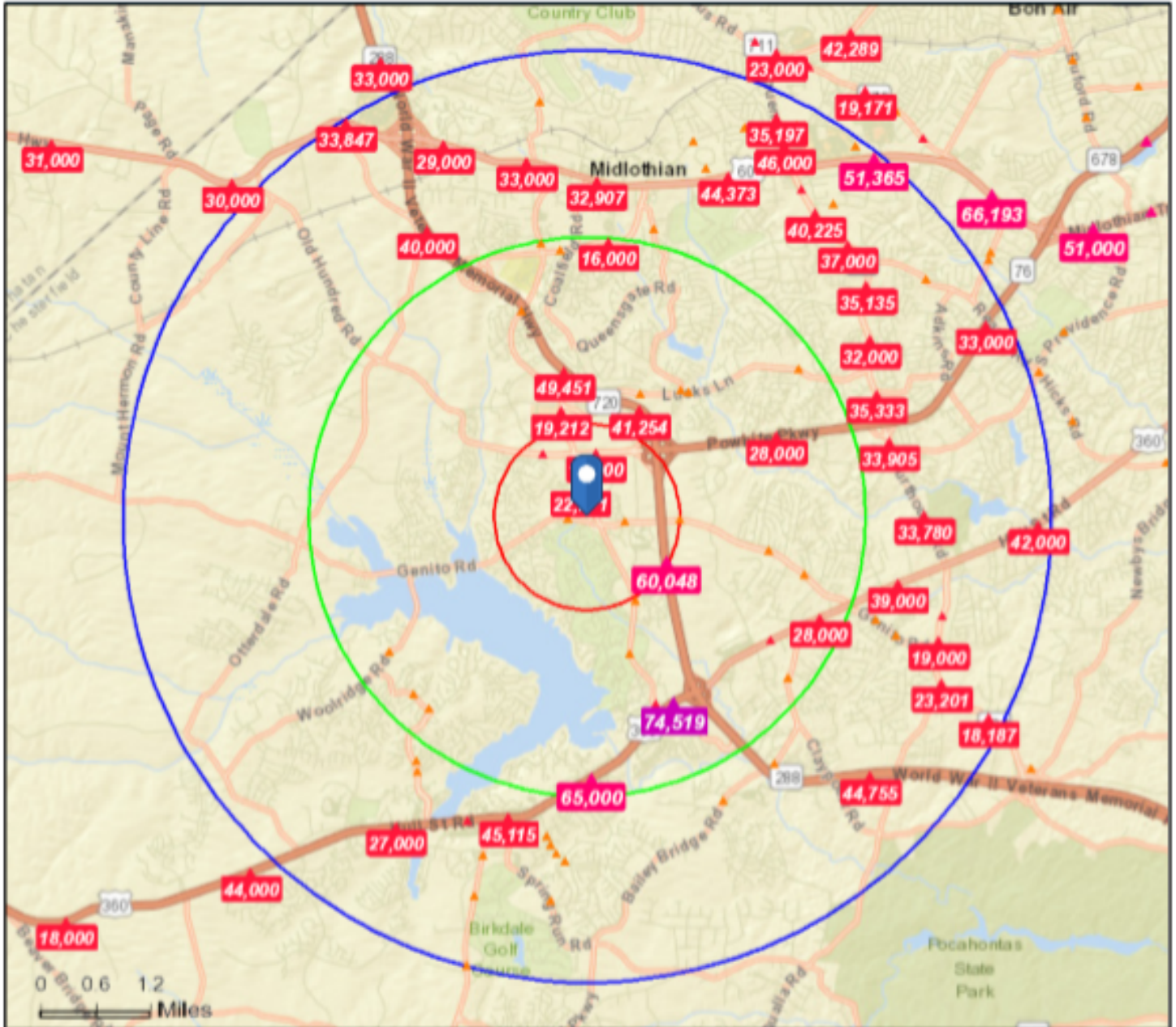
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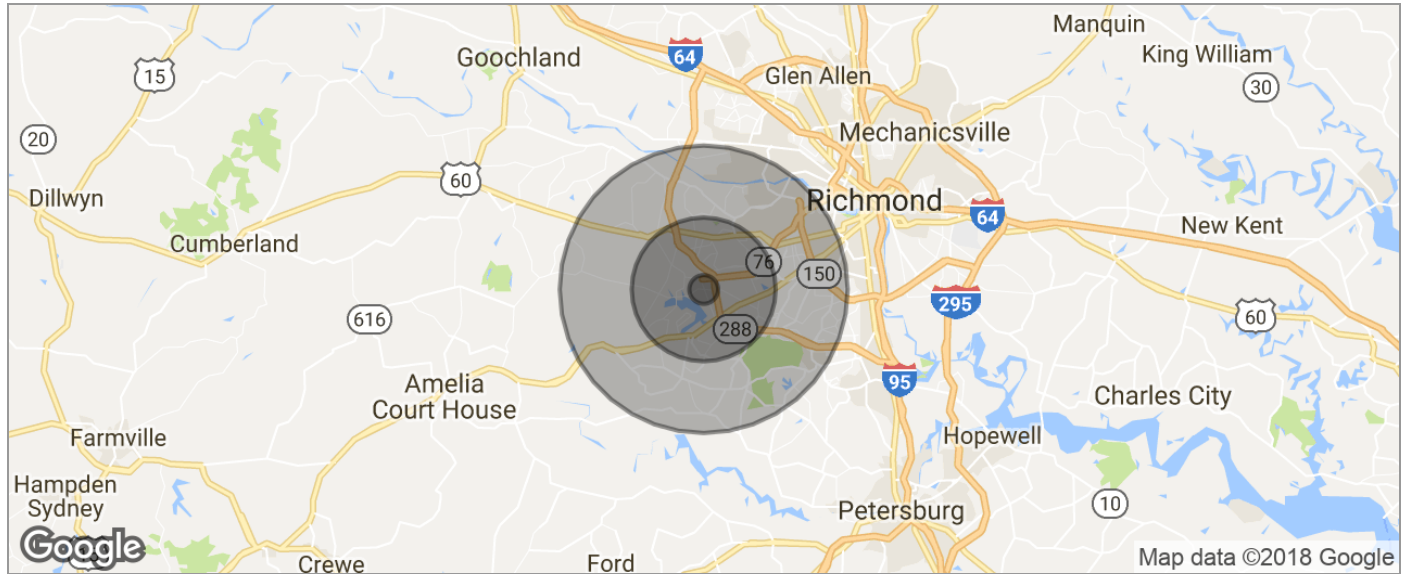


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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,649	103,760	256,075
MEDIAN AGE	37.1	37.2	38.4
MEDIAN AGE (MALE)	35.8	35.7	37.2
MEDIAN AGE (FEMALE)	38.5	38.3	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,356	37,750	95,281
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$95,446	\$93,536	\$96,463
AVERAGE HOUSE VALUE	\$288,105	\$294,735	\$334,844
RACE	1 MILE	5 MILES	10 MILES
% WHITE	82.2%	81.2%	75.6%
% BLACK	11.7%	12.2%	17.5%
% ASIAN	3.1%	3.3%	3.4%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.1%	0.4%	0.3%
% OTHER	0.7%	0.7%	1.2%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	1.6%	3.8%	5.3%

* Demographic data derived from 2010 US Census

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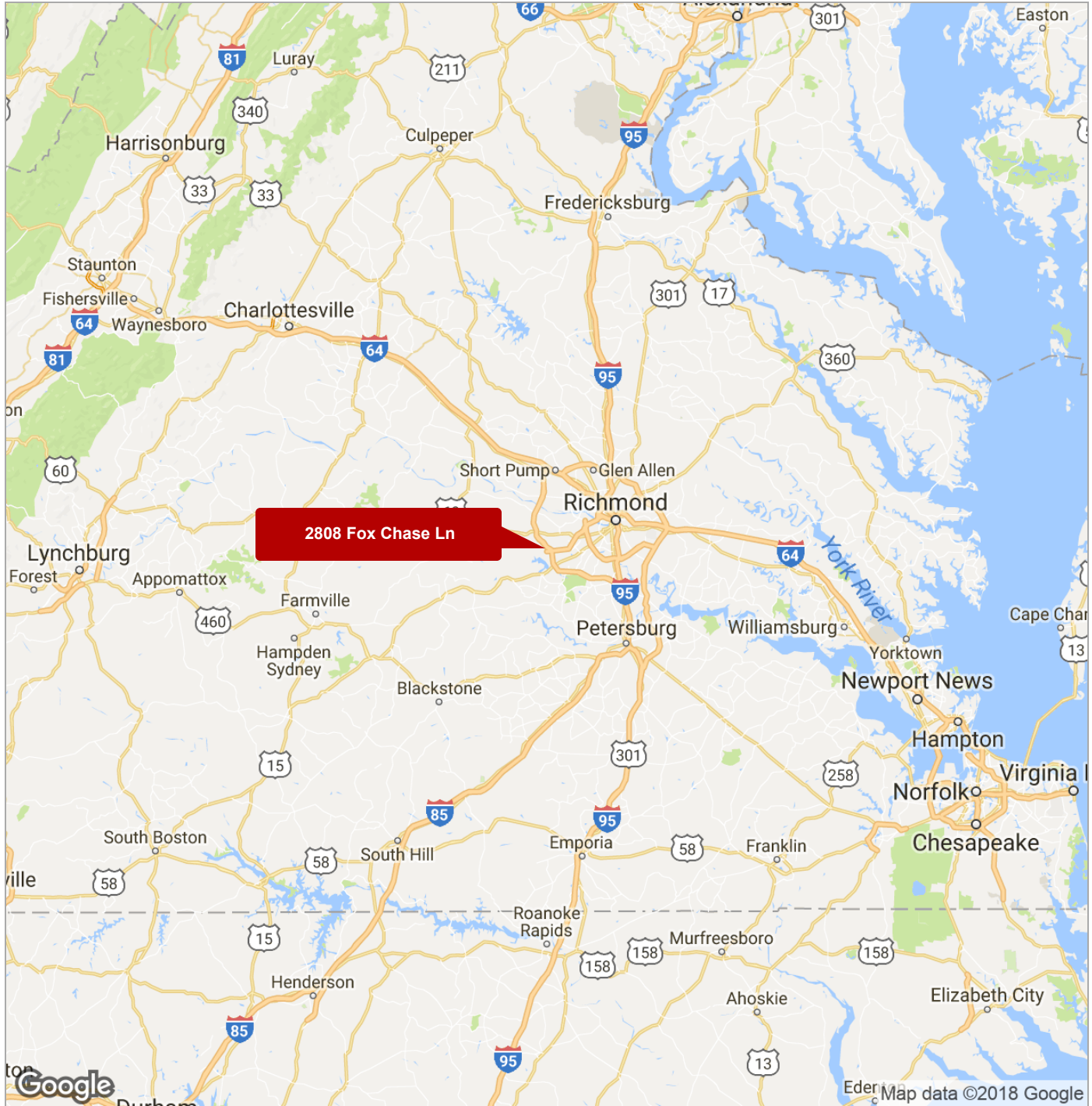
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2808 Fox Chase Ln, Midlothian, VA 23112



Eric Lin

COMMERCIAL SALES AND LEASING ASSOCIATE BROKER

ericlin@kwcommercial.com
804.858.9000
804.307.0806

BACKGROUND

Eric Lin has resided in the Central Virginia region for over 40 years and comes to Keller Williams Commercial with over 20 years of experience in sales, marketing, business development and real estate investment. An engineer by education and entrepreneur by practice, Eric brings a professional, innovative and unique skill set to the projects and endeavors he engages in.

As a husband and father of 3 children, Eric firmly believes in strong relationships and community building. His professional and community experience has resulted in a wide network of business owners, corporate leaders and government officials.

As a Sales and Leasing Specialist with KW Commercial Eric looks forward to serving as an integral member of our team to use his experience, resources and skills necessary to serve our client's trust and real estate needs.

EDUCATION

Bachelor of Science - Materials Engineering - Virginia Polytechnic Institute and State University

MEMBERSHIPS & ASSOCIATIONS

National Association of Realtors - Member
Virginia Association of Realtors - Member
Richmond Association of Realtors - Member
Virginia Asian Advisory Board - Immediate Past ViceChair
OCA Asian Pacific American Advocates - Vice President of Chapter Development
Leadership Metro Richmond - Board Member
Bon Secours St. Francis Advisory Board - Board Member
Organization of Chinese Americans Advisory Board - Board Member

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Bill Plasha

REGIONAL DIRECTOR

bplasha@kwcommercial.com

804.858.0135

804.464.8399

BACKGROUND

Bill Plasha, Managing Director of KW Commercial Midlothian, joined Keller Williams Realty in 2013 to lead the development and growth of the company's new commercial division. Bill is an exemplified leader of character and integrity, and demands the highest standard of excellence in his field. With two decades of commercial real estate experience, Bill has a proven record of building commercial brokerage teams within the East Coast. Bill previously was the founder and chairman for Prudential Patt White's Commercial Division which accounts for 8 office locations. He is also an advisory member to Prudential Fox & Roach's commercial team which is comprised of 59 office locations. He successfully created a team of commercial associates that have been awarded the honor of "Best Of The Valley" for the past five years.

Bill has taken his unique combination of experienced credentials to develop a team that combined will ensure success here in Central Virginia as well. Due to our team's background in the acquisition, design, development, and sales of commercial real estate – we are an invaluable resource to our clients as we understand all aspects of exchange. We will work to share our expertise with each client to make the commercial real estate process a positive and prosperous venture.

Bill recently founded and is the chairman of the KW Commercial Regional Sphere Group that comprises 29 commercial agents and directors from across the Virginia and DC market centers.

EDUCATION

Kutztown University
Penn State University
Institute of Project Management
CCIM Candidate
Real Estate Broker Associate in Virginia
Real Estate Salesperson in PA & NJ

MEMBERSHIPS & ASSOCIATIONS

CCIM-Certified Commercial Investment Member
ICSC-International Council of Shopping Centers
Rotary International
Chesterfield Leads Group
Retail Merchants Association
Chamber of Commerce
ICAS International Corean-American Studies

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2808 Fox Chase Ln, Midlothian, VA 23112-4008, Chesterfield County



N/A	N/A	37,026	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	1986	OFC BLDG	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Lacey Dennis B	Mailing Zip:	23139
Owner Name 2:	Lacey Cassandra O	Mailing Zip + 4 Code:	7019
Mailing Address:	3824 Old Buckingham Rd	Owner Occupied:	No
Mailing City & State:	Powhatan, VA		

Location Information

MLS Area:	62	Zip + 4:	4008
Magisterial:	Clover Hill	Carrier Route:	RO15
Subdivision:	Nuttree Executive Ctr	Zoning:	C2
Zip Code:	23112	Census Tract:	1009.27

Tax Information

PID:	728-68-89-58-900-000	% Improved:	81%
Old Map #:	007141001	Lot:	3
Parcel ID:	728688958900000		
Legal Description:	NUTTREE EXECUTIVE CTR L 3		

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$428,200	\$428,200	\$428,200
Assessed Value - Land	\$83,300	\$83,300	\$83,300
Assessed Value - Improved	\$344,900	\$344,900	\$344,900
Market Value - Total	\$428,200	\$428,200	\$428,200
Market Value - Land	\$83,300	\$83,300	\$83,300
Market Value - Improved	\$344,900	\$344,900	\$344,900
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$4,111		
2016	\$4,111	\$0	0%
2017	\$4,286	\$175	4.26%

Characteristics

Lot Acres:	0.85	Water:	Public
Lot Sq Ft:	37,026	Sewer:	Public Service
Land Use - County:	Office	Electric Service Type:	Available
Land Use - CoreLogic:	Office Building	Condition:	Good
Stories:	1	Quality:	Average
Year Built:	1986		

Features

Feature Type	Unit	Size/Qty
1 Stry	S	5,532

Courtesy of Eric Lin

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Property Detail

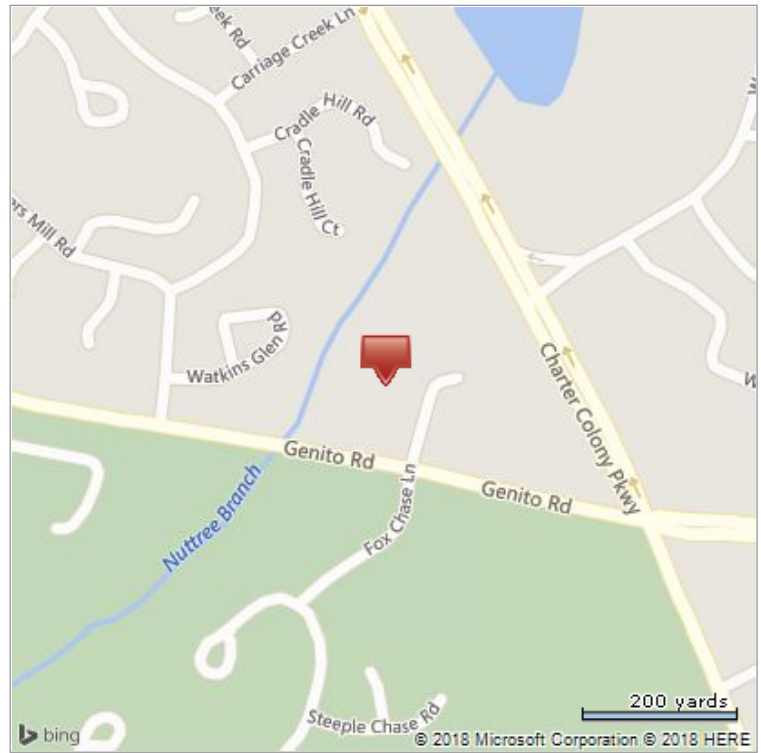
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Last Market Sale & Sales History

Recording Date:	06/21/1984	Document Number:	1555-198
Owner Name:	Lacey Dennis B	Deed Type:	Deed (Reg)
Owner Name 2:	Lacey Cassandra O		
Recording Date	06/21/1984	05/02/1983	
Sale Price		\$8,750	
Buyer Name		Lacey Dennis B & Lacey Cassandra O	
Buyer Name 2		Lacey Cassandra O	
Document Number	1555-198	1608-546	
Document Type	Deed (Reg)	Deed (Reg)	

Property Map



*Lot Dimensions are Estimated

Courtesy of Eric Lin

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Property Detail

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Page 2 of 2

1. **Uses Permitted by Right.** "P" indicates that the use is allowed by right in the respective zoning district.
2. **Uses Permitted with Restrictions.**
 - a. "R" indicates that the use is permitted subject to certain restrictions in the respective zoning district. The restrictions for the uses noted with "R" are listed in Section 19.1-53. If the restrictions in Section 19.1-53. cannot be met, the use may be allowed by Conditional Use.
 - b. "R(1)," "R(2)" or "R(3)" indicates that the use is permitted subject to certain restrictions in the respective zoning district. The restrictions for the uses noted with "R(1)," "R(2)," or "R(3)" are listed at Section 19.1-54. If the restrictions in Section 19.1-54. cannot be met, the use may be allowed by Conditional Use.
 - c. "RS" indicates the use is permitted with restriction in the respective zoning district. The restrictions are listed in Section 19.1-53. If the restrictions in Section 19.1-53. cannot be met, the use may be allowed by Special Exception.

In an A District, for a manufactured home which does not meet the restrictions, the board of zoning appeals may grant a Special Exception for temporary manufactured home for a maximum of 7 years.

3. **Accessory Uses.** "A" indicates that the use is allowed as a customarily, accessory use in the respective zoning district. In each zoning district, accessory uses, buildings and structures which are not otherwise listed or prohibited and which are customarily accessory and incidental to the principal use, building or structure shall be permitted, as determined by the director of planning.
4. **Uses Permitted by Conditional Uses.** "C" indicates that the use may be allowed by Conditional Use in the respective zoning district.
5. **Uses Permitted by Special Exception.** "S" indicates that the use may be allowed by Special Exception in the respective zoning district.
6. **Manufactured Home Permit.** "M" indicates that the use may be allowed by a Manufactured Home Permit in the respective zoning district. Temporary Manufactured Home Permits may be granted by the board of supervisors for a limited time, and with or without other conditions, under the following circumstances:
 - a. In an R-7 District, for a maximum of 7 years.
 - b. In all R Districts, when the principal residence has been rendered uninhabitable by fire or Act of God.

Use	P = Permitted by Right R and RS = Permitted with Restrictions A=Accessory C = Conditional Use S = Special Exception M = Manufactured Home Permit																	
	Zoning Districts																	
	R-7 thru 88	R-C	R-TH	R-MF	MH-1	MH-2	MH-3	A	O-1	O-2	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3
Abrasive products manufacturing								C										P
Access (public or private) to accommodate nonresidential development in an A, O, C or I district or used for office, business or industrial purpose								R	P	P	P	P	P	P	P	P	P	P
Accessory uses not otherwise listed or prohibited which are customarily accessory and incidental to permitted use	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Adult business								C						C		C	C	
Airport								C					C		C	C	C	
Alcoholic beverage store								C				P	P	P	C	C	C	
Alternative financial institution								C						C		C	C	
Ammunition and accessories manufacturing and storage								C									C	
Amusement goods manufacturing								C					R(2)	P	P	P	P	
Antique shop, excluding Pawnbroker, Flea Market, Second Hand and Consignment Store								C			P	P	P	P	C	C	C	
Apparel manufacturing								C					R(2)	P	P	P	P	
Appliance																		
<i>Appliance manufacturing, household</i>								C					R(2)	P	P	P	P	
<i>Appliance store</i>								C			P	P	P	P	C	C	C	
Arena													C					
Artist material																		
<i>Artist material manufacturing</i>								C					R(2)	P	P	P	P	
<i>Artist material supply store</i>								C		R(1)	P	P	P	P	R(3)	R(3)	R(3)	
Art gallery or museum								C		P	P	P	P	P	C	C	C	
Asbestos product manufacturing								C									C	
Assisted living without dwelling units for assisted living with dwelling units refer to dwelling, multiple-family								C			P	P	P	P	C	C	C	
Astrologist								C						C		C	C	
Athletic																		
<i>Athletic field privately operated</i>	C	C						C	R	R	R	R	R	R	R	R(3)	R(3)	R(3)
<i>Athletic field publicly operated</i>	P	P				P		P	R	R	R	R	R	R	P	P	P	
<i>Athletic goods manufacturing</i>								C					R(2)	P	P	P	P	
Auction sales								C						R		C	C	

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	Zoning Districts																		
	R-7 thru 88	R-C	R-TH	R-MF	MH-1	MH-2	MH-3	A	O-1	O-2	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	
Automobile																			
<i>Automobile accessory store</i>								C			R	R	R	P	P	R(3)	R(3)	R(3)	
<i>Automobile consignment lot</i>								C							C		C	C	
<i>Automobile manufacturing</i>																		P	
<i>Automobile rental</i>								C				R	R	R	P	C	C	C	
<i>Automobile repair, excluding body, major engine or transmission</i>								C					R	R	P		C	C	
<i>Automobile repair, including body, major engine or transmission</i>															R		C	C	
<i>Automobile sales, excluding consignment lot</i>								C					R	R	P		C	C	
<i>Automobile self service station</i>								C				R	R	R	R	R	R(3)	P	P
<i>Automobile self service station, unmanned</i>												R	R	R	R	R(3)	P	P	
<i>Automobile service station</i>								C					R	R	R		P	P	
<i>Automobile title lender</i>								C							C		C	C	
<i>Automobile storage lot</i>															R	R	P	P	
<i>Automobile tow lot</i>								C							R			R	
<i>Automobile wash</i>								C					R	P	P	C	C	C	
Bakery																			
<i>Bakery goods store</i>								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)	
<i>Bakery products manufacturing</i>								C					R(2)	P	P	P	P	P	
Banks with or without drive-in window								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)	
Barber shop								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)	
Beauty shop								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)	
Bicycle sale and rental								C				P	P	P	P	C	C	C	
Blast furnace								C										P	
Blending, mixing and compounding of manufactured goods								C						R(2)	P	P	P	P	
Boarding house	C	C					C												
Boat																			
<i>Boat manufacturing</i>								C										P	
<i>Boat sales, service, repair and rental</i>								C							R		P	P	
Book store								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)	
Bondsman								C							C		C	C	
Borrow Pit								C									C	C	

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	Zoning Districts																	
	R-7 thru 88	R-C	R-TH	R-MF	MH-1	MH-2	MH-3	A	O-1	O-2	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3
Brewery																		
<i>Brewery, craft</i>							C		R(1)		R	R	R	R	R(3)			
<i>Brewery, farm</i>							P											
<i>Brewery, manufacturing</i>							C									P	P	
Broom manufacturing							C						R(2)	P	P	P	P	
Brush manufacturing							C						R(2)	P	P	P	P	
Building materials sales yard, excluding concrete mixing							C							R		P	P	
Business from the home																		
<i>Business from the home, home occupation</i>	R	R	R	R		R	R	R										
<i>Business from the home, other than a home occupation, operated by the person(s) who reside on the premises and who are the owner(s) of the business not to include one chair, beauty or barber shop, or family day care home</i>	C	C				C		C										
<i>Business from the home, beauty or barber shop, one chair</i>	S	S				S		S										
<i>Business from the home, beauty or barber shop, more than one chair</i>	C	C				C		C										
Button manufacturing							C						R(2)	P	P	P	P	
Cabinet maker's office and display room							C					P	P	P	C	C	C	
Camera store							C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)	
Candy store							C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)	
Cane manufacturing							C						R(2)	P	P	P	P	
Card reader							C							C		C	C	
Carpenter's office and display room							C					P	P	P	C	C	C	
Carport sales							C							R		C	C	
Catering establishment							C				P	P	P	P	P	P	P	
Cement (hydraulic) manufacturing							C											P
Cemetery	C	C				C		C										
Check cashing																		
<i>Check cashing incidental use</i>										R	R	R	R	R	R(3)	R(3)	R(3)	
<i>Check cashing primary use</i>							C							C		C	C	
Chemical and allied products manufacturing							C											P
Chrome plating and anodizing							C											P
Church	P	P				P		P	P	P		P	P	P	C	C	C	
Clairvoyant							C							C		C	C	
Clay products (structural) manufacturing							C											P
Clinic, medical, dental or optical	C	C				C		C	R	P	R	P	P	P	R(3)	R(3)	R(3)	
Clock manufacturing							C						R(2)	P	P	P	P	
Clothing store							C				P	P	P	P	C	C	C	

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	Zoning Districts																	
	R-7 thru 88	R-C	R-TH	R-MF	MH-1	MH-2	MH-3	A	O-1	O-2	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3
Club or lodge																		
<i>Club or lodge fraternal, non-profit</i>	C	C				C		C	C	C	C	C	P	P	P	C	C	C
<i>Club or lodge fraternal, profit</i>								C	C	C	C		P	P	P	C	C	C
Coal storage								C										P
Coating and allied services								C						R(2)	P	P	P	P
Cocktail lounge								C					P	P	P	C	C	C
Coffee products manufacturing								C						R(2)	P	P	P	P
Coke storage								C										P
Cold storage								C						R(2)	P	P	P	P
Columbarium	R	R				R	R	R	R	R		R	R	R	R			
Commercial vehicle parking with associated residential use, excluding schools bus parking	R	R	R	R		R	R	P										
Communication																		
<i>Communication equipment manufacturing</i>								C						R(2)	P	P	P	P
<i>Communication office</i>								C		P		P	P	P	P	P	P	P
<i>Communication small cell</i>	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
<i>Communication studio and station</i>								C		P		P	P	P	P	P	P	P
<i>Communication tower</i>	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	P
Computer equipment manufacturing								C						R(2)	P	P	P	P
Concrete products manufacturing								C										P
Confectionery and related products manufacturing								C						R(2)	P	P	P	P
Conference center								C		R(1)				P		C	C	C
Consignment store, excluding motor vehicle								C					P	P	P	C	C	C
Construction building/trailer, temporary	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Consumer finance company								C							C		C	C
Contractor's																		
<i>Contractor's office and display room</i>								C					P	P	P	C	C	C
<i>Contractor's office, shop and storage yard</i>								C							R		P	P
Controlling instrument manufacturing								C						R(2)	P	P	P	P
Convenience store								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)
Cooking oils manufacturing, excluding animal and marine fats								C									P	P
Cosmetic manufacturing (compounding only)								C						R(2)	P	P	P	P
Cottonseed oil milling								C									P	P
Craniologist								C							C		C	C
Crematorium								C		R		R	R	R	P	P	P	P
Curio shop								C				P	P	P	P	C	C	C

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	R-7 thru 88	R-C	R-TH	R-MF	MH-1	MH-2	MH-3	A	O-1	O-2	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3
Dairy products manufacturing							C										P	P
Data																		
Data center							C					R	R	P	R	P	P	
Data services office							C		P		P	P	P	P	P	P	P	
Day care																		
Day care, adult	C	C	C	C		C	C	P	P	P	P	P	P	P	R(3)	R(3)	R(3)	
Day care, child	C	C	C	C		C	C	P	P	P	P	P	P	P	R(3)	R(3)	R(3)	
Day care, family day care home	R	R	R	R		R	R	R										
Department store							C				P	P	P	P	C	C	C	
Dining, outside											R	R	R	R	R	R	R	
Discarded material storage							C											
Display, outside											R	R	R	R		C	C	
Distillery																		
Distillery, craft							C		R(1)		R	R	R	R	R(3)			
Distillery, farm							P											
Distillery manufacturing							C									P	P	
Drug store							C	R	R(1)	P	P	P	P	P	R(3)	R(3)	R(3)	
Dry Cleaning																		
Dry cleaning pick up, drop off, and coin operated							C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)	
Dry cleaning plant							C					R(2)	P	P	P	P	P	
Dwelling																		
Dwelling for the owner/operator of a business on the property								P	P	P	P	P	P	P	C	C	C	
Dwelling, multiple-family				P			C				R	R	R		C	C		
Dwelling, single family	P	P					P	R	R	R	R	R	R	R				
Dwelling, single family incorporated into a building with a permitted non-residential use								R	R	R	R	R	R	R				
Dwelling, temporary family health care unit	R	R																
Dwelling, townhouse			P				C				R	R	R		C	C		
Dwelling, two-family	C	C				C	C											
Dwelling, two separate dwelling units on one lot	C	C				C	C											
Dye Manufacturing							C									P	P	
Electric power																		
Electric power plant producing electricity for others							C										C	
Electric power transforming station							C									P	P	
Electric power Wind Energy System (WES)	R	R				R	R	R	R	R	R	R	R	R	R	R	R	

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Electrical																		
<i>Electrical equipment manufacturing</i>								C						R(2)	P	P	P	P
<i>Electrical industrial apparatus manufacturing</i>								C									P	P
<i>Electrical machinery, equipment and supply manufacturing</i>								C									P	P
<i>Electrical supply sales, service and display room</i>								C					P	P	P	C	C	C
<i>Electrical transmission and distribution equipment manufacturing</i>								C									P	P
Electronic component and accessories manufacturing								C						R(2)	P	P	P	P
Engraving and allied services								C						R(2)	P	P	P	P
Event, limited								R										
Exposition building or center														C				
Eyewear sales and service								C	R	R	R	P	P	P	P	R(3)	R(3)	R(3)
Fabric goods manufacturing								C						R(2)	P	P	P	P
Farm																		
<i>Farm, less than 3 acres</i>	R	R				R	R	R										
<i>Farm, 3 acres or more</i>	R	R				R	R	P										
Farm equipment, implement and machinery sales, repair and rental								C							R		C	C
Fat and oil manufacturing, animal and marine								C										C
Feed																		
<i>Feed storage</i>								C									P	P
<i>Feed sales</i>								C					P	P	P	C	C	C
Fertilizer manufacturing								C										C
Fire station	C	C				C		C		R								
Flavor extracts manufacturing								C						R(2)	P	P	P	P
Flea market																		
<i>Flea market, indoor</i>								C					P	P	P	C	C	C
<i>Flea market, outdoor</i>								C							C		C	C
Floor manufacturing (linoleum, asphalt-felt base and other hard surface)								C									P	P
Florist shop								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)
Food preparation manufacturing, not otherwise listed								C									P	P
Fortune teller								C							C		C	C
Foundry (non-ferrous)/other primary metal industry								C										P
Fraternity in conjunction with school	C	C				C		C										
Freight forwarding, packaging and crating services, excluding truck terminal								C						R(2)	R	P	P	P
Fruit canning and preserving								C										P

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Fuel storage and distribution																		
<i>Fuel storage and distribution, petroleum gas or liquid with storage less than 18,000 gallons or cubic feet</i>								C									P	P
<i>Fuel storage and distribution, petroleum gas or liquid with storage of 18,000 to 50,000 gallons or cubic feet</i>								C									C	P
<i>Fuel storage and distribution, petroleum gas or liquid with no storage limit</i>								C										P
Funeral home								C		P		P	P	P	P	C	C	C
Fur dressing and dyeing								C					R(2)	P	P	P	P	
Furniture and fixtures																		
<i>Furniture and fixtures manufacturing, assembly only from finished materials</i>								C					R(2)		P	P	P	
<i>Furniture and fixtures manufacturing, from raw materials</i>								C								P	P	
<i>Furniture and fixtures store</i>								C			P	P	P	P	C	C	C	
Garage																		
<i>Garage building sales</i>								C						R		C	C	
<i>Garage, private accessory to dwelling</i>	A	A	A	A	A	A	A	A										
<i>Garage, public</i>								C						R		C	C	
Garbage incinerating, reducing or dumping for compensation, including loading or transfer								C										C
Gas, natural or manufactured																		
<i>Gas, natural or manufactured, production plant</i>								C										P
<i>Gas, natural or manufactured, storage and distribution points</i>								C										P
Gift shop								C				P	P	P	P	C	C	C
Glass and glassware manufacturing								C										P
Golf course	C	C				C	C	C		R								
Government building	C	C				C		C										
Grain																		
<i>Grain mill products manufacturing</i>								C										P
<i>Grain storage</i>								C								P	P	
Graveyard	C	C				C		P										
Greenhouse																		
<i>Greenhouse, commercial retail</i>	C	C				C		C			R	P	P	P	C	C	C	
<i>Greenhouse, wholesale</i>								C								P	P	
Grocery store								C		R(1)	P	R	R	P	P	R(3)	R(3)	R(3)
Group care facility	C	C	C	C	C	C	C	C	P	P		P	P	P	C	C	C	
Gypsum products manufacturing								C										P
Halfway house												C	C	C	C	C	C	C
Hardware store								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)
Health club								C		R(1)		P	P	P	P	R(3)	R(3)	R(3)
Heating supply sales, service and display room								C					P	P	P	C	C	C

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Hobby store							C					P	P	P	P	C	C	C	
Home center							C						P	P	P	C	C	C	
Home entertainment sales and service							C					P	P	P	P	C	C	C	
Hospital	C	C				C		C		R		R	P	P	P	C	C	C	
Hotel							C		R(1)				P	P	P	R	C	C	
Ice																			
<i>Ice manufacturing</i>							C										P	P	
<i>Ice sales</i>							C						P	P	P	C	C	C	
Industrial fibers manufacturing							C											P	
Intercom accessory to permitted use											R	R	R	R	R	R(3)	R(3)	R(3)	
Iron foundry							C											P	
Jewelry																			
<i>Jewelry manufacturing</i>							C							R(2)	P	P	P	P	
<i>Jewelry store</i>							C					P	P	P	P	C	C	C	
Junkyard							C											C	
Kennel																			
<i>Kennel, commercial</i>							C				C	C	P	P	P	C	C	C	
<i>Kennel, private</i>	S	S				S		P											
Laboratory																			
<i>Laboratory, dental or medical, primary use</i>	C	C				C		C		P		P	P	P	P	P	P	P	
<i>Laboratory, dental or medical, in conjunction with a medical or dental office or clinic on the property</i>							C		P	P	P	P	P	P	P	P	P	P	
<i>Laboratory, other</i>							C						R(2)	P	P	P	P	P	
Lamp shade manufacturing							C						R(2)	P	P	P	P	P	
Landfill																			
<i>Landfill, construction, demolition and debris (Conditional Use is subject to the requirements in Sec. 19.1-52.D.3.)</i>							C			C		C	C	C	C	C	C	C	
<i>Landfill, sanitary</i>							C											C	
Laundromat							C		R(1)	P	P	P	P	P	P	R(3)	R(3)	R(3)	
Leather																			
<i>Leather tanning</i>							C											P	
<i>Leather products manufacturing, excluding tanning</i>							C							R(2)	P	P	P	P	
Legal service facility, non-profit	C	C				C		C											
Library																			
<i>Library, private</i>	C	C				C		C	P	P		P	P	P	P	C	C	C	
<i>Library, public</i>	P	P				P		P	P	P		P	P	P	P	C	C	C	
Lighting equipment manufacturing							C							R(2)	P	P	P	P	
Locksmith							C						P	P	P	P	C	C	C

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	R-7 thru 88	R-C	R-TH	R-MF	MH-1	MH-2	MH-3	A	O-1	O-2	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3
Lumber products manufacturing, excluding Furniture and fixture manufacturing								C										P
Machine shop								C						R(2)	P	P	P	P
Machinery manufacturing, excluding Electrical machinery, equipment and supplies manufacturing								C										P
Magazine store								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)
Mailing services								C				P	P	P	P	C	C	C
Maintenance and grounds keeping building, private accessory to development within which located			A	A	A		A											
Manufactured home																		
<i>Manufactured home</i>					P	P	P	RS										
<i>Manufactured home, temporary</i>	M														M	M	M	M
<i>Manufactured home sales, service, repair and rental</i>								C							R		C	C
<i>Manufactured home manufacturing</i>								C										P
Marine terminal								C									C	C
Massage clinic								C	P	P	P	P	P	P	P	R(3)	R(3)	R(3)
Mass transportation station/terminal								C						P	P		P	P
Match manufacturing								C										P
Mattress																		
<i>Mattress manufacturing, assembly only from finished materials</i>								C						R(2)		P	P	P
<i>Mattress manufacturing, from raw materials</i>								C									P	P
Meat																		
<i>Meat market</i>								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)
<i>Meat manufacturing</i>								C										P
Messenger service								C		P		P	P	P	P	R(3)	R(3)	R(3)
Metal products manufacturing																		
<i>Metal products manufacturing, fabricated products not otherwise listed</i>								C									P	P
<i>Metal products manufacturing, ferrous metal rolling and finishing</i>								C										P
<i>Metal products manufacturing, non-ferrous smelting and refining/rolling, drawing or extruding</i>								C										P
<i>Metal products manufacturing, sheet</i>								C						R(2)	P	P	P	P
Mineral products manufacturing, nonmetallic								C										P
Mining								C									C	C
Mini-storage/mini-warehouse facility								C						R(2)	P	P	C	C
Model home in subdivision or development	R	R	R			R												
Model manufactured home in development						R												

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Modular home sales, service, repair and rental								C							R		C	C
Morticians' goods manufacturing								C					R(2)	P	P	P	P	
Mortuary								C		P		P	P	P	C	C	C	
Motel								C							R		C	C
Motion picture production								C					R(2)	P	P	P	P	
Motorcycle, go-cart, all-terrain vehicle or similar type vehicle operation, non-commercial	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Motor vehicle																		
<i>Motor vehicle manufacturing</i>								C										P
<i>Motor vehicle rental</i>								C							R		P	P
<i>Motor vehicle repair</i>								C							R		C	C
<i>Motor vehicle sales</i>															P		C	C
<i>Motor vehicle self service station, unmanned</i>								C								R(3)	P	P
<i>Motor vehicle storage lot</i>															R	R	P	P
<i>Motor vehicle title lender</i>								C							C		C	C
<i>Motor vehicle tow lot</i>								C							R			R
Moving company								C						R(2)	P	P	P	P
Museum																		
<i>Museum, privately operated</i>	C	C					C		P	P		P	P	P	P	C	C	C
<i>Museum, publicly operated</i>	P	P					P		P	P		P	P	P	P	C	C	C
Musical instrument and parts																		
<i>Musical instrument and parts manufacturing</i>								C						R(2)	P	P	P	P
<i>Musical instrument and parts store</i>								C				P	P	P	P	C	C	C
Newspaper store								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)
Nightclub								C					P	P	P	R	R	R
Noodle manufacturing								C									P	P
Notions manufacturing								C						R(2)	P	P	P	P
Novelty manufacturing								C						R(2)	P	P	P	P
Nuclear medicine preparations manufacturing								C										P
Numerologist								C							C		C	C
Nursing home								C	P	P		P	P	P	P	C	C	C
Occult science								C							C		C	C
Office								C	P	P	P	P	P	P	P	P	P	P
Office, management accessory to, and for, development within which located				A	A		A											
Office supply																		
<i>Office supply manufacturing</i>								C						R(2)	P	P	P	P
<i>Office supply store</i>								C		R(1)		P	P	P	P	R(3)	R(3)	R(3)
Off-track betting facility								C										C
Oil and fat manufacturing, animal and marine								C										C
Optical goods manufacturing								C							R(2)	P	P	P

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Ordinance and accessories manufacturing and storage								C										C	
Packaging film manufacturing								C										P	
Paint																			
<i>Paint manufacturing</i>								C									P	P	
<i>Paint store</i>								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)	
Palmist								C							C		C	C	
Paper																			
<i>Paper conversion to paperboard products</i>								C						R(2)	P	P	P	P	
<i>Paper, pulp and allied products manufacturing</i>								C										P	
<i>Paper recycling by the chemical method</i>								C								C	C	P	
<i>Paper recycling by the compaction method</i>								C						R(2)	P	P	P	P	
Parking lot																			
<i>Parking lot, commercial</i>								C			R	R	R	P	P	R(3)	R(3)	R(3)	
<i>Parking lot, park and ride</i>	C	C				C		C					P	P	P	P	P	P	
Park																			
<i>Park, private</i>	C	C				C		C	R	R	R	R	R	R	R	R(3)	R(3)	R(3)	
<i>Park, public</i>	P	P				P		P	R	R	R	R	R	R	R	P	P	P	
Pasta manufacturing								C										P	P
Pawnbroker								C							C		C	C	
Payday lender								C							C		C	C	
Pen manufacturing								C						R(2)	P	P	P	P	
Pencil manufacturing								C						R(2)	P	P	P	P	
Perfume manufacturing								C										P	P
Pet																			
<i>Pet grooming</i>								C			R	P	P	P	P	R(3)	R(3)	R(3)	
<i>Pet shop</i>								C				P	P	P	P	C	C	C	
Petroleum																			
<i>Petroleum refining and allied industries</i>								C										C	
<i>Petroleum storage and distribution (see Fuel storage and distribution, petroleum)</i>																			
Pharmaceutical products manufacturing								C						R(2)	P	P	P	P	
Photographic goods manufacturing								C						R(2)	P	P	P	P	
Photography studio								C				P	P	P	P	C	C	C	
Phrenologist								C							C		C	C	
Planned development	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Plant nursery																			
<i>Plant nursery, retail</i>	C	C				C		C				R	P	P	P	C	C	C	
<i>Plant nursery, wholesale</i>								C									P	P	

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	Zoning Districts																	
	R-7 thru 88	R-C	R-TH	R-MF	MH-1	MH-2	MH-3	A	O-1	O-2	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3
Plaster products manufacturing							C											P
Plastic products manufacturing							C						R(2)	P	P	P	P	
Plated ware manufacturing							C						R(2)	P	P	P	P	
Plumbing supply sales, service and display room							C					P	P	P	C	C	C	
Post office							C		P		P	P	P	P	C	C	C	
Pottery and related products manufacturing							C										P	P
Precious metals dealer							C							C		C	C	
Printing																		
<i>Printing and allied industries</i>							C						R(2)	P	P	P	P	
<i>Printing ink manufacturing</i>							C										P	P
<i>Printing shop</i>							C				R	R	R	R			C	C
Professional instruments manufacturing							C						R(2)	P	P	P	P	
Prophet							C							C		C	C	
Psychic							C							C		C	C	
Public address system, outside in conjunction with primary use							C				C	C	C	C	C	P	P	
Public service vehicle parking with associated residential use, excluding school bus parking	R	R	R	R		R	R	P										
Public utility service building, including facilities for construction or repair, or for the service or storage of utility materials or equipment	C	C	C	C		C	C							R		P	P	
Publishing and allied industries							C						R(2)	P	P	P	P	
Quarrying							C										C	C
Radio sales and service							C				P	P	P	P	C	C	C	
Railroad car manufacturing							C											P
Recreational																		
<i>Recreational establishment, commercial-indoor</i>							C				C	P	P	P	C	C	C	
<i>Recreational establishment, commercial-outdoor</i>							C				C	C	P	R	C	C	C	
<i>Recreational equipment excluding boats, sales, service and repair</i>							C							R		C	C	
<i>Recreational equipment, parking and storage</i>	R	R	R	R		R	R							R	R	P	P	
<i>Recreational neighborhood facility primarily serving the surrounding residential community</i>	C	R	P	P	P	C	P	C										
<i>Recreational private facility accessory to, and for, the development in which located</i>			A	A	A		A											

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	R-7 thru 88	R-C	R-TH	R-MF	MH-1	MH-2	MH-3	A	O-1	O-2	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3
Recreational, private accessory to dwelling																		
<i>Boat house</i>	A	A	A	A	A	A	A	A										
<i>Pier</i>	A	A	A	A	A	A	A	A										
<i>Swimming pool</i>	A	A	A	A	A	A	A	A										
<i>Tennis court</i>	A	A	A	A	A	A	A	A										
Recycling																		
<i>Recycling receiving center, excluding recycling drop-off bins</i>								C					R	R	R		C	C
<i>Recycling and processing of any material permitted to be manufactured in the district, except paper (see Paper Recycling)</i>								C						R(2)	P	P	P	P
Rental																		
<i>Rental of health equipment</i>								C				P	P	P	P	P	P	P
<i>Rental of heavy equipment</i>								C							R		P	P
<i>Rental of party equipment</i>								C				P	P	P	P	P	P	P
<i>Rental of small home hardware, tool and equipment</i>								C				P	P	P	P	P	P	P
Repair services, excluding motor vehicle repair								C					P	P	P	C	C	C
Residential care home	P	P	P	P	P	P	P	P										
Rescue squad	C	C				C		C		R								
Research and development facility								C						R(2)	P	P	P	P
Restaurant																		
<i>Restaurant, carry-out</i>								C				R	R	P	P	R(3)	R(3)	R(3)
<i>Restaurant, fast food or drive-in</i>								C				C	R	R	R	R(3)	R(3)	R(3)
<i>Restaurant, sit down</i>								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)
Retail sale of goods or articles manufactured or assembled as accessory to a permitted use																R	R	R
Rubber products manufacturing								C										P
Salad dressing manufacturing								C										P
Salvage barn								C							R		C	C
Satellite dish								C	R	R	R	R	R	R	R	R	P	P
School																		
<i>School, art</i>								C		P		P	P	P	P	R	R	R
<i>School, business</i>								C		P		P	P	P	P	R	R	R
<i>School, dance</i>								C		R		P	P	P	P	R	R	R
<i>School, martial arts</i>												P	P	P	P	R	R	R
<i>School, music</i>								C		R		P	P	P	P	R	R	R
<i>School, private</i>	C	C				C		C		P				P				
<i>School, public</i>	P	P				P		P		P				P				
<i>School, vocational</i>								C		R			P	P	P	R	R	R

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	Zoning Districts																	
	R-7 thru 88	R-C	R-TH	R-MF	MH-1	MH-2	MH-3	A	O-1	O-2	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3
School bus parking in conjunction with a residential use	P	P	P	P		P	P	P										
Scientific instruments manufacturing								C					R(2)	P	P	P	P	
Seafood																		
<i>Seafood canning and preserving</i>								C										P
<i>Seafood market</i>								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)
Second-hand store, excluding motor vehicle consignment lot								C					P	P	P	C	C	C
Seed sales								C					P	P	P	C	C	C
Sewing machine sales, instruction and service								C				P	P	P	P	C	C	C
Shed building sales								C							R		C	C
Shoe repair shop								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)
Sign																		
<i>Sign, computer controlled variable message electronic</i>								C					C	C	C	C	C	C
<i>Sign manufacturing</i>								C									P	P
Silverware manufacturing								C					R(2)	P	P	P	P	
Slaughterhouse								C										C
Soap manufacturing								C									P	P
Soft drink bottling and canning								C					R(2)	P	P	P	P	
Sorority in conjunction with school	C	C				C		C										
Spice manufacturing								C					R(2)	P	P	P	P	
Spiritual reader								C							C		C	C
Sporting goods																		
<i>Sporting goods manufacturing</i>								C					R(2)	P	P	P	P	
<i>Sporting goods sales</i>								C				P	P	P	P	C	C	C
Stadium														C				
Stationery store								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)
Steam generation plant producing steam for others								C									C	C
Steel foundry																		P
Stockyard								C										C
Stone and cut stone products manufacturing								C										P
Storage buildings, accessory to dwelling	A	A	A	A	A	A	A	A										
Storage, outside													R	R	R		R	R
Sugar manufacturing								C									P	P
Syrup manufacturing								C					R(2)	P	P	P	P	
Tailor shop								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)
Taxidermy								C					P	P	P	C	C	C
Tea leaf reader								C							C		C	C
Tea manufacturing								C					R(2)	P	P	P	P	
Telegraph service								C		P		P	P	P	P	R(3)	R(3)	R(3)
Telephone exchange								C		P		P	P	P	P	C	C	C
Telephone sales and service								C				P	P	P	P	C	C	C

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	Zoning Districts																	
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Television sales and service							C					P	P	P	P	C	C	C
Textile mill products manufacturing							C										P	P
Theater																		
<i>Theater sit down</i>							C					P	P	P	C	C	C	
<i>Theater drive-in</i>							C							R		C	C	
Tire																		
<i>Tire manufacturing</i>							C											P
<i>Tire recapping</i>							C										P	P
<i>Tire vulcanizing</i>							C										P	P
Tobacco products manufacturing							C										P	P
Toiletry manufacturing (compounding only)							C						R(2)	P	P	P	P	P
Toy																		
<i>Toy manufacturing</i>							C						R(2)	P	P	P	P	P
<i>Toy store</i>							C				P	P	P	P	C	C	C	C
Tractor trailer service station							C										C	C
Trailer manufacturing							C											P
Transportation equipment manufacturing							C											P
Travel agency							C	P	P		P	P	P	P	P	P	P	P
Travel trailer																		
<i>Travel trailer park</i>							C							R		C	C	
<i>Travel trailer sales, service, repair and rental</i>							C							R		C	C	
Truck																		
<i>Truck rental</i>							C							R		P	P	
<i>Truck terminal</i>							C						C	R		P	P	
Umbrella manufacturing							C						R(2)	P	P	P	P	
Utility trailer																		
<i>Utility trailer rental</i>							C							R		P	P	
<i>Utility trailer sales, service and repair</i>							C							R		C	C	
Utility uses requiring a structure but not including: water and wastewater lines and appurtenances; service lines to consumers; and below or above ground cables, wires or pipes, when the uses are located in easements	C	C	C	C		C	C	R	R	R	R	R	R	R	R	R	R	R
Varnish manufacturing							C										P	P
Vegetable canning and preserving							C											P
Vendor																		
<i>Vendor, outdoor, Christmas trees</i>							C					R	R	R	R		C	C
<i>Vendor, outdoor, prepared food, fruit and vegetable</i>							C					R	R	R	R		C	C

