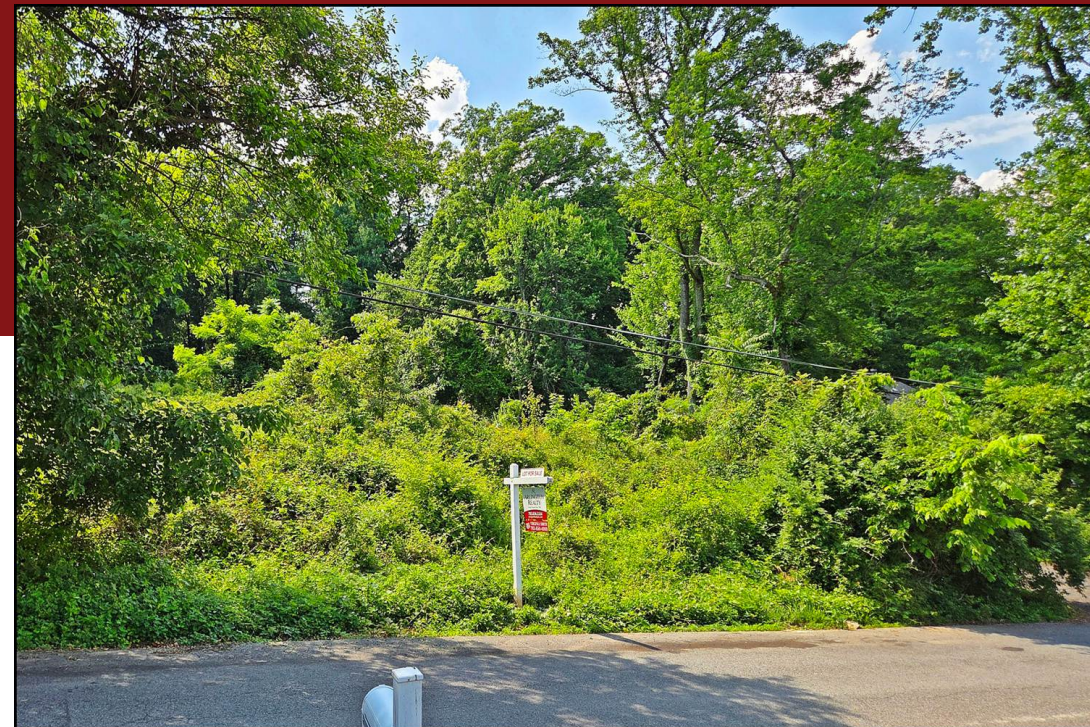


Sought-After Residential Single-Family Building Lot

**3412 Arnold Lane
Falls Church, VA 22042**



EXECUTIVE SUMMARY

Sought-after residential single-family building lot in Falls Church. Ideal for a builder, investor, or homeowner to build a custom home in an established neighborhood inside the Beltway, surrounding multi-million-dollar homes. Conveniently located near commuter routes, shopping, dining, parks, and employment centers. Land sold in as-is condition.

HIGHLIGHTS

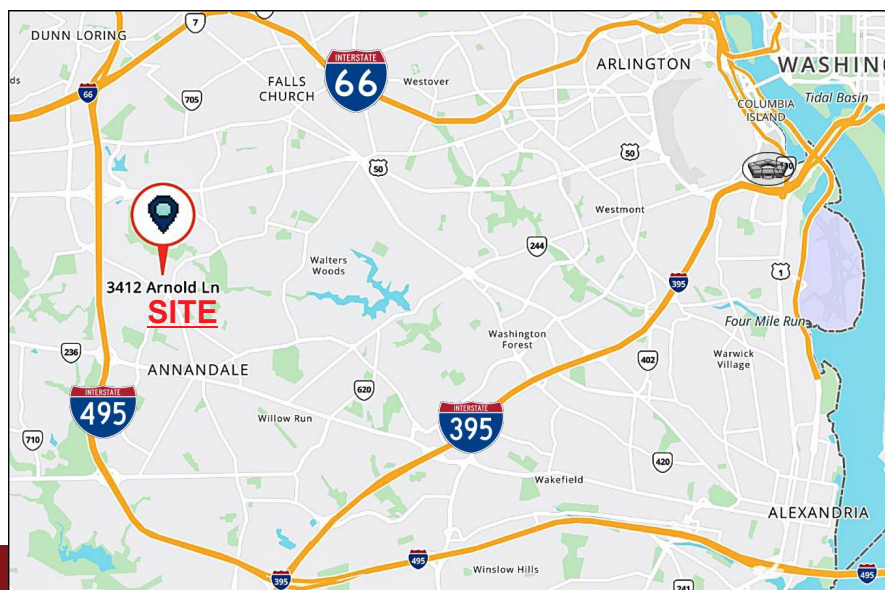
- Nearly 3/4-acre lot zoned R-3.
- Located on a desirable cul-de-sac street.
- Two new construction homes recently sold for \$2.1M and \$3.2M on the same street.
- Existing utility history — prior home reportedly had water, sewer, and electric hookups.

LOCATION HIGHLIGHTS

- Easy access to major commuter routes: I-495, I-395, Rte. 50, I-66, Gallows Rd., Rte. 236
- 2.5 miles to Merrifield - abundant upscale shops, cafes, restaurants, entertainment
- 1.5 mile to INOVA Fairfax Hospital
- 3.4 miles to Dunn-Loring-Merrifield Metro Station
- 12 miles to Washington DC
- Desirable cul-de-sac street in a established residential setting with mature neighborhood character
- Convenient to Arlington, Alexandria, Tysons Corner, The Pentagon, Washington National Airport

OFFERING SUMMARY

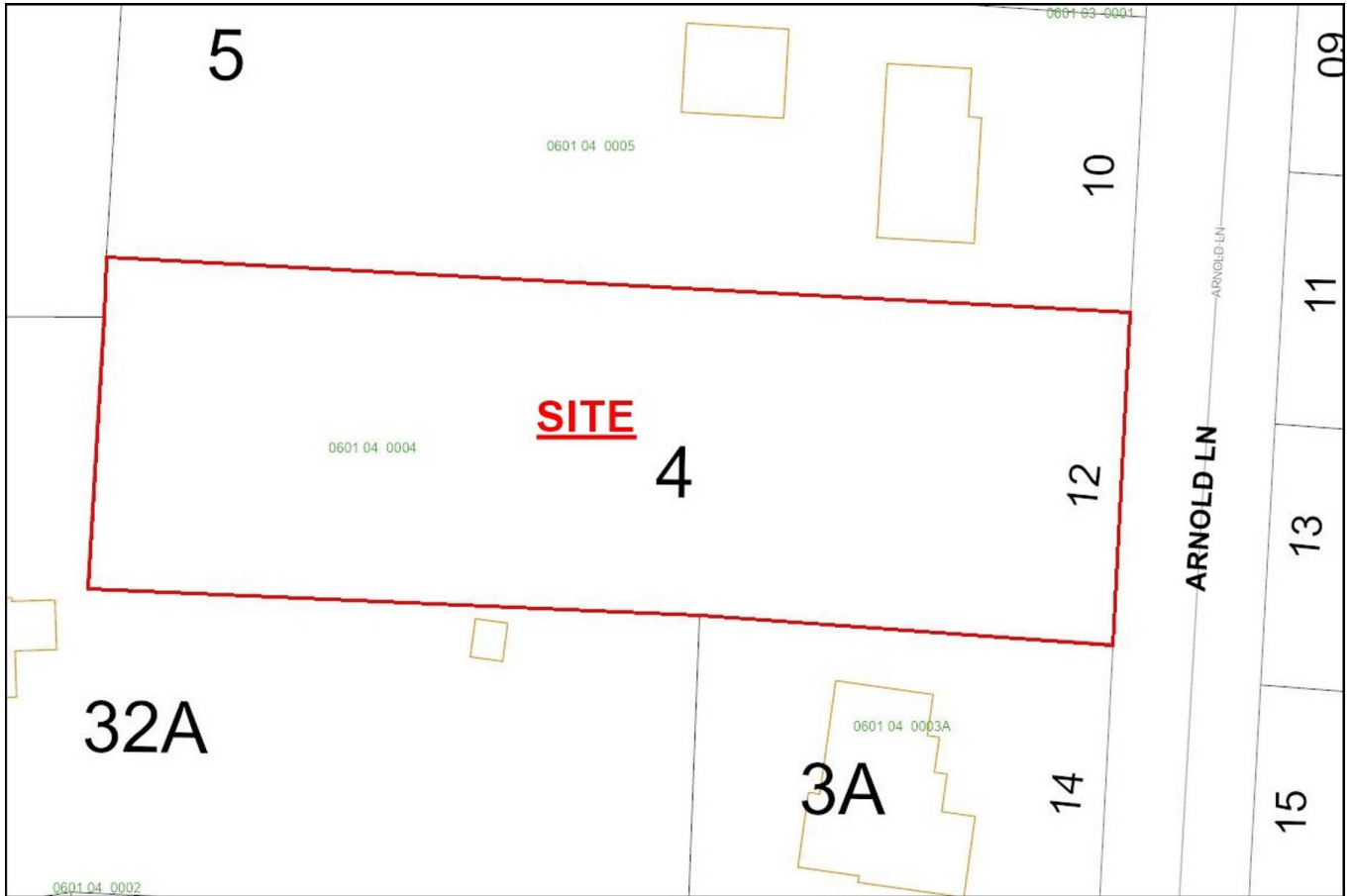
| | |
|-------------------|--------------------------------|
| Price | \$750,000 |
| Land Area | 34,422 SF (0.74 acre) |
| Zoning | R-3 - see attached zoning code |
| Utilities | Public water/sewer & electric |
| 2026 Taxes | \$4,852/yr. |
| Parcel ID | 0601 04 0004 |



VIRGINIA SMITH
 24 hr. Telephone: 703-850-4000
 Email: arvirginiasmith@aol.com



Tax Map



Aerial Map



6. R-3 Residential District, Three Dwelling Units/Acre

A. Purpose

The R-3 District provides for single-family detached dwellings and affordable dwelling unit developments and allows other uses that are compatible with the suburban residential character of the district.

Figure 2102.11: R-3 District Aerial Example



B. R-3 Lot and Building Dimensional Standards

Table 2102.7: R-3 Lot and Building Standards

| | Conventional | | Cluster | |
|-----------------------------------|--------------------------------|--------------------------------|--|---|
| District size, minimum | No requirement | | Greater than 2 acres but less than 3.5 acres: subject to special exception approval 3.5 acres or greater: subject to approval by the Director | |
| Open space, minimum [1] | No requirement | | 25 percent of the gross area | |
| Density, maximum | 3 du/ac | | Approved by Director: 3 du/ac [2] Approved by special exception: 3 du/ac plus 1 bonus dwelling unit | |
| Lot area, average | 11,500 square feet | | No requirement | |
| Lot area, minimum | 10,500 square feet | | 8,500 square feet approved by the Director or by special exception [3] | |
| | Interior | Corner | Interior | Corner |
| A Lot width, minimum | 80 feet [4] | 105 feet [4] | Approved by Director or by special exception: No requirement or 80 feet [3] | Approved by Director or by special exception: 80 or 105 feet [3] |
| | Single-family dwellings | | Other principal uses | |
| | Conventional | Cluster | | |
| B Front setback, minimum | 30 feet | 20 feet | | |
| C Side setback, minimum | 12 feet | 8 feet (total minimum 20 feet) | See Table 2102.7a below | |
| D Rear setback, minimum | 25 feet | | | |
| E Building height, maximum | 35 feet | | 60 feet | |
| Floor area ratio, maximum | No requirement | | 0.30 for public uses; 0.25 for uses other than residential or public | |

Notes:

- [1] Open space is calculated in accordance with subsection 5100.3.A(3).
- [2] If approved by the Director or as a result of proffered rezoning that allows a permitted maximum density of less than 3 du/ac.
- [3] The minimum lot area of the cluster subdivision lot is 10,500 square feet, and the minimum lot width of the cluster subdivision lot is 80 feet for interior lots and 105 for corner lots if any portion of a cluster subdivision lot is: (a) located within 25 feet of the peripheral boundary of the cluster subdivision, (b) any portion of a contiguous lot located outside the cluster subdivision's peripheral boundary is zoned to a district that permits a maximum density of three du/ac or less, and (c) the contiguous lot is vacant or contains a single-family detached dwelling. This does not apply if the contiguous development is zoned to the PDH-3 District, or to the R-3 District and is developed or approved for a cluster subdivision.
- [4] Lot width may be modified in accordance with subsection 5100.2.K.
- [5] Freestanding accessory structures are regulated by subsection 4102.7.A.

Figure 2102.12: R-3 District Lot and Building Dimensional Standards

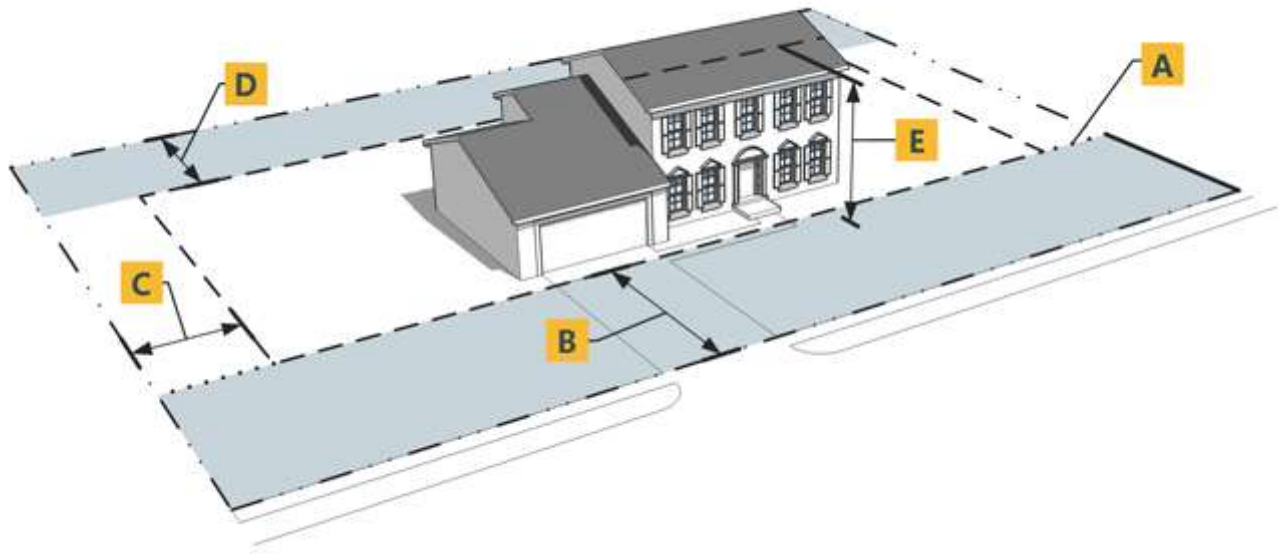
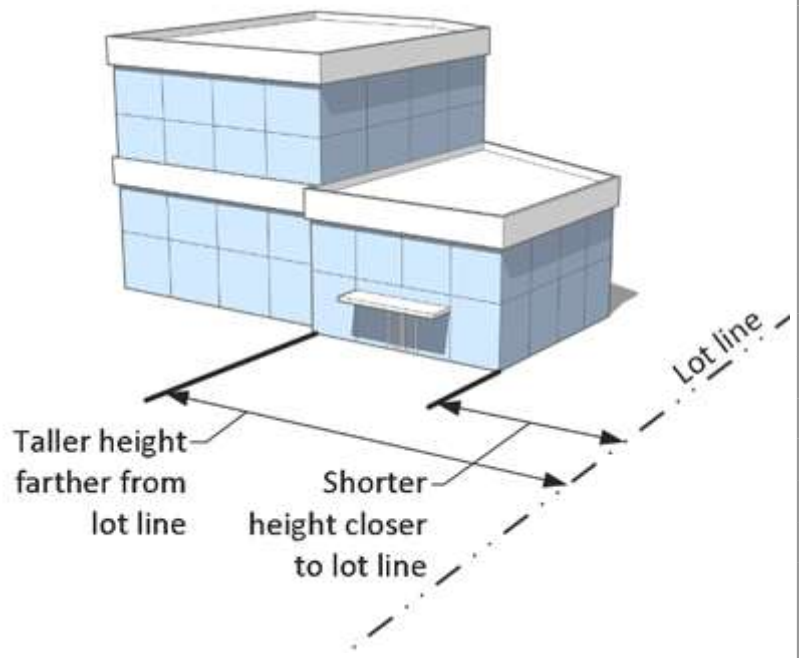


Table 2102.7a: R-3 Setback Relative to Height

| Other principal uses | | | |
|-------------------------------------|-------------------------------|------------------------------|------------------------------|
| Building height, maximum (feet) [1] | Front setback, minimum (feet) | Side setback, minimum (feet) | Rear setback, minimum (feet) |
| 15 | 30 | 10 | 25 |
| 20 | 30 | 11 | 25 |
| 25 | 30 | 15 | 25 |
| 30 | 30 | 18 | 25 |
| 35 | 30 | 22 | 25 |
| 40 | 30 | 25 | 25 |
| 45 | 34 | 29 | 29 |
| 50 | 39 | 32 | 32 |
| 55 | 43 | 36 | 36 |
| 60 | 47 | 39 | 39 |

Notes:
 [1] Maximum height of the portion of the building at the specified minimum setback.



C. R-3 Lot and Building Dimensional Standards – Affordable Dwelling Unit Development

Table 2102.8: R-3 Lot and Building Standards – Affordable Dwelling Unit Development [1]

| | | | | | |
|-------------------------|------------------------|-------------|----------------------------------|-------------|----------------------------|
| Density, maximum | 3.6 du/ac | | | | |
| | Single-family detached | | | | Single-family attached [2] |
| | Conventional | | Cluster | | |
| Lot area, minimum | 8,400 sf | | 6,800 sf [3] | | None |
| Open space, minimum [4] | No requirement | | 22 percent of the gross area [5] | | 200 sf per attached unit |
| | Interior | Corner | Interior | Corner | |
| Lot width, minimum | 70 feet [6] | 95 feet [6] | None [3] | 70 feet [3] | 14 feet |

Table 2102.8: R-3 Lot and Building Standards – Affordable Dwelling Unit Development [1]

| | | | |
|--------------------------|---------|---------|---------|
| Front setback, minimum | 30 feet | 20 feet | 5 feet |
| Side setback, minimum | | 8 feet | 10 feet |
| Rear setback, minimum | | 25 feet | 20 feet |
| Building height, maximum | | 35 feet | 40 feet |

Notes:

- [1] Nonresidential structures provided within an affordable dwelling unit development are subject to the lot and building standards for non-affordable dwelling unit developments.
- [2] The number of single-family attached dwelling units may not exceed 40 percent of the total number of dwelling units allowed within the development. Refer to subsection 5100.2.D(1)(d) for provisions that qualify minimum setback requirements for individual units in single-family attached dwellings.
- [3] The minimum lot area of the cluster subdivision lot is 8,000 square feet and the minimum lot width of the cluster subdivision lot is 70 feet for interior lots and 95 feet for corner lots if any portion of a cluster subdivision lot is: (a) located within 25 feet of the peripheral boundary of the cluster subdivision, (b) any portion of a contiguous lot located outside the cluster subdivision’s peripheral boundary is zoned to a district that permits a maximum density of three du/ac or less, and (c) the contiguous lot is vacant or contains a single-family detached dwelling. This does not apply if the contiguous development is zoned to the PDH-3 District, or to the R-3 District and is developed or approved for a cluster subdivision.
- [4] Open space is calculated in accordance with subsection 5100.3.A(3). The 200 sf per attached unit must be provided adjacent to the units.
- [5] If development also contains attached dwelling units, the 200 square feet per attached dwelling unit must be provided as part of the required 22 percent general requirement.
- [6] Lot width may be modified in accordance with subsection 5100.2.K.

D. Reference to Other Standards

General regulations that may supplement the regulations above:

| | |
|---|--------------------------------|
| Use regulations | Article 4 |
| Lot, bulk, and open space regulations | Article 5, Section 5100 |
| Shape factor limitations | Article 5, subsection 5100.2.H |
| Off-street parking, loading and private street requirements | Article 6 |
| Signs | Article 7 |
| Site plan provisions | Article 8, subsection 8100.7 |

ARTICLE 4 - USE REGULATIONS

Contents:

4100. General Provisions

4101. Use Tables

4102. Use Standards

4100. General Provisions

1. All land uses are listed in the two tables in Section 4101. Table 4101.1 addresses the land uses allowed in the conventional zoning districts (the Residential, Commercial, and Industrial Districts) and Table 4101.2 addresses the land uses allowed in the Planned Districts (PDH, PDC, PRC, PRM, PCC, and PTC Districts). The land uses allowed in each zoning district are identified in those tables as permitted (i.e. by right), special exception, special permit, accessory, associated service, or administrative permit uses. Each use is subject to the applicable general and use-specific standards that are referenced in the right-most column of the tables, and to all other applicable requirements of this Ordinance.
2. When a proposed land use is not listed in Table 4101.1 and Table 4101.2 below and is not otherwise prohibited by law, the Zoning Administrator will determine its appropriate use category and the most similar listed use.

3. No structure or use of land may be built, moved, remodeled, established, altered, or enlarged unless it complies with all regulations of this Ordinance.

4101. Use Tables

1. Use Table Instructions and Abbreviations

- A. A “P” in a cell of Table 4101.1 indicates that the use can be established by right in that zoning district, subject to compliance with related use standards.
- B. A “√” in a cell of Table 4101.2 indicates that the use can be established only when identified on an approved final development plan in the PDH, PDC, PRM, PCC, or PTC Districts, or when identified on an approved PRC development plan and, if applicable, a PRC plan in the PRC District, in accordance with subsection 8100.2. All uses must comply with related use standards. If the cell containing the “√” is in a column under the subheading “Secondary,” the use can only be established with one or more principal uses.
- C. A “√/SE” in a cell of Table 4101.2 indicates that the use can be established only when it complies with Section 2105 and related use standards as follows:
- (1) The use must be identified on an approved PRC development plan and, if applicable, a PRC plan in the PRC District, or on an approved final development plan in any other P district; or
 - (2) The use may be established with approval of a special exception by the Board when the use is not specifically identified on a final development plan, development plan, or PRC plan, as applicable. When a use is being considered for approval as a special exception, the related special exception or special permit use standards apply.
 - (3) However, when a use is being considered for approval on a development plan in the PRC District or a final development plan in any other P district, the special exception or special permit use standards are used as a guide.
 - (4) When a standard is identified as required in all instances of a particular use, it is mandatory.
- D. An “SE” in a cell of Table 4101.1 or Table 4101.2 indicates that the use can be established only with Board approval of a special exception in accordance with subsection 8101.3 and related use standards.
- E. An “SP” in a cell of Table 4101.1 or Table 4101.2 indicates that the use can be established only with BZA approval of a special permit in accordance with subsection 8101.3 and the related use standards.
- F. An “A” in a cell of Table 4101.1 or Table 4101.2 indicates that the use is allowed only as accessory to, in connection with, incidental to, and on the same lot with a principal use or structure that has been legally established in a district. In addition, the Zoning Administrator may allow any use as an accessory use, provided that it meets the definition of an accessory use.
- G. An “AP” in a cell of Table 4101.1 or Table 4101.2 indicates that the use is allowed only with approval of an administrative permit by the Zoning Administrator.
- H. An “A+” in a cell of Table 4101.1 or Table 4101.2 indicates that the use can be established as an associated service use if it conforms to the related use standards.
- I. If a cell in Table 4101.1 or Table 4101.2 contains more than one approval type, there is more than one possible way to establish the use, as referenced in the related use standards for the specific use. For example, when a cell contains a “P” as well as an “SE” or “SP,” if the use does not meet the standards when permitted by right, it may be established with BZA or Board approval in accordance with the applicable special exception or special permit standards and procedures.
- J. A blank cell in Table 4101.1 or Table 4101.2 indicates that the use cannot be established in that zoning district.
- K. The right-most column in Table 4101.1 and Table 4101.2 references related standards that are specific to individual uses. It does not include references to other zoning standards governing uses that may apply to a particular use, including standards in subsection 4102.1, Article 2, and Article 3.

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed

A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

| Use | Residential Districts | | | | | | | | | | | | | | Commercial Districts | | | | | | | | Industrial Districts | | | | | | Use-Specific Standards NOTE: General Standards also apply | |
|---|-----------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------------------|---------|-----|-----|-----|-----|-----|---------|----------------------|---------|---------|---------|---------|---------|---|----------|
| | R-A | R-C | R-E | R-1 | R-2 | R-3 | R-4 | R-5 | R-8 | R-12 | R-16 | R-20 | R-30 | R-MHP | C-1 | C-2 | C-3 | C-4 | C-5 | C-6 | C-7 | C-8 | I-1 | I-2 | I-3 | I-4 | I-5 | I-6 | | |
| Club, Service Organization, or Community Center | | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | P | P | P | P | | SE | SE | SE | SE | SE | 4102.4.D | |
| College or University | | | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | P SE | P SE | P SE | P | P | P | P | P | | SE | SE | SE | | | | 4102.4.E | |
| Community Swim, Tennis, and Recreation Club | | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | | SP | SP | SP | SP | SP | SP | 4102.4.F | |
| Convention or Conference Center | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 4102.4.G | |
| Cultural Facility or Museum | | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | P | P | P | P | P | P | | SE | SE | SE | | | | | |
| Public Use | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | |
| Religious Assembly | | SP | SP | SP | SP | SP | SP | SP | SP | P | P | P | P | SP | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 4102.4.H | |
| Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center | | SP SE | SP SE | SP SE | SP SE | SP SE | SP SE | SP SE | SP SE | SP SE | SP SE | SP SE | SP SE | SP SE | P | P | P | P | P | P | P | | P SE | P SE | P SE | P SE | P SE | P SE | 4102.4.I | |
| School, Private | | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | P | P | P | P | P | P | P | P SE | P SE | P SE | P SE | P SE | P SE | P SE | 4102.4.J | |
| Specialized Instruction Center | | | | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | P | P | P | P | P | P | P | | P | P | P | P | SE | | 4102.4.K | |
| Funeral and Mortuary Services: establishments that provide services related to the death of a human being or an animal | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cemetery | | | SP | SP | SP | SP | SP | | | | | | | | | | | | | | | | | | | | | | | 4102.4.L |
| Crematory | | | SP | SP | SP | SP | SP | | | | | | | | | | | | | | | | | | | P | P | P | | 4102.4.M |
| Funeral Home | | | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | | | | P | P | P | P | P | P | | P | P | P | P | P | P | | 4102.4.N |
| Health Care: uses providing health care services, including surgical or other intensive care and treatment, various types of medical treatment, and nursing care | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adult Day Care Center | | | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | 4102.4.O |
| Continuing Care Facility | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 4102.4.P |
| Independent Living Facility | | | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | | | | | | | | | | | | | 4102.4.Q |
| Medical Care Facility | | | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | | SE | SE | SE | SE | SE | SE | | 4102.4.R |

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed

A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

| Use | Residential Districts | | | | | | | | | | | | | | | Commercial Districts | | | | | | | | Industrial Districts | | | | | | Use-Specific Standards NOTE: General Standards also apply |
|--|-----------------------|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|------|-------|-----|----------------------|-----|-----|-----|-----|-----|-----|-----|----------------------|-----|-----|-----|-----|-----------|---|
| | R-A | R-C | R-E | R-1 | R-2 | R-3 | R-4 | R-5 | R-8 | R-12 | R-16 | R-20 | R-30 | R-MHP | C-1 | C-2 | C-3 | C-4 | C-5 | C-6 | C-7 | C-8 | I-1 | I-2 | I-3 | I-4 | I-5 | I-6 | | |
| Health and Exercise Facility, Small | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | | | | | | | | |
| Marina, Commercial | | | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | | | | | | SE | SE | SE | SE | | | SE | SE | SE | | 4102.5.X |
| Marina, Private Noncommercial | | | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | | | | | | SP | SP | SP | SP | | | SP | SP | SP | | 4102.5.Y |
| Quasi-Public Park, Playground, or Athletic Field | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | P | P | P | P | P | P | P | P | | | P | P | P | P | P | 4102.5.Z |
| Smoking Lounge | | | | | | | | | | | | | | | | | | | | P | P | P | P | | | SP | SP | SP | SP | 4102.5.AA |
| Stadium or Arena | | | | | | | | | | | | | | | | | | | | | | | | | SE | SE | | | | |
| Zoo or Aquarium | | | SP | SP | | | | | | | | | | | | | | | | | | | | | SP | SP | | | | 4102.5.BB |
| Retail Sales: uses involved in the sale, rental, and incidental servicing of goods and commodities that are generally delivered or provided on the premises to a consumer | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Convenience Store | | | | | | | | | | | | | | | A+ | A+ | | | | | P | P | P | P | | | | | | 4102.5.CC |
| Drive-Through, Other | | | | | | | | | | | | | | | | | | | | | SE | SE | SE | P | | | | | | 4102.5.DD |
| Drive-Through Pharmacy | | | | | | | | | | | | | | | | | | | | | P | P | P | P | | | | | | 4102.5.EE |
| Drug Paraphernalia Establishment | | | | | | | | | | | | | | | | | | | | | | | SE | | | | | | | 4102.5.FF |
| Garden Center | | | SE | SE | SE | | | | | | | | | | | | | | | P | P | P | P | | | | | | 4102.5.GG | |
| Pawnshop | | | | | | | | | | | | | | | | | | | | | SE | SE | SE | | | | | | | |
| Retail Sales, General | | | | | | | | | | | | | | | | | | | | | P | P | P | P | A | | | SE | SE | 4102.5.HH |
| Retail Sales, Large | | | | | | | | | | | | | | | | | | | | | | | P | P | P | | | | | 4102.5.II |
| Vehicle-Related Uses: uses for the maintenance, sale, or rental of motor vehicles and related equipment | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Car Wash | | | | | | | | | | | | | | | | | | | | SE | SE | SE | SE | | | | SE | SE | 4102.5.JJ | |
| Commercial Off-Street Parking | | | | | | | | | | | | | | | | | SE | P | P | P | P | P | P | | | SE | SE | SE | 4102.5.KK | |
| New Vehicle Storage | | | | | | | | | | | | | | | | | P | P | | | P | P | P | | | | P | P | 4102.5.LL | |
| Truck Rental Establishment | | | | | | | | | | | | | | | | | | | | SE | SE | SE | SE | | | | SE | P | 4102.5.MM | |

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed

A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

| Use | Residential Districts | | | | | | | | | | Commercial Districts | | | | | | | | Industrial Districts | | | | | | Use-Specific Standards NOTE: General Standards also apply | | | | | | |
|---------------------------------------|-----------------------|-----|-----|-----|-----|-----|-----|-----|-----|------|----------------------|------|------|-------|-----|-----|------|------|----------------------|------|------|------|-----|-----|---|-----|-----|------|------|--|-----------|
| | R-A | R-C | R-E | R-1 | R-2 | R-3 | R-4 | R-5 | R-8 | R-12 | R-16 | R-20 | R-30 | R-MHP | C-1 | C-2 | C-3 | C-4 | C-5 | C-6 | C-7 | C-8 | I-1 | I-2 | | I-3 | I-4 | I-5 | I-6 | | |
| Vehicle Fueling Station | | | | | | | | | | | | | | | | | SE | SE | SE | SE | SE | SE | | | | SE | SE | SE | SE | | 4102.5.NN |
| Vehicle Repair and Maintenance, Heavy | | | | | | | | | | | | | | | | | | | | | | SE | | | | | | P | P | | |
| Vehicle Repair and Maintenance, Light | | | | | | | | | | | | | | | | | | | SE | P SE | P SE | P SE | | | | | | P SE | P SE | | 4102.5.OO |
| Vehicle Sales, Rental, and Service | | | | | | | | | | | | | | | | | P SE | P SE | | P SE | P SE | P SE | | | | SE | SE | SE | | | 4102.5.PP |
| Vehicle Transportation Service | | | | | | | | | | | | | | | | | | | | P SE | P SE | P SE | | | | | P | P | P | | 4102.5.QQ |

Industrial Uses

Freight Movement, Warehousing, and Wholesale Distribution: uses involving the movement, storage, and distribution of goods. Goods are generally delivered to other firms or the final consumer.

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|------|------|------|------|------|------|--|--|------|------|------|------|------|--|----------|
| Data Center | | | | | | | | | | | | | | | | | P SE | P SE | | | | | | | P SE | P SE | P SE | P SE | P SE | | 4102.6.A |
| Freight Distribution Hub | | | | | | | | | | | | | | | | | | | | | | | | | | | P | P | P | | |
| Goods Distribution Hub | | | | | | | | | | | | | | | | | P SE | P SE | P SE | P SE | P SE | P SE | | | | | | | | | 4102.6.B |
| Self-Storage | | | | | | | | | | | | | | | | | | | | | | SE | | | | P | P | P | P | | 4102.6.C |
| Warehouse | | | | | | | | | | | | | | | | | | | | | | | | | | SE | P | P | P | | 4102.6.D |
| Wholesale Facility | | | | | | | | | | | | | | | | | | | | | SE | P | | | A | SE A | P | P | P | | 4102.6.E |

Industrial Services and Extraction of Materials: uses involving the repair or servicing of industrial, business, or consumer machinery equipment, products or by-products, or uses involving the extraction of natural resources from the ground. Few customers from the general public come to the site.

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------------------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|----------|--|------|---|----|----------|---|----------|
| Building Materials Storage and Sales | | | | | | | | | | | | | | | | | | | | | | | | | | | | | P | P | | | |
| Contractor's Office and Shop | | | | | | | | | | | | | | | | | | | | | | | | | | | | P SE | | P | P | P | 4102.6.F |
| Extraction Activity | Allowed as a SP use only in a Natural Resource Overlay Districts as established in subsection 3103.1. | | | | | | | | | | | | | | | | | | | | | | | | | 4102.6.G | | | | | | | |
| Petroleum Products Storage Facility | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | SE | 4102.6.H | | |

| | | | | | | | | | | | | | | | |
|--|---|------|------|------|------|------|------|------|------|---|------|------|---|------|----------|
| Stable, Riding or Boarding | | ✓/SE | ✓/SE | | | | | | | | | | | | 4102.2.D |
| Residential Uses | | | | | | | | | | | | | | | |
| Household Living: uses characterized by residential occupancy of a dwelling unit that functions as a single household | | | | | | | | | | | | | | | |
| Dwelling, Multifamily | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | | ✓ | | | |
| Dwelling, Single-Family Attached | ✓ | | ✓ | ✓ | ✓ | ✓ | | | ✓ | | ✓ | ✓ | | | 4102.3.B |
| Dwelling, Single-Family Detached | ✓ | | ✓ | ✓ | ✓ | ✓ | | | ✓ | | | ✓ | | | |
| Dwelling, Stacked Townhouse | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | | ✓ | | | 4102.3.B |
| Group Residential Facility | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | | | ✓ | | | |
| Live-Work Development | | | | | ✓ | ✓ | ✓ | ✓ | | ✓ | | ✓ | | | 4102.3.C |
| Manufactured Home | | | | | | | | | | | | | | | 4102.3.D |
| Group Living: uses characterized by residential occupancy by a group of persons who do not constitute a household | | | | | | | | | | | | | | | |
| Congregate Living Facility | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | ✓/SE | | ✓/SE | ✓/SE | | ✓/SE | 4102.3.E |
| Group Household | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | ✓/SE | | | ✓/SE | | | 4102.3.F |
| Religious Group Living | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | ✓/SE | | | | | | 4102.3.G |
| Residence Hall | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | ✓/SE | | ✓/SE | ✓/SE | | | 4102.3.H |
| Public, Institutional, and Community Uses | | | | | | | | | | | | | | | |
| Community, Cultural, and Educational Facilities: uses generally of a public, quasi-public, nonprofit, or charitable nature providing a local service (e.g., cultural, educational, recreational, counseling, training, religious) directly to people of the community | | | | | | | | | | | | | | | |
| Adult Day Support Center | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | ✓/SE | | ✓/SE | ✓/SE | | ✓/SE | 4102.4.A |
| Alternate Use of Public Facility | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | ✓/SE | | ✓/SE | ✓/SE | | | 4102.4.B |
| Child Care Center | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | ✓/SE | | ✓/SE | ✓/SE | | ✓/SE | 4102.4.C |
| Club, Service Organization, or Community Center | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | ✓/SE | | ✓/SE | ✓/SE | | ✓/SE | 4102.4.D |
| College or University | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | | ✓/SE | ✓/SE | | | 4102.4.E |
| Community Swim, Tennis, and Recreation Club | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | | ✓/SE | | ✓/SE | ✓/SE | | ✓/SE | 4102.4.F |
| Convention or Conference Center | | | | | | | ✓ | ✓ | | | | ✓ | | | 4102.4.G |
| Cultural Facility or Museum | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | ✓/SE | | ✓/SE | ✓/SE | | ✓/SE | |
| Public Use | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | | ✓ | ✓ | | |
| Religious Assembly | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | ✓/SE | | ✓/SE | ✓/SE | | ✓/SE | 4102.4.H |
| Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | ✓/SE | | ✓/SE | ✓/SE | | | 4102.4.I |
| School, Private | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | ✓/SE | | ✓/SE | ✓/SE | | | 4102.4.J |
| Specialized Instruction Center | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | ✓/SE | | ✓/SE | ✓/SE | | ✓/SE | |
| Funeral and Mortuary Services: establishments that provide services related to the death of a human being or an animal | | | | | | | | | | | | | | | |
| Cemetery | | ✓/SE | ✓/SE | | | | | | | | | | | ✓ | 4102.4.L |
| Crematory | | ✓/SE | ✓/SE | | | | | | | | | | | | 4102.4.M |
| Funeral Home | | | | | ✓ | ✓ | | | ✓/SE | | | ✓/SE | | ✓/SE | 4102.4.N |
| Health Care: uses providing a variety of health care services, including surgical or other intensive care and treatment, various types of medical treatment, and nursing care | | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | | |
|------------------------------------|---|------|------|------|------|------|------|---|------|---|------|------|---|------|----------|
| <u>Adult Day Care Center</u> | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | ✓/SE | | ✓/SE | ✓/SE | | ✓/SE | 4102.4.O |
| <u>Continuing Care Facility</u> | | | ✓ | ✓ | ✓ | ✓ | | ✓ | | ✓ | | ✓ | ✓ | | 4102.4.P |
| <u>Independent Living Facility</u> | ✓ | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | | ✓/SE | ✓ | | ✓/SE | | | 4102.4.Q |
| <u>Medical Care Facility</u> | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | | ✓/SE | | ✓/SE | ✓/SE | | | 4102.4.R |

Transportation: uses associated with the operation of airplanes, trains, and buses

| | | | | | | | | | | | | | | | |
|-------------------------|--|------|------|------|------|------|------|--|------|--|------|------|--|------|----------------------|
| <u>Airport</u> | | ✓/SE | ✓/SE | | | ✓/SE | | | ✓/SE | | SE | SE | | | 4102.4.S 4102.4.T |
| <u>Helipad</u> | | ✓/SE | ✓/SE | | | ✓/SE | ✓/SE | | ✓/SE | | SE | SE | | | 4102.4.S |
| <u>Transit Facility</u> | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | ✓/SE | | ✓/SE | ✓/SE | | ✓/SE | 4102.4.S 4102.4.U |

Utilities: uses including heavy utilities (infrastructure services that provide regional or community-wide service), light utilities (infrastructure services that need to be located in or near where the service is provided), solar power facilities, and wireless facilities

| | | | | | | | | | | | | | | | |
|--------------------------------|--|--|------|------|------|------|------|--|------|--|------|------|--|----------|----------|
| <u>Solar Power Facility</u> | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | ✓/SE | | ✓/SE | ✓/SE | | | 4102.4.V |
| <u>Utility Facility, Heavy</u> | | | SE | | | | | | | | | | | | 4102.4.W |
| <u>Utility Facility, Light</u> | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | ✓/SE | | ✓/SE | ✓/SE | | ✓/SE | 4102.4.X |
| <u>Wireless Facility</u> | | See standards in 4102.4.Y for different permissions. | | | | | | | | | | | | 4102.4.Y | |

Commercial Uses

Animal-Related Services: uses related to the provision of medical services, general care, and boarding services for household pets and domestic animals

| | | | | | | | | | | | | | | | |
|-----------------------------------|--|---|------|---|---|---|---|---|---|--|---|---|--|------|----------|
| <u>Animal Shelter</u> | | | ✓/SE | | | | | | | | | | | | 4102.5.A |
| <u>Kennel</u> | | ✓ | ✓/SE | | ✓ | ✓ | | | ✓ | | ✓ | ✓ | | ✓/SE | 4102.5.A |
| <u>Pet Grooming Establishment</u> | | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | | | ✓ | ✓ | | | 4102.5.B |
| <u>Veterinary Hospital</u> | | ✓ | ✓/SE | | ✓ | ✓ | | | ✓ | | ✓ | ✓ | | ✓/SE | 4102.5.C |

Food and Lodging: establishments primarily engaged in the preparation and serving of food or beverages for on or off premises consumption, or providing lodging units or rooms for transient stays of 30 days or less

| | | | | | | | | | | | | | | | |
|--------------------------------------|--|------|------|------|------|------|------|---|------|--|------|------|--|------|----------|
| <u>Bed and Breakfast</u> | | SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | | | | | | | 4102.5.D |
| <u>Catering</u> | | ✓ | | | ✓ | ✓ | ✓ | ✓ | | | ✓ | ✓ | | | 4102.5.E |
| <u>Hotel or Motel</u> | | | | | ✓/SE | ✓/SE | ✓ | ✓ | | | ✓ | ✓ | | ✓/SE | 4102.5.F |
| <u>Restaurant</u> | | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | | | ✓ | ✓ | | ✓/SE | 4102.5.G |
| <u>Restaurant, Carryout</u> | | ✓/SE | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | ✓ | | ✓/SE | ✓/SE | | ✓/SE | 4102.5.H |
| <u>Restaurant with Drive-Through</u> | | SE | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | ✓ | | | ✓ | | ✓/SE | 4102.5.I |
| <u>Retreat Center</u> | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | | ✓/SE | | | ✓/SE | | | 4102.5.J |

Office and Financial Institutions: buildings housing activities conducted in an office setting, generally focusing on the provision of professional services (e.g., lawyers, accountants, engineers, architects), financial services (e.g., banks, lenders, brokerage houses, tax preparers), research and development, and medical and dental services

| | | | | | | | | | | | | | | | |
|--|--|------|--|------|------|------|------|---|------|--|---|------|--|------|----------|
| <u>Alternative Lending Institution</u> | | | | | | | | | | | | | | | 4102.5.K |
| <u>Drive-Through Financial Institution</u> | | ✓/SE | | ✓/SE | ✓/SE | ✓/SE | ✓/SE | | ✓/SE | | | ✓/SE | | ✓/SE | 4102.5.L |
| <u>Financial Institution</u> | | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | | | ✓ | ✓ | | ✓ | |
| <u>Office</u> | | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | | | ✓ | ✓ | | ✓/SE | 4102.5.M |
| <u>Office in a Residential District</u> | | | | | | | | | | | | | | | 4102.5.N |

Personal and Business Services: businesses that primarily provide routine business support functions for the day-to-day operations of other businesses or frequent or recurrent needed services of a personal nature to individuals

| | | | | | | | | | | | | | | | |
|--|--|---|--|--|---|---|---|---|--|--|---|---|--|---|--|
| <u>Business Service</u> | | ✓ | | | ✓ | ✓ | ✓ | ✓ | | | ✓ | ✓ | | ✓ | |
| <u>Household Repair and Rental Service</u> | | ✓ | | | ✓ | ✓ | ✓ | ✓ | | | ✓ | ✓ | | ✓ | |

| | | | | | | | | | | | | | | |
|---------------------------------------|--|------|--|--|---|------|--|------|------|------|------|--|--|-----------|
| Vehicle Repair and Maintenance, Light | | ✓/SE | | | ✓ | ✓ | | | ✓/SE | | ✓/SE | | | 4102.5.OO |
| Vehicle Sales, Rental, and Service | | | | | ✓ | ✓/SE | | ✓/SE | | ✓/SE | ✓/SE | | | 4102.5.PP |
| Vehicle Transportation Service | | | | | ✓ | ✓ | | ✓ | | ✓ | ✓ | | | 4102.5.QQ |

Industrial Uses

Freight Movement, Warehousing, and Wholesale Distribution: uses involving the movement, storage, and distribution of goods. Goods are generally delivered to other firms or the final consumer.

| | | | | | | | | | | | | | | |
|--------------------------|--|--|--|--|--|--|--|------|--|------|----|--|--|----------|
| Data Center | | | | | | | | SE | | | SE | | | 4102.6.A |
| Freight Distribution Hub | | | | | | | | | | | | | | |
| Goods Distribution Hub | | | | | | | | ✓/SE | | ✓/SE | | | | 4102.6.B |
| Self-Storage | | | | | | | | ✓/SE | | ✓/SE | | | | 4102.6.C |
| Warehouse | | | | | | | | | | | | | | 4102.6.D |
| Wholesale Facility | | | | | | | | | | | ✓ | | | 4102.6.E |

Industrial Services and Extraction of Materials: uses involving the repair or servicing of industrial, business, or consumer machinery equipment, products or by-products, or uses involving the extraction of natural resources from the ground. Few customers from the general public come to the site.

| | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|---|--|--|----------|
| Building Materials Storage and Sales | | | | | | | | | | | | | | |
| Contractor's Office and Shop | | | | | | | | | | | ✓ | | | 4102.6.F |
| Extraction Activity | Allowed as an SP use only in a Natural Resource Overlay. | | | | | | | | | | | | | 4102.6.G |
| Petroleum Products Storage Facility | | | | | | | | | | | | | | 4102.6.H |
| Specialized Equipment and Heavy Vehicle Sale, Rental, or Service | | | | | | | | | | | | | | |
| Storage Yard | | | | | | | | | | | | | | |
| Vehicle Storage or Impoundment Yard | | | | | | | | | | | | | | 4102.6.J |

Production of Goods: uses involving the manufacturing, processing, production, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, transfer to other industrial operations, or for order by businesses or consumers.

| | | | | | | | | | | | | | | |
|---|--|---|--|---|---|---|---|--|---|--|---|---|--|----------|
| Craft Beverage Production Establishment | | | | ✓ | ✓ | ✓ | ✓ | | ✓ | | ✓ | ✓ | | 4102.6.K |
| Production or Processing | | | | | | | | | | | | ✓ | | 4102.6.L |
| Production or Processing, Heavy | | | | | | | | | | | | | | 4102.6.M |
| Small-Scale Production Establishment | | ✓ | | ✓ | ✓ | ✓ | ✓ | | ✓ | | ✓ | | | 4102.6.N |

Waste and Recycling Facilities: uses involving receiving solid or liquid wastes from others for on-site disposal, storage, processing, or transfer to another location for processing or disposal. This use category also includes uses that manufacture or produce goods or energy from the composting of organic material, and the reuse, recycling, or processing of scrap or waste material.

| | | | | | | | | | | | | | | |
|----------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|----------|
| Junkyard | | | | | | | | | | | | | | |
| Mixed Waste Reclamation Facility | | | | | | | | | | | | | | 4102.6.O |
| Recycling Center | | | | | | | | | | | | | | 4102.6.P |
| Solid Waste Disposal Facility | | | | | | | | | | | | | | 4102.6.Q |

Accessory Uses

| | | | | | | | | | | | | | | |
|-----------------------|--|----|----|----|----|----|--|--|----|--|----|--|--|----------|
| Accessory Living Unit | | AP | AP | AP | AP | AP | | | AP | | AP | | | 4102.1.I |
| | | SP | SP | SP | SP | SP | | | SP | | SP | | | 4102.7.B |

| | | | | | | | | | | | | | | | |
|---|--|------------|------------|------------|------------|------------|------------|--|------------|--|------------|------------|--|------------|----------------------|
| <u>Child Care Center for Occasional Care</u> | | | | | A | A | A | | A | | | A | | | 4102.7.C |
| <u>Donation Drop-off Box</u> | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | | ✓ | ✓ | | ✓ | 4102.7.D |
| <u>Electric Vehicle Charging</u> | | A | A | A | A | A | A | | A | | A | A | | A | 4102.7.E |
| <u>Family Health Care Structure</u> | | AP | AP | AP | AP | AP | AP | | AP | | | AP | | AP | 4102.1.I 4102.7.F |
| <u>Garage Sale or Yard Sale</u> | | A | A | A | A | A | | | A | | A | A | | A | 4102.7.G |
| <u>Gardening and Composting</u> | | A | A | A | A | A | | | A | | A | A | | A | 4102.7.A |
| <u>Home-Based Business</u> | | AP SP | AP SP | AP SP | AP SP | AP SP | AP SP | | AP SP | | AP SP | AP SP | | AP SP | 4102.1.I 4102.7.H |
| <u>Home Day Care Facility</u> | | A ✓/SE | A ✓/SE | A ✓/SE | A ✓/SE | A ✓/SE | A ✓/SE | | A ✓/SE | | A ✓/SE | A ✓/SE | | A ✓/SE | 4102.7.I |
| <u>Keeping of Animals</u> | | A SP | A SP | A SP | A SP | A SP | A SP | | A SP | | A SP | A SP | | A SP | 4102.7.J |
| <u>Limited Riding or Boarding Stable</u> | | | | | | | | | | | | | | | 4102.7.K |
| <u>Residence for Manager or Employee</u> | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | | ✓ | ✓ | | ✓ | |
| <u>Sawmilling</u> | | | | | | | | | | | | | | | 4102.7.N |
| <u>Short-Term Lodging</u> | | AP | AP | AP | AP | AP | AP | | AP | | AP | AP | | AP | 4102.7.O 4102.1.I |
| <u>Solar Collection System</u> | | A | A | A | A | A | A | | A | | A | A | | A | 4102.7.P |
| Temporary Uses | | | | | | | | | | | | | | | |
| <u>Community Garden</u> | | AP SP | AP SP | AP SP | AP SP | AP SP | AP SP | | AP SP | | AP SP | AP SP | | AP SP | 4102.1.I 4102.8.B |
| <u>Construction Site Office and Storage</u> | | AP | AP | AP | AP | AP | AP | | AP | | AP | AP | | AP | 4102.1.I 4102.8.C |
| <u>Farmers Market</u> | | AP | AP | AP | AP | AP | AP | | AP | | AP | AP | | AP | 4102.1.I 4102.8.D |
| <u>Food Truck</u> | | AP ✓/SE | AP ✓/SE | AP ✓/SE | AP ✓/SE | AP ✓/SE | AP ✓/SE | | AP ✓/SE | | AP ✓/SE | AP ✓/SE | | AP ✓/SE | 4102.1.I 4102.8.E |
| <u>Interim Off-Street Parking in Metro Station Area</u> | | SE | SE | SE | SE | SE | SE | | SE | | | | | | 4102.8.F |
| <u>Model Home Sales or Leasing Office</u> | | AP | AP | AP | AP | AP | AP | | AP | | AP | AP | | AP | 4102.1.I 4102.8.G |
| <u>Portable Storage Container</u> | | A AP | A AP | A AP | A AP | A AP | A AP | | A AP | | A AP | A AP | | A AP | 4102.1.I 4102.8.H |
| <u>Special Event</u> | | AP SP | AP SP | AP SP | AP SP | AP SP | AP SP | | AP SP | | AP SP | AP SP | | AP SP | 4102.1.I 4102.8.I |
| <u>Temporary Dwelling or Manufactured Home</u> | | AP | AP | AP | AP | AP | AP | | AP | | AP | AP | | AP | 4102.1.I 4102.8.J |
| OTHER USES | | | | | | | | | | | | | | | |
| <u>Alternative Use of Historic Buildings</u> | | SE | SE | SE | SE | SE | SE | | SE | | SE | SE | | SE | 4102.1.H |

(Ord. 112.2-2024-8, adopted 09/10/2024, effective 09/11/2024; Ord. 112.2-2025-12, adopted 04/22/2025, effective 04/23/2025; Ord. 112.2-2025-17, adopted 12/09/2025, effective 12/10/2025)