

3.2 ACRES +/- HENRICO COUNTY, VA

ASKING PRICE - \$325,000



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B-3 & M-1

PROPERTY DESCRIPTION

The subject property is shown on Henrico County Tax Map records as GPINs # 816-713-0978 and # 815-713-8872. According to the tax records, the subject property contains 3.22 acres +/- . The deed is recorded in Deed Book 5715 on Page 2342. A review of the Henrico County Tax Records indicates the following:

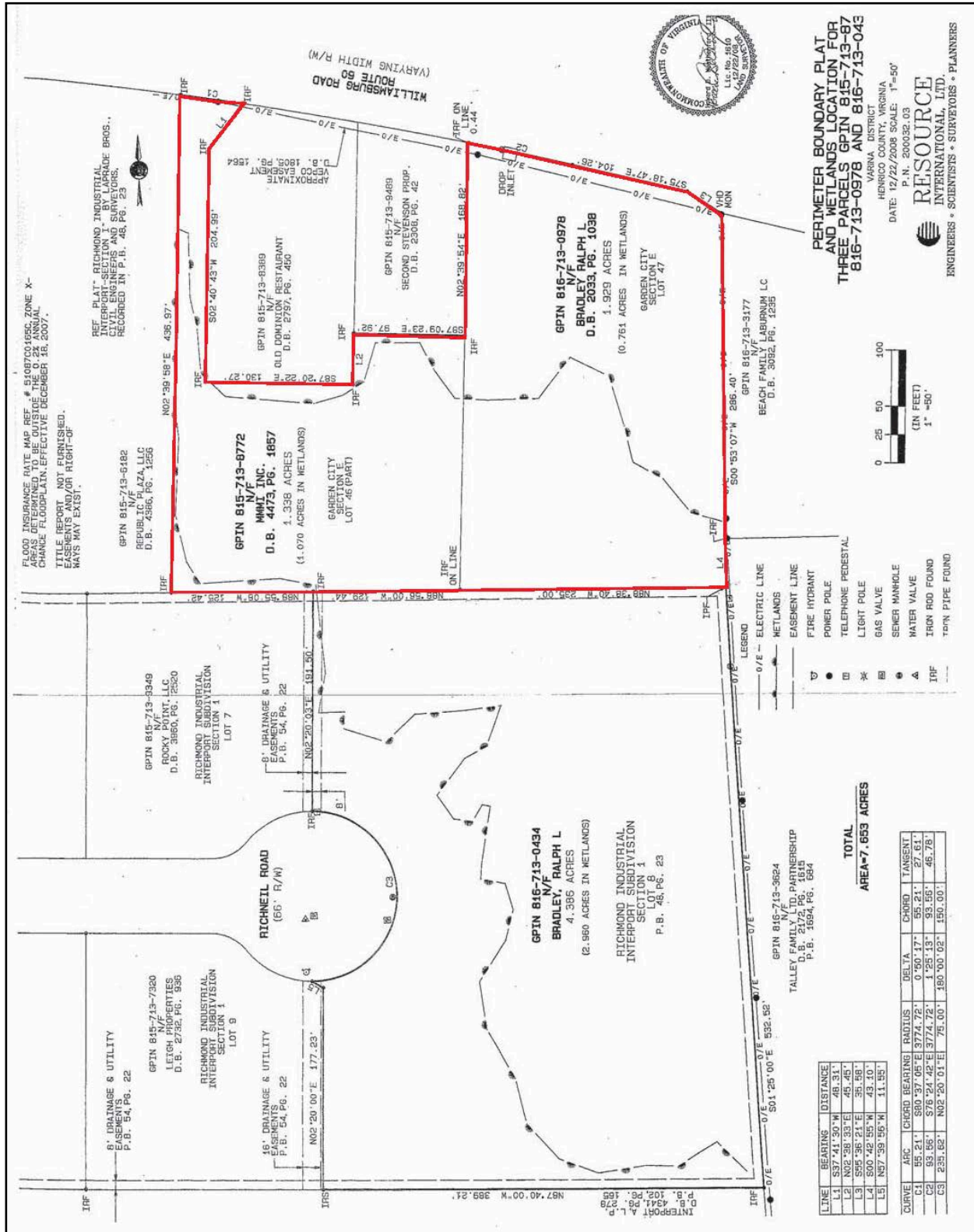
<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
816-713-0978	1.883	\$360,000 Land Only
815-713-8772	1.337	\$1,300 Land Only
TOTALS:	3.22	\$361,300 Land Only

The 1.883-acre parcel front on Highway 60 (Williamsburg Road) with around 233.4 feet +/- of frontage and the 1.337-acre parcel has around 55.21 feet of frontage on the same road. Per the County's zoning maps, about six-tenths (0.6) of an acre of the 1.929-acre tract is zoned B-3 with the balance of that parcel zoned M-1. All of the 1.337-acre parcel is zoned M-1. The 1.929-acre parcel is located about 177 feet +/- west of intersection of Laburnum Avenue and Williamsburg Road.

Per the Utility Map, it appears there is a sanitary sewer line running through the 1.929-acre parcel, and stormwater pipes are located at each corner of the Williamsburg Road frontage. County water lines are off-site and would need to be brought down Williamsburg Road to the subject property.

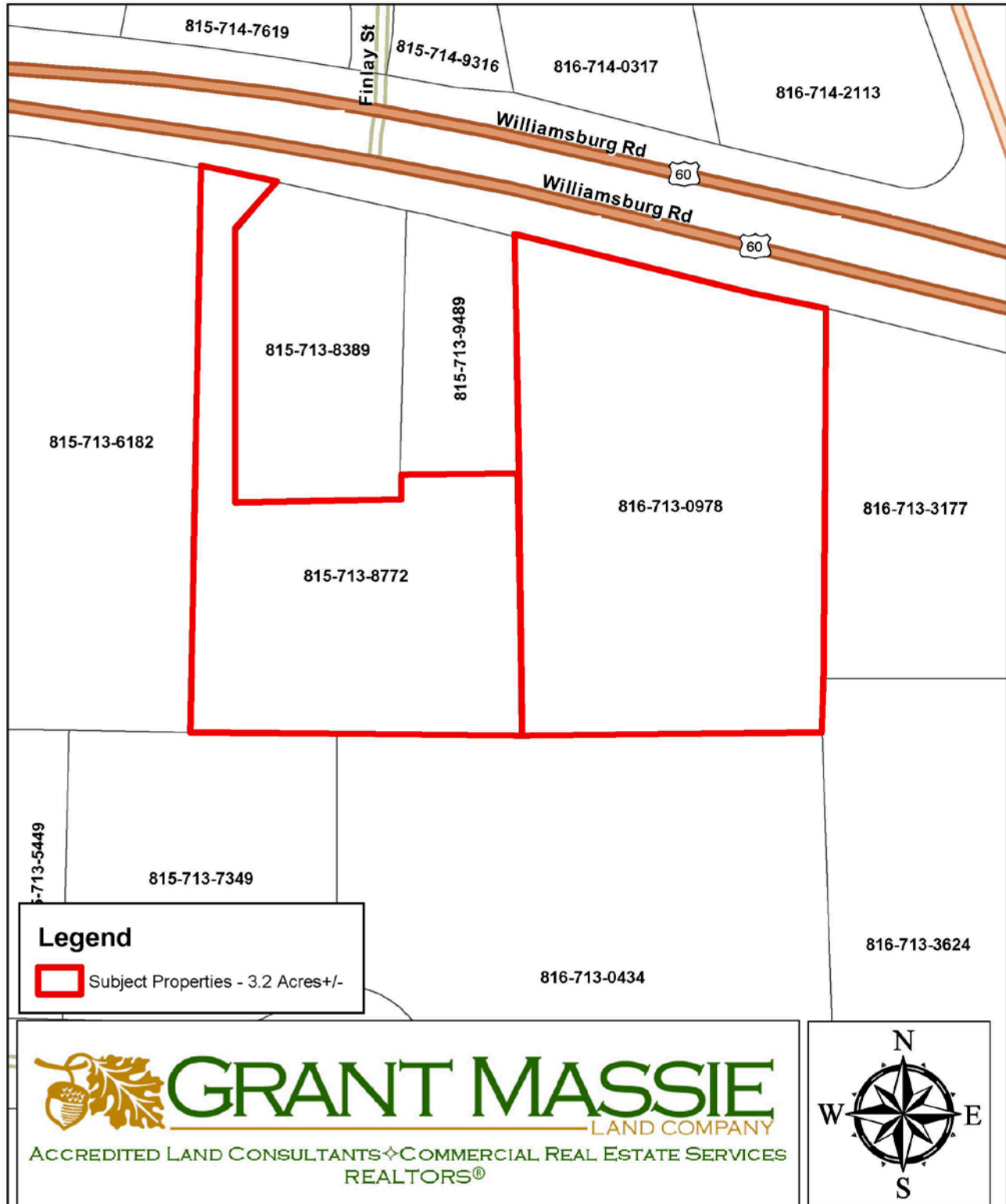
The subject property is located about 1.25 miles south of the Exit # 195 (Laburnum Ave.) of Interstate 64 and around 1.25 miles west of Richmond International Airport. The Shops at White Oak Village are located about 1 mile +/- of the subject property.

PLAT



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

TAX MAP

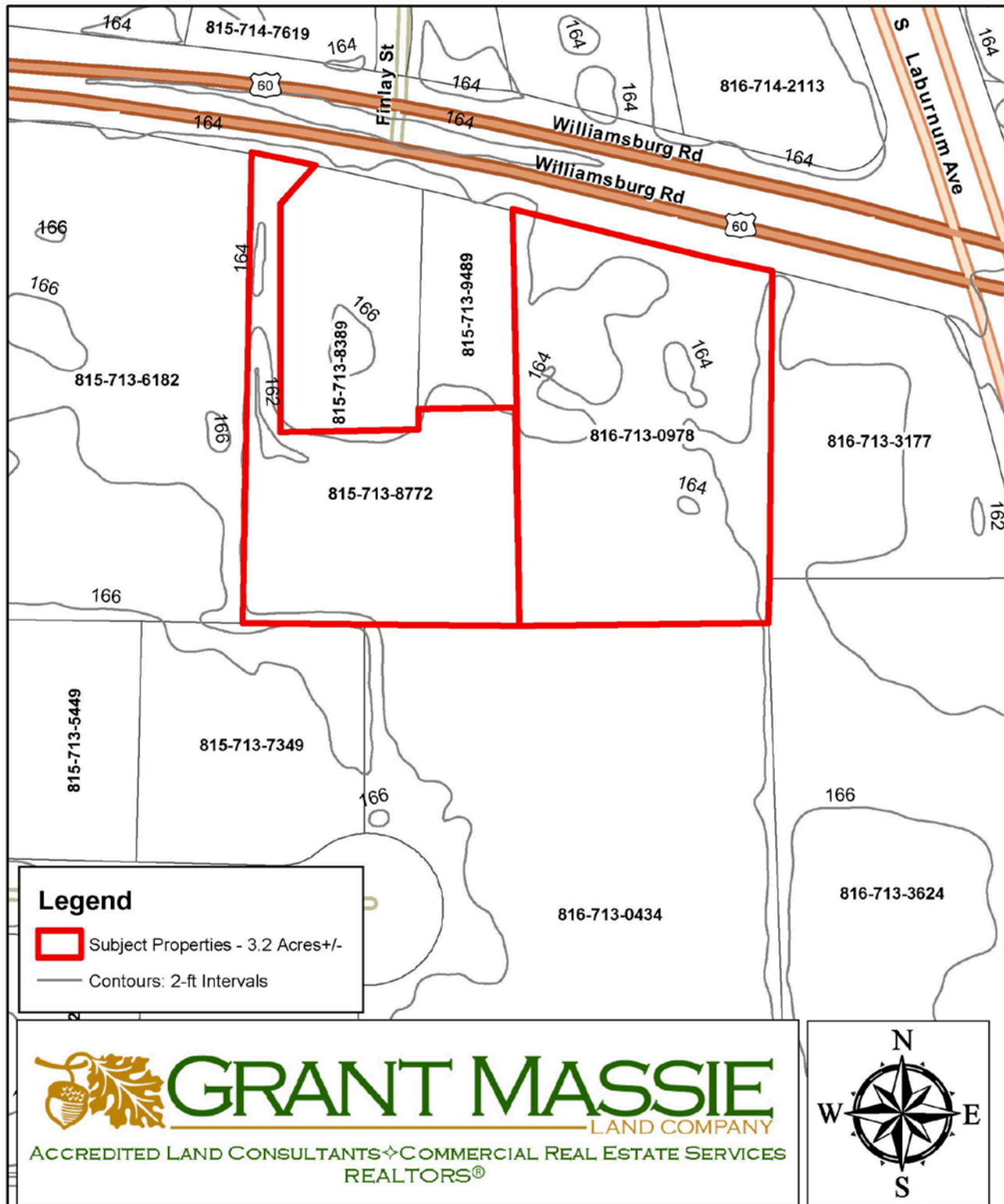


AERIAL PHOTOGRAPH

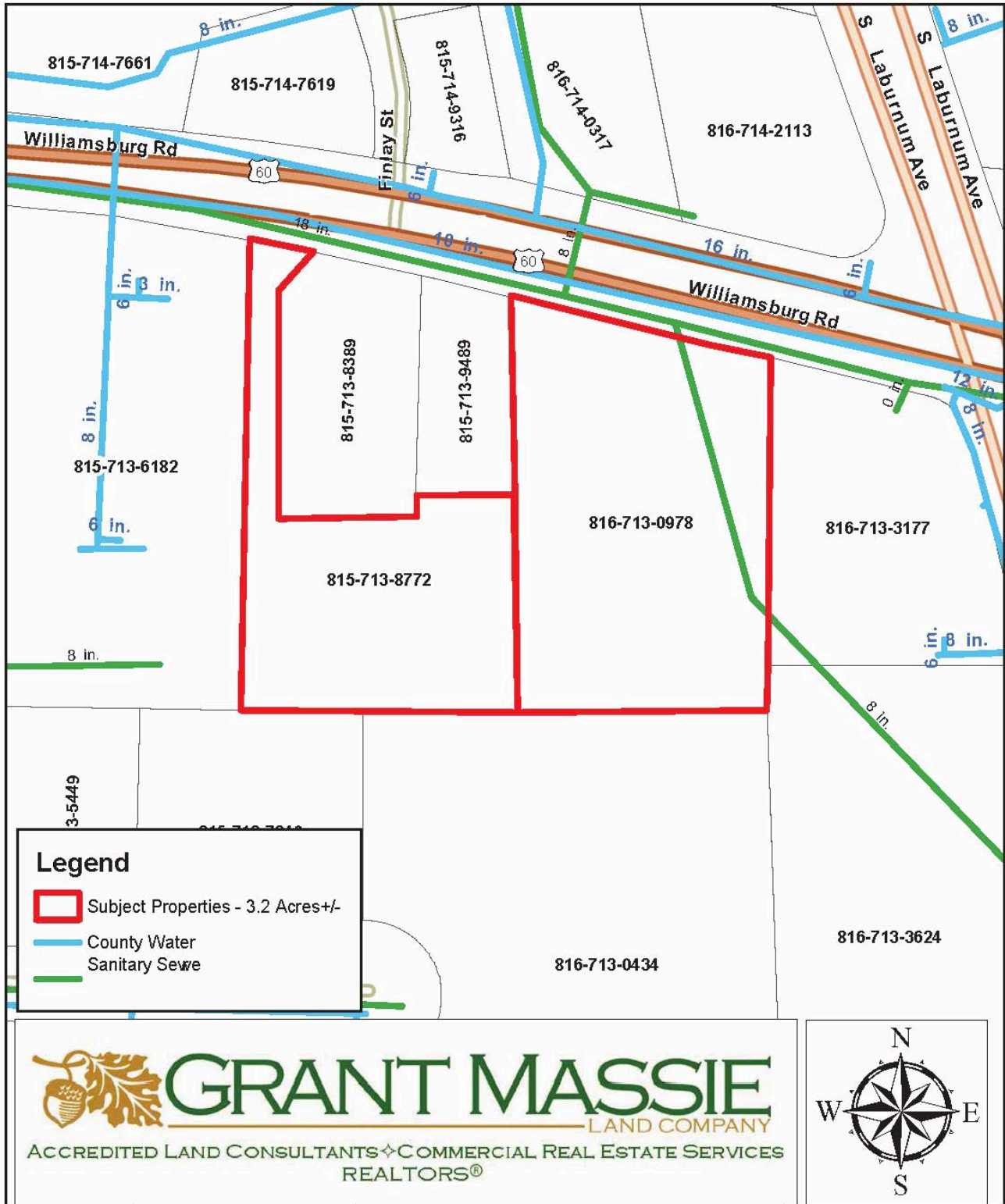


ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

TOPOGRAPHIC MAP

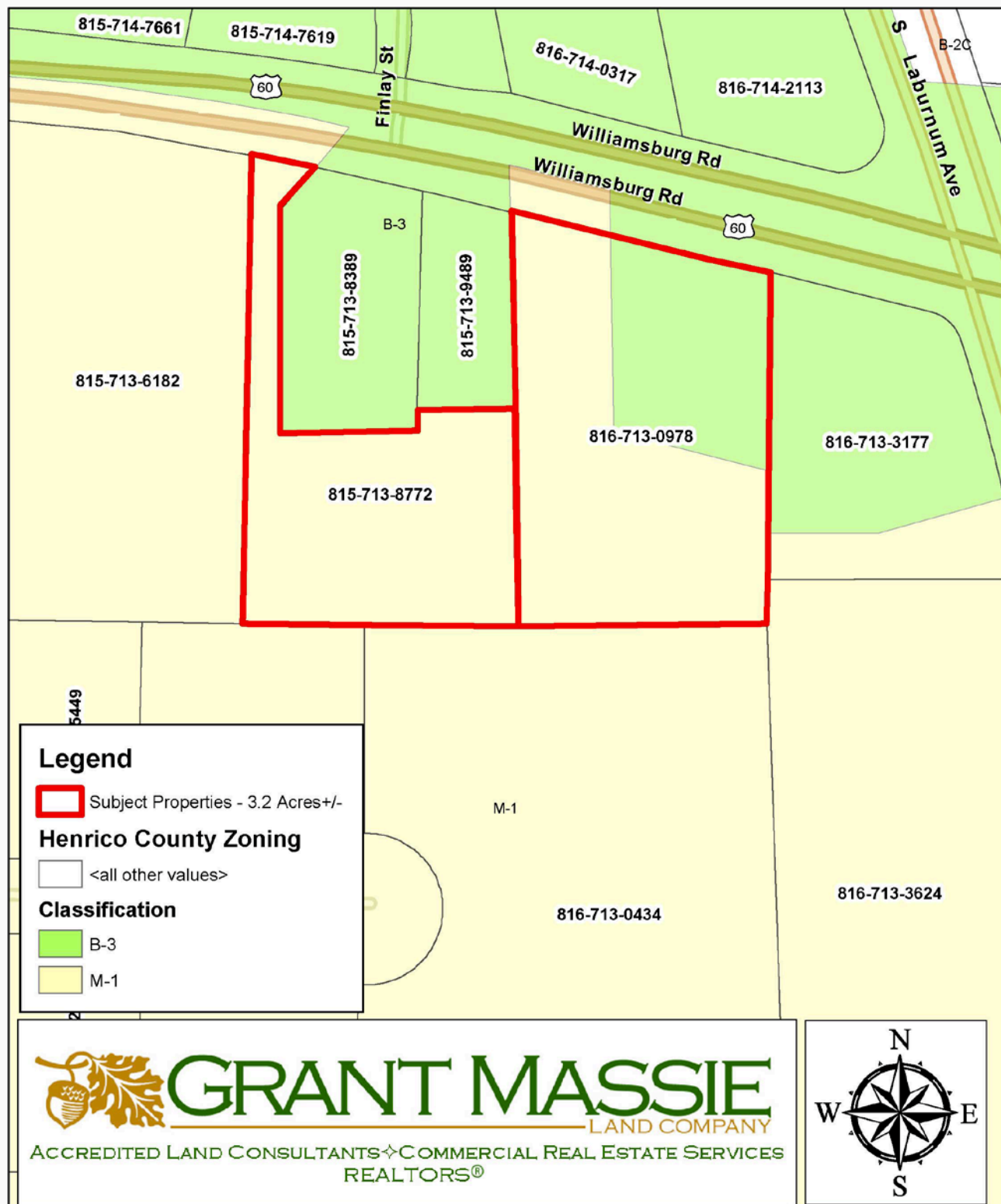


UTILITIES MAP





ZONING MAP



ZONING ORDNANCES: B-3 & M-1

~~fence or wall. Such containers shall be located as far from adjacent R districts as practicable. Such containers shall be serviced only between the hours of 6:00 a.m. and 12:00 midnight.~~

~~(j) *Drainage*. Provisions shall be made for appropriate stormwater management and drainage. Water from buildings, parking and loading areas shall not be permitted to drain from such areas onto adjacent property except into a natural watercourse or a drainage easement. Plans shall be prepared in accordance with design criteria established by the county engineer or any governmental body having jurisdiction with respect thereto and approved prior to beginning any construction.~~

~~(k) *Lighting*. Site and exterior lighting, if provided, shall be directed away from adjoining R districts and streets. Lighting shall be of such design and type as to minimize the impact of the lights on adjacent property in accordance with lighting plans approved by the planning office or, if required, by the planning commission prior to the issuance of an occupancy permit.~~

~~(l) *Hours of service*. Unless otherwise provided for by this chapter, no business permitted in this district shall begin service to the public or any outside activity before 6:00 a.m. nor extend any outside activity or hours of service after 12:00 midnight. (See also section 24-58.2.)~~

~~(m) *Services and production of goods*. Services and production of goods shall be subject to the development standards of the B-1 district.~~

~~(n) *Temporary outdoor Christmas tree sales*. Temporary outdoor sales shall be subject to the requirements and development standards of the B-1 district.~~

~~(Code 1980, § 22-61, Code 1995, § 24-61)~~

ARTICLE XIV. - B-3 BUSINESS DISTRICT

Sec. 24-62. - Purpose of district.

This district is to provide locations for a variety of commercial, automotive, recreational and service activities, serving a wide area of the county and located along arterial thoroughfares where a general mixture of commercial and service activity may exist. Uses and activities which are characterized by extensive warehousing, frequent heavy trucking activity, open storage of material or the nuisance factors of dust, odor and noise associated with manufacturing are not to be located within such areas.

(Code 1980, § 22-62; Code 1995, § 24-62)

Sec. 24-62.1. - Permitted uses.

A building or land shall be used only for the following purposes:

(a) Any use permitted and as regulated in the R-6 district except dwellings as herein provided. The permitted height of buildings or structures shall be subject to the B-2 district requirements except as otherwise provided for by this chapter.

(b) Any use permitted in the B-1 and B-2 business districts, subject to the development standards of the B-3 district.

(c) Animal hospital or kennel. Any open pens or enclosures for animals shall be located at least 200 feet from any R district.

(d) Automobile service station. Bulk storage of fuel shall be underground.

(e) Automobile, truck, trailer, motorcycle or bus sales, rental and repair, including towing service and automotive body and paint shops, but not auto salvage or junk operations. All repair or storage of equipment or materials and damaged or inoperative vehicles shall be inside a completely enclosed building except as provided herein and damaged or inoperative vehicles removed from the highways as an emergency measure may be stored for a maximum of 30 days.

- (f) Automobile or truck tires or parts sales, wholesale or retail, service and/or installation.
- (g) Automobile, truck or recreational vehicle, storage lot for new or used cars and other vehicles. Such use shall not include storage or sale of junk or inoperative vehicles.
- (h) Boat and boat trailer sales, service and storage.
- (i) Building materials store, wholesale or retail, but not a lumberyard. All outside storage or sales areas shall be located, secured and screened in accordance with the development standards of this section.
- (j) Carwash, automatic or otherwise. Adequate stacking space for all vehicles shall be provided off of the street for each washing lane.
- (k) Cleaning or dyeing, linen service or laundry, furniture repairing or refinishing; cabinet or carpenter shop; plumbing, electrical and heating shop; painting shop; upholstering shop; tinsmithing shop. General service and repair establishments, similar in character or operation to those listed in this item may be permitted, provided that no outside storage of material or products is permitted except as provided by this section.
- (l) Exterminating establishment.
- (m) Farm supply and service establishment, implement sales, rental and service, feed and seed store.
- (n) Fortuneteller, palmist, astrologist, numerologist, clairvoyant, craniologist, phrenologists, card reader, spiritual reader or similar activity.
- (o) Janitorial service establishment.
- (p) Landscape contracting and tree service.
- (q) Manufactured home sales, display and storage or sales, rental, display and storage of travel trailer, travel vans, campers and truck camper tops. All vehicles and units shall be in useable condition and none shall be placed in a required front yard.
- (r) A single office-warehouse, when the warehouse area does not exceed 15,000 square feet and all materials are stored within an enclosed building for use by the business concern occupying the building.
- (s) Printing, publishing and engraving establishments, photographic processing and blueprinting.
- (t) Public utility service buildings, including facilities for construction and repair, or for the service or storage of utility materials or equipment.
- (u) Public dancehalls within a fully enclosed, air conditioned and soundproofed building.
- (v) Restaurants of any kind, delicatessens and ice cream parlors.
- (w) Rifle or pistol range within a fully enclosed, air conditioned and soundproofed building.
- (x) School for industrial training, trade or business.
- (y) Sheet metal shop or roofing company. No outside storage of material shall be permitted except as provided for in this section.
- (z) Shell houses or display houses, but not within 20 feet of any side lot line, nor within 20 feet of each other.
- (aa) Shopping centers, regional. A regional center shall contain more than 40 acres in the aggregate, and shall consist of a coordinated group of retail and service establishments, indoor and outdoor, with common parking, access and service areas in accordance with section 24-101 of this chapter. Shopping center site plans shall be approved by the planning commission in accordance with section 24-106 of this chapter. Outside display areas are permitted as regulated in the B-1 district.
- (bb) Sign shop, including fabrication.
- (cc) Temporary outdoor sales lots and stands for retail sales of a temporary nature (except livestock sales and outdoor flea markets), and when located 200 feet from any R district. Retail sale of Christmas trees, wreaths, holly and similar decorative horticultural materials shall be permitted and

as regulated in the B-1 district.

(dd) Wholesale establishments with not more than 15,000 square feet of accessory storage per establishment.

(ee) Other retail, service and recreational uses which are of the same general character as those listed above as permitted uses. Such additional uses may be permitted by the director of planning pursuant to section 24-109 of this chapter, provided that they shall be only retail and service establishments primarily selling new merchandise and/or rendering a personal service. Such additional uses may be permitted only in accordance with the development standards as herein provided.

(ff) Permanent on-site recycling collection facility subject to section 24-106.

(gg) Outdoor advertising signs as regulated in section 24-104.1.

(hh) Adult business, as regulated in section 24-65(n).

(Code 1980, § 22-62.1; Code 1995, § 24-62.1; Ord. No. 975, § 4, 5-27-1998; Ord. No. 993, § 2, 10-12-1999; Ord. No. 1023, § 2, 2-12-2002)

Sec. 24-62.2. - Provisional uses permitted.

The following uses may be permitted as provisional uses if approved by the board of supervisors in accordance with sections 24-120 and 24-122.1 of this chapter; and further provided, that site plans are reviewed and approved by the planning commission pursuant to section 24-106 of this chapter and the development standards as herein provided:

(a) Amusement park, carnival, circus and fairgrounds.

(b) Auditorium and assembly hall.

(c) Bus and railroad passenger station.

(d) Drive-in theater.

(e) Heliport (including landing, fueling and service facilities).

(f) Recreational facilities of a commercial nature when located out-of-doors. Such facilities may include miniature golf courses, golf driving ranges, skating rinks, swimming pools and water slides, skateboard parks and similar uses and activities.

(g) Commercial outdoor flea markets.

(h) Self-service storage facility in accordance with section 24-58.2(b) of this chapter.

(i) Billiard parlors with hours of service to the general public from 1:00 p.m. on Sunday and 6:00 a.m. on other days until midnight, unless extended hours of operation are specifically authorized by the board of supervisors as a condition of the permit approval.

(j) A recycling collection facility, pursuant to obtaining a provisional use permit and administratively approved site plan, for a period in excess of 30 days. The facility shall meet or exceed the following criteria:

(1) Area and site size: A recycling collection facility shall not exceed a maximum area of 972 square feet.

(2) Setbacks: Setbacks shall be as set forth in sections 24-94 and 24-101 or greater as specified by the provisional use permit.

(3) Parking: Parking shall be provided as required in sections 24-96 and 24-101(e)(5).

(4) Exterior storage: Exterior storage shall not be permitted.

(5) Vehicular and pedestrian circulation: A recycling collection facility shall be located in a manner that does not impede or adversely affect vehicular or pedestrian circulation.

(6) A site plan shall be submitted for administrative review and approval by the director of planning or the director's designee. Appeal of any condition of approval shall be to the planning

commission. Failure to maintain strict conformity with conditions of approval shall be deemed just cause for revocation. The site plan shall depict the location and size of the proposed facility; the number, type and size of containers and/or trailers and/or vehicles to be utilized; and the means of maximizing the compatibility of the proposed facility with the overall design, character and aesthetic considerations of the principal use of the property. Amendments to approved plans shall be reviewed and approved administratively by the director of planning or the director's designee.

(7) Operation and maintenance plan. An operation and maintenance plan containing provisions for an attendant, daily operations and maintenance of the facility shall be submitted for review and approval as part of the plan submitted for approval by the director of planning.

(8) Time limits and hours of operation. The duration or time period of the facility and daily hours of operations shall be established by the board of supervisors in its approval of the provisional use permit.

(9) A tonnage collection report for the previous six-month period shall be submitted to the planning office no later than January 15 and July 15 of each year.

(k) Coliseum, stadium and racetrack. Buildings and structures may be any height in excess of 45 feet permitted by the board of supervisors.

(l) Accessory dwellings. Up to four dwelling units, located on a floor or floors above a retail or office use, may be permitted as a provisional use, subject to the following requirements:

(1) The dwelling shall be categorized as nonresidential for the purpose of applying area and bulk regulations.

(2) Each dwelling shall provide one parking space.

(3) The dwelling entrance must be either an exterior door leading directly outside or a door to a common entrance shared with the principal use.

(4) The dwelling shall have at least 500 square feet of livable floor area.

(5) The requirements of section 24-122.1 of this Code.

(m) Buildings or structures up to 200 feet in height.

(Code 1980, § 22-62.2; Code 1995, § 24-62.2; Ord. No. 1010, §§ 1, 2, 4-24-2001; Ord. No. 1029, § 6, 6-11-2002; Ord. No. 1091, § 4, 11-14-2006)

Sec. 24-63. - Conditional uses permitted by special exception.

The following uses may be permitted as special exceptions in accordance with the procedures, guides and standards of subsection (c) of section 24-116 and/or sections 24-2 and 24-106 of this chapter:

(a) Any conditional uses permitted and as regulated in the B-2 district.

(b) Unless otherwise permitted by the provisions of this district, any of the retail sales or service uses permitted in section 24-62.1 requiring display of merchandise out-of-doors may be permitted, provided that:

(1) The specific location and arrangement will not adversely affect adjacent property.

(2) The exterior display area shall be a permanent structure, capable of being secured from entry, and shall be an integral part of the architectural design of the building. A chainlink or similar fence shall not be considered to be a permanent structure for the purpose of outside display.

(3) The exterior display area must be immediately adjoining the front or side of the principal building, extending not more than ten feet from it, and must be constructed in such a way that there shall be at least five feet of sidewalk for pedestrian movement adjacent to and outside of

the display area.

- (c) Buildings or structures in excess of 45 feet in height but not exceeding 110 feet in height.
- (d) Helistop (landing facilities only; no fueling or service facilities).
- (e) Any other retail business not otherwise permitted in this district, or specifically excluded therefrom, including any kind of manufacturing or treatment incidental to the conduct of a retail business on the same premises. This provision shall not be construed to include any use which is first permitted or is prohibited in the M-1 district.

(Code 1980, § 22-63; Code 1995, § 24-63; Ord. No. 1091, § 5, 11-14-2006)

Sec. 24-64. - Accessory uses permitted.

- (a) Accessory uses as permitted and as regulated in the B-2 district, except as provided herein and in subsection (i) of section 24-95 of this chapter.
- (b) Other accessory uses, not otherwise prohibited, customarily accessory and incidental to any permitted use.
- (c) Signs as regulated in section 24-104.1.
- (d) A dwelling unit within an office or business building for occupancy by the proprietor or an employee of an establishment within such office or business building.
- (e) Storage of office supplies and merchandise for retail sale, provided such items are normally carried in stock in connection with a permitted office or business use subject to applicable district regulations.
- (f) Vending machines for food, beverage and similar merchandise. Not more than two such machines may be permitted on the premises outside of an enclosed building.
- (g) Newspaper boxes, public telephone stations and similar uses.
- (h) Not more than two billiard, pool or bagatelle tables operated incidental to the principal business use shall be permitted in any single business establishment. Any business open to the public when billiards, pool or bagatelle tables are provided shall close between the hours of 12:00 a.m. midnight and 6:00 a.m. unless extended hours of service are permitted pursuant to subsection (a) of section 24-58.2 of this chapter.
- (i) A recycling collection facility operated by a not-for-profit or tax-exempt organization for a period not to exceed 30 days within any six-month period pursuant to a permit to be obtained from the director of planning or the director's designee. The facility shall meet or exceed the following criteria:
 - (1) No recycling facility may be situated on the same lot with a one-family dwelling when such dwelling is a principal permitted use.
 - (2) Area and site size: A recycling collection facility shall not exceed a maximum area of 972 square feet.
 - (3) Setbacks: Setbacks shall be as set forth in sections 24-94 and 24-101.
 - (4) Parking: Parking shall be provided as required in sections 24-96 and 24-101(e)(5).
 - (5) Exterior storage: Exterior storage shall not be permitted. Provisions shall be made for daily maintenance to ensure this requirement is met.
 - (6) Vehicular and pedestrian circulation: A recycling collection facility shall be located in a manner that does not impede or adversely affect vehicular or pedestrian circulation.

(Code 1980, § 22-64; Code 1995, § 24-64)

Sec. 24-65. - Development standards and conditions for permitted uses.

- (a) *Purpose.* In order to encourage compatibility with adjacent and nearby properties and to enhance harmonious relationships with surrounding properties, whether developed or undeveloped, the building or buildings and site shall be designed to:

- (1) Employ such development techniques as may be appropriate to a particular case in order to fulfill the purposes of this chapter and the goals, objectives and policies of the comprehensive plan; and
 - (2) Include design considerations which may address matters such as location of permitted elements, orientation, spacing and setback of buildings, maintenance of natural vegetation, location and number of vehicular access points, size and location of signs, open spaces and parking areas, grading, landscaping, screening and servicing.
- (b) *Lot area and width unless otherwise provided by this chapter.*
- (1) For permitted uses in the one-family residence districts, other than dwellings and places of worship, the lot area and width requirements shall not be less than required in the R-4A district.
 - (2) For permitted and accessory uses there are no minimum lot area and width requirements except as may be required by the health department to meet sanitary standards.
- (c) *Minimum yard depths.* Minimum yards shall be provided as herein required and in accordance with sections 24-94, 24-95 and 24-101 of this chapter, except that any building, structure or use not classified as a shopping center, when located directly across the street from any R district, shall be set back 50 feet from any street right-of-way of less than 80 feet in width. Notwithstanding any other provisions of this chapter, on corner or double frontage lots the minimum front yard depth required for the district shall be observed from any street right-of-way line.
- (d) *General height and bulk standards.* See sections 24-93, 24-94 and 24-95 of this chapter.
- (e) *Off-street parking and loading.* Off-street parking and loading design standards and space requirements for particular uses are contained in sections 24-96, 24-97 and 24-98 of this chapter.
- (f) *Exterior storage.* Storage for permitted uses, stores, shops, offices or businesses (except parking lots) shall be conducted wholly within a completely enclosed building except as follows:
- (1) Permitted exterior display or storage of vehicles or boats shall be separated from any existing or proposed street right-of-way by a landscape strip not less than ten feet in width of appropriate planting materials designed in accordance with section 24-106.2 of this chapter.
 - (2) Permitted exterior storage of merchandise, refuse, discarded vehicle parts and tires or salvage materials resulting from services and/or installation permitted on the premises shall be located and screened from view when stored outside a building, either from within or outside the premises, by means of an opaque fence, masonry wall of approved design and materials, or dense evergreen landscape planting, or any combination thereof. This provision shall not be constructed to permit uses or activities first permitted in any M district. Stored materials shall not be stacked or otherwise placed in a manner that exceeds the height of the screen.
- (g) *Reserved.*
- (h) *Reserved.*
- (i) *Drainage.* Provision shall be made for proper stormwater management and drainage. Water from buildings, parking and loading areas shall not be permitted to drain from such areas onto adjacent property except into a natural watercourse or a drainage easement. Plans shall be prepared in accordance with design criteria established by the county engineer and any governmental body having jurisdiction with respect thereto, and approved prior to beginning construction.
- (j) *Lighting.* Site and exterior lighting, if provided, shall be directed away from adjoining R districts and streets. Lighting shall be of such design and type as to minimize the impact of the lights on adjacent property in accordance with approved lighting plans approved by the planning office, or if required, by the planning commission prior to the issuance of an occupancy permit.
- (k) *Hours of service.* Unless otherwise provided by this article, hours of operation of any permitted business or establishment are unrestricted.
- (l) *Services and production of goods.* Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise,

vibration, refuse matters or water-carried waste. Goods may be produced for retail sale on the premises, provided not more than 15 persons are engaged in such production. The number of persons employed in production does not include any persons engaged in the sale of products or deliveries.

(m) Refuse containers. Refuse containers shall be completely screened from view by means of an opaque fence or wall. Such containers shall be located as far from adjacent R districts as practicable. Such containers shall be serviced only between the hours of 6:00 a.m. and 12:00 midnight.

(n) Adult businesses. In addition to all other requirements, any adult business shall conform to the following requirements:

- (1)** The business shall be located at least 500 feet away from any residential or agricultural zoning district, and at least 500 feet from the property line of any land used for any of the following:
 - a. A residence;
 - b. A nursing home, assisted living facility, or similar institution;
 - c. An adult day care center;
 - d. A child day care center;
 - e. A public or private school, college or university;
 - f. A public park;
 - g. A public library, museum or cultural center;
 - h. A place of worship;
 - i. A hotel, motel or boardinghouse;
 - j. Any other adult business.
- (2)** Adult merchandise shall not be visible from any point outside the establishment.
- (3)** Signs or attention-getting devices for the business shall not contain any words or graphics depicting, describing or relating to specified sexual activities or specified anatomical areas, as defined in section 24-3.
- (4)** The business shall not begin service to the public or any outside activity before 6:00 a.m. Hours of operation for any adult movie theater, adult nightclub or other business providing adult entertainment shall not extend after 2:00 a.m. Hours of operation for any adult bookstore, adult video store, adult model studio, adult store or any other adult business except an adult motel shall not extend after 12:00 midnight.
- (5)** In any adult business other than an adult motel or adult movie theater, there shall be no viewing of videotapes, computer disks, CD-ROMs, DVD-ROMs, virtual reality devices, Internet sites or files transmitted over the Internet, or similar media characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, as defined in section 24-3, while on the premises.
- (6)** Adult merchandise shall be located in a separate room or other area inaccessible to persons under 18 years of age.
- (7)** All owners, managers, employees and entertainers shall be at least 18 years of age.
- (8)** The owner or operator shall install, operate and maintain a security camera and videotape system designed by a security specialist. Surveillance cameras shall continuously monitor all entrances, parking areas and all areas of the establishment where the adult business is conducted, except for the sleeping rooms of an adult motel. Such cameras shall provide clear imagery of the establishment's patrons and their vehicles. Tapes recording activities in the areas under surveillance shall be preserved for a period of four months. Authorized representatives of the Henrico County Division of Police or the Henrico County Planning Office shall have access to such tapes upon request.
- (9)** The owner or operator shall provide adequate lighting for all entrances, exits and parking areas serving the adult business, and all areas of the establishment where the adult business is conducted,

except for the private rooms of an adult motel or the movie viewing areas in an adult movie theater.

"Adequate lighting" means sufficient lighting for clear visual and security camera surveillance.

(Code 1980, § 22-65; Code 1995, § 24-65; Ord. No. 993, § 3, 10-12-1999; Ord. No. 1023, § 3, 2-12-2002)

ARTICLE XV. - M-1 LIGHT INDUSTRIAL DISTRICT; USES

Sec. 24-66. - Principal uses permitted (subject to the conditions required in section 24-69).

- (a) Any use permitted and as regulated in the B-3 district except dwellings, schools, hospitals and other institutions for human care, and adult businesses; provided, however, that any such prohibited use other than an adult business legally existing in the M-1 district at the time of adoption of this chapter or any amendment thereto shall not be subject to the restrictions on nonconforming uses contained herein.
- (b) Except as otherwise provided herein, the manufacturing, assembling, compounding, processing, packaging, baling, repairing, storage or distribution of products made from previously prepared basic materials, such as bond, cloth, cork, fibre, leather, paper, plastics, metals (not involving punch presses over 75 tons rated capacity), stones, tobacco, wax, yarns or wood (except where sawmills or planing mills are employed).
- (c) The manufacturing, compounding, processing, packaging or treatment of cosmetics, pharmaceuticals and food products (except fish and meat products, sauerkraut, vinegar, yeast and the rendering or refining of fats and oils).
- (d) Manufacture of pottery or other similar ceramic products, from previously pulverized clay, and in kilns fired only by smokeless furnaces.
- (e) Laboratories – Experimental, film or testing.
- (f) Warehouses.
- (g) The following uses when located at least 200 feet from any R district:
 - (1) Bag, carpet and rug cleaning, provided necessary equipment is installed and operated to effectively precipitate and recover dust, except that such operations which use noninflammable solutions and are completely enclosed within a masonry building shall be exempt from the 200-foot setback from an R district.
 - (2) Blacksmith, welding or other metal shop, excluding punch presses over 75 tons rated capacity, drop hammers and the like.
 - (3) Bottling, manufacturing, cold storage or milk processing and distribution plants.
 - (4) Tire manufacturing, rebuilding or recapping plants.
 - (5) Recyclable materials processing facility within a fully enclosed building or approved opaque wall or fence.
- (h) Bulk storage or distribution plant for inflammable liquids (other than an automobile service station) for underground storage of not to exceed 30,000 gallons, when located 200 feet from an R district.
- (i) Permanent on-site recycling collection facility within a fully enclosed building or approved opaque wall or fence and subject to section 24-106.

(Code 1980, § 22-66; Code 1995, § 24-66; Ord. No. 993, § 4, 10-12-1999; Ord. No. 1023, § 4, 2-12-2002)

Sec. 24-66.1. - Provisional uses permitted.

- (a) A recycling collection facility, pursuant to a provisional use permit and administratively approved site plan, for a period in excess of 30 days. The facility shall meet or exceed the following criteria:
 - (1) Area and site size: A recycling collection facility shall not exceed a maximum area of 972 square

feet.

(2) Setbacks: Setbacks shall be as set forth in sections 24-94 and 24-101 or greater as specified by the provisional use permit.

(3) Parking: Parking shall be provided as required in sections 24-96 and 24-101(e)(5).

(4) Exterior storage: Exterior storage shall not be permitted.

(5) Vehicular and pedestrian circulation: A recycling collection facility shall be located in a manner that does not impede or adversely affect vehicular or pedestrian circulation.

(6) A site plan shall be submitted for administrative review and approval by the director of planning or the director's designee. Appeal of any condition of approval shall be to the planning commission. Failure to maintain strict conformity with conditions of approval shall be deemed just cause for revocation. The site plan shall depict the location and size of the proposed facility; the number, type and size of containers and/or trailers and/or vehicles to be utilized; and the means of maximizing the compatibility of the proposed facility with the overall design, character and aesthetic considerations of the principal use of the property. Amendments to approved plans shall be reviewed and approved administratively by the director of planning or the director's designee.

(7) Operation and maintenance plan. An operation and maintenance plan containing provisions for an attendant, daily operations and maintenance of the facility shall be submitted for review and approval as part of the plan submitted for approval by the director of planning.

(8) Time limits and hours of operation. The duration or time period of the facility and daily hours of operations shall be established by the board of supervisors in its approval of the provisional use permit.

(9) A tonnage collection report for the previous six-month period shall be submitted to the planning office no later than January 15 and July 15 of each year.

(b) Buildings or structures up to 200 feet in height.

(Code 1980, § 22-66.1; Code 1995, § 24-66.1; Ord. No. 1091, § 6, 11-14-2006)

Sec. 24-67. - Conditional uses permitted by special exception.

(a) Sand, gravel or clay pits, quarries, mines and other extractive operations, including topsoil removal, subject to the special provisions of section 24-103.

(b) Airports, when not less than 1,200 feet from any R district and provided that the approaches to runways shall not be over any R district or any school, place of worship, or any institution for human care or any place of public assembly, for a distance of at least one mile and a width of one-half mile. Any airport or part thereof located in an M district may include any of the accessory buildings, structures or service facilities permitted and as regulated in the A-1 district, and may include any other use herein permitted in the district in which such part of the airport is located.

(c) Mixing of cement concrete, but not within 100 feet of any lot in an agricultural or residential district. Such mixing operation, including equipment, materials, vehicle and trailer storage, shall be limited to a single mixer of one cubic yard capacity and shall be further subject to the requirements of subsection (c) of section 24-69. Any vehicles or trailers associated with the operation shall be limited to one cubic yard or 4,000 pounds capacity.

(d) Buildings or structures up to 110 feet in height.

(Code 1980, § 22-67; Code 1995, § 24-67; Ord. No. 1091, § 7, 11-14-2006)

Sec. 24-68. - Accessory uses permitted.

(a) Accessory uses customarily accessory and incidental to any permitted use.

(b) Signs as regulated in section 24-104.1.

(c) Living accommodations for a resident manager, caretaker and/or security guard employed on the premises.

(Code 1980, § 22-68; Code 1995, § 24-68)

Sec. 24-69. - Required conditions.

(a) All uses specified in section 24-66, subsections (b) through (g) inclusive, shall be conducted wholly within an enclosed building, except for parking, loading and unloading facilities.

(b) No use shall be permitted which by reason of its nature or manner of operation is or may become hazardous, objectionable or offensive because of odor, dust, smoke, cinders, fumes, noise, vibration, wastes, fire, explosion or unsightliness.

(c) All outside storage shall be located within an enclosed area, which conforms to the distance requirements of the use from other districts. The area shall be enclosed and screened by a continuous opaque masonry wall of approved design and materials or fence of approved design and not less than seven feet in height.

(d) *Refuse containers.* Refuse containers shall be completely screened from view by means of an opaque fence or wall. Such containers shall be serviced only between the hours of 6:00 a.m. and 12:00 midnight.

(Code 1980, § 22-69; Code 1995, § 24-69)

ARTICLE XVI. - M-2 GENERAL INDUSTRIAL DISTRICT; USES

Sec. 24-70. - Principal uses permitted.

(a) Any principal use permitted and as regulated in the M-1 district, except for the requirement that certain uses be conducted within enclosed buildings.

(b) The following uses when located at least 300 feet from any R district:

(1) Automobile or aircraft assembly or major repair; provided, that any ground testing of aircraft shall be conducted at least 1,200 feet from any R district and shall be subject to a special exception.

(2) Foundry casting lightweight nonferrous metals or electric foundry not causing noxious fumes or odors.

(3) Building material sales yards including Portland cement concrete mixing; lumberyards including millwork; contractor's equipment storage or rental yard or plant; grain elevators and mills; trucking or hauling service yards; manufacturing of concrete products.

(4) Structural steel fabricating plant.

(5) Railroad yards and shops; machine shops.

(6) Freight stations and terminals, rail or motor.

(7) Winery.

(c) The following uses when located at least 600 feet from any R district:

(1) Acetylene manufacture or storage.

(2) Asbestos processing.

(3) Bleaching plant.

(4) Boiler shop, metalworking shop employing reciprocating hammers or punch presses over 75 tons rated capacity.

(5) Bottled gas (flammable or noxious) storage or distribution depot.

(6) Brewing or distilling of liquors.

(7) Brick, tile or terracotta manufacturing.

(8) Candle or sperm oil manufacture.