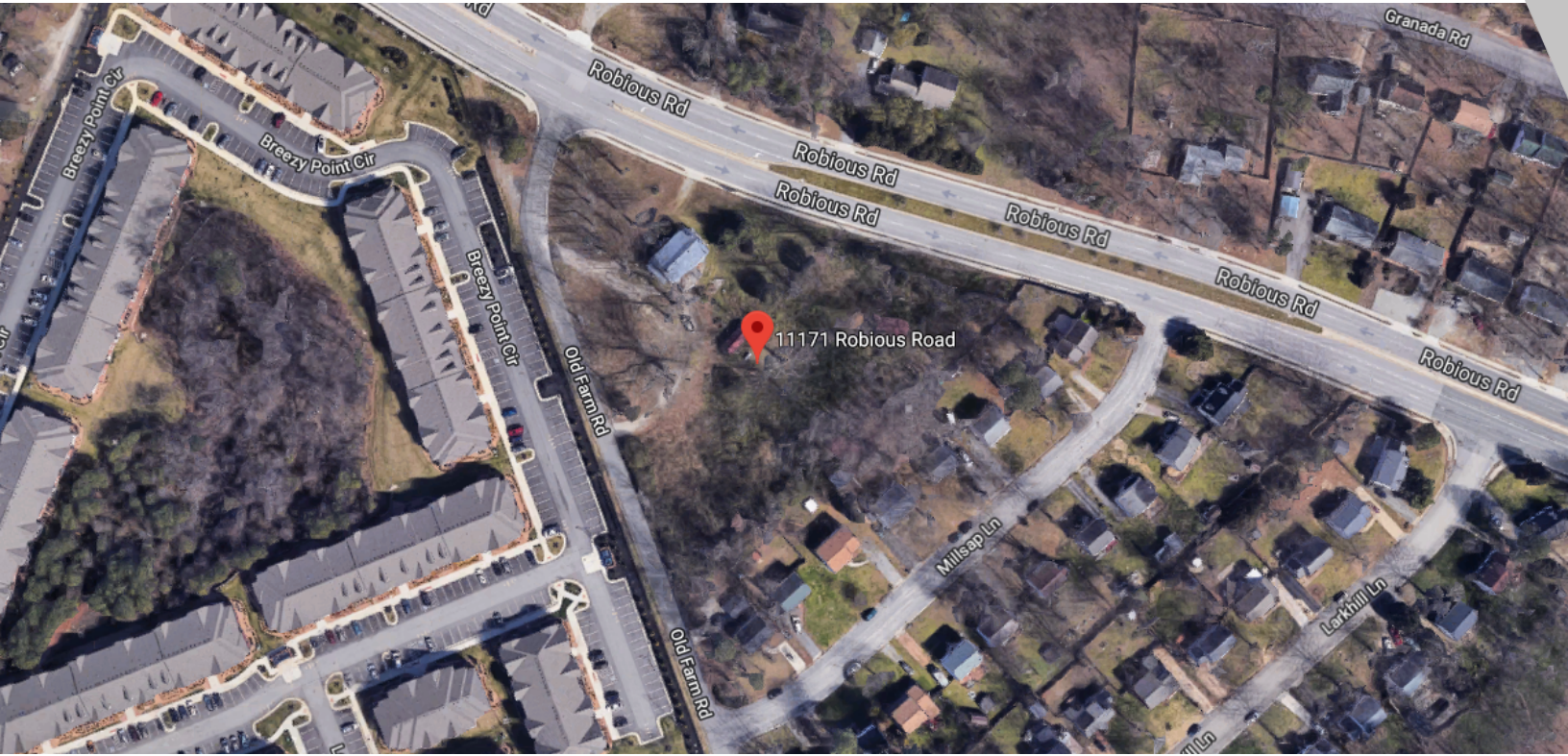


# LAND FOR SALE

11171 Robious Rd, Richmond, VA 23235



<b>SALE PRICE:</b>	\$750,000
<b>PRICE PER ACRE:</b>	\$250,000/Acre
<b>PROPERTY TYPE:</b>	Land/Building
<b>LOT SIZE:</b>	3.0 Acres
<b>APN #:</b>	743-71-33-14-500-000

## PROPERTY OVERVIEW

Corner lot on Robious Road near Chesterfield Town Center and Huguenot Road corridor. Excellent visibility lot currently zoned agricultural with a county plan to move towards C-4 uses (verify with County Zoning).

## PROPERTY FEATURES

- Intersection
- Curb Cut on Robious Road
- 2 ingress/egress on Old Farm
- 2,790 SF Residential/Retail/Office Structure Built in 1920
- Close proximity to CJW Johnston Willis Campus, Huguenot Road corridor, Mall Drive & Chesterfield Town Center

**KW COMMERCIAL MID ATLANTIC**  
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11171 Robious Rd, Richmond, VA 23235



### PROPERTY OVERVIEW

Corner lot on Robious Road near Chesterfield Town Center and Huguenot Road corridor. Excellent visibility lot currently zoned agricultural with a county plan to move towards C-4 uses. 3 acres currently zoned Agricultural with county plans to allow C-4 zoning uses. One curb cut on Robious and 2 on Old Farm.

### LOCATION OVERVIEW

Prime corner lot at the intersection of Robious Rd and Old Farm Rd SW in the Stony Point/Huguenot submarket. Within 5 minutes access to CJW Johnston Willis and Chesterfield Town Center. Convenient to Route 288 and Huguenot Road.

### HIGHEST AND BEST POSSIBLE USE

Current building recently used for residential purposes. Intended C-4 zoning includes retail and office uses. See attached zoning chart for more details.

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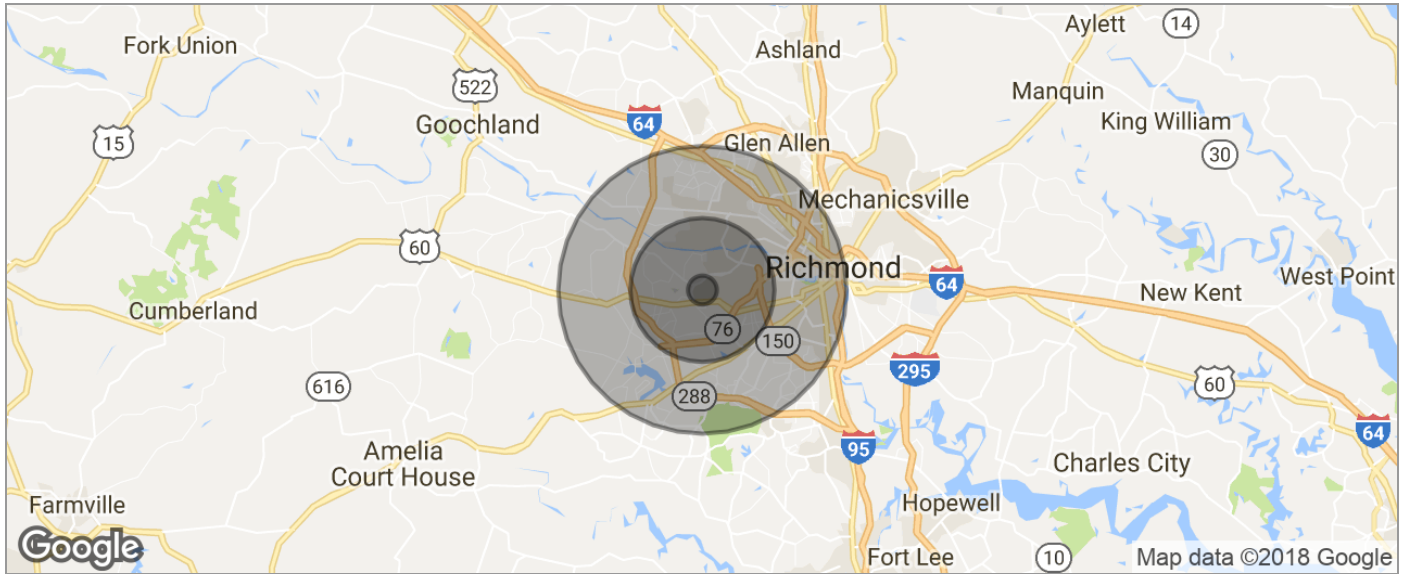
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# LAND FOR SALE

11171 Robious Rd, Richmond, VA 23235



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,459	117,285	516,566
MEDIAN AGE	38.7	41.1	37.2
MEDIAN AGE (MALE)	36.3	39.2	35.6
MEDIAN AGE (FEMALE)	39.8	42.5	38.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,409	45,684	207,782
# OF PERSONS PER HH	2.3	2.6	2.5
AVERAGE HH INCOME	\$78,717	\$106,167	\$85,649
AVERAGE HOUSE VALUE	\$446,487	\$360,437	\$314,338
RACE	1 MILE	5 MILES	10 MILES
% WHITE	80.8%	80.6%	69.9%
% BLACK	9.7%	12.6%	21.4%
% ASIAN	5.7%	3.6%	4.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.4%	0.4%
% OTHER	0.3%	1.3%	1.6%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	6.5%	5.0%	6.4%

\* Demographic data derived from 2010 US Census

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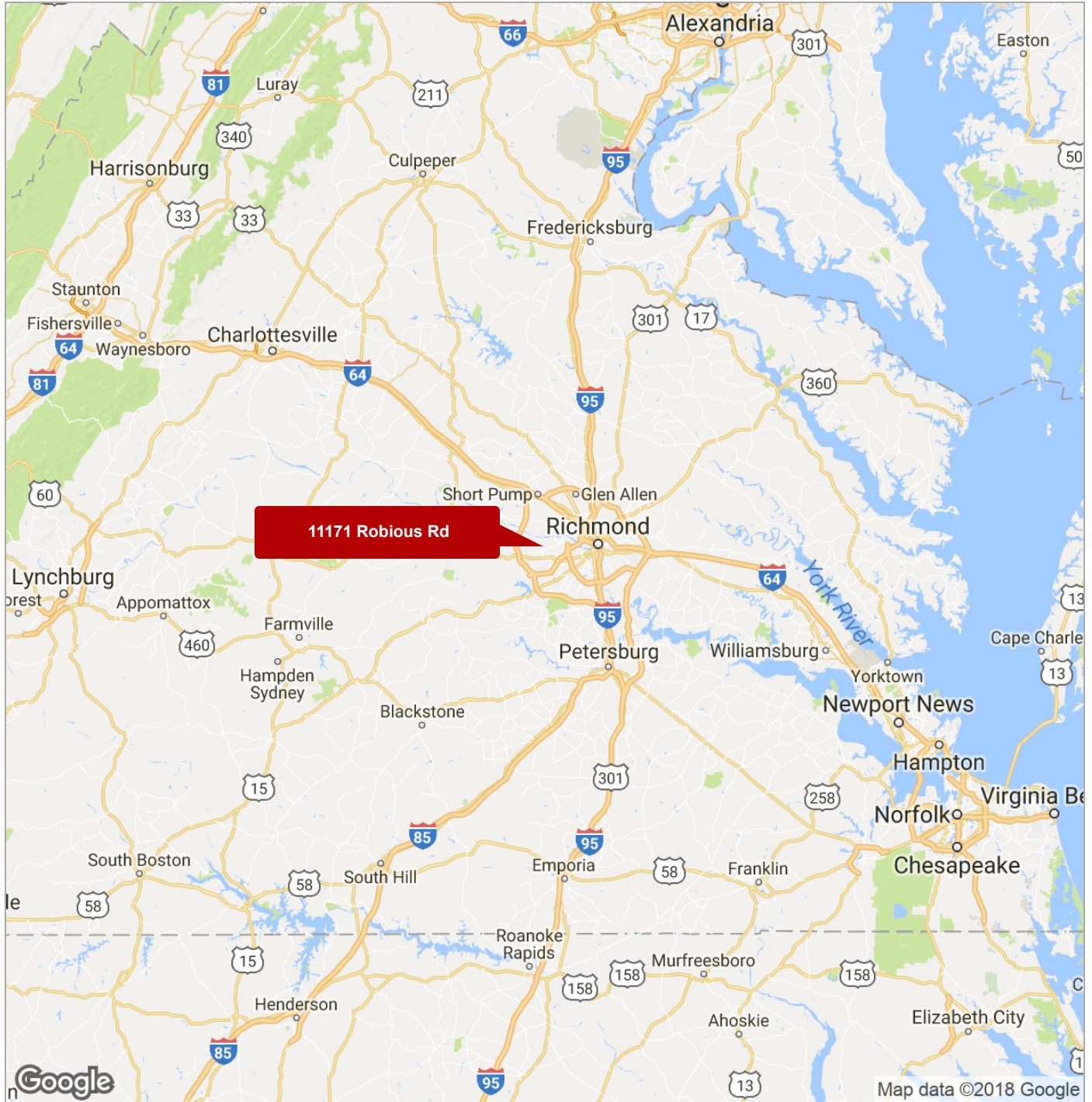
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# 11171 Robious Rd, North Chesterfield, VA 23235-3723, Chesterfield County



<b>4</b>	<b>2,790</b>	<b>130,680</b>	<b>N/A</b>
<b>Beds</b>	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Sale Price</b>
<b>2</b>	<b>1920</b>	<b>SFR</b>	<b>N/A</b>
<b>Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>Sale Date</b>

## Owner Information

Owner Name:	<b>Deschamps Eugene Joseph</b>	Mailing Zip:	<b>23838</b>
Mailing Address:	<b>10900 Nash Rd</b>	Mailing Zip + 4 Code:	<b>6217</b>
Mailing City & State:	<b>Chesterfield, VA</b>	Owner Occupied:	<b>No</b>

## Location Information

MLS Area:	<b>64</b>	Carrier Route:	<b>C038</b>
Magisterial:	<b>Midlothian</b>	Zoning:	<b>A</b>
Zip Code:	<b>23235</b>	Census Tract:	<b>1009.20</b>
Zip + 4:	<b>3723</b>		

## Tax Information

PID:	<b>743-71-33-14-500-000</b>	Parcel ID:	<b>743713314500000</b>
Old Map #:	<b>023408002</b>	% Improved:	<b>71%</b>
Legal Description:	<b>RIVER ROAD</b>		

## Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$209,600	\$199,500	\$202,200
Assessed Value - Land	\$61,200	\$61,200	\$61,200
Assessed Value - Improved	\$148,400	\$138,300	\$141,000
Market Value - Total	\$209,600	\$199,500	\$202,200
Market Value - Land	\$61,200	\$61,200	\$61,200
Market Value - Improved	\$148,400	\$138,300	\$141,000
YOY Assessed Change (%)	5.06%	-1.34%	
YOY Assessed Change (\$)	\$10,100	-\$2,700	

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$1,941		
2016	\$1,915	-\$26	-1.34%
2017	\$2,037	\$122	6.37%

## Characteristics

Lot Acres:	<b>3</b>	Interior Wall:	<b>Plaster</b>
Lot Sq Ft:	<b>130,680</b>	Exterior:	<b>Stucco</b>
Land Use - County:	<b>Single Dwelling</b>	Floor Cover:	<b>Hardwood</b>
Land Use - CoreLogic:	<b>SFR</b>	Construction:	<b>Wood</b>
Style:	<b>Traditional</b>	Foundation:	<b>Brick</b>
Stories:	<b>2</b>	Water:	<b>Public</b>
Year Built:	<b>Tax: 1920 MLS: 1911</b>	Sewer:	<b>Public Service</b>
Bldg Area - Finished Sq Ft:	<b>2,790</b>	Electric Service Type:	<b>Available</b>
Bldg Area - Total Sq Ft:	<b>Tax: 2,790 MLS: 2,800</b>	Condition:	<b>Good</b>
Bldg Area - Above Grade Sq Ft:	<b>2,790</b>	Quality:	<b>Good</b>
Total Rooms:	<b>8</b>	Porch Type:	<b>Open Porch</b>
Bedrooms:	<b>4</b>	Patio Type:	<b>Concrete/Masonry Patio</b>
Baths - Total:	<b>2</b>	No. of Patios:	<b>1</b>

Courtesy of Eric Lin

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## Property Detail

Generated on 01/07/2018

Page 1 of 3



Baths - Full:	1	Patio/Deck 1 Area:	176
Baths - Half:	1	Patio/Deck 2 Area:	168
NumFireplaces:	1	Porch:	Open Porch
Heat Type:	Hot Air	Porch 1 Area:	104
Roof Material:	Composition Shingle		

## Features

Feature Type	Unit	Size/Qty	Width	Depth	Value
2 Stry	S	2,790			
Masonry Patio (Det)	S	176			
Open Porch	S	104			
Open Porch	S	168			
Open Porch	S	78			
Misc Bldg	S	384	32	12	\$5,203

## Estimated Value

RealAVM™ (1):	\$289,394	Confidence Score (2):	77
RealAVM™ Range:	\$251,773 - \$327,015	Forecast Standard Deviation (3):	13
Value As Of:	12/28/2017		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

## Listing Information

MLS Listing Number:	1635000	MLS Orig. List Price:	\$800,000
MLS Status:	Released	MLS Status Change Date:	12/22/2017
MLS Area:	64 - CHESTERFIELD	MLS Off Market Date:	12/22/2017
MLS Listing Date:	10/17/2016	MLS List. Agent Name:	57078-Nelson B Curtis
MLS Current List Price:	\$750,000	MLS List. Broker Name:	THE MUELLER GROUP LLC

MLS Listing #	1606623	2603553
MLS Listing Date	03/08/2016	02/01/2006
MLS Listing Price	\$850,000	\$1,750,000
MLS Orig Listing Price	\$850,000	\$1,750,000
MLS Listing Expiration Date	09/30/2016	10/09/2007
MLS Off Market Date	09/30/2016	09/22/2009
MLS Status	Expired	Expired

## Last Market Sale & Sales History

Recording Date:	10/12/1955	Document Number:	482-315
Owner Name:	Deschamps Eugene Joseph	Deed Type:	Deed (Reg)

Recording Date	10/12/1955
Buyer Name	Deschamps Eugene Joseph
Document Number	482-315
Document Type	Deed (Reg)

## Mortgage History

Mortgage Date	12/10/2007
Mortgage Amount	\$150,000
Mortgage Lender	Wachovia Bk Na
Mortgage Term	30
Mortgage Term	Years
Mortgage Purpose	Refi
Mortgage Type	Conventional
Mortgage Doc #	8112-91

Courtesy of Eric Lin

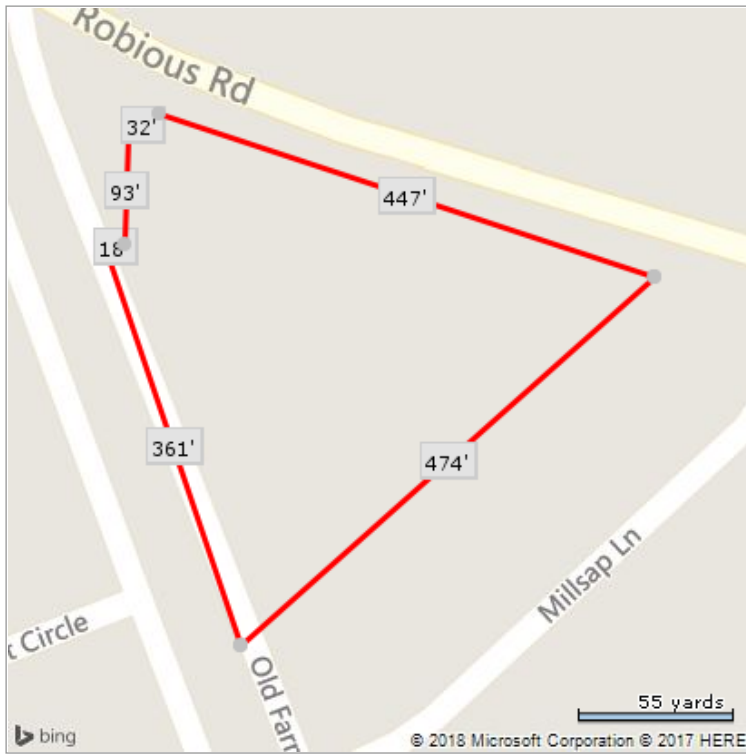
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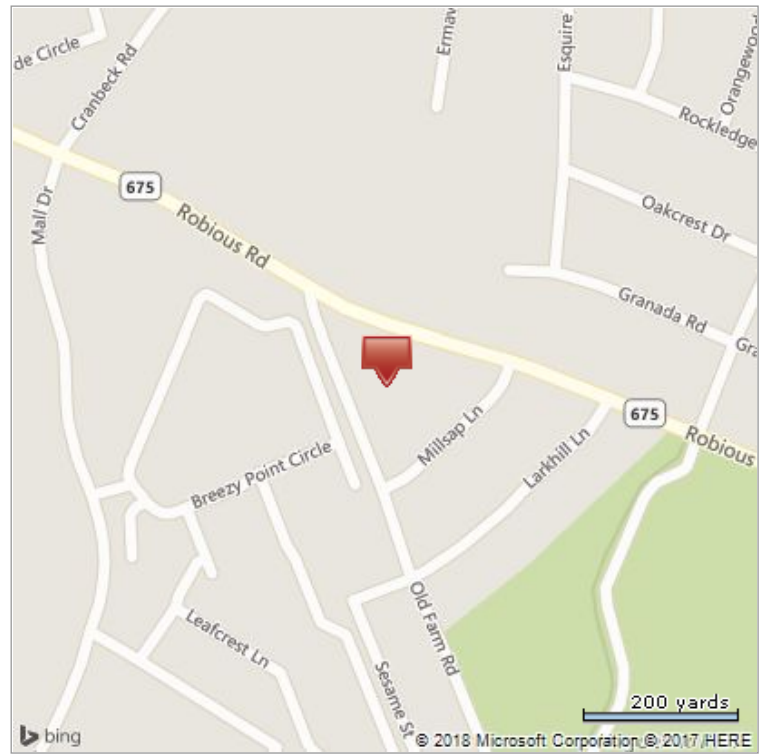
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Page 2 of 3

## Property Map



\*Lot Dimensions are Estimated



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## Property Detail

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Page 3 of 3

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	
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	R(3)	R(3)	R(3)
<i>Athletic field publicly operated</i>	P	P				P		P	R	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	

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	
Automobile																			
Automobile accessory store								C			R	R	R	P	P	R(3)	R(3)	R(3)	
Automobile consignment lot								C							C		C	C	
Automobile manufacturing																		P	
Automobile rental								C				R	R	R	P	C	C	C	
Automobile repair, excluding body, major engine or transmission								C					R	R	P		C	C	
Automobile repair, including body, major engine or transmission															R		C	C	
Automobile sales, excluding consignment lot								C					R	R	P		C	C	
Automobile self service station								C				R	R	R	R	R	R(3)	P	P
Automobile self service station, unmanned												R	R	R	R	R(3)	P	P	
Automobile service station								C					R	R	R		P	P	
Automobile title lender								C							C		C	C	
Automobile storage lot															R	R	P	P	
Automobile tow lot								C							R			R	
Automobile wash								C					R	P	P	C	C	C	
Bakery																			
Bakery goods store								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)	
Bakery products manufacturing								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		C											
Boat																			
Boat manufacturing								C										P	
Boat sales, service, repair and rental								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																	
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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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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	P
Furniture and fixtures																		
<i>Furniture and fixtures manufacturing, assembly only from finished materials</i>								C					R(2)		P	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	C
Garage																		
<i>Garage building sales</i>								C						R		C	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	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	C
<i>Greenhouse, wholesale</i>								C								P	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	C
Gypsum products manufacturing								C										P
Halfway house											C	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	
Lamp shade manufacturing							C						R(2)	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	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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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	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	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	P

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Ordinance and accessories manufacturing and storage								C										C
Packaging film manufacturing								C										P
Paint																		
Paint manufacturing								C									P	P
Paint store								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)
Palmist								C							C		C	C
Paper																		
Paper conversion to paperboard products								C						R(2)	P	P	P	P
Paper, pulp and allied products manufacturing								C										P
Paper recycling by the chemical method								C								C	C	P
Paper recycling by the compaction method								C						R(2)	P	P	P	P
Parking lot																		
Parking lot, commercial								C			R	R	R	P	P	R(3)	R(3)	R(3)
Parking lot, park and ride	C	C				C		C					P	P	P	P	P	P
Park																		
Park, private	C	C				C		C	R	R	R	R	R	R	R	R(3)	R(3)	R(3)
Park, public	P	P				P		P	R	R	R	R	R	R	R	P	P	P
Pasta manufacturing								C										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
Pet																		
Pet grooming								C			R	P	P	P	P	R(3)	R(3)	R(3)
Pet shop								C				P	P	P	P	C	C	C
Petroleum																		
Petroleum refining and allied industries								C										C
Petroleum storage and distribution (see Fuel storage and distribution, petroleum)																		
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																		
Plant nursery, retail	C	C				C		C				R	P	P	P	C	C	C
Plant nursery, wholesale								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	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
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
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

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	Zoning Districts																	
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Veterinary																		
<i>Veterinary clinic</i>								C	R	R	R	P	P	P	P	R(3)	R(3)	R(3)
<i>Veterinary hospital</i>								C					P	P	P	C	C	C
Video rental and sales store								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)
Wallpaper store								C		R(1)	P	P	P	P	P	R(3)	R(3)	R(3)
Warehouse																		
<i>Warehouse, accessory to permitted use</i>										R			R	R	P	P	P	P
<i>Warehouse, principal use</i>								C						R(2)	P	P	P	P
Wastewater treatment plant								C									P	P
Watch manufacturing								C						R(2)	P	P	P	P
Water bottling and canning, carbonated								C						R(2)	P	P	P	P
Water treatment plant								C									P	P
Wholesale house and distributor, excluding greenhouse or plant nursery								C						R(2)	P	P	P	P
Wholesale trade of any product allowed to be sold at retail in the district															P		C	C
Wine																		
<i>Winery, craft</i>								C		R(1)		R	R	R	R	R(3)		
<i>Winery, farm</i>								P										
<i>Wine, manufacturing</i>								C									P	P
Wood products manufacturing, excluding furniture (see Furniture and fixtures)								C										P
Worship, place of	P	P				P		P	P	P		P	P	P	P	C	C	C
Yard sale	R	R	R	R		R	R	R										

1928:94257.6

History of Amendments

Date	Doc #	Description
6/24/2015	94257.1	Date of Adoption
8/26/2015	94257.2	Requirements for Communication Small Cells (Ordinance 94487.1)
6/22/2016	94257.3	Bon Air Special Design District (Ordinance 96319.3)
9/28/2016	94257.4	Limited Events (Ordinance 96971.2)
12/14/2016	94257.5	Tractor Trailer Service Stations (Ordinance 97242.1)
5/24/2017	94257.6	Commercial & Industrial Uses (Ordinance 98093.3)