#### COMMERCIAL LOT NEARLY 1 ACRE ON GEORGE WASHINGTON MEMORIAL HWY, HAYES, VA



## **Property Details**

- **<u>Prime Opportunity</u>**: With Starbucks just 6 blocks away, act swiftly to secure this valuable investment and capitalize on the impactful growth. This district is evolving and changes are imminent.
- **<u>Highly Visible Location</u>**: Situated along the lively George Wash Mem Hwy, this commercial lot enjoys prominent visibility.
- <u>Sizable Lot</u>: Spanning nearly 1 acre (.84 of an acre), this lot offers ample space for a variety of commercial endeavors.
- **Coveted B-1 Zoning:** Boasting a coveted B-1 zoning, the property is well-suited for a range of business uses.



## Highlights

Zoning:	B-1
Property Type:	Commercial Land
Total Lot Size:	0.84 acres

- High visibility
- Major employers in the area
- NEW Starbucks store 6 blocks away
- Upcoming Golf Community just miles away

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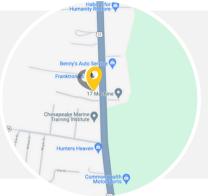
Date Available: Now Zoning: B-1 Property Type: Commercial Land No. of Lots: 1





## COMMERCIAL LOT NEARLY 1 ACRE ON GEORGE WASHINGTON MEMORIAL HWY, HAYES, VA

Date Available: Now Zoning: B-1 Property Type: Commercial Land No. of Lots: 1





Sale Price: \$147,000

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Permitted Uses	Special Exceptions	Specific Special Exception Criteria Minimum Lot Size					Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max Ht. of Principal Building		Minimum Yard Dimensions (ft)				Ac	cessory	ıgs	Misc. Requirements	
			Sewer and Water (acres)	or	On- site S & W (acres)	Width (ft)			Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height	Side Lot Lines	Rear Lot Lines	
Retail stores and shops							80		45	35								Front yard dimensions may be waived whenever a larger portion of existing build- ings along a section of street is within 35 feel of such street.
Convenience business							80		45	35								All permitted uses and special exceptions: see Highway Cor- ridor Develop- ment District for additional setback require- ments.
General business							80		45	35								
Highway busi- ness							80		45	35								
Office-type busi- ness							80		45	35								
Service business							80		45	35								
Wholesale busi- ness							80		45	35								
Schools, colleges, universities							80		45	35								
Music and dance studios							80		45	35								
Indoor theaters and auditoriums.							80		45	35								

Supp. No. 3

CDB:103

Permitted Uses	Special Exceptions	Specific Special Exception Criteria	<sup>1</sup> Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max Ht. of Principal Building				um Yarc		Ac	cessory	gs	Misc. Requirement:	
			Sewer and Water (acres)	or Water	On- site S & W (acres)	Width (ft)			Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height	Side Lot Lines	Rear Lot Lines	
Lodge halls and social clubs							80		45	35								
Newspaper and commercial print- ing shops							80		45	35								
Mortuaries							80		45	35								
Public utility offices and government offices		-					80		45	35								
Banks and other financial institu- tions							80		45	35								- 1
Churches and other places of worship		a					80		60	35								
Post offices							80		45	35								
Nursing homes							80		45	35								
Child care centers							80		45	35								
Adult day care center						1	80		45	35								
Uses required for provisions and maintenance of public facilities and utilities		i.																
General hospitals							80		45	35	15	35	30					
Veterinary hospitals							80		45	35	15	35	30					
Building supplies and services							80		45	35								

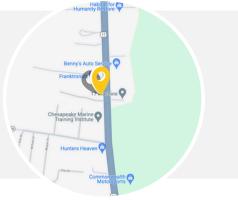
APPENDIX B-ZONING

## **COMMERCIAL LOT NEARLY 1 ACRE ON** GEORGE WASHINGTON MEMORIAL HWY, HAYES, VA

Date Available: Now Zoning: B-1 Property Type: Commercial Land No. of Lots: 1

Supp. No. 3

CDB:104





Ś Sale Price: \$147,000

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Permitted Uses	Special Exceptions	Specific Special Exception Criteria	М	linimum	a Lot Si	ze	Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Lot to be ccupied rincipal and Ccessory Principal		Minimum Yard Dimensions (ft)					cessory	ngs	Misc. Requirements	
			Sewer and Water (acres)	Sewer or Water (acres)	On- site S & W (acres)	Width (ft)			Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height	Side Lot Lines	Rear Lot Lines	
Automotive and arm implement ales and service							80		45	35								_
Restaurants							80		45	35								
Drive through ood service							80		45	35								
lotels and notels							80		45	50	35	70	35		35	35	35	
duest houses and ountry inns							80		45	50	35	70	35		20	5	5	
Iuseums							80		35	35					20	5	5	
fotor lodges							80		35	50	35	70	35		35	35	35	
Commercial com- nunications facility, Type I																		See Article 9, Supplementary District Regula- tions, Section 9-13.
Commercial com- nunications acility, Type II																		See Article 9, Supplementary District Regula- tions, Section 9-13.
Forestry harvest- ng																		
Wellness and fit- ness center									50						20	5	5	

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  | Max. % of<br>Lot<br>to be<br>Occupied<br>(Principal<br>and<br>Accessory<br>Buildings)  
  | Max Ht. of<br>Principal<br>Building  |  |  |   
   |   |  | Ac   | cessory  | Misc.<br>Requirements  |   
   |  |
|                       |  | and<br>Water                   |  | site<br>S & W   | Width<br>(ft)   
   
  |  
  |  | Feet   | Front  | One<br>Side   
   | Sum<br>Sides  | Rear   | Stories  | Max.<br>Height   | Side<br>Lot<br>Lines   | Rear<br>Lot<br>Lines  
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   |   |  |  |  |  |   
   | Indoor facilities<br>only.<br>The applicant<br>shall secure all<br>appropriate<br>permits<br>required by<br>federal, state,<br>and local agen-<br>cies. Packing of<br>whole organ-<br>isms on ice for<br>transport to<br>market shall be<br>permitted.   |
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   | See Article 9,<br>Supplementary<br>District Regula-<br>tions, Section<br>9-23  |
|                       |  |                                |  |   |   
   
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   |   |  |  |  |  |   
   | See Article 9,<br>Supplementary<br>District Regula-<br>tions, Section<br>9-23  |
| Kennels               | A, B,C, G,<br>U                              |                                |  |   |   
   
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   |   |  |  | 35   | 5  | 5   
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  |  
  |  | 45   | 50   |   
   |   |  |  | 35   | 5  | 5   
   |  |
|                       | Exceptions                                   | Special<br>Exceptions Criteria | Special<br>Exceptions Criteria M<br>Water Sever<br>and Water (acres) | Special Special Exceptions Special Exceptions Hinimum Minimum | Special<br>Exceptions Sever<br>Criteria Minimum Lot Si<br>Sever<br>and<br>Water Water Sever<br>(acres) On-<br>Sever<br>Sever<br>(acres)   With and the sever<br>water water (acres) Interview<br>(acres) Interview<br>(acres)   Interview Interview Interview   Interview Interview <t< td=""><td>Special<br/>Exceptions Special<br/>Criteria Minimum Lot Size   Super Su</td><td>Special<br/>Exceptions     Special<br/>Exceptions     to be<br/>Occupied<br/>(Principal<br/>and<br/>accessory<br/>Buildings)       Superior     Sever Sever<br/>or<br/>Water Water State     On-<br/>site<br/>S &amp; W<br/>Water Water S &amp; W<br/>Water     On-<br/>S &amp; W<br/>With<br/>(acres) (acres)       Image: Superior Sever<br/>Water Water S &amp; W<br/>Water     Image: Sever<br/>S &amp; W<br/>Water     Image: Sever<br/>S &amp; W<br/>With       Image: Sever<br/>Water Water S &amp; W<br/>Water     Image: Sever<br/>S &amp; W<br/>Water     Image: Sever<br/>S &amp; W<br/>With       Image: Sever<br/>Water Sever<br/>Water S &amp; W<br/>Water     Image: Sever<br/>S &amp; W<br/>With     Image: Sever<br/>S &amp; W<br/>With       Image: Sever<br/>Water Sever<br/>Water Sever<br/>Water Sever<br/>Water Sever<br/>S &amp; W<br/>With     Image: Sever<br/>S &amp; W<br/>With     Image: Sever<br/>S &amp; W<br/>With       Image: Sever<br/>Water Sever<br/>S &amp; W<br/>With     Image: Sever<br/>S &amp; W<br/>With     Image: Sever<br/>S &amp; W<br/>With     Image: Sever<br/>S &amp; W<br/>With       Image: Sever<br/>S &amp; W<br/>Water Sever<br/>S &amp; W<br/>With     Image: Sever<br/>S &amp; W<br/>Water Sever<br/>S &amp; W</td><td>Specific<br/>Special<br/>Exceptions     Specific<br/>Special<br/>Criteria     Lot<br/>be<br/>Occupied<br/>Minimum Lot 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(Principal<br/>Minimum Varr<br/>Site Sum<br/>Site   Image: Special<br/>Criteria Image: Special<br/>Criteria Image: Special<br/>Accession (Principal<br/>Minimum Varr<br/>Site Image: Special<br/>Site Image: Special<br/>Site   Image: Special<br/>Criteria Image: Special<br/>Site Image: Special<br/>Site Image: Special<br/>Site Image: Special<br/>Site Image: Special<br/>Site   Image: Special<br/>Criteria Image: Special<br/>Site Image: Special<br/>Site Image: Special<br/>Site Image: Special<br/>Site Image: Special<br/>Site   Image: Special<br/>S</td><td>Special<br/>Exceptions Specific<br/>Special<br/>Criteria Minimum Lot Size<br/>Minimum Lot Size Lot<br/>bo be<br/>Occupied<br/>(Principal<br/>Buildings) Max HL of<br/>Principal<br/>Buildings) Minimum Yard<br/>Dimensions (D)   Specific<br/>Exceptions Suever Sewer<br/>and<br/>Criteria On-<br/>site<br/>Water S &amp; W Width<br/>(acres) On-<br/>site<br/>(Principal<br/>Buildings) Minimum Yard<br/>Dimensions (D)   Image: Specific<br/>Criteria Suever Sewer<br/>and<br/>Max HL of<br/>Side On-<br/>site<br/>Side On-<br/>site<br/>(Principal<br/>Buildings) Non   Image: Specific<br/>Criteria Suever Sewer<br/>Mater S &amp; W Width<br/>(acres) On-<br/>site<br/>(Principal<br/>Buildings) Suever<br/>Side Suever<br/>Suever<br/>Side Suever<br/>Suever<br/>Side Suever<br/>Suever<br/>Side Rear   Image: Specific<br/>Criteria Image: Specific<br/>Criteria Image: Specific<br/>Criteria Image: Specific<br/>Criteria Suever<br/>Suever<br/>Side Suever<br/>Suever<br/>Suever<br/>Side Suever<br/>Suever<br/>Side Suever<br/>Suever<br/>Suever<br/>Side Suever<br/>Suever<br/>Suever<br/>Suever<br/>Side Suever<br/>Suever<br/>Suever<br/>Side Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Side Suever<br/>Suever<br/>Suever<br/>Suever<br/>Side Suever<br/>Suever<br/>Suever<br/>Suever<br/>Side Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Side Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Suever<br/>Sue</td><td>Special<br/>Exceptions Special<br/>Special<br/>Exceptions Special<br/>Exceptions Special<br/>Minimum Lot Size<br/>Summary<br/>and<br/>Criteria Lot<br/>Occupied<br/>Max Ht. of<br/>Principal<br/>Buildings Max Ht. of<br/>Principal<br/>Buildings Minimum Yard<br/>Dimensions (D) Ac   Special<br/>Exceptions Sever Sever<br/>Sade Sortes Sever Sever<br/>site<br/>(acres) (acres) One<br/>(If) Feet Front One<br/>Side Sum<br/>Rear Stories   Image: Special<br/>Exceptions Image: Sever<br/>Sade Sortes Image: Sever<br/>Stories Image: Sever<br/>Side Image: Sever<br/>Side Sum<br/>Rear Stories   Image: Special<br/>Exceptions Image: Sever<br/>Sortes Image: Sever<br/>Side Image: Sever<br/>Side</td></t<> <td>Special<br/>Exceptions Specific<br/>Special<br/>Criteria Specific<br/>Minimum Lot Size Lat<br/>bobe<br/>Occupied<br/>and<br/>Accessory Max H. of<br/>Principal<br/>Buildings Minimum Yard<br/>Dimensions (f) Accessory   Image: Specific<br/>Exceptions Sewer Sewer<br/>Criteria Sewer Sewer<br/>and<br/>or<br/>site<br/>(acres) On-<br/>site<br/>(f) Minimum Lot Size Feet Fond One Sum<br/>Side Accessory   Image: Specific<br/>Exceptions Sewer Sewer<br/>(acres) Cores) One Sum<br/>(f) Sum<br/>Side Side Rear Stories Height   Image: Specific<br/>Exceptions Image: Specific<br/>Criteria Image: Specific<br/>Side Image: Specific<br/>Sid</td> <td>Special<br/>Exceptions Special<br/>Special<br/>Criteria Summur Lot Size<br/>Minimum Lot Size Lot<br/>Occupied<br/>Principal<br/>Buildings Max Hi. of<br/>Principal<br/>Buildings Minimum Yard<br/>Dimensions (I) Accessory Buildings   Special<br/>Exceptions Sever<br/>Criteria Sever<br/>and<br/>Water Side Sever<br/>Sever<br/>Water Side Sever<br/>Sever<br/>Sever<br/>Water Side Sever<br/>Sever<br/>Sever<br/>Sever<br/>Max Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sever<br/>Sev</td> <td>Special<br/>Exceptions     Special<br/>Special<br/>Criteria     Special<br/>Minimum Lot Size<br/>Subscription<br/>Criteria     Lot<br/>Occupied<br/>Max H1. of<br/>Principal<br/>Buildings     Max H1. of<br/>Dimensions (D)     Accessory Buildings       Special<br/>Exceptions     Steer<br/>Criteria     Steer<br/>Subscription<br/>(Criteria)     Steer<br/>Subscription<br/>(Criteria)     Steer<br/>Subscription<br/>(Criteria)     Max H1. of<br/>Principal<br/>Buildings     Minimum Yard<br/>Dimensions (D)     Accessory Buildings       Special<br/>Exceptions     Steer<br/>Subscription<br/>(Criteria)     Steer<br/>Subscription<br/>(Criteria)     Steer<br/>Subscription<br/>(Criteria)     Steer<br/>Subscription<br/>(Criteria)     Steer<br/>Subscription<br/>(Criteria)     No     Steer<br/>Subscription<br/>(Criteria)     Steer<br/>Subscription<br/>(Criteria)</td> | Special<br>Exceptions Special<br>Criteria Minimum Lot Size   Super Su | Special<br>Exceptions     Special<br>Exceptions     to be<br>Occupied<br>(Principal<br>and<br>accessory<br>Buildings)       Superior     Sever Sever<br>or<br>Water Water State     On-<br>site<br>S & W<br>Water Water S & W<br>Water     On-<br>S & W<br>With<br>(acres) (acres)       Image: Superior Sever<br>Water Water S & W<br>Water     Image: Sever<br>S & W<br>Water     Image: Sever<br>S & W<br>With       Image: Sever<br>Water Water S & W<br>Water     Image: Sever<br>S & W<br>Water     Image: Sever<br>S & W<br>With       Image: Sever<br>Water Sever<br>Water S & W<br>Water     Image: Sever<br>S & W<br>With     Image: Sever<br>S & W<br>With       Image: Sever<br>Water Sever<br>Water Sever<br>Water Sever<br>Water Sever<br>S & W<br>With     Image: Sever<br>S & W<br>With     Image: Sever<br>S & W<br>With       Image: Sever<br>Water Sever<br>S & W<br>With     Image: Sever<br>S & W<br>With     Image: Sever<br>S & W<br>With     Image: Sever<br>S & W<br>With       Image: Sever<br>S & W<br>Water Sever<br>S & W<br>With     Image: Sever<br>S & W<br>Water Sever<br>S & W | Specific<br>Special<br>Exceptions     Specific<br>Special<br>Criteria     Lot<br>be<br>Occupied<br>Minimum Lot Size<br>Print<br>Sever<br>and<br>Water Water S & W<br>Width<br>(acres) (acres)     Max<br>(Principal<br>and<br>Sever<br>Buildings)     Max<br>Print<br>Builtings)       Water Sever<br>and<br>Criteria     Sever<br>Sever<br>Sever<br>(acres) (acres)     On-<br>site<br>(acres) (acres)     Image: Criteria<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Se | Special<br>Exceptions     Specific<br>Special<br>Exceptions     Image: Specific<br>Special<br>Criteria     Image: Specific<br>Special<br>Criteria     Image: Specific<br>Special<br>Criteria     Image: Specific<br>Special<br>Criteria     Image: 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| Special<br>Exceptions Specific<br>Special<br>Exceptions State<br>Minimum Lot Size<br>Manume Lot Size<br>and<br>War Ht. of<br>Amage Size<br>and<br>Size<br>Minimum Lot Size<br>Minimum Lot Size<br>Size<br>Minimum Lot Size<br>Minimum | Special<br>Exceptions Special<br>Exceptions Subsect<br>Maintenance<br>Criteria Lot<br>be<br>Maintenance<br>Maintenance<br>Principal<br>Buildings Maintenance<br>Principal<br>Buildings   Max Ht. of<br>Accession Sever<br>Sever<br>and<br>Water S Sever<br>Sever<br>and<br>Water S Sever<br>Sever<br>site<br>Water S One<br>Sever<br>site<br>Water S Max Ht. of<br>Principal<br>Buildings Max Ht. of<br>Principal<br>Buildings   Max Ht. of<br>Criteria Sever<br>Max Ht. of<br>Sever<br>Water S Sever<br>Sever<br>Sever<br>Sever<br>Water S One<br>Sever<br>Sever<br>Sever<br>Water S No   Max Ht. of<br>Criteria Sever<br>Max Ht. of<br>Sever<br>Water S Sever<br>Sever<br>Sever<br>Sever<br>Water S Sever<br>Sever<br>Sever<br>Sever<br>Water S No Feet Front One<br>Side   Max Ht. of<br>Criteria Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Max Ht. of<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sev | Special<br>Exceptions Specific<br>Special<br>Criteria Specific<br>Minimum Lot Size Lot<br>Occupied<br>(Principal<br>maid<br>Accessing<br>Buildings) Max HL of<br>Principal<br>Buildings) Minimum Yarr<br>Buildings)   Image: Special<br>Exceptions Seleer Stater<br>ond or<br>site<br>(acres) (acres) One<br>Site<br>(Principal<br>maideness) Max HL of<br>Principal<br>Buildings) Minimum Yarr<br>Buildings)   Image: Special<br>Criteria Seleer Stater<br>Max Hu of<br>(acres) (acres) One<br>(Principal<br>maideness) Minimum Yarr<br>Buildings)   Image: Special<br>Criteria Stater<br>Minimum Varr<br>Site One<br>Sum<br>Site Sum<br>Site   Image: Special<br>Criteria Stater<br>Minimum Varr<br>Site Image: Special<br>Accession (Principal<br>Minimum Varr<br>Site Sum<br>Site   Image: Special<br>Criteria Image: Special<br>Criteria Image: Special<br>Accession (Principal<br>Minimum Varr<br>Site Sum<br>Site   Image: Special<br>Criteria Image: Special<br>Criteria Image: Special<br>Accession (Principal<br>Minimum Varr<br>Site Sum<br>Site   Image: Special<br>Criteria Image: Special<br>Criteria Image: Special<br>Accession (Principal<br>Minimum Varr<br>Site Image: Special<br>Site Image: Special<br>Site   Image: Special<br>Criteria Image: Special<br>Site Image: Special<br>Site Image: Special<br>Site Image: Special<br>Site Image: Special<br>Site   Image: Special<br>Criteria Image: Special<br>Site Image: Special<br>Site Image: Special<br>Site Image: Special<br>Site Image: Special<br>Site   Image: Special<br>S | Special<br>Exceptions Specific<br>Special<br>Criteria Minimum Lot Size<br>Minimum Lot Size Lot<br>bo be<br>Occupied<br>(Principal<br>Buildings) Max HL of<br>Principal<br>Buildings) Minimum Yard<br>Dimensions (D)   Specific<br>Exceptions Suever Sewer<br>and<br>Criteria On-<br>site<br>Water S & W Width<br>(acres) On-<br>site<br>(Principal<br>Buildings) Minimum Yard<br>Dimensions (D)   Image: Specific<br>Criteria Suever Sewer<br>and<br>Max HL of<br>Side On-<br>site<br>Side On-<br>site<br>(Principal<br>Buildings) Non   Image: Specific<br>Criteria Suever Sewer<br>Mater S & W Width<br>(acres) On-<br>site<br>(Principal<br>Buildings) Suever<br>Side Suever<br>Suever<br>Side Suever<br>Suever<br>Side Suever<br>Suever<br>Side Rear   Image: Specific<br>Criteria Image: Specific<br>Criteria Image: Specific<br>Criteria Image: Specific<br>Criteria Suever<br>Suever<br>Side Suever<br>Suever<br>Suever<br>Side Suever<br>Suever<br>Side Suever<br>Suever<br>Suever<br>Side Suever<br>Suever<br>Suever<br>Suever<br>Side Suever<br>Suever<br>Suever<br>Side Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Side Suever<br>Suever<br>Suever<br>Suever<br>Side Suever<br>Suever<br>Suever<br>Suever<br>Side Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Side Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Suever<br>Sue | Special<br>Exceptions Special<br>Special<br>Exceptions Special<br>Exceptions Special<br>Minimum Lot Size<br>Summary<br>and<br>Criteria Lot<br>Occupied<br>Max Ht. of<br>Principal<br>Buildings Max Ht. of<br>Principal<br>Buildings Minimum Yard<br>Dimensions (D) Ac   Special<br>Exceptions Sever Sever<br>Sade Sortes Sever Sever<br>site<br>(acres) (acres) One<br>(If) Feet Front One<br>Side Sum<br>Rear Stories   Image: Special<br>Exceptions Image: Sever<br>Sade Sortes Image: Sever<br>Stories Image: Sever<br>Side Image: Sever<br>Side Sum<br>Rear Stories   Image: Special<br>Exceptions Image: Sever<br>Sortes Image: Sever<br>Side | Special<br>Exceptions Specific<br>Special<br>Criteria Specific<br>Minimum Lot Size Lat<br>bobe<br>Occupied<br>and<br>Accessory Max H. of<br>Principal<br>Buildings Minimum Yard<br>Dimensions (f) Accessory   Image: Specific<br>Exceptions Sewer Sewer<br>Criteria Sewer Sewer<br>and<br>or<br>site<br>(acres) On-<br>site<br>(f) Minimum Lot Size Feet Fond One Sum<br>Side Accessory   Image: Specific<br>Exceptions Sewer Sewer<br>(acres) Cores) One Sum<br>(f) Sum<br>Side Side Rear Stories Height   Image: Specific<br>Exceptions Image: Specific<br>Criteria Image: Specific<br>Side Image: Specific<br>Sid | Special<br>Exceptions Special<br>Special<br>Criteria Summur Lot Size<br>Minimum Lot Size Lot<br>Occupied<br>Principal<br>Buildings Max Hi. of<br>Principal<br>Buildings Minimum Yard<br>Dimensions (I) Accessory Buildings   Special<br>Exceptions Sever<br>Criteria Sever<br>and<br>Water Side Sever<br>Sever<br>Water Side Sever<br>Sever<br>Sever<br>Water Side Sever<br>Sever<br>Sever<br>Sever<br>Max Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sever<br>Sev | Special<br>Exceptions     Special<br>Special<br>Criteria     Special<br>Minimum Lot Size<br>Subscription<br>Criteria     Lot<br>Occupied<br>Max H1. of<br>Principal<br>Buildings     Max H1. of<br>Dimensions (D)     Accessory Buildings       Special<br>Exceptions     Steer<br>Criteria     Steer<br>Subscription<br>(Criteria)     Steer<br>Subscription<br>(Criteria)     Steer<br>Subscription<br>(Criteria)     Max H1. of<br>Principal<br>Buildings     Minimum Yard<br>Dimensions (D)     Accessory Buildings       Special<br>Exceptions     Steer<br>Subscription<br>(Criteria)     Steer<br>Subscription<br>(Criteria)     Steer<br>Subscription<br>(Criteria)     Steer<br>Subscription<br>(Criteria)     Steer<br>Subscription<br>(Criteria)     No     Steer<br>Subscription<br>(Criteria)     Steer<br>Subscription<br>(Criteria) |

#### **COMMERCIAL LOT NEARLY 1 ACRE ON** GEORGE WASHINGTON MEMORIAL HWY, HAYES, VA

Supp. No. Official Schedule of District Regulations (Zoning District B-1) App. Max. % of Lot to be Occupied (Principal and Accessory Buildings) . В, § 5-2 12 Specific Special Exception Criteria Max Ht. of Principal Building Special Exceptions Permitted Uses Minimum Yard Dimensions (ft) Misc. uirem Minimum Lot Siz Accessory Buildings Reau Sewer Sewer On-and or site Water Water S & W (acres) (acres) Side Lot Lines Reat Lot Line Max. Heigh Sum Sides Widt (ft) One Side Feet Fron Micro beverage production establishment 45 50 35 5 5 GLOUCESTER COUNTY CODE Mini-Ware-house F,H,L,M, S,U,V 2 2 2 200 80 20 200 50 100 50 Recreation and C, I .5 .5 .5 100 35 35 20 5 5 amusement enterprises Uses required for the provi-sion and maintenance o private wastewater utilities E, F, I, L, O, S, T, U, W CDB:106 Commercial communica-tions facility, Type III X—1, 2, 3, 4, 5, 6, 9, 10, 11, 13, 14, 15, 16 See Article 9, Supplementary District Regula-tions, Section 9-13. The front of the property shall be wooded or landscaped for a depth of no less than fifty (50') feet. Contractors offices and storage faci-lites G, H, I, J, K, L, M, S, U 35 100 50 100 100 35 50 50 X-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 See Article 9, Supplementary District Regula-tions, Section 9-13. Commercial communica-tions facility, Type IV Supp. Official Schedule of District Regulations (Zoning District B-1) Max. % of Lot to be Occupied (Principal and Accessory Buildings) . No. 14 Specific Special Exception Criteria Max Ht. of Principal Building Misc. uirem Permitted Uses Special Exceptions Minimum Yard Dimensions (ft) Minimum Lot Siz Buildir Requir Sewer Sewer On-and or site Water S & W Width (acres) (acres) (acres) (ft) Side Lot Lines Rear Lot Lines One Side Sum Sides Max s Height 35 Feet Front Rear Transitional Community Facility with Conditional Use Permit 50 35 50 70 35 35 35 See Article 9 and Article 14—Conditional Use Permit Commercial communication facility, Type V on an existing lot 30,000 SF See Article 9, Supplementary District Regula-tions, Section 9-13. Commercial com-munication facil-ity, Type V APPENDIX B-ZONING S.U 35 5 10 5 CDB:107 or less Commercial com-munication facil-ity, Type VI (data facility, Type pole) VI (data pole) on an existing lot 30,000 SF or less See Article 9, Supplementary District Regula-tions, Section 9-13. S, U 35 5 10 5 Event facility 35 60 20 See Article 9, Supplementary District Regula-tions Section 9-30 Event 5 enues Power utility-electric (by Conditional Use Permit) Solar energy facility, private small-scale App. Solar energy facility, private large-scale roof mounted/solar ₿, \$ 5-2 canopy

				C	official S	Schedul	e of District R	egulatio	ons (Zor	ting Dis	strict B	-1)						
Permitted Uses	Special Exceptions	Specific Special Exception Criteria	Minimum Lot Size				Max. % of Lot to be Occupied (Principal and Accessory Buildings)	Max I Print Built	cipal			ım Yara ions (ft)		Ac	cessory	gs	Misc. Requirements	
				or Water	On- site S & W (acres)				Feet	Front	One Side	Sum Sides	Rear	Stories	Max. Height	Side Lot Lines	Rear Lot Lines	
Solar energy facility, private large-scale ground-mounted (by Conditional Use Permit)																		

**USES** 

#### COMMERCIAL LOT NEARLY 1 ACRE ON GEORGE WASHINGTON MEMORIAL HWY, HAYES, VA



