

## WINTERBROOK FARM: 148 ACRES OFF RT-28

9366 Elk Run Road  
Catlett, VA 20119



For Sale: \$2,500.000

Wright Realty, Inc. founded in 1946 continues to serve your real estate needs with over 75 years and five generations of experience



Edward B. Wright, III

9009 Sudley Road  
Manassas, Virginia 20110

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*Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.*

Come home to Winterbrook Farm where country dreams are made on this 148 acre farm for sale in Catlett, Virginia. The two story 2,973 SF farm house has five bedrooms, two baths, an attached two car garage and a back deck with wonderful farm views. Barn and storage sheds perfect for storing animals, tractors, boats or big toys.

The property features lakes, wetlands bank and 2,767 ft of river frontage on Cedar Run, a tributary of the Occoquan River. This is an outdoor sportsman's paradise with opportunities for duck, deer and turkey hunting, fishing, four wheeling and walking trails.

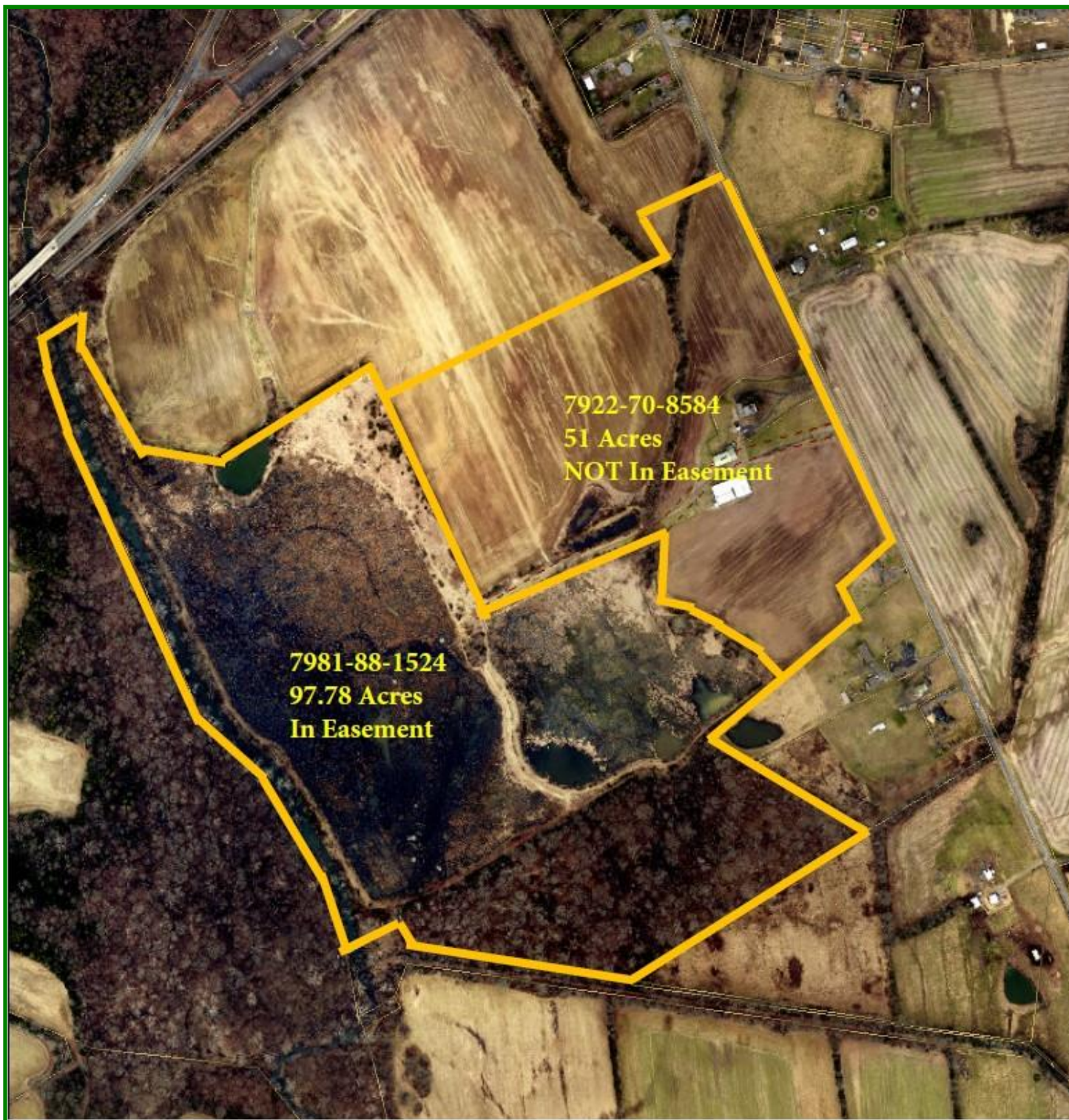
Located near the village of Catlett at the signalized intersection of US 28 and Elk Run Road, the property has 1,475 ft of frontage on Elk Run Road. Lots 7921-88-1524 (97.78 acres under easement) and 7921-99-2879 (51 acres NOT in easement) are zoned RA and R-1 in Fauquier County.

**For Sale: \$2,500,000**













MATCHLINE DETAIL SHEET 4

N/T  
WINERBROOK FARM, L.C.  
GPIN: 7921-88-1524-000  
D.B. 1497, PG. 1021

N/T  
RTIA SIMPSON &  
LARRY SIMPSON, JR  
GPIN: 7921-88-5755-000  
D.B. 1756, PG. 1221

N/T  
JAYAN MARIN  
GPIN: 7921-88-7545-000  
D.B. 1740, PG. 165

BARBARA S. TRENIS, TRUSTEE  
GPIN: 7921-88-2879-000  
51.00000 ACRES (REVISED)

BARBARA S. TRENIS, TRUSTEE  
GPIN: 7921-88-2879-000  
51.00000 ACRES (REVISED)

BARBARA S. TRENIS,  
TRUSTEE  
GPIN: 7921-88-2879-000  
51.00000 ACRES (REVISED)

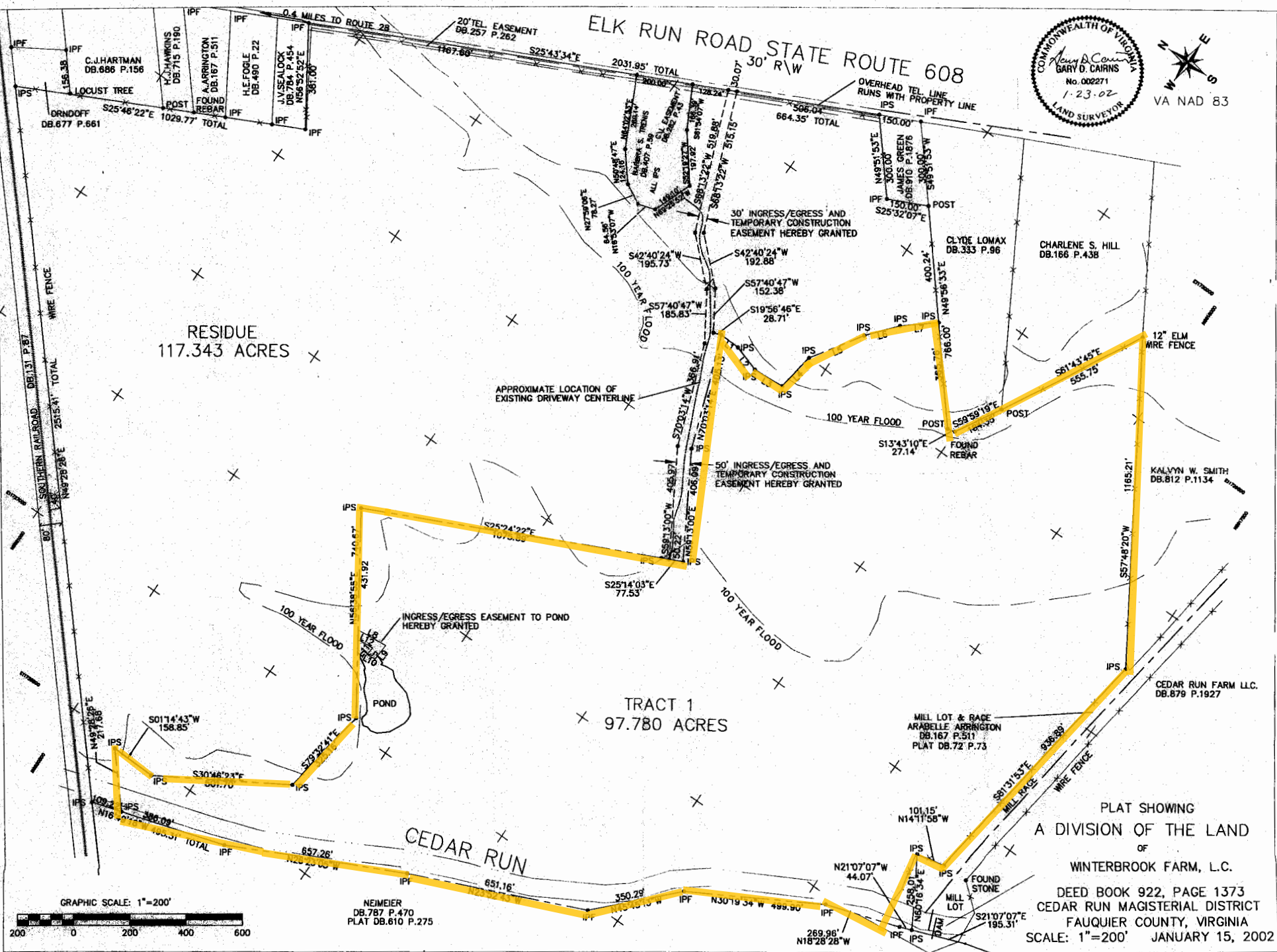
ELK RUN ROAD  
ROUTE 806  
(30' PRESCRIPTIVE EASEMENT)  
D.B. 168, PG. 287  
D.B. 210, PG. 577

0.46662 ACRES  
HEREBY DEDICATED  
TO PUBLIC STREET USE

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HEREBY DEDICATED  
TO PUBLIC STREET USE

ELK R  
(30' PRESC  
D.B.  
D.B.

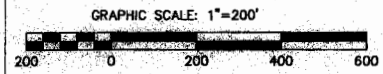




COMMONWEALTH OF VIRGINIA  
GARY D. CAIRNS  
No. 000271  
1-23-02  
LAND SURVEYOR



VA NAD 83



PLAT SHOWING  
A DIVISION OF THE LAND  
OF  
WINTERBROOK FARM, L.C.  
DEED BOOK 922, PAGE 1373  
CEDAR RUN MAGISTERIAL DISTRICT  
FAUQUIER COUNTY, VIRGINIA  
SCALE: 1"=200' JANUARY 15, 2002

See Page III-4 for Key		SITE PLAN	RC	RA	RR-2	V	R-1	R-2	R-3	R-4	TH	GA	MDP	C-1	C-2	C-3	CV	BP	I-1	I-2
3-301 RESIDENTIAL USES (CATEGORY 1)																				
1. Residential Development																				
a. Dwelling, Single-Family Detached			P	P	P	P	P	P	P	P	P			p <sup>23</sup> SP	p <sup>23</sup>	p <sup>23</sup>	P/SE		p <sup>23</sup>	p <sup>23</sup>
b. Dwelling, Single-Family Attached	X	SE C	SE C	SE C	SE C	C	C	C	C	P	P						P/SE			
c. Dwelling, Multi-Family	X									P	P						P/SE			
d. Dwelling above Commercial	X													SE			P/SE			
2. Dwelling, Manufactured		A	P**	A	A	A	A	A	A				P (1)							
3. Accessory Dwelling Unit		A	A	A	A	A	A	A												
4. Dwelling Duplex		SE	SE	SE	SE	SE	SE	SE												
(1) Site plan required																				
3-302 RESIDENTIAL BUSINESS (CATEGORY 2)																				
1. Minor Home Occupations		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A
2. Major Home Occupations		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	SP
3. Family Day Homes		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A
		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	SP
3-303 TRANSIENT HOUSING (CATEGORY 3)																				
1. Hotel, Motel	X														P	SE		SE	SE	
2. Tourist Home/Boarding House	X	SP	SP		SP									SP						
3-304 COMMUNITY USES (CATEGORY 4)																				
1. Meeting Halls for social, fraternal, civic, public and similar organizations	X		SP		SP									P	P			P	SE	SE
2. Any recreational or social uses operated by a non-profit organization where membership is limited to residents of nearby residential areas	X	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP							
3. Any recreational or social uses approved as part of a subdivision or site plan and operated for use of residents only	X	P	P	P	P	P	P	P	P	P	P	P	P							
3-305 EDUCATIONAL USES (CATEGORY 5)																				
1. Preschool/Nursery School	X	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	P	P		A	SP	
2. Primary School	X		SE	SE	SE	SE	SE	SE	SE					SE						
3. Secondary/Advanced School	X		SE	SE		SE	SE	SE	SE											
4. a. Technical School, Indoor, 20,000 sq. ft. or less in size	X		SE											P	P		SP/SE	P	A/SP	A/SP
b. Technical School, Indoor, greater than 20,000 sq. ft. in size	X		SE											SP	P		SP/SE	P	A/SP	A/SP
5. Technical School, Outdoor	X	SE	SE												SE			SP	SE	
6. College/University	X		SE			SE	SE											P		
7. Dormitory, fraternity/sorority house or other residential facilities for use by students, faculty or other affiliated with an educational institution	X		SP	SP		SP	SP													
3-306 INSTITUTIONAL USES (CATEGORY 6)																				
1. Day Care Center, Child or Adult	X	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	P	P	P	A	SP	
2. a. Place of Worship, Minor	X	SP	SP	SP	SP	SP	SP	SP	SP					SP	SP	SP	SP/SE			
2. b. Place of Worship, Major	X	SE	SE	SE	SE	SE	SE	SE	SE					SE	SE	SE	SE			
2. c. Monastery, retreat or similar religious residential facility	X	SP	SP	SP																
3. Residential Care Facility	X		SP	SP	SP	SP	SP	SP	SP	SP										
4. Medical Care Facility, Minor, limited to facilities which have a capacity of less than 20 beds	X		SE	SP		SP	SP	SP						SP						
5. Medical Care Facility, Major	X		SE			SE	SE	SE						SE	SP					
6. Residential Care Facility greater than 25 persons	X		SE	SE	SE	SE	SE	SE	SE	SE										
7. Continuing Care Facility	X					SE	SE	SE	SE	SE	SE									
8. Transitional Family Housing	X		SE			SE														



See Page III-4 for Key																				
	SITE PLAN	RC	RA	RR-2	V	R-1	R-2	R-3	R-4	TH	GA	MDP	C-1	C-2	C-3	CV	BP	I-1	I-2	
3-307 ADAPTIVE USES (CATEGORY 7)																				
1. Adaptive uses (see Section 5-701)	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE									
3-308 TEMPORARY USES (CATEGORY 8)																				
1. Mobile home while constructing a dwelling (maximum one year)		A	A	A	A	A	A	A	A											
2. Mobile Home, Farm		A	A		A															
3. Carnival, circus, festival, fair, tractor pull, horse show, dog show, steeplechase, pony ride, turkey shoot, sale of Christmas trees and other seasonal commodities and other similar activities		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			SP	SP	SP	
4. Construction office		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
5. Occupancy of Recreational Vehicle while repairing/rebuilding after casualty or natural disaster		A	A	A	A	A	A	A	A											
6. Subdivision/apartment sales rental office for a period of less than 2 years		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
7. Subdivision/apartment sales retail office for a period longer than 2 years		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP				
8. Mobile Eating Establishments		P/A	P/A	P/A	P/A								P/A	P/A	P/A	P/A	P/A	P/A	P/A	
3-309 OUTDOOR RECREATION (CATEGORY 9)																				
1. Country Club/Golf Course, public or private	X	SP	SP	SP		SP														
2. Swimming/Tennis (Racquet) facility, public or private	X		SP	SP	SP	SP	SP	SP	SP				SP	P	P	SP/SE	A	P		
3. Firing Range, skeet or trapshooting facility (indoor or outdoor)	X	SE	SE											SE			A	SE		
4. Baseball hitting range and archery range (Indoor or Outdoor)	X	SP	SP											SP			A			
5. Camps, recreation grounds, lodges and resorts	X	SE	SE																	
6. Tent campground	X	SE	SE																	
7. Recreational Vehicle Park	X		SE											SE						
8. (Deleted)																				
9. (Deleted)																				
10. Drive-in or other movie theatre	X													SP						

See Page III-4 for Key																			
	STIE PLAN	RC	RA	RR-2	V	R-1	R-2	R-3	R-4	TH	GA	MDP	C-1	C-2	C-3	CV	BP	I-1	I-2
11. Golf driving range	X													P	SP				
12. Golf, miniature	X												SP	P					
13. Commercial hunting and fishing preserve		SE	SE																
14. Spectator and Non-Spectator Field Events and Activities (Class A): steeplechase and other equestrian events rodeos, dog and livestock shows, horse and tractor pulls, field sports, fireworks display, fairs and circuses, civil war reenactments and encampments and and scouting encampments	X	SE	SE											SE	SE		SE	SE	SE
15. Spectator and Non-Spectator Field Events and Activities (Class B): equestrian events, rodeos, field sports, scholastic athletic contests, dog and livestock shows, horse and tractor pulls, festivals, arts and craft shows and related fund raising for charitable or non- profit activities, civil war reenactments and encampments, and scouting encampments	X	SE	SE											SE	SE		SE	SE	SE
16. Spectator and Non-Spectator Field Events and Activities (Class C): equestrian events and field sports, rodeos, scholastic athletic contests, festivals, arts and craft shows, and related fund raising for charitable or non-profit activities, family reunions, wedding receptions and similar receptions, picnics, educational seminars, and community-related arts, cultural, agricultural, and educational activities	X	SE	SE											SE	SE		SE	SE	SE
17. Team Recreation Sports		A	A																
18. Paintball Recreation Fields	X		SE																
19. Outdoor Sports/Activity Center	X	SE	SE																
3-310 RECREATION AND AMUSEMENT (CATEGORY 10)																			
1. Private clubs	X	SP	SP	SP	SP	SP	SP	SP	SP				SP	P	P	SP/SE	SP		
2. Theatre, indoor	X												P	P	P	P/SE			
3. (Deleted)																			
4. Bowling alley	X												SP	P	P		P		
5. (Deleted)																			
6. Skating rink, ice or roller, non- spectator	X													P	P		P	SP	
7. Skating rink, ice or roller, spectator sports	X													SE	SE			SE	
8. Marina, dock or boating facility	X		SP	SP		SP	SP	SP	SP										
9. Dance hall	X													SP		SP/SE			
10. Indoor Sports/Activity Center 25,000 sq. ft. or less	X												A/SP <sup>17</sup>	P	P	SP/SE	P	P	SE
11. Indoor Sports/Activity Center greater than 25,000 sq. ft.	X												SE	SE	SE	SE	SP	SP	SE



See Page III-4 for Key																				
		SITE PLAN	RC	RA	RR-2	V	R-1	R-2	R-3	R-4	TH	GA	MDP	C-1	C-2	C-3	CV	BP	I-1	I-2
3-311 PUBLIC AND QUASI-PUBLIC USES (CATEGORY 11)																				
1. Conference center	X	SE	SE											P				SP		
2. Penal/correctional facility	X		SE																	SE
3. Post Office	X				SP									P	P	P	P/SE	P	SP	
4. Animal shelter	X		SP												P			P		
5. Museum	X		SP		SP	SP	SP	SP	SP					SP	P	P	SP/SE	SP	SP	
6. Civic center (governmental)	X													P		P		P	P	
7. Arena/Stadium	X		SE												SE				SE	
8. Library	X				SP	SP	SP	SP	SP					P	SP	P	P/SE	P		
9. Public Safety Facility, (fire, rescue, police station or substation facility)	X		SE	SE	SE	SE								SE	SE		SE	P	P	P
10. Parks & Recreation Facilities (Civic), athletic	X	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP/SE		SP	SP
11. Parks & Recreation Facilities (Governmental/Civic), nonathletic	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/SE	P	P	P
12. Fairgrounds	X		SP	SP	SP	SP									SP				SP	
13. Sanitary Facility (Governmental)	X	SE	SE	SE		SE														SE
14. Solid Waste Transfer Station (Governmental)	X		SE	SE	SE	SE									SE				SE	SE
15. Parking Facilities, public or private		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
16. Governmental Facilities, County	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
17. Recycling Containers, Governmental	X	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	P	P	P	P/SE	P	P	P
18. Governmental Athletic Recreational Uses	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/SE		P	P
3-312 COMMERCIAL RETAIL (CATEGORY 12)																				
1. Antique shops less than 3,000 sq. ft.	X		SP	SP	SP									P	P	P	P			
2. Retail sales and rental establishment and shopping center less than 5,000 sq.ft.	X													P	P	P	P			
3. Retail sales and rental establishment and shopping center 5,000 to 20,000 sq.ft.	X													P	P	P	P/SE			
4. Retail sales establishment and shopping center 20,000 to 50,000 sq. ft.	X													SP	P	P	SE			
5. Retail sales establishment and shopping center 50,000 to 100,000 sq. ft.	X													SE	SE	SE				
6. Retail sales establishment and shopping center more than 100,000 sq. ft.	X														SE	SE				
7. Convenience store	X													P	P	P	SP/SE		SP	
8. Retail sales in conjunction with Category 13 through 17 uses		SE	SE											P	P	P		A	A	A
9. Fuel yard, retail	X														SP				SE	SE
3-313 COMMERCIAL BUSINESS AND PERSONAL SERVICES (CATEGORY 13)																				
1. a. Kennel, Minor	X	A <sup>28</sup> /SP	A <sup>28</sup> /SP	A <sup>28</sup> /SP		A <sup>28</sup> /SP								SP	SP		SP	SP		
1. b. Kennel, Major	X	SE	SE	SE		SE								SE	SE		SE	SE		
2. Veterinary Clinic	X	SP	SP	SP	SP									P	P	P	SP/SE	P	P	
3. Funeral home less than 5,000 sq. ft.	X													P	P			P		
4. Funeral home more than 5,000 sq. ft.	X													SP	P		SP/SE	P		
5. Farm supply establishment	X		SP		SP									SP <sup>17</sup>	P		SP/SE	P		
6. Financial institutions	X													P	P	P	P/SE	P	P	
7. Business or Professional Office, less than 20,000 sq. ft.	X													P	P	P	P/SE	P	P	SP/SE
8. Business or Professional Office, 20,000 sq. ft. to 50,000 sq. ft.	X													SP <sup>17</sup>	P	P	P/SE	P	P	SE
9. Business or Professional Office over 50,000 sq. ft.	X													SP <sup>17</sup>	SP <sup>17</sup>	SP <sup>17</sup>		P	P	SE

See Page III-4 for Key																			
	STIE PLAN	RC	RA	RR-2	V	R-1	R-2	R-3	R-4	TH	GA	MDP	C-1	C-2	C-3	CV	BP	I-1	I-2
10. Business or Professional Office, 6 or less employees	X	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP								
11. Drive-through facility in conjunction with any commercial business	X												SE <sup>17</sup>	SE <sup>17</sup>	SE <sup>17</sup>	SE <sup>17</sup>	SE <sup>21</sup>	SE	
12. Eating establishment	X												P	P	P	P/SE	P <sup>22</sup>	SP	
13. Eating establishment, fast food	X												SP <sup>17</sup>	P	P	SP/SE	P <sup>22</sup>	SP	
14. Repair service establishment less than 5,000 sq. ft.	X												P	P	P	P	P	P	P
15. Repair service establishment more than 5,000 sq. ft.	X												SP <sup>17</sup>	SP <sup>17</sup>	SP <sup>17</sup>	SP/SE	P	P	P
16. Laundry/dry-cleaning drop-off, pick-up facility	X												P	P	P	P/SE	P	P	
17. Laundry/dry cleaners/laundromat less than 5,000 sq. ft.	X												SP	P	P		P	P	P
18. Laundry/dry cleaners/laundromat more than 5,000 sq. ft.	X												SP <sup>17</sup>	SP	SP		P	P	P
19. Furniture repair, cabinet making, upholstery, less than 5,000 sq. ft.	X												P	P	P	P	P	P	P
20. Furniture repair, cabinet making, upholstery, more than 5,000 sq. ft.	X												SP	SP	SP	P/SE	P	P	P
21. Broadcasting studio	X		SP										P	P	P		P	P	
22. Barber/beauty shop													P	P	P	P/SE	P		
23. Carpentry, plumbing, electrical, printing, welding, sheet metal shops, less than 5,000 sq. ft.	X												P	P	P	SP	P	P	P
24. Carpentry, plumbing, electrical, printing, welding, sheet metal shops more than 5,000 sq. ft.	X												SP	SP	SP		P	P	P
25. Artisan's workshop and studio	X												P	P	P	P/SE	P	P	
26. Taxidermist shop	X		SP										SP	SP			P		
27. Portable Toilet Rental	X													SP				SP	SP
28. Sex Offender Treatment	X												SP	SP	SP	SP/SE	SP		
29. Event Facility	X												P/SP						
<b>3-314 MOTOR VEHICLE RELATED USES (CATEGORY 14)</b>																			
1. Vehicle Storage, Indoor	X												A/SP	A	A			A	
2. (Deleted)																			
3. Auto repair garage	X												SP	P	SP	SP/SE		P	SE
4. Auto service station	X												SP	P	SP	SP/SE		SP	
5. Auto body/painting establishments	X													P		SP/SE		P	P
6. Motor vehicle impoundment, towing																			
a. maximum of 10 vehicles	X												SP	SP				P	P
b. maximum of 30 vehicles	X																	P	P
c. more than 30 vehicles	X																	SP	SP
7. Junkyard/automobile graveyard	X																		SE
8. Automobile sales, rental and service (including motorcycles and recreational vehicles)	X												SP	P	SP	SP/SE	A <sup>20</sup>	A/SP	
9. Truck and heavy equipment sales, rental and service	X													P			A <sup>20</sup>	SP	P
10. Farm equipment sales, rental and service	X		SP	SP									SP	P		SP/SE	SP	P	SP



See Page III-4 for Key																			
	SITE PLAN	RC	RA	RR-2	V	R-1	R-2	R-3	R-4	TH	GA	MDP	C-1	C-2	C-3	CV	BP	I-1	I-2
11. Mobile home sales, rental and service	X											SP		SP				SP	
12. Motor vehicle wash	X												SP	P	SP	SP/SE		SP	SP
13. Recreational Vehicle Storage Area	X												SP	P				A	A
14. Automobile Inventory Storage	X																		SP
15. Vehicle transportation service establishments																			
a. Maximum of 10 vehicles	X													P			P	P	P
b. More than 10 vehicles	X													SP			SP	A	
3-315 WHOLESALING AND PROCESSING (CATEGORY 15)																			
1. Auction establishment	X		SP										SP	P		SP/SE	P	P	
2. Commercial storage and processing of bulk agricultural products	X	SP	SP											SP			P	P	P
3. On-site processing and sales of agricultural and aquicultural products	X	P	P														P	P	P
4. a. Livestock Exchange	X		SP																SP
b. Abattoir in conjunction with Livestock Exchange	X		SE																SE
5. a. Warehousing including Self-Storage Facilities	X													SP		A/SE	P	P	P
b. Distribution Center on 10 acres or less																	P	P	P
c. Distribution Center on more than 10 acres																	SE	SE	SE
6. Wholesale trade establishment with associated retail sales (50,000 sq. ft. or under)	X													SP			P	P	P
7. Wholesale trade establishment with associated retail sales (over 50,000 sq. ft.)	X													SE			SE	SE	SE
8. Frozen food lockers	X												SP	P	SP	SP/SE		P	P
9. Bottling plant	X													SP				P	P
10. Carpet and rug cleaning	X												SP	P				P	P
11. Petroleum products bulk storage	X													SE				SE	SE
12. Stone monument processing	X																		P
13. Outdoor Auctions for automobiles, trucks, heavy equipment, farm equipment boats, recreational vehicles & trailers	X																	SE	SE
3-316 LIMITED INDUSTRIAL (CATEGORY 16)																			
1. Enclosed laboratories and facilities for manufacturing, assembling, and research and development	X	SE	SE											SP			P	P	P
2. Blacksmith shops	X	SE	SP														P	P	P
3. Cottage Industry	X															A/SE			
4. Data Center using recycled water for cooling and with all new power lines, including transmission or substation feedlines, placed underground	X																P <sup>25</sup>		
3-317 INDUSTRIAL (CATEGORY 17)																			
1. General Industrial Use substantially screened from view, less than one acre	X	SE	SE														A	P	P
2. General Industrial Use, substantially screened from view, more than one acre used	X		SE														A	P	P
3. Contractors offices, shops and material storage yards with all equipment and materials contained entirely within a building or completely screened from view	X												A	A	A	A/SE	A	P	P
4. Sawmills	X	SP	SP															SP	P
5. Heavy Industrial Uses (those uses specifically listed in 5-1703)	X																	SE	SE
6. Explosives storage	X	A*	A*														A*	A*	A*
7. Abattoir (up to 4 acres)	X																	SP	SP
8. Abattoir (more than 4 acres)	X																	SE	SE
9. Storage or Disposal of Nonagricultural Fill/Stockpiling	X		SE														A	A	A
*Refer to Section 5-1704, Additional Standards for Explosives Storage in the RA, RC, I-1, and I-2 Zoning Districts																			

3-318 AGRICULTURE (CATEGORY 18)																					
1. Crop/Livestock Farm			P	P	P	P	P									P	P			P	P
2a. Horse Farm			P	P	P	P	P									P	P			P	P
2b. Equestrian Instruction			SP	P	SP	SP	SP														
2c. Horse Show				SE																	
3. Dairy farm			SP	P	SP	SP	SP												SP	SP	
4. Cattle feed lot greater than 300 head			SP	P	SP														SP	SP	
5. Swine farm greater than 20 sows			SP	P	SP														SP	SP	
6. Truck farm			P	P	P	P	P									P	P		P	P	
7. Poultry farm (over 1000 birds)			SP	P	SP														SP	SP	
8. Orchard/vineyard			P	P	P	SP	SP												SP	SP	
9. Plant nursery/greenhouse (less than 10,000 sq. ft.) wholesale only			P	P	P	P	P									P			P	P	
10. Greenhouse (more than 10,000 sq. ft.) wholesale only	X		SP	P	SP	SP	SP									P			P	P	
11. Plant nursery/greenhouse retail sales	X		SP	SP	SP	SP	SP									P			P	P	
12. Forestry			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/SE	P	P	
13. Distillation of industrial alcohol (ethanol) in conjunction with a farming operation			SP	SP	SP	SP	SP												SP	SP	
14. Land application of Class B Biosolids				A																	
15. Class B biosolids storage facility				SE																SE	
16. a. Aquaculture occupying <10,000 sq. ft. of land area, closed system only; wholesale only				P																SE	
16. b. Aquaculture, 10,000 sq. ft. or more of land area, or with non-closed system, or with retail sales				SE																	
17. Farm Winery with accessory uses, including up to 2 events or activities per month as set forth in Section 6-401(9)			P	P																	
18.1 Farm Winery with Extended Business Hours and/or up to 2 events or activities per month as set forth in Section 6-401(9), plus 1 Special Event per month pursuant to Section 5-1810.1			A	A																	
18.2 Farm Winery with additional Special Events per Section 5-1810.2	X		SE	SE																	
19. Aviary, Commercial			SP	SP	SP																
20. Lumber Yard with incidental retail sales of less than 5,000 square feet in size	X															P		P	P		
21. Adaptive Reuse Within Non-Common Open Space	X		SE	SE																	
22. Farmer's Market	X			SP																	
23. Petting Zoo	X			SP																	
24. Abattoir	X			SE																	
3-319 EXTRACTION (CATEGORY 19)																					
1. Mining, quarrying, mineral processing (on-site) including associated concrete batching and asphalt mixing	X		SE	SE																SE	
3-320 PUBLIC UTILITIES (CATEGORY 20)																					
1. Electrical substation distribution centers and transformer stations	X		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE	SE		P	P	P
2. Natural gas, oil and other petroleum products metering, regulation, compressor and local office space incidental thereto and necessary for the operation of such stations but not including any storage facilities	X		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE						P	P	P
3. Aboveground water and sewer pumping storage facilities	X		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
4. Water and sewage pumping and storage facilities, below ground			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
5. Electrical generating plants and facilities				SE																	SE
6. Utility transmission facilities not subject to State Corporation Commission	X		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE	SE		SE	SE	SE
7. Sewage treatment system, disposal and water purification	X		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE



See Page III-4 for Key																			
	SITE PLAN	RC	RA	RR-2	V	R-1	R-2	R-3	R-4	TH	GA	MDP	C-1	C-2	C-3	CV	BP	I-1	I-2
8. Telecommunications Facilities, Radio, Television, Microwave, Antenna and Transmitting Equipment*																			
	X	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
	X	SE	SE										SE	SE	SE	SE	SE	SE	SE
*Refer to Article 11, Standards for Telecommunications Towers and Antennas regarding the criteria which must be																			
<b>3-321 TRANSPORTATION (CATEGORY 21)</b>																			
1. Airports, landing strips and heliports (including flight instructions)	X	SE <sup>27</sup>	SE <sup>27</sup>	SE		SE											SE	SE	SE
2. Heliports	X	SP	SP	SP		SP								SP	SP		SP	SP	SP
3. Motor freight terminal	X													SE				A/SE	SE
4. Truck Stop	X													SE				SP	SP
5. a. Bus/rail terminal - passengers	X												SP	SP	SP	SP/SE	SP	SP	
b. Rail freight terminal/depot	X																P	P	P
6. Incidental Uses in Conjunction with a Transportation Use	X	A	A										A	A	A	A/SE		A	A
<b>3-322 INTERMENT USES (CATEGORY 22)</b>																			
1. Interment uses	X	SP	SP	SP	SP	SP	SP	SP	SP				SP					SP	SP
<b>3-323 FLOODPLAIN USES (CATEGORY 23)</b>																			
		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
<b>3-324 (SECTION DELETED)</b>																			
<b>3-325 MODIFICATION OF LOT SIZE, WIDTH OR FRONTAGE (CATEGORY 25)</b>																			
													SE	SE	SE	SE		SE	SE
<b>3-326 DECREASE IN NON-COMMON OPEN SPACE (CATEGORY 26)</b>																			
		SE	SE																
<b>3-327 DECREASE IN COMMON OPEN SPACE (CATEGORY 27)</b>																			
				SE		SE	SE	SE	SE										
<b>3-328 (DELETED) (CATEGORY 28)</b>																			
<b>3-329 WAIVER OF STREET REQUIREMENTS (CATEGORY 29)</b>																			
		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE							
<b>3-330 WAIVER OF CENTRAL SEWER REQUIREMENT (CATEGORY 30)</b>																			
		A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE
<b>3-331 WAIVER OF CENTRAL WATER (CATEGORY 31)</b>																			
		A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE
<b>3-332 APPROVAL OF A USE NOT OTHERWISE ALLOWED (CATEGORY 32)</b>																			
1. Long-Standing Uses		SE	SE										SE	SE	SE	SE		SE	SE
2. Uses Established Pursuant to Erroneous County Approval or Act		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE
3. Properties Historically Utilized Solely for Commercial Purposes				SE		SE													