

ZONING DUE DILIGENCE REPORT

4-Acre Vacant Parcel
Halifax County, Virginia

Zoning District: M-2 (Industrial, General)

Prepared by: The Acre Deal
Date: March 20, 2026

1. Property Overview

County	Halifax County, Virginia
Parcel Size	4 Acres (approximate)
Land Use Classification	Residential - Vacant Land
Confirmed Zoning District	M-2 (Industrial, General)
Location	Outside city limits, unincorporated Halifax County
Zoning Ordinance Reference	Chapter 53, Article XIII, Sections 53-377 through 53-384
Zoning Administrator	Detrick Easley - (434) 476-3300

IMPORTANT NOTE: The property's land use classification in the tax assessment system shows "Residential - Vacant Land," however the confirmed zoning designation is M-2 (Industrial, General). This mismatch means the property is assessed as residential vacant land for tax purposes, but the zoning ordinance governs what can legally be built and used on the property. The M-2 zoning explicitly prohibits new residential uses.

2. M-2 District Statement of Intent (Sec. 53-377)

The primary purpose of the Industrial, General, District M-2 is to establish an area where the principal use of land is for heavy commercial and industrial operations, which may create some nuisance and which are not properly associated with, nor particularly compatible with, residential, institutional and neighborhood commercial service establishments. The specific intent of this district is to:

1. Encourage the construction of and the continued use of the land for heavy commercial and industrial purposes
2. Prohibit residential and neighborhood commercial use of the land and to prohibit any other use which would substantially interfere with the development, continuation or expansion of commercial and industrial uses in the district
3. Encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this chapter

3. Critical Findings

3.1 Residential Use

NEW RESIDENTIAL USES ARE EXPLICITLY PROHIBITED in M-2 (Sec. 53-378(b)(5)). This means no single-family homes, mobile homes, manufactured homes, or RVs as permanent residences can be placed on this property. The only residential exception is a dwelling for a guard, caretaker, or watchman employed in connection with the primary industrial use of the premises.

Note: A neighboring property within the M-2 district has an existing house. This is likely a legal nonconforming ("grandfathered") use, meaning the house existed before M-2 zoning was applied. This does not create a right for new residential construction on vacant M-2 lots.

3.2 Hunting, Camping & Livestock

Use	Status in M-2	Notes
Hunting	Not a listed use	Not addressed in M-2 use regulations. Private hunting governed by VA DGIF. Short-term rental with hunting allowed via CUP (inherited from B-1).
Camping (personal)	Not addressed	No camping provisions in M-2. Campgrounds require CUP (inherited from B-2, Sec. 53-320(43)).
Livestock	Permitted (farming)	Farming and agricultural uses are listed as permitted in M-2 (Sec. 53-378(a)(14)). Agriculture includes keeping of animals and fowl.

3.3 Mobile Home / RV

Use	Status	Notes
Mobile Home (residential)	Prohibited	New residential uses prohibited per Sec. 53-378(b)(5)
Manufactured Home (residential)	Prohibited	Same prohibition applies
RV as residence	Prohibited	Residential occupancy not permitted
Office trailer (construction)	Permitted	Temporary buildings accessory to active construction

4. Complete List of Permitted Uses in M-2

4.1 M-2 Specific Uses (Sec. 53-378)

The following uses are permitted directly under the M-2 district. Uses marked "CUP" require a Conditional Use Permit (\$500 fee). Per Ordinance No. 2021-37, CUPs are required only where expressly stated, not for all M-2 uses.

- Any use permitted in B-1, B-2, or M-1 (except residential dwellings - guard/caretaker only)
- Boiler shops
- Bottling plants
- Business signs
- Conservation areas
- Distribution centers
- Farming and agricultural uses
- General advertising signs / Location signs
- Government facilities
- Ice manufacturing and packaging
- Off-street parking
- Public utilities and industrial waste disposal
- Retail sales outlets within industrial-use buildings
- Sheet metal and metal fabrication shops
- Small scale solar energy facilities
- Truck terminals
- Wood-preserving operations

Requires CUP: Acid manufacturing, asphalt mixing, brick manufacturing, cement/lime/gypsum manufacturing, community centers, crushed stone operations, fertilizer manufacturing, fireworks/explosives manufacturing, junk storage, meat/poultry/fish processing, outdoor amusement/entertainment, paper and pulp manufacturing, petroleum refining and storage, sand and gravel operations, small wind energy systems.

4.2 Uses Inherited from M-1 (Sec. 53-353)

- Aircraft related businesses and industry / Airports
- Assembly of electric appliances, electronic instruments and devices
- Auto assembling, painting, upholstering, repairing, rebuilding, body/fender work, tire retreading
- Blacksmith shops, welding or machine shops
- Boatbuilding
- Book manufacturing and publishing
- Building and plumbing materials sales including storage yards
- Cabinet, counter, furniture, and upholstery manufacturing
- Contractors' offices, shops, equipment storage yards
- Data and technology centers

- Feed and seed stores
- Laboratories - pharmaceutical, health care, or medical
- Manufacturing of bakery goods, candy, cosmetics, dairy products, drugs, food products, metals
- Manufacturing from prepared materials (cloth, glass, leather, paper, plastic, metals, wood, etc.)
- Manufacturing of pottery, ceramic products, musical instruments, toys, novelties
- Manufacturing of alternative energy equipment
- Monumental stoneworks
- Offices, office buildings, and office complexes
- Paper conversion processing / Plastics and polymer manufacturing
- Scientific research, development and training
- Veterinary or dog/cat hospitals or kennels
- Wholesale businesses and storage warehouses including mini-warehouses
- Townhouses (CUP required) / Coalyards, woodyards, lumberyards (CUP)

4.3 Uses Inherited from B-2 (Sec. 53-320)

- Retail food stores, bakeries, dry cleaners, laundries, drugstores, wearing apparel stores
- Barbershops and beauty shops
- Auto and home appliance services / Auto sales and service
- Theaters, assembly halls
- Hotels, motels
- Office buildings / Churches / Libraries / General hospitals / Funeral homes
- Service stations with major repair
- Clubs and lodges
- Lumber/building supply, plumbing/electrical supply
- Machinery sales and services
- Self-service storage facilities
- Golf courses, golf driving ranges
- Short term rental (by right if no dwelling within 1,000 ft; CUP otherwise)
- Campground (CUP), boat storage/repair (CUP), tobacco warehouses (CUP)
- Housing for the elderly (CUP), residential human care facility (CUP), special care facility (CUP)
- Commercial indoor firing range (CUP), driver training schools (CUP)

4.4 Uses Inherited from B-1 (Sec. 53-296)

- Grocery stores, bake shops, drugstores, gift shops, clothing shops, appliance stores
- Pick-up laundry and dry cleaning stations, coin-operated laundries
- Barbershops and beauty shops
- Farming and agricultural
- Housing for the elderly, residential human care facility, special care facility
- Community centers (CUP)

- Short term rental / Short term rental with hunting (CUP)

5. Explicitly Prohibited Uses in M-2 (Sec. 53-378(b))

1. Any use injurious or noxious by reason of odor, fumes, dust, smoke, vibration, glare, noise, or other cause hazardous to health, welfare, and/or safety
2. Expansion of nonconforming uses
3. Ammonia and chlorine manufacturing
4. Animal slaughterhouses
5. New residential uses

6. Area and Dimensional Regulations

Requirement	M-2 Standard
Minimum Lot Area (Sec. 53-380)	None specified. For individual well/septic, minimum area determined by Zoning Administrator in consultation with Health Department.
Front Setback (Sec. 53-381)	10 ft from road ROW (50 ft+ wide) or 35 ft from centerline of road ROW (under 50 ft wide)
Side Yard (Sec. 53-382)	50 ft minimum if adjacent to residential or agricultural district
Rear Yard	Not specified in M-2
Max Building Height (Sec. 53-383)	50 feet. Chimneys, flues, cooling towers, flagpoles, communication towers excluded.
Max Lot Coverage (Sec. 53-384)	70% of lot area
Water/Sewer	Individual well and septic required (no public utilities). Must obtain Health Dept. approval.

7. Performance Standards (Sec. 53-379)

1. Plans must be submitted to the Zoning Administrator before a building permit is issued. Plans may be referred to the Planning Commission for recommendation.
2. Permitted uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid masonry wall, painted board fence, or evergreen hedge (6 ft height).
3. Landscaping may be required within established or required front setback areas.
4. Sufficient area shall be provided to screen permitted uses from adjacent business and residential districts and for off-street parking.
5. The Zoning Administrator shall act on applications within 30 days (extendable by 30 days with written notice). Failure to act within the time limit constitutes approval.

8. Key Contacts

Department	Contact Information
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Halifax County Planning & Zoning	Detrick Easley - (434) 476-3300 P.O. Box 699, Halifax, VA 24558
Building Code Enforcement	(434) 476-3300, ext. 3304
Virginia Dept. of Health (Well/Septic)	(434) 476-4863
Halifax County WebGIS	webgis.net/va/halifax

9. Recommended Next Steps

1. Verify septic feasibility with the Virginia Department of Health - this determines minimum lot area and buildability for any use requiring sanitary facilities.
2. Confirm road access and whether the property has legal frontage on a public road. Check with VDOT or Halifax County Roads for driveway entrance permits.
3. Check for flood zones, wetlands, or environmental restrictions on the parcel through Halifax County GIS.
4. If the buyer intends residential use, a rezoning application to A-1 (Agricultural) or R-1 (Residential) would be required. Contact the Zoning Administrator for rezoning procedures and fees.
5. If pursuing industrial/commercial use, submit detailed plans to the Zoning Administrator and confirm whether a Conditional Use Permit is needed for the specific intended use.
6. Review the deed for any additional restrictive covenants, easements, or recorded restrictions not addressed by zoning.

10. Disclaimer

This due diligence report is based on the Halifax County, VA Code of Ordinances (Chapter 53, Zoning) as accessed on March 20, 2026 via Municode. Zoning ordinances are subject to amendment. This report is for informational purposes only and does not constitute legal advice. The Acre Deal recommends that all buyers independently verify zoning information with the Halifax County Zoning Administrator and consult with a licensed attorney for any legal questions regarding property use, rezoning, or variances. Zoning permit fees, conditional use permit fees (\$500), and other applicable fees are set by the Board of Supervisors and are subject to change.