

For Sale
4.8_± acres of Future Commercial Land
Garrisonville Road
Stafford, VA 22554



Offered by:

Trust Properties, Inc.

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TRUST PROPERTIES

www.TrustPropertiesInc.com

14000 Silver Hill Road • Sumerduck, VA 22742

Office (703) 392-0002

FOR SALE

4.8_± acres of Future Commercial Land

Location: Route 610 Garrisonville Road • Stafford, VA 22554

Area: Northern Virginia, Stafford County
Washington, DC Metropolitan Area

Tax ID: 20-25

Parcel Size: 4.8168 acres (209,819 square feet)

Zoning: R-1, Suburban Residential

Comments: • High visibility location
• Existing major commercial corridor
• **SALE SUBJECT TO PURCHASER
RE-ZONING TO B-2 CATEGORY**

Sale Price: \$1,780,000.00

Contact: Office: 703-392-0002
Patrick T. Sullivan II
PSullivan@TrustPropertiesInc.com

**Agent licensed in Virginia*

Information concerning this listing and contained herein has been obtained from the owner of the property or from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, and changes of price, terms, or withdrawal without notice. The prospective tenant/purchaser should carefully verify each item and all other information herein.

Rev Nov.01.2022

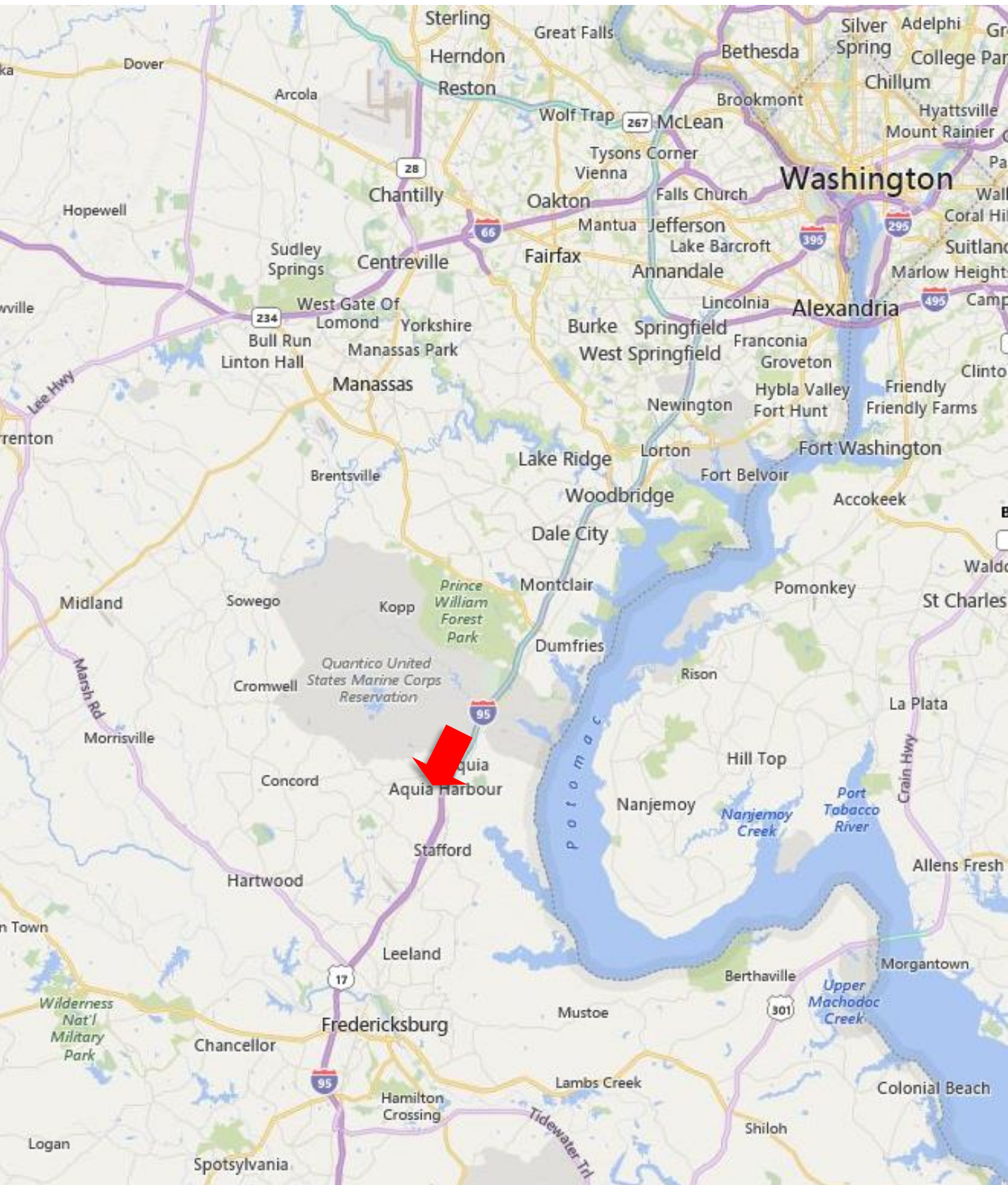
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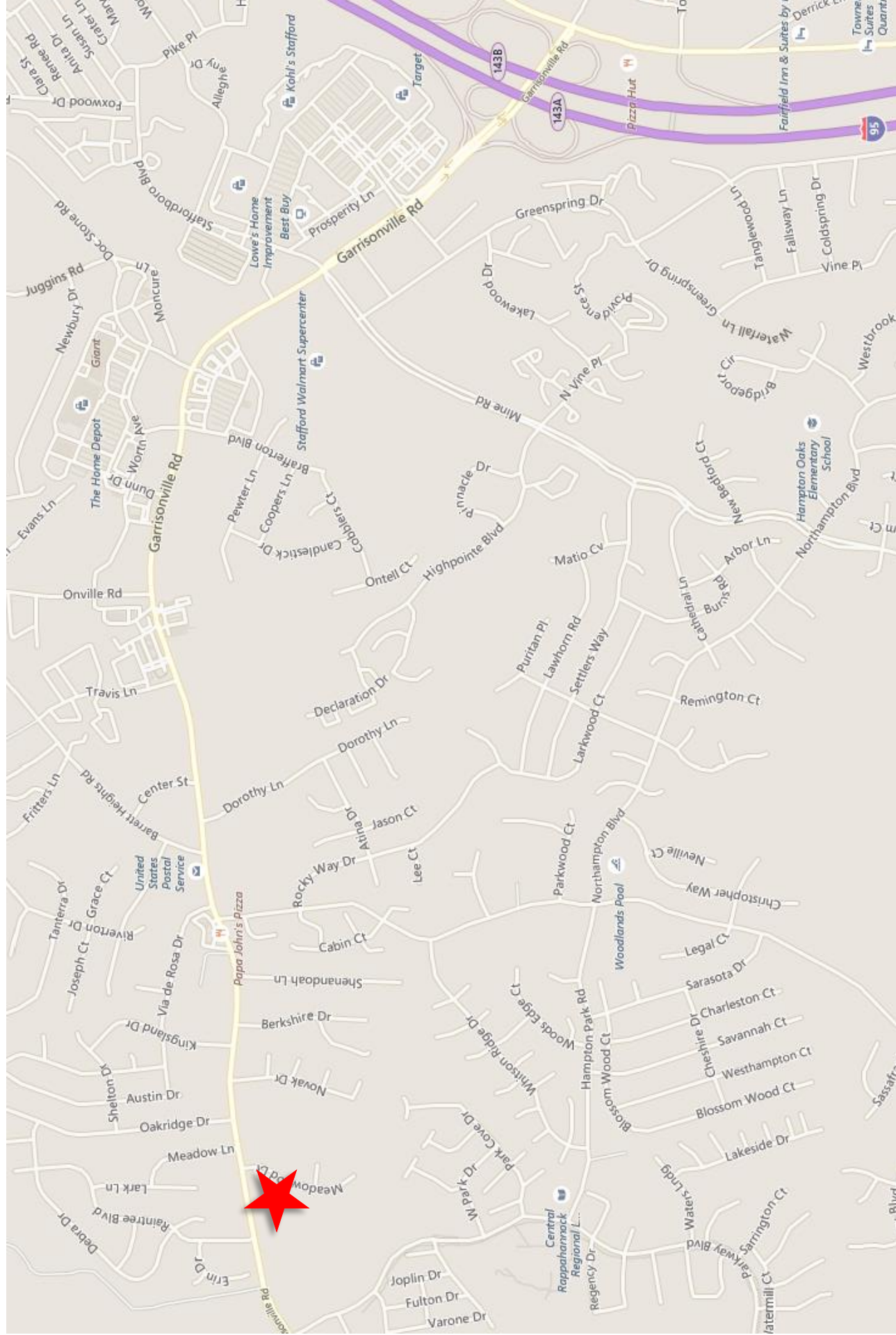
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REGIONAL MAP

Garrisonville Rd
Stafford, VA 22554





LOCATION MAP

Garrisonville Rd
Stafford, VA 22554

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AERIAL

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TAX MAP

Garrisonville Rd
Stafford, VA 22554



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AERIAL

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STREET PICTURES

Garrisonville Rd
Stafford, VA 22554



View of Garrisonville parcel



Tax ID 2025 currently zoned R-1

☒ Zoning Reclassification

☒ Zoning

☒ Planning & Land Use

☒ Planning Areas

☒ Urban Services Area

☒ Proposed New Roads

☒ Commercial Nodes

☒ Commercial Corridors

☒ Planning Area w/Targeted Residential Growth (TGA)

☒ Subdivisions

☒ Subdivisions

☒ Future Land Use w/RPAs (2016 Comprehensive Plan)

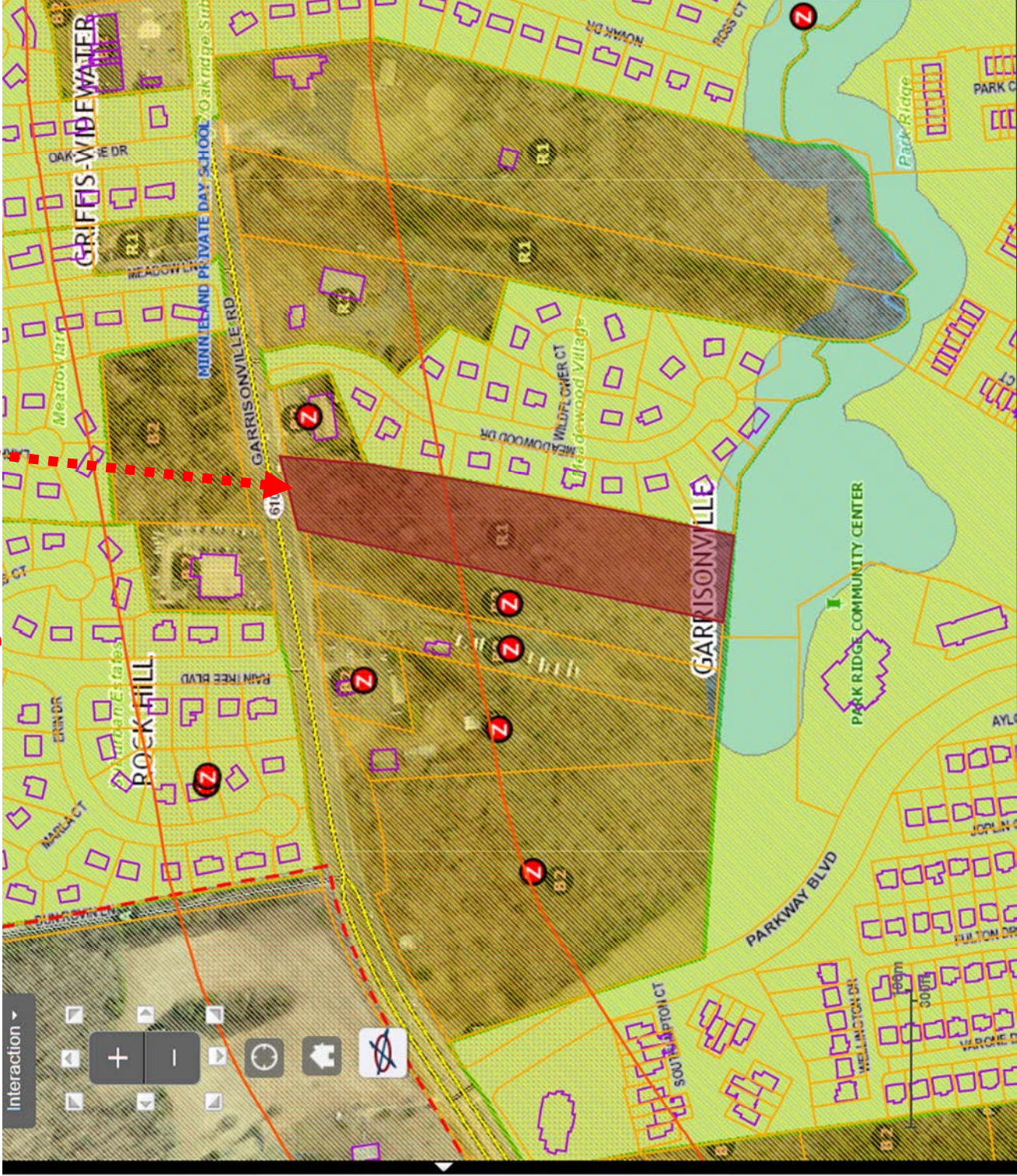
☒ Future Land Use

☐ Planning Areas

☐ Suburban

☐ Business and Industry

☐ Agricultural/Rural



R1 and B2 Zoning (Stafford County, VA)

Sources: Municode, current as of Oct-27-2021

- CODE OF THE COUNTY
Chapter 28 - ZONING ORDINANCE
ARTICLE III. GENERAL DISTRICT USE REGULATIONS AND STANDARDS

ARTICLE III. GENERAL DISTRICT USE REGULATIONS AND STANDARDS

Sec. 28-31. Purpose and intent.

The purposes of this article are:

- (1) To ensure that all development is consistent with the goals, objectives and policies of the County of Stafford;
- (2) To ensure a series of permitted uses for each land use district established in this article;
- (3) To ensure that every use within each district is compatible with other uses in that district;
- (4) To take into account the environmental sensitivity of natural resources; and
- (5) To ensure that development is served by adequate public services.

(Ord. No. 094-29, § 28-301, 8-9-94)

Sec. 28-32. Applicability.

Each district is served by a set of regulations which control the use of land within that district. All development within each land use district shall be in conformance with the regulations set forth for that district.

(Ord. No. 094-29, § 28-302, 8-9-94)

Sec. 28-33. Districts generally.

With the exception of the Marine Corps Combat Development Command (MCCDC), the unincorporated areas of the county are hereby divided into the following zoning districts:

- A-1 Agricultural
- A-2 Rural Residential
- R-1 Suburban Residential
- R-2 Urban Residential—Medium Density
- R-3 Urban Residential—High Density
- R-4 Manufactured Home
- R-5 Age-Restricted Housing
- B-1 Convenience Commercial
- B-2 Urban Commercial

B-3 Office
RBC Recreational Business Campus
RC Rural Commercial
SC Suburban Commercial
M-1 Light Industrial
M-2 Heavy Industrial
PD-1 Planned Development—1
PD-2 Planned Development—2
LC—Life Care/Retirement Community
P-TND Planned-Traditional Neighborhood Development
HI Heritage Interpretation
RDA-1 Redevelopment Area 1, Boswell's Corner
UD Urban Development

Land may also be classified into the following special overlay zoning districts:

AD Airport Impact Overlay
FH Flood Hazard Overlay
FR Falmouth Redevelopment Area Overlay
HC Highway Corridor Overlay
HG Historic Gateway Corridor Overlay
HR Historic Resource Overlay
ICTP Integrated Corporate and Technology Park Overlay
MZ Military Facility Impact Overlay
RP Reservoir Protection Overlay

(Ord. No. 094-29, § 28-303, 8-9-94; Ord. No. 099-26, 7-13-99; Ord. No. 005-21, 3-15-05; Ord. No. 007-39, 7-17-07; Ord. No. 007-68, 10-2-07; Ord. No. 008-02, 5-6-08; Ord. No. 011-14, 6-21-11; Ord. No. 012-01, 2-21-12; Ord. 014-10, 12-16-14; Ord. No. 016-24, 10-18-16; Ord. No. 017-03, 5-2-17; Ord. No. 017-08, 10-3-17)

Sec. 28-34. Purpose of districts.

In order to carry out and implement the purposes and objectives of this chapter, the land use districts herein established shall have the following purposes, respectively:

A-1 Agricultural. The purpose of the A-1 district is to reserve areas for traditional agricultural activities and to provide for their continuation as well as preservation of areas of rural character.

A-2 Rural Residential. The purpose of the A-2 district is to provide a transition between rural and urban areas, in residential areas adjacent to the growth areas which allow increased densities from the A-1 district when public water or sewer are provided.

R-1 Suburban Residential. The purpose of the R-1 district is to provide areas which are in close proximity to existing or future development of equivalent or higher densities, and which are intended for low density residential development where public water and sewerage facilities are available. Development in the R-1 district is intended to be characterized by single-family dwellings.

R-2 Urban Residential—Medium Density. The purpose of the R-2 district is to provide areas of medium-intensity residential uses designed and intended to be primarily characterized by townhouses, duplexes and single-family homes. Such districts are to be located near centers of urban concentrations, only where approved water and sewerage are available and where transportation systems are adequate.

R-3 Urban Residential—High Density. The purpose of the R-3 district is to provide areas of high-intensity residential uses designed and intended to be primarily characterized by multifamily dwellings and townhouses. Such districts are to be located at centers of urban concentrations, only where approved water and sewerage are available and where transportation systems are adequate.

R-4 Manufactured Home. The purpose of the R-4 district is to establish areas of the county which are intended for the accommodation of transportable single-family dwelling units, registered and identified by the State of Virginia as manufactured homes, formerly known as mobile homes. It is intended that these manufactured homes be located in high-density, year-round, park-type developments or subdivisions where all necessary public facilities are available and in close proximity to major roads capable of handling high volumes of traffic.

R-5 Age-Restricted Housing. The purpose of the R-5 district is to provide areas of high-intensity residential uses designed and intended to be multifamily dwellings for persons fifty-five (55) years in age or older, in accordance with all federal and state laws and regulations. Such districts are to be located within the designated urban services area and outside of the military impact areas in the comprehensive plan, where public water and sewer are available and transportation systems are adequate.

B-1 Convenience Commercial. The purpose of the B-1 district is to provide areas for selected retail shopping and personal services to serve only the needs of the adjacent urban residential areas. Such areas are intended to be located only at strategic sites in relation to population centers and transportation networks.

B-2 Urban Commercial. The purpose of the B-2 district is to designate appropriate areas for high-intensity commercial uses intended to serve retail sales and service, business and professional service needs at a regional or countywide scale. These areas should be located at strategic nodes along arterial and major collector roads where there are adequate utilities and facilities to serve intense development.

B-3 Office. The purpose of the B-3 district is to provide areas of the county for the location of professional offices and office parks. Such areas should be located as transitional areas between commercial and residential uses.

RBC Recreational Business Campus. The purpose of the RBC district is to provide areas for professional office, general office, research and development, hotel, conference facilities, low to medium intensity retail, health and fitness clubs, executive style housing, retirement housing, active recreational activities and other specified uses in a business campus environment integrated with activities dependent on significant areas of open space such as golf courses, marinas, and/or nature and wildlife preserves. This district should be located near significant environmental features such as forests, lakes with at least five (5) acres of surface water area and/or rivers and where there is provision for adequate access to major collector or higher category roadways and public sewer and water utilities.

RC Rural Commercial. The purpose of the RC district is to provide commercial uses for the convenience of nearby rural populations at intersections of arterial and major collector roads and in structures not exceeding ten thousand (10,000) square feet of gross floor area.

RDA-1 Redevelopment Area 1, Boswell's Corner. The purpose of the RDA-1 district is to establish land-use planning and urban design standards through form-based codes that promote the creation of a pedestrian-friendly destination neighborhood at the northern gateway to the county, with a focus on development of an employment center with a mix of uses, including educational and entertainment uses, supporting retail, and higher-density residential, with architectural variety, a network of streets that may include on-street parallel parking, and recreational opportunities.

SC Suburban Commercial. The purpose of the SC district is to establish areas for commercial uses designed and intended primarily to serve the needs of the immediate neighborhood in which they are located. This district should be established at locations conveniently accessible to suburban residential areas without exceeding the design capacity of road intersections serving the site.

M-1 Light Industrial. The purpose of the M-1 district is to establish areas of the county to provide for certain types of business and industrial uses characterized by light manufacturing, fabricating, warehousing and wholesale distribution, which are relatively free from offensive activities and which, with proper performance standards, will not detract from residential or commercial desirability of adjacent properties. It is intended that the M-1 district encourage the development of parks for the location of these uses. These districts should be located only where all necessary public utilities are available and where transportation systems are adequate.

M-2 Heavy Industrial. The purpose of the M-2 district is to provide areas within the county suitable for a variety of industrial type uses which may not be compatible with residential uses due to some potential nuisance or hazard. The development of "industrial parks" in the M-2 district are encouraged. Conditional use permits are required for most uses within the M-2 district to assure protection of the general public and surrounding properties. These districts should only be located where all necessary public utilities are available and where transportation systems are adequate.

PD-1 Planned Development-1. The purpose of the PD-1 district is to provide areas of the county of not less than one hundred fifty (150) acres, nor more than five hundred (500) acres which are suitable for a planned, mixed use suburban development with a variety of housing types and commercial uses intended to serve the immediate community. This district should be located only where approved water and sewerage are available or planned and where transportation systems are adequate.

PD-2 Planned Development-2. The purpose of the PD-2 district is to provide areas of the county of not less than five hundred (500), nor more than seven hundred sixty (760) acres which are suitable for a planned, neotraditional mixed use development with a variety of housing types and commercial uses intended to serve the immediate community. This district should be located only where approved water and sewerage are available or planned and where transportation systems are adequate. An exception to the minimum acreage requirement is permitted for reclassification to the PD-2 district of one or more parcels located adjacent to an existing PD-2 district, in accordance with subsection 28-53(c)(6).

LC—Life Care/Retirement Community. The purpose of the LC district is to provide areas for the continuing care of elderly, providing for transitional housing progressing from independent living in various dwelling units, with or without kitchen facilities, and culminating in nursing home care, where all related uses are located on the same lot or adjacent lots (which includes lots separated by a public right-of-way). The community may include life care facilities that provide services integral to the personal and therapeutic care of the residents thereof and shall be licensed and regulated as a home for adults under Code of Virginia, § 63.1, as amended, or any successors legislation. Such districts are to be located only where approved water and sewerage are available and where transportation systems are adequate.

P-TND Planned - Traditional Neighborhood Development. The purpose of the P-TND is to provide areas of the county which are suitable for an approach to land-use planning and urban design that promotes the

development or redevelopment of pedestrian-friendly neighborhoods with a mix of uses, housing types and prices, lot sizes and density, architectural variety, a central civic building and use, a network of streets and alleys that may include on-street parallel parking, and defined development edges.

AD Airport Impact. The purpose of the AD district is to provide an overlay zone in areas which are subject to intense and/or frequent emissions of noise and vibration from airports as well as prevent obstructions of airport zones which may result in an air navigation hazard.

FH Flood Hazard. The purpose of the FH district is to provide for an overlay zone with limitations on development in areas likely to be inundated by the 100-year flood event, as defined by current flood insurance rate maps (FIRMs) for Stafford County, in order to protect life and property and to prevent or minimize flood damage.

Falmouth Redevelopment Area. The purpose of the FR district is to provide suitable and sufficient opportunities for redevelopment through new construction and reuse of existing buildings while maintaining the historic nature and cultural context of the Falmouth area of the county.

HC Highway Corridor. The purpose of the HC district is to provide an overlay zone along developed and rapidly developing high traffic road facilities where appropriate special standards for such corridors would address access and design needs.

HG Historic Gateway Corridor. The purpose of the HG district is to implement the goals of the comprehensive plan by protecting cultural resources by guiding new development along major entrance routes to the designated areas.

HI Heritage Interpretation. The purpose of the HI district is:

- (1) To reserve areas in all regions of the county for interpretation of heritage sites and to retain the setting and feeling of the cultural landscape.
- (2) To permit restoration, preservation, conservation, education, research and business activities related to the operation of a museum and other historic sites in Stafford County.
- (3) To provide heritage tourism opportunities.
- (4) To promote the preservation and enhancement of unique Stafford County cultural resources.

HR Historic Resource. The purpose of the HR district is to provide for the protection of historic resources in the county.

MZ Military Facility Impact. The purpose of the MZ district is to provide an overlay zone to address the interaction between military facilities and surrounding land uses.

RP Reservoir Protection. The purpose of the RP district is to provide an overlay zone which requires best management practices (BMPs) and other protective measures in areas critical to the integrity of public water supplies, rivers and streams, and other sensitive features.

UD Urban Development. The purpose of the UD district is to provide for areas of the county that are suitable for an urban approach to land-use planning and urban design that promotes the development or redevelopment of pedestrian-friendly, walkable neighborhoods with a mix of uses and housing types served by an interconnected network of streets. The UD district shall only be applied to property located within a targeted growth area designated on the future land use map in the comprehensive plan. To meet the intent and purpose of the district, each UD district is comprised of one or more of the following subdistricts:

- (1) *Residential Single Family Dwellings (UD-2).* In addition to detached houses and attached houses, the UD-2 subdistrict allows townhouses at a density of at least six (6) units per acre. Allowed nonresidential uses also include places of worship, schools, and other civic uses.

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- (2) *Residential Mixed Use (UD-3)*. In addition to townhouses, the UD-3 subdistrict allows apartments at a density of at least twelve (12) units per acre and buildings up to three stories in height. The subdistrict allows limited retail and services subject to use standards that limit the size, scale, and location.
 - (3) *Mixed Use Village Center (UD-4)*. The UD-4 subdistrict is a mixed use district allowing retail, office and residential uses in a variety of building types up to four (4) stories in height. Residential configurations include townhouses, apartments and upper floors of mixed use buildings. The subdistrict accommodates a floor area ratio (FAR) of at least 0.4.
 - (4) *Mixed Use Urban Center (UD-5)*. The UD-5 subdistrict is a mixed use district allowing retail, office and residential uses in a variety of building types up to five (5) stories in height. Residential configurations include townhouses, apartments, and upper floors of mixed use buildings. The subdistrict accommodates a floor area ratio (FAR) of at least 0.4.

ICTP Integrated Corporate and Technology Park. The purpose of the ICTP district is to promote the integration of uses to facilitate the growth and development of large scale corporate office and technology parks. Such parks have the need for and shall include integrated uses such as Class A office space, hotel space for corporate clientele, supporting retail services, data centers, child care, and multifamily housing for employees working in the district and nearby area. Such districts shall be designed to accommodate at least four hundred thousand (400,000) square feet of existing corporate office space for services such as engineering, security, computer systems development, computer software development, education, and research and development.

(Ord. No. 094-29, § 28-304, 8-9-94; Ord. No. 099-26, 7-13-99; Ord. No. 003-03, 7-1-03; Ord. No. 005-21, 3-15-05; Ord. No. 007-39, 7-17-07; Ord. No. 007-68, 10-2-07; Ord. No. 008-02, 5-6-08; Ord. No. 011-14, 6-21-11; Ord. No. 012-01, 2-21-12; Ord. 014-10, 12-16-14; Ord. No. 016-24, 10-18-16; Ord. No. 017-03, 5-2-17; Ord. No. 017-08, 10-3-17; Ord. No. 017-27, 10-17-17; Ord. No. 021-10, 6-15-21)

Sec. 28-35. Table of uses and standards.

Table 3.1, District Uses and Standards, sets forth the uses and standards for each zoning district in Stafford County. No land or structure shall be used, occupied or developed except in accordance with the standards set forth therein.

(Ord. No. 094-29, § 28-305, 8-9-94; Ord. No. 005-21, 3-15-05)

Table 3.1. District Uses and Standards

R-1 Suburban Residential.

The purpose of the R-1 district is to provide areas which are in close proximity to existing or future development of equivalent or higher densities, and which are intended for low-density residential development where public water and sewerage facilities are available. Development in the R-1 district is intended to be characterized primarily by single-family dwellings.

(a) *Uses permitted by right:*

Accessory dwelling.

Apiary, as accessory use (in accordance with subsection 28-39 (aa)).

Community use.

Farmers market (in accordance with subsection 28-39(v)).

Group family day care home.

Home business I.

Home occupation.

Park and playground.

Place of worship within a Historic Resource (HR) overlay zoning district.

Public facilities/utilities but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities.

Public works excluding wastewater treatment facilities.

School.

Single-family dwelling.

Small family day care.

(b) *Conditional use permit:*

Bed and breakfast inn.

Cluster subdivision, maximum, density 2.25 du/acre, on parcels within the boundary established on the map entitled "Cluster Subdivision Areas." [See section 28-41.]

Golf course.

Marina.

Nursing home.

Place of worship (except for a place of worship located within a Historic Resource (HR) overlay zoning district).

Public facilities/utilities for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to a wastewater treatment facilities existing prior to October 17, 2006).

Recreational facility.

(c) *Special exception:*

Home business II.

Keeping of horses and ponies on three-acre or larger lots.

(d) *Requirements:*

(1) *Intensity:*

Allocated density for conventional subdivision 1.5 du/ac

Open space ratio for conventional subdivision 0.50

Allowable density for cluster subdivision (see conditional use permit 1.5 du/ac

Open space requirement for cluster subdivision - thirty (30) percent of total subdivision tract.

Maximum density with TDR's 14.0 du/acre

TDR developments may include:

Townhouses at up to 6.0 du/acre

Multifamily dwellings at up to 14.0 du/acre

Open space ratio .0.5

Open space ratio with TDR's .0.25

(2) *Minimum yards:(Feet)*

Conventional subdivision:

Front 30

Side 10

Rear 35

Cluster subdivision:

Front 30

Side min. 8 total 18

Rear 25

Minimum lot size 8,000 s.f.

(3) *Maximum height (in feet)*35

(4) *Minimum lot width (feet):*

Conventional subdivision 80

Cluster subdivision 60

(5) Cluster designed subdivisions are permitted on parcels within the boundary established on the map entitled "Cluster Subdivision Areas." [See section 28-41.]

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 095-38, 5-16-95; Ord. No. 095-49, 6-20-95; Ord. No. 096-09, 2-6-96; Ord. No. 097-13, 1-21-97; Ord. No. 099-45, 8-17-99; Ord. No. 000-22, 10-17-00; Ord. No. 006-83, 10-17-06; Ord. No. 009-13, 6-16-09; Ord. No. 012-17, 6-19-12; Ord. No. 013-21, 2-19-13; Ord. No. 013-02, 3-5-13; Ord. No. 015-10, 5-5-15; Ord. No. 018-13, 3-20-18; Ord. No. 018-06, 12-11-18; Ord. No. 019-02, 1-22-19; Ord. No. 020-09, 3-3-20)

B-2 Urban Commercial.

The purpose of the B-2 district is to designate appropriate areas for high intensity commercial uses intended to serve retail sales and service and business and professional service needs, at a regional or countywide scale. These areas should be located at strategic nodes along arterial and major collector roads where there are adequate utilities and facilities to serve intense development.

(a) *Uses permitted by right:*

Adult day care center.
All uses permitted by right in the B-1 district.
Bank and lending institution.
Barber/beauty shop.
Building material sale and storage yard and mulch sale.
Car wash.
Child care center.
Clinic, medical and dental.
Club, lodge, fraternal organization.
Convenience center.
Dance studio.
Data and computer services centers.
Drug store.
Dry cleaner/laundry.
Farmers market (in accordance with subsection 28-39(v)).
Flex office.
Florist.
Funeral home.
General office use.
Gift/antique shop.
Hotel.
Indoor flea market.
Lot intensity commercial retail.
Lumber/building/electrical/plumbing supply with covered storage.
Machinery sale and service.
Medical/dental office.

Medium intensity commercial retail.

Motel.

Pet store.

Place of worship.

Plant and tree nursery/greenhouse.

Printing, publishing, engraving.

Professional office.

Public facilities/utilities but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities.

Public works excluding wastewater treatment facilities.

Recreational enterprise.

Restaurant.

Retail bakery.

Retail food shop.

School.

School, vocational.

Tailor shop.

Theater with fewer than 3,500 seats.

Wholesale business.

(b) *Conditional use permit:*

Adult business.

Arcade.

Auto service.

Automobile repair.

Boat sales.

Broadcasting station.

Drive-through.

Dwelling for watchman or caretaker on premises.

Fleet parking.

Hospital.

Marina.

Motor vehicle rental.

Motor vehicle sales.

Nightclub.

Outdoor flea market.

Public facilities/utilities for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to a wastewater treatment facilities existing prior to October 17, 2006).

Public parking lot.

Retail photo laboratory processing.

Theater with 3,500 or more seats.

Vehicle fuel sales.

Warehouse, mini-storage.

Warehouse, storage.

(c) *Special exception:*

Microbrewery in accordance with subsection 28-39(w).

(d) *Requirements:*

(1) *Intensity:Ratio*

Maximum floor area ratio 0.70

Open space ratio 0.25

(2) *Minimum yards:Feet*

Front* 40

Side** 0

Back 25

(3) *Maximum height (in feet)*65

* Front setback may be reduced. Specified in subsection 28-59(f)(10).

** Where adjoining property is other than commercial or industrial, the side yard shall be fifteen (15) feet or greater.

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 095-40, 5-16-95; Ord. No. 096-05, 1-2-96; Ord. No. 097-19, 2-18-97; Ord. No. 099-42, 7-13-99; Ord. No. 000-35, 6-6-00; Ord. No. 001-04, 1-2-01; Ord. No. 001-16, 4-10-01; Ord. No. 001-27, 5-1-01; Ord. No. 001-39, 8-16-01; Ord. No. 001-48, 9-13-01; Ord. No. 002-18, 4-2-02; Ord. No. 006-01, 6-20-06; Ord. No. 006-83, 10-17-06; Ord. No. 006-73, 12-19-06; Ord. No. 007-42, 9-4-07; Ord. No. 007-78, 12-18-07; Ord. No. 008-61, 9-2-08; Ord. No. 009-13, 6-16-09; Ord. No. 010-14, 3-16-10; Ord. No. 011-10, 6-21-11; Ord. No. 012-07, 6-19-12; Ord. No. 012-16, 12-4-12; Ord. No. 013-07, 6-4-13; Ord. No. 013-36, 9-3-13; Ord. No. 018-08, 2-6-18; Ord. No. 021-02, 3-2-21)