Introduction

The City of Parkersburg Urban Renewal Authority mitigates blighted conditions in the community. This is done to protect the surrounding neighborhoods and encourage future development.

In circumstances where the blighted conditions must be addressed through demolition of the existing structure, the City of Parkersburg Urban Renewal Authority will finance this process and prepare the lot for future development.

The lots contained within this catalog are parcels of land that have had the blighted structures removed and the land prepared for future development. These parcels are available for purchase by any interested party using the application located in the back of this catalog, provided all applicants are compliant with WV Code §16-18.

Purchasing Process

There are four steps to purchasing available Urban Renewal property:

1. An application to purchase property must be submitted to the City of Parkersburg Development Department. A copy of this application is included in the rear of this catalog.

   a. Please note that there is no minimum bid price. Applicants are encouraged to submit a the purchase price they feel is a comfortable and fair offer for the property based on their future land use goals for the parcel.

2. The application is processed by the City of Parkersburg Development Department and prepared for presentation to the City of Parkersburg Urban Renewal Authority.

3. The Urban Renewal Authority reviews the application at a public meeting of the Authority. The applicant will be notified of this meeting by the City of Parkersburg Development Department and is encouraged, but not required, to attend.

4. If the Urban Renewal Authority approves the sale of the property to the applicant, the applicant will work with the City of Parkersburg Development Department and Legal Department to transfer ownership of the property from the City of Parkersburg Urban Renewal Authority to the applicant.
Property Background

Each property listed within this catalog includes relevant background information. This information can be used to help determine the by-right land use options available to applicants. On the following pages are a list of definitions for terms found within this catalog alongside a table highlighting the permitted uses and minimum lot sizes for each zoning district within the City of Parkersburg.

Definitions:

Tax Map - The tax map number associated with the property.
Parcel - The parcel number associated with the property.
Zone - The City of Parkersburg zoning district that the property is located within; the zoning districts are listed below.
Lot Size - The approximate square footage of the lot.
URA Investment - The total amount that the City of Parkersburg Urban Renewal Authority has invested in the property; this includes acquisition costs, demolition costs, tax payments, recording fees, etc.
Year Acquired - The year the property was obtained in full by the URA.
Conforming Lot - Determines if the lot size meets the minimum lot size of the zoning district in which it is located.
Primary Permitted Uses - The by-right land uses as defined by the zoning district in which the property is located.
### Zoning Districts

Included below is a brief description of the zoning districts within the City of Parkersburg. Listed in parentheses is the minimum lot size for the respective district. Please note that this is a summary of the current zoning conditions, and any interested applicant is encouraged to contact the City of Parkersburg Development Department and Zoning Office with any questions pertaining to zoning within the City of Parkersburg. The full City of Parkersburg zoning code can be found in [Part Thirteen of the City of Parkersburg Codified Ordinances](#).

<table>
<thead>
<tr>
<th></th>
<th>Residential</th>
<th>Business</th>
<th>Manufacturing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>R-1:</strong></td>
<td>Single-Family Low-Density District (12,000 sq. ft.)</td>
<td>B-1: Neighborhood Business District (5,000 sq. ft.)</td>
<td>M-1: Light Manufacturing District (None)</td>
</tr>
<tr>
<td><strong>R-2:</strong></td>
<td>Single Family Medium-Density District (7,000 sq. ft.)</td>
<td>B-2: General Business District (5,000 sq. ft.)</td>
<td>M-2: Heavy Manufacturing District (None)</td>
</tr>
<tr>
<td><strong>R-3:</strong></td>
<td>Residence District (6,000 sq. ft.)</td>
<td>B-3: Central Business District (None)</td>
<td>M-3: Heavy Manufacturing District (Floodplain)</td>
</tr>
<tr>
<td><strong>R-3A:</strong></td>
<td>High Density Residence District (5,000 sq. ft.)</td>
<td>B-4: Residential-Office District (None)</td>
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<tr>
<td><strong>R-4:</strong></td>
<td>Multi-Family Apartment District (5,000 sq. ft.)</td>
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<tr>
<td><strong>RH:</strong></td>
<td>Residential Historic District (6,000 square feet in Julia-Ann Square Historic District; 6,500 square feet in Parkersburg High School/Washington Avenue Historic District; 5,000 square feet in Avery Historic District.)</td>
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</tbody>
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318 5th Street

Background Information

Tax Map: 93
Parcel: 32
Zone: B-3
Lot Size: 3,920.40 sq. ft.
URA Investment: $196,000
Year Acquired: 2023
Conforming Lot: Yes
Primary Permitted Uses: Business
1954 7th Street

Background Information
Tax Map: 73
Parcel: 123
Zone: B-2
Lot Size: 61,419.60 sq. ft.
URA Investment: $837,598
Year Acquired: 2023
Conforming Lot: Yes
Primary Permitted Uses: Business
520 13th ½ Street

Background Information
Tax Map: 70
Parcel: 145
Zone: B-1
Lot Size: 2,613.6 sq. ft.
URA Investment: $1,900
Year Acquired: 2012
Conforming Lot: No
Primary Permitted Uses: Residential, Commercial
607 13th Street

Background Information
Tax Map: 70
Parcel: 237
Zone: R-4
Lot Size: 3,484.8 sq. ft.
URA Investment: $2,700
Year Acquired: 2016
Conforming Lot: No
Primary Permitted Uses: Single-family, multi-family
609 13th Street

Background Information
Tax Map: 70
Parcel: 238
Zone: R-4
Lot Size: 6,098.4 sq. ft.
URA Investment: $4,800
Year Acquired: 2016
Conforming Lot: Yes
Primary Permitted Uses: Single-family, multi-family
635 13th Street

Background Information

- Tax Map: 70
- Parcel: 264
- Zone: R-4
- Lot Size: 4,791.6 sq. ft.
- URA Investment: $11,370
- Year Acquired: 2022
- Conforming Lot: No
- Primary Permitted Uses: Single-family, multi-family
702 13th Street

Background Information

Tax Map: 77
Parcel: 107
Zone: R-3A
Lot Size: 3,920.40 sq. ft.
URA Investment: $2,100
Year Acquired: 2023
Conforming Lot: No
Primary Permitted Uses: Single-family
715 13th Street

Background Information
Tax Map: 70
Parcel: 276
Zone: R-4
Lot Size: 3,122.8 sq. ft.
URA Investment: $2,300
Year Acquired: 2013
Conforming Lot: No
Primary Permitted Uses: Single-family, multi-family
906 13th Street

Background Information

Tax Map: 77
Parcel: 238
Zone: R-4
Lot Size: 4,356 sq. ft.
URA Investment: $6,862.50
Year Acquired: 2021
Conforming Lot: No
Primary Permitted Uses: Single-family, multi-family
619 14th Street

Background Information
Tax Map: 70
Parcel: 93
Zone: R-4
Lot Size: 2,178 sq. ft.
URA Investment: N/A
Year Acquired: 2010
Conforming Lot: No
Primary Permitted Uses: Single-family, multi-family
813 16th Street

Background Information
Tax Map: 70
Parcel: 177
Zone: R-4
Lot Size: 3,920.4 sq. ft.
URA Investment: $14,250
Year Acquired: 2020
Conforming Lot: No
Primary Permitted Uses: Single-family, multi-family
1910 / 1912 29th Street

**Background Information**

- **Tax Map:** 48
- **Parcel:** 32, 33 & 34
- **Zone:** R-3
- **Lot Size:** 10,018.8 sq. ft.
- **URA Investment:** N/A
- **Year Acquired:** 2001
- **Conforming Lot:** Yes
- **Primary Permitted Uses:** Single-family, multi-family
1401 Andrew Street

Background Information

Tax Map: 83
Parcel: 185
Zone: R-3
Lot Size: 1,742.40 sq. ft.
URA Investment: $5,000
Year Acquired: 2023
Conforming Lot: No
Primary Permitted Uses: Single-family, two-family
1509 Andrew Street

Background Information
Tax Map: 83
Parcel: 205
Zone: R-3
Lot Size: 6,098.4 sq. ft.
URA Investment: $14,000
Year Acquired: 2010
Conforming Lot: Yes
Primary Permitted Uses: Single-family, two-family
1310 Avery Street

Background Information
Tax Map: 69
Parcel: 132
Zone: R-4
Lot Size: 2,613.6 sq. ft.
URA Investment: $2,000
Year Acquired: 2016
Conforming Lot: No
Primary Permitted Uses: Single-family, multi-family
609 Charles Street

Background Information
Tax Map: 77
Parcel: 96
Zone: R-3A
Lot Size: 3,484.8 sq. ft.
URA Investment: $13,000
Year Acquired: 2022
Conforming Lot: No
Primary Permitted Uses: Single-family, two-family
1419 Covert Street

Background Information
Tax Map: 70
Parcel: 55
Zone: R-4
Lot Size: 3,049.2 sq. ft.
URA Investment: $10,208.40
Year Acquired: 2017
Conforming Lot: No
Primary Permitted Uses: Single-family, multi-family
1110 E. 12th Street

Background Information

Tax Map: 78  
Parcel: 32  
Zone: R-4  
Lot Size: 2,178 sq. ft.  
URA Investment: $1,000  
Year Acquired: 2000  
Conforming Lot: No  
Primary Permitted Uses: Single-family, multi-family
Background Information

Tax Map: 81
Parcel: 228
Zone: R-4
Lot Size: 5,663 sq. ft.
URA Investment: $8,250
Year Acquired: 2023
Conforming Lot: Yes
Primary Permitted Uses: Single-family, multi-family
1113 Latrobe Street

Background Information

Tax Map: 77
Parcel: 223
Zone: R-4
Lot Size: 3,049.2 sq. ft.
URA Investment: $8,771.36
Year Acquired: 2020
Conforming Lot: No
Primary Permitted Uses: Single-family, multi-family
1121/1123 Latrobe Street

Background Information

Tax Map: 77
Parcel: 221, 221A, 222
Zone: R-4
Lot Size: 8,712 sq. ft.
URA Investment: $13,400
Year Acquired: 2024
Conforming Lot: Yes
Primary Permitted Uses: Single-family, multi-family
1335 Latrobe Street

Background Information
Tax Map: 70
Parcel: 418
Zone: R-4
Lot Size: 5,662.8 sq. ft.
URA Investment: $12,436.58
Year Acquired: 2020
Conforming Lot: Yes
Primary Permitted Uses: Single-family, multi-family
1611 Latrobe Street

Background Information

- Tax Map: 70
- Parcel: 317 & 317A
- Zone: R-4
- Lot Size: 7,500 sq. ft.
- URA Investment: $11,933.40
- Year Acquired: 2021
- Conforming Lot: Yes
- Primary Permitted Uses: Single-family, multi-family
616 Lulu Street

Background Information
Tax Map: 84
Parcel: 7
Zone: R-3
Lot Size: 4,791.6 sq. ft.
URA Investment: $8,094
Year Acquired: 2019
Conforming Lot: No
Primary Permitted Uses: Single-family, two-family
906 Lynn Street

**Background Information**

- **Tax Map:** 81
- **Parcel:** 175
- **Zone:** R-4
- **Lot Size:** 6,098 sq. ft.
- **URA Investment:** $15,260
- **Year Acquired:** 2022
- **Conforming Lot:** Yes
- **Primary Permitted Uses:** Single-family, multi-family
1120 Lynn Street

Background Information

Tax Map: 77
Parcel: 190
Zone: R-4
Lot Size: 3,049.2 sq. ft.
URA Investment: $24,245.45
Year Acquired: 2021
Conforming Lot: No
Primary Permitted Uses: Single-family, multi-family
Background Information

Tax Map: 70
Parcel: 294
Zone: R-4
Lot Size: 5,000 sq. ft.
URA Investment: $8,328.90
Year Acquired: 2021
Conforming Lot: Yes
Primary Permitted Uses: Single-family, multi-family
Background Information

Tax Map: 55
Parcel: 59
Zone: R-3
Lot Size: 5,662.8 sq. ft.
URA Investment: $9,000
Year Acquired: 2022
Conforming Lot: No
Primary Permitted Uses: Single-family, two-family
1107 Pike Street

**Background Information**

- **Tax Map:** 15
- **Parcel:** 98
- **Zone:** R-3
- **Lot Size:** 10,454.40 sq. ft.
- **URA Investment:** $8,328.90
- **Year Acquired:** 2023
- **Conforming Lot:** Yes
- **Primary Permitted Uses:** Single-family, two-family
714 Market Street

Background Information

Tax Map: 91
Parcels: 3 & 11
Zone: B-3
Lot Size: 23,958 sq. ft.
URA Investment: $0
Year Acquired: 2023
Conforming Lot: Yes
Primary Permitted Uses: Business
1314 St. Mary’s Avenue

**Background Information**

- **Tax Map:** 70
- **Parcel:** 233
- **Zone:** R-4
- **Lot Size:** 2,178 sq. ft.
- **URA Investment:** N/A
- **Year Acquired:** 2002
- **Conforming Lot:** No
- **Primary Permitted Uses:** Single-family, multi-family
1325 St. Mary’s Avenue

Background Information
Tax Map: 70
Parcel: 140
Zone: B-1
Lot Size: 2,613 sq. ft.
URA Investment: $12,415
Year Acquired: 2022
Conforming Lot: No
Primary Permitted Uses: Residential, commercial
1340 St. Mary’s Avenue

Background Information

Tax Map: 70
Parcel: 224
Zone: R-4
Lot Size: 3,049.20 sq. ft.
URA Investment: N/A
Year Acquired: 2017
Conforming Lot: No

Primary Permitted Uses: Single-family, multi-family
1346 St. Mary’s Avenue

Background Information

Tax Map: 70
Parcel: 221
Zone: R-4
Lot Size: 2,613.60 sq. ft.
URA Investment: $1
Year Acquired: 2000
Conforming Lot: No
Primary Permitted Uses: Single-family, multi-family
1349 St. Mary’s Avenue

Background Information
Tax Map: 70
Parcel: 127
Zone: B-1
Lot Size: 7,405.2 sq. ft.
URA Investment: $
Year Acquired: 2024
Conforming Lot: Yes
Primary Permitted Uses: Business, Single-family, multi-family
1400 St. Mary’s Avenue

Background Information
Tax Map: 70
Parcel: 199
Zone: B-2
Lot Size: 4,791.6 sq. ft.
URA Investment: $18,609
Year Acquired: 2019
Conforming Lot: No
Primary Permitted Uses: Residential, commercial
Background Information

Tax Map: 62
Parcel: 204
Zone: B-2
Lot Size: 5,227.2 sq. ft.
URA Investment: $40,868.33
Year Acquired: 2019
Conforming Lot: Yes
Primary Permitted Uses: Residential, commercial
1316 Staunton Avenue

Background Information

Tax Map: 83
Parcel: 93
Zone: M-2
Lot Size: 5,662.8 sq. ft.
URA Investment: $5,000
Year Acquired: 2014
Conforming Lot: Yes
Primary Permitted Uses: Manufacturing
1513 Staunton Avenue

Background Information
Tax Map: 83
Parcel: 120
Zone: R-3
Lot Size: 3049.2 sq. ft.
URA Investment: $
Year Acquired: 2024
Conforming Lot: No
Primary Permitted Uses: Single-family, multi-family
1601 Staunton Avenue

Background Information
Tax Map: 84
Parcel: 1B
Zone: R-3
Lot Size: 3,049.20 sq. ft.
URA Investment: N/A
Year Acquired: 2010
Conforming Lot: No
Primary Permitted Uses: Single-family, two-family
1715 Staunton Avenue

Background Information

Tax Map: 84
Parcel: 39
Zone: R-3
Lot Size: 5,662.8 sq. ft.
URA Investment: $9,091.13
Year Acquired: 2020
Conforming Lot: Yes
Primary Permitted Uses: Single-family, two-family
806 Swann Street

Background Information

Tax Map: 81
Parcel: 137
Zone: R-3A
Lot Size: 3,920.40 sq. ft.
URA Investment: $2,500
Year Acquired: 2008
Conforming Lot: No
Primary Permitted Uses: Single-family, two-family
803 Virginia Avenue

Background Information
Tax Map: 81
Parcel: 222
Zone: R-4
Lot Size: 2,953 sq. ft.
URA Investment: $11,270
Year Acquired: 2023
Conforming Lot: No
Primary Permitted Uses: Single-family, multi-family