

**PART III. C-3 GENERAL COMMERCIAL DISTRICT****Section 164: Purpose**

This district is designed to accommodate more intense commercial and light industrial activities, and wholesale and other businesses which do not lend themselves to being concentrated within the central business district.

**Section 165: Permitted Uses**

The following uses and structures are permitted in the C-3 district:

- A. Building supply
- B. Commercial greenhouse operations without on-site sales
- C. Low traffic generating restaurants, dine in or carry out, which have no drive- thru service. Service or consumption outside a fully-enclosed structure is allowed. (Amended 10/9/03)
- D. Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise and equipment with no storage or display of goods outside fully-enclosed building and lot size equal to or less than 22,000 square feet.
- E. Motor vehicle-related sales with installation of parts or accessories (e.g., tires or mufflers).
- F. Municipal parking lot
- G. Personal service businesses (Amended 6/8/17)
- H. Professional offices, including Real Estate Offices (Amended 10/9/03)
- I. Sales and rental of goods, merchandise and equipment with no storage or display of goods outside a fully enclosed building and lot size equal to or less than 22,000 square feet.
- J. Fitness Studios (Added 2/14/13)

**Section 166: Special Exception Uses**

The following uses and structures are permitted in the C-3 district subject to securing a special use permit in accordance with Article V:

- A. Auto repair garage
- B. Animal Hospital (Amended 10/9/03)
- C. Community utility facility
- D. Commercial greenhouse operation with on-site sales
- E. Dwellings, provided that if a lot is used for dwelling purposes exclusively, such dwelling shall be of a type permitted and in accordance with the regulations in the residential district adjoining the C-3 district in which such lot is located, or if there is more than one adjoining residential district of a type permitted in the least restrictive district.
- F. Fitness center
- G. Inn

- H. Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise and equipment with lot size greater than 22,000 square feet and/or storage and display of goods outside a fully-enclosed building.
- I. Motor vehicle sales
- J. Neighborhood utility facility
- K. Open air market (farm and craft markets, produce markets, and horticultural sales with outdoor display) (Amended 10/9/03)
- L. Parking lot facility (Added 2/10/05)
- M. Sales and rental of goods, merchandise and equipment with lot size greater than 22,000 square feet and/or storage and display of goods outside a fully-enclosed building.
- N. Social, fraternal clubs and lodges
- O. Warehouse
- P. Car wash, Recycling (Added 2/11/99)
- Q. Self-Storage Facility (Added 10/12/00)

**Section 167: Lot Requirements**

- A. Minimum Lot Size: 6,000 square feet
- B. Minimum Lot Width: 50 feet at the front property line
- C. Yard Depth Requirements
  - 1. Front: 0 feet minimum and 30 feet maximum, except the front yard shall not be less than the smaller of the front yards of the two immediately adjacent buildings nor more than 30 feet.
  - 2. Side: 0 feet, except adjacent to residential district where the side yard shall equal the minimum side yard of the adjacent residential district or 7.5 feet, whichever is less.
  - 3. Rear: 0 feet, except adjacent to residential district where the rear yard shall equal the minimum rear yard of the adjacent residential district or 30 feet, whichever is less.
- D. Maximum lot coverage: 50 percent

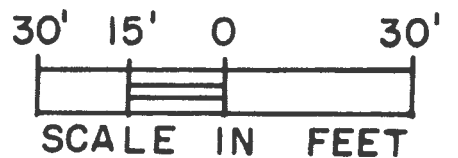
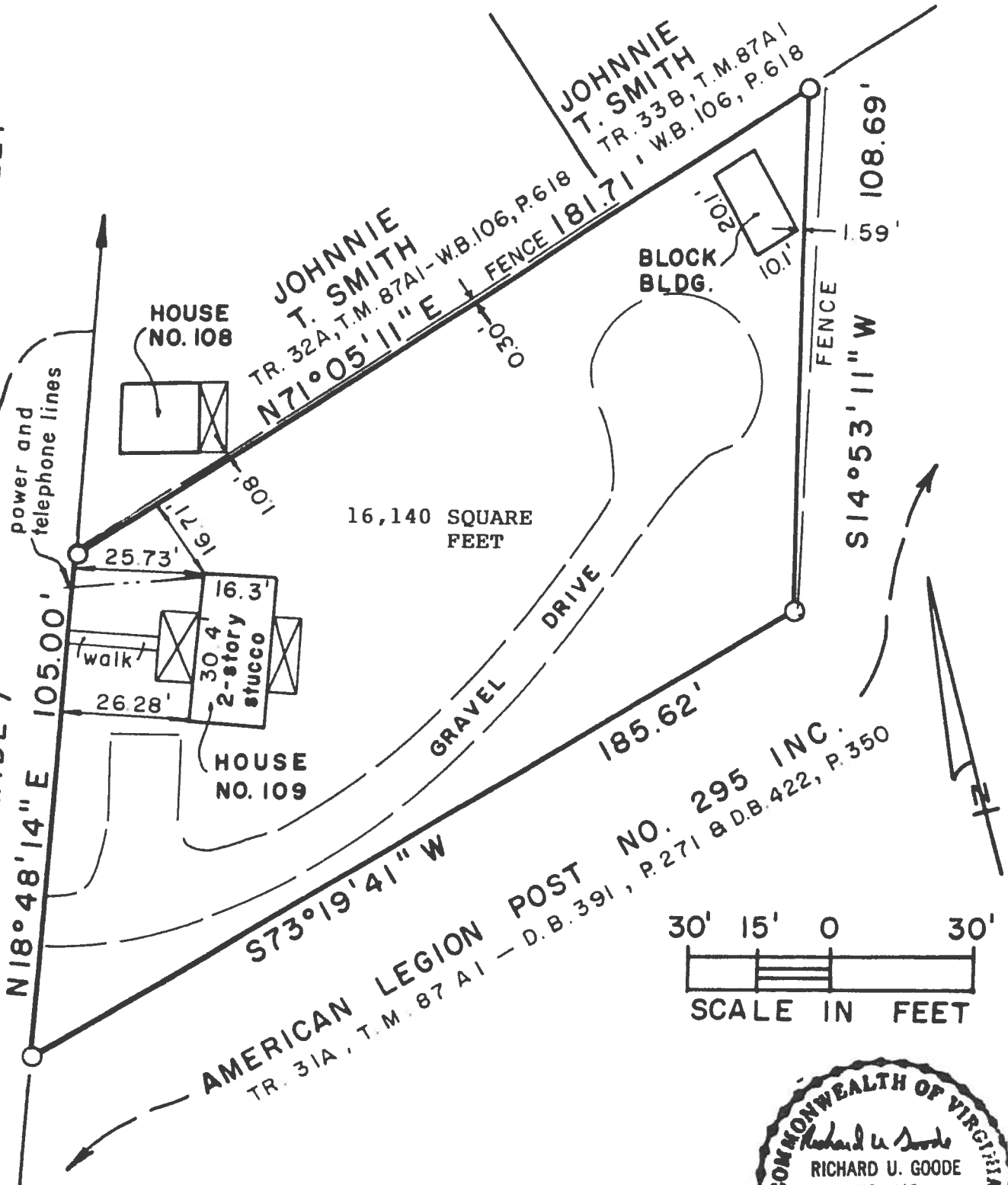
**Section 168: Maximum Building Height**

- A. Principal building: 30 feet (Amended 10/9/03)
- B. Accessory structures: 15 feet

**Section 169: Off-Street Parking**

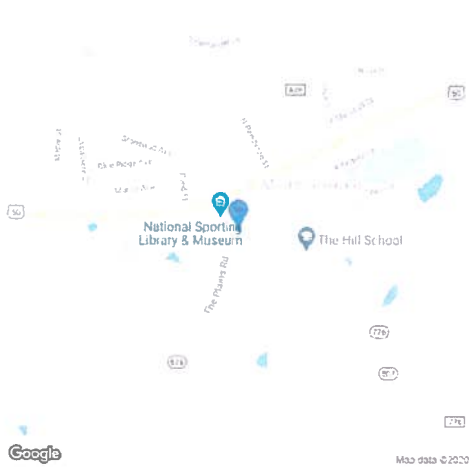
Off-street parking shall be provided as required in Article XVI.

**ROAD NO. 626**  
 (THE PLAINS ROAD)  
 (40' WIDE)  
 157'± TO  
 (FEDERAL STREET)



HOUSE LOCATION SURVEY  
 OF THE LAND OF LOCHNAU, A DELAWARE CORPORATION  
 (DEED BOOK 916, PAGE 1071 & 1073)  
 (PARCEL 31, ((3)), TAX MAP NO. 87A1)  
 16,140 SQUARE FEET

LOCATED ON THE EAST SIDE OF ROAD NO. 626 (THE PLAINS ROAD)  
 IN THE TOWN OF MIDDLEBURG, MERCER MAGISTERIAL DISTRICT. LOUDOUN



**Summary Information**

Owner:	Rice-Clay Enterprises Llc	Property Class:	Commercial
Owner Address:	PO Box 53	Annual Tax:	\$5,563
Owner City State:	Middleburg Va	Record Date:	11/17/06
Owner Zip+4:	20118-53	Book:	2006
Company Owner:	RICE-CLAY ENTERPRISES LLC	Page:	96653
Owner Carrier Rt:	B002	Tax Record Updated:	05/29/20

**Geographic Information**

County:	Loudoun, VA	Sub District:	0
Municipality:	Middleburg	Legal Subdivision:	TOWN OF MIDDLEBURG
High Sch Dist:	Loudoun County Public Schools		
Tax ID:	538175021000		
Tax Map:	414		
Tax ID Alt:	538175021000		
Block:	31		
City Council Dist:	1		

**Assessment & Tax Information**

Tax Year:	2020	Annual Tax:	\$5,563	Taxable Total Asmt:	\$464,410
County Tax:	\$4,853	Taxable Land Asmt:	\$368,600		
Municipal Tax:	\$710	Taxable Bldg Asmt:	\$95,810		
Asmt As Of:	2019	State/County Tax:	\$4,853		
		Exempt Class:	00		
		Class Code:	NON-EXEMPT		

**Lot Characteristics**

Pavement Desc:	ASPHALT	Sq Ft:	16,117	Zoning:	01
		Acres:	0.3700	Zoning Desc:	BLUE RIDGE

**Building Characteristics**

Fireplace Total:		Elec:	Hooked-Up	Water:	Connected
		Property Class Code:	400	Sewer:	Connected

**Codes & Descriptions**

County Legal Desc:TRACT 31 200611170096653 1299-200

