

Article IV, Part 401 Table of Changes

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PART 401. COMMERCIAL DISTRICTS

Section 32-401.10. B-1, General Business District – Purpose and Intent.

The B-1 district is intended to implement the regional commercial center and ~~community~~ general commercial land use classifications of the comprehensive plan. It is generally intended to provide areas for community-scale retail (~~shopping centers of less than four hundred thousand (400,000) gross square feet of building area~~), office, and institutional uses in appropriate areas. The purpose of this district is to also promote retail employment opportunities and to enhance the tax base of Prince William County. The B-1 district is not designed to implement the non-retail employment based land uses reflected in the comprehensive plan; non-retail uses, however, are permitted within the district to complement and support the retail purposes.

Sec. 32-401.11. Uses Permitted by Right.

The following uses shall be permitted by right in the B-1 district: ~~provided that no large, freestanding, retail use (big box) exceeding eighty thousand (80,000) square feet of gross floor area is allowed without a special use permit.~~

- (1) Adult day-care facility.
- (2) Alarm systems operations, office.
- (3) Ambulance service (commercial).
- ~~(4) Antique shop.~~
- ~~(5) Apparel/clothing store.~~
- ~~(6) Art gallery (private).~~
- ~~(7) Bakery, retail.~~
- ~~(8)~~ (4) Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only).
- ~~(9) Bicycle sales, lease and service.~~
- ~~(10) Book store.~~
- ~~(11)~~ (5) Brewery and bottling associated with a restaurant.
- ~~(12)~~ (6) Business school.
- ~~(13)~~ (7) Cafeteria/lunchroom/snack bar/automat.
- ~~(14) Candy store.~~
- ~~(15) Card, stationery and party supply store.~~
- ~~(16) Carpet or flooring retail sales.~~
- ~~(17) Catalog sales (with showroom).~~
- ~~(18) Catalog sales (without showroom).~~
- ~~(19)~~ (8) Catering--commercial (off premises).
- ~~(20)~~ (9) Catering--commercial (on or off premises).
- ~~(21)~~ (10) Child-care facility.
- ~~(22) Church.~~
- ~~(23)~~ (11) Civic club.
- ~~(24) Clock shop sales and service.~~
- ~~(25)~~ (12) College, university or seminary.
- ~~(26)~~ (13) Commercial artist or photographer's studio.
- ~~(27)~~ (14) Commercial bus station.
- ~~(28) Computer store.~~
- ~~(29) Copy shop.~~
- ~~(30)~~ (15) Cultural arts center.
- ~~(31)~~ (16) Data and computer services.
- ~~(32) Department store, variety retail.~~
- ~~(33) Drug store or pharmacy.~~
- ~~(34)~~ (17) Dry cleaning/garment processing facility, retail, less than three thousand (3,000) square feet
- ~~(35)~~ (18) Dry cleaning pick-up facility.
- ~~(36) Feed and grain retail store.~~
- ~~(37)~~ (19) Financial institution.

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- ~~(38) Florist, plant or gift shop.~~
- ~~(39) Food store or grocery store.~~
- ~~(40) Furniture sales or lease, with ancillary upholstery repair permitted.~~
- ~~(41) (20) Garden center.~~
- ~~(42) (21) Greenhouse or nursery.~~
- ~~(43) Gun store, retail.~~
- ~~(44) Hardware store (outdoor storage, screened, not more than ten (10) percent of gross floor area).~~
- ~~(45) Hobby and craft shop.~~
- ~~(46) Home electronics sales, lease and service.~~
- ~~(47) Home improvement center (outdoor storage, screened, not more than fifty (50) percent of gross floor area).~~
- ~~(48) (22) Hospital.~~
- ~~(49) (23) Hotel or motel.~~
- ~~(50) (24) Household equipment and appliance sales, lease or service.~~
- ~~(51) (25) Institute for special education and training.~~
- ~~(52) (26) Interior design and decorating shop.~~
- ~~(53) Jewelry and engraving store.~~
- ~~(54) (27) Laundromat.~~
- ~~(55) (28) Lawn mower sales, lease and service.~~
- ~~(56) (29) Locksmith.~~
- ~~(57) (30) Medical or dental laboratory.~~
- ~~(58) (31) Medical or dental office and clinic.~~
- ~~(59) (32) Mortuary, funeral or wedding chapel.~~
- ~~(60) (33) Motor vehicle parts, retail~~
- ~~(61) Music store.~~
- ~~(62) Newsstand.~~
- ~~(63) (34) Nursing or convalescent care facility.~~
- ~~(64) (35) Office.~~
- ~~(65) (36) Office equipment sales, lease and service.~~
- ~~(66) (37) Optical and eye care facility.~~
- ~~(67) (38) Package, telecommunications and courier service.~~
- ~~(68) Pawn or thrift shop.~~
- ~~(69) Pet store.~~
- ~~(70) (39) Pet grooming service.~~
- ~~(71) (40) Photographic processing laboratory.~~
- ~~(72) Photography retail store.~~
- (41) Place of religious worship or assembly.
- ~~(73) (42) Private school (no boarding).~~
- ~~(74) Propane fuel sales, accessory only.~~
- ~~(75) (43) Quick service food store where site perimeter (property line or boundary which includes all elements of the use including but not limited to all structures, parking and travelways) is located more than five hundred (500) feet from (1) any lot/parcel zoned for residential purposes or (2) a dwelling unit in an A-1 district or (3) any intersection involving public right-of-way.~~
- ~~(76) (44) Radio or TV broadcasting station.~~
- ~~(77) (45) Recording studio.~~
- (46) Recreation facility, commercial (indoor)
- ~~(78) (47) Recycling collection points, subject to the standards in section 32-250.84.~~
- ~~(79) (48) Religious institution with related facilities.~~
- (49) Restaurant.
- ~~(80) (50) Restaurant, drive in/drive up, or drive through, or carry out where site perimeter (property line or boundary which includes all elements of the use including but not limited to all structures, parking and travelways) is located more than five hundred (500) feet from (1) any lot/parcel zoned for residential purposes or (2) a dwelling unit in an A-1 district or (3) any intersection involving public right-of-way.~~
- ~~(81) Restaurant, full service.~~
- ~~(82) Restaurant, limited service.~~
- ~~(83) (51) Retail store, less than 80,000 square feet.~~
- ~~(84) (52) School of special instruction.~~
- ~~(85) (53) Shoe store, sales and repair.~~

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- ~~(86)~~ (54) Shopping center, A, B, C or D (See Part 100).
- ~~(87)~~ Specialty food store.
- ~~(88)~~ Sporting goods store.
- ~~(89)~~ Stamp and coin shop.
- ~~(90)~~ Tack and leather goods store.
- ~~(91)~~ (55) Tailor, seamstress shop.
- ~~(92)~~ (56) Theater (drive-in).
- ~~(93)~~ (57) Theater (indoor).
- ~~(94)~~ Tobacconist.
- ~~(95)~~ (58) Tool and equipment rental (minor).
- ~~(96)~~ (59) Trade, conference or convention center.
- ~~(97)~~ (60) Trade, technical and vocational school.
- ~~(98)~~ (61) Travel agency.
- ~~(99)~~ (62) Veterinary hospital.
- ~~(100)~~ Video equipment and tape store.

(No. 94-1, 1-11-94; No. 97-74, 7-22-97; No. 98-30, 4-21-98; No. 99-50, 7-6-99; No. 03-52, 7-1-03)

Sec. 32-401.12. Ancillary Secondary Uses.

The following uses shall be permitted by right in the B-1 district but, only in conjunction with and ancillary secondary to a permitted principal use, either preexisting or proposed for concurrent construction in accordance with the provisions of section 32-400.13:

- (1) Fraternity, sorority, ancillary secondary to college, university or seminary (on campus only).
- ~~(2)~~ Helistop.
- ~~(2)~~ Motor vehicle fuel station, nonretail.
- ~~(3)~~ Recreation facility for employees (no limitation on gross floor area).
- ~~(3)~~ Watchman's dwelling.

Sec. 32-401.13. Special Uses.

The following uses shall be permitted in the B-1 district with a special use permit:

- (1) Ambulance service, maintenance facility.
- (2) Boat sales (excluding non motorized), rental or lease, storage, service, or repair.
- (3) Car wash (manned or self-service).
- (4) Commercial kennel.
- (5) Commercial parking.
- ~~(6)~~ Commercial recreation facility (outdoor, paintball facilities only).
- ~~(7)~~ (6) Company vehicle service facility.
- ~~(8)~~ (7) Crematory, ancillary secondary to a hospital, mortuary, or funeral home.
- ~~(9)~~ (8) Farmer's market.
- ~~(10)~~ (9) Flea market.
- ~~(11)~~ (10) Heliport.
- ~~(12)~~ Helistop (not ground level).
- ~~(13)~~ (11) Live entertainment and dancing.
- ~~(14)~~ (12) Marina.
- ~~(15)~~ (13) Medical care facility, specialized.
- ~~(16)~~ (14) Mobile home or office sales, lease or service.
- ~~(17)~~ (15) Motorcycle sales, rental or lease, service or repair.
- ~~(18)~~ (16) Motor vehicle fuel station, retail.
- ~~(19)~~ (17) Motor vehicle impoundment yard.
- ~~(20)~~ (18) Motor vehicle parts, with service.
- ~~(21)~~ (19) Motor vehicle repair, machine shop.
- ~~(22)~~ (20) Motor vehicle sales, rental or lease (limited).
- ~~(23)~~ (21) Motor vehicle sales, rental or lease (recreational).
- ~~(24)~~ (22) Motor vehicle service.

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- ~~(25) (23) Motor vehicle towing.~~
 - ~~(26) Quick service food store where site perimeter (property line or boundary which includes all elements of the use including but not limited to all structures, parking and travelways) is within five hundred (500) feet of (1) any lot/parcel zoned for residential purposes or (2) a dwelling unit in an A-1 district or (3) any intersection involving public right of way.~~
 - ~~(27) (24) Racetrack (equestrian).~~
 - ~~(28) (25) Racetrack (motorized vehicles).~~
 - ~~(29) (26) Railroad passenger station.~~
 - ~~(30) (27) Range, shooting (indoor).~~
 - ~~(28) Recreation facility, commercial (outdoor); paintball facilities prohibited.~~
 - ~~(29) Restaurant, drive-in/drive-up or drive-through or carry-out where site perimeter (property line or boundary which includes all elements of the use including but not limited to all structures, parking and travelways) is within five hundred (500) feet of (1) any lot/parcel zoned for residential purposes or (2) a dwelling unit in an A-1 district or (3) any intersection involving public right of way.~~
 - ~~(29) Recreational vehicle park/camp ground.~~
 - ~~(30) Retail use, freestanding, greater than 80,000 square feet permitted in Section 32-401.11, when ever a large, freestanding retail use (big box) exceeds eighty thousand (80,000) square feet of gross floor area as required by section 32-400.18.~~
 - ~~(32) (31) Self-storage center; in accordance with the provisions of section 32-400.14.~~
 - ~~(33) (32) Stadium or arena, indoor or outdoor.~~
 - ~~(34) (33) Taxi or limousine operations dispatching or service facility.~~
 - ~~(35) Travel trailers and camp park.~~
 - ~~(36) (34) Truck stop with related facilities.~~
 - ~~(37) (35) Water transportation facility.~~
- (No. 94-1, 1-11-94; No. 97-74, 7-22-97; No. 98-30, 4-21-98; No. 99-50, 7-6-99; No. 00-78, 10-17-00)

Sec. 32-401.14. Provisional Uses.

The following uses shall be permitted provisionally in the B-1 district, in accordance with Part 230 of this chapter:

- ~~(1) Commercial recreation facility, (indoor or outdoor, excluding outdoor paintball facilities).~~
- ~~(2) Helistop (ground level only).~~
- ~~(3) Private recreational facility.~~
- ~~(4) Taxi and limousine dispatching.~~
- ~~(5) Watchman's dwelling.~~
- ~~(6) Motor vehicle parts, with service (limited).~~
- ~~(7) Motor vehicle service (limited).~~

(No. 92-46, § 3, 4-21-92; No. 92-68, 6-23-92; No. 94-76, 11-1-94; No. 98-30, 4-21-98; No. 98-62, 7-7-98; No. 99-50, 7-6-99; No. 00-78, 10-17-00)

Sec. 32-401.154. Development Standards.

(+) The following standards shall apply in all the B-1 districts:

- (a) (1) There shall be no Minimum lot size: ~~None.~~
- (b) (2) There shall be no Minimum lot width or depth: ~~None.~~
- (c) ~~Minimum lot depth: None.~~

(+) (3) The maximum lot coverage shall ~~not exceed~~ be eighty-five (85) percent, with fifteen (15) percent required minimum open space, ~~except that any lot developed prior to May 4, 1982, and whose existing lot coverage is greater than eighty five (85) percent, the maximum lot coverage shall not exceed ninety (90) percent, with ten (10) percent required minimum open space.~~

(+) (4) The maximum floor area ratio (FAR) ~~permitted by right: shall be 0.40 FAR, except as~~

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permitted pursuant to section 32-400.04: ~~No limit.~~

~~(2) (5) Except as provided in subsection (3) below, t~~The maximum height for all structures shall be forty-five (45) feet, except as permitted pursuant to section 32-400.03.

~~(3) Upon approval of a proffer or special use permit in accordance with the requirements of section 32-400.03, or a provisional use permit in accordance with section 32-401.14, the maximum height of structures may be increased to the height specified therein.~~

Sec. 32-401.165. Yards and Setbacks.

(1) All buildings and structures shall be set back at least twenty (20) feet from any street right-of-way, except when specifically otherwise provided for. In the event the provisions of subsection 32-400.03(5) operate to impose a greater setback than this section, they shall prevail.

(2) Except where other provisions of this chapter operate to impose a greater setback, a minimum setback of twenty-five (25) feet from the common property line for all structures and uses shall be required when the side or rear ~~yard~~ of a lot within a B-1 district abuts an agricultural or residential district. (No. 94-67, 10-4-94)

Section 32-401.20. B-2, Neighborhood Business District – Purpose and Intent.

The B-2 district is intended to implement the ~~community commercial and~~ neighborhood commercial land use classifications of the comprehensive plan, ~~and in keeping therewith, no B-2 district should exceed one hundred and fifty thousand (150,000) gross square feet of retail space.~~ The B-2 district is designed to provide for areas of neighborhood-scale retail, and to a lesser extent, office and institutional uses and provide but particularly consumer product and service centers in appropriate areas. The purpose of this district is also to promote employment opportunities and to enhance the tax base of Prince William County.

Sec. 32-401.21. Uses Permitted by Right.

The following uses shall be permitted by right in the B-2 district, ~~provided that no more than one (1) use in a project shall exceed thirty thousand (30,000) square feet of gross floor area without a special use permit for each such use after the first:~~

- (1) Adult day-care facility.
- ~~(2) Antique shop.~~
- ~~(3) Apparel/clothing store.~~
- ~~(4) Art gallery (private).~~
- ~~(5) Bakery, retail.~~
- ~~(6) (2) Barber shop, beautician studio, tanning and toning salon (one set of toning equipment only).~~
- ~~(7) (3) Bicycle sales, lease and service.~~
- ~~(8) Book store.~~
- ~~(9) (4) Business school.~~
- ~~(10) (5) Cafeteria/lunchroom/snack bar/automat.~~
- ~~(11) Candy store.~~
- ~~(12) Card, stationery and party supply store.~~
- ~~(13) Carpet or flooring retail sales.~~
- ~~(14) Catalog sales (with showroom).~~
- ~~(15) Catalog sales (without showroom).~~
- ~~(16) (6) Catering-commercial (off premises).~~
- ~~(17) (7) Child-care facility.~~
- ~~(18) Church~~
- ~~(19) Clock shop sales and service.~~
- ~~(20) College, university or seminary (dormitories prohibited).~~
- ~~(21) (8) Commercial artist or photographer's studio.~~
- ~~(22) Computer store.~~
- ~~(23) Copy shop.~~

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- ~~(24) (9) Cultural arts center.~~
- ~~(25) (10) Data and computer services.~~
- ~~(26) Department store, variety retail.~~
- ~~(27) Drug store or pharmacy.~~
- ~~(28) (11) Dry cleaning/garment processing facility, retail less than three thousand (3,000) square feet.~~
- ~~(29) (12) Dry cleaning pick-up facility.~~
- ~~(30) Feed and grain retail store (outside storage limited to twenty (20) percent of gross floor area).~~
- ~~(31) (13) Financial institution.~~
- ~~(32) Florist, plant or gift shop.~~
- ~~(33) Food store or grocery store.~~
- ~~(34) Furniture sales or lease, with ancillary upholstery repair permitted.~~
- ~~(35) (14) Garden center.~~
- ~~(36) (15) Greenhouse or nursery.~~
- ~~(37) Gun store, retail.~~
- ~~(38) Hardware store (outdoor storage, screened, not more than ten (10) percent of gross floor area).~~
- ~~(39) Hobby and craft shop.~~
- ~~(40) Home electronics sales, lease and service.~~
- ~~(41) (16) Household equipment and appliance sales, lease and service.~~
- ~~(42) (17) Institute for special education and training.~~
- ~~(43) (18) Interior design and decorating shop.~~
- ~~(44) Jewelry and engraving store.~~
- ~~(45) (19) Laundromat.~~
- ~~(46) (20) Lawn mower sales, lease and service.~~
- ~~(47) (21) Locksmith.~~
- ~~(48) (22) Medical or dental offices and clinic.~~
- ~~(49) Motor vehicle parts, retail.~~
- ~~(50) Music store.~~
- ~~(51) Newsstand.~~
- ~~(52) (23) Nursing and convalescent care facility.~~
- ~~(53) (24) Office.~~
- ~~(54) (25) Office equipment sales, lease and service.~~
- ~~(55) (26) Optical and eye care facility.~~
- ~~(56) (27) Package, telecommunications and courier service.~~
- ~~(57) Pawn or thrift shop.~~
- ~~(58) Pet store.~~
- ~~(59) (28) Pet grooming service.~~
- ~~(60) (29) Photographic processing laboratory.~~
- ~~(61) Photography retail store.~~
- (30) Place of religious worship or assembly.
- ~~(62) (31) Private school (no boarding prohibited).~~
- ~~(63) Propane fuel sales, accessory only.~~
- ~~(64) (32) Quick service food store where site perimeter (property line or boundary which includes all elements of the use including but not limited to all structures, parking and travelways) is located more than five hundred (500) feet from (1) any lot/parcel zoned for residential purposes or (2) a dwelling unit in an A-1 district or (3) any intersection involving public right of way.~~
- (33) Recycling collection points, subject to the standards in section 32-250.84.
- ~~(65) (34) Religious institution with related facilities~~
- ~~(66) Restaurant, drive in, drive up, or drive through where site perimeter (property line or boundary which includes all elements of the use including but not limited to all structures, parking and travelways) is located more than five hundred (500) feet from (1) any lot/parcel zoned for residential purposes or (2) a dwelling unit in an A-1 district or (3) any intersection involving public right of way.~~
- ~~(67) (35) Restaurant, full-service, not including drive-in/drive-up, drive-through, or carry-out.~~
- (36) Retail store.
- ~~(68) (37) School of special instruction five thousand (5,000) square feet or less gross floor area.~~
- ~~(69) (38) Shoe store, sales and repair.~~
- ~~(70) (39) Shopping center; A and B (See Part 100).~~
- ~~(71) Specialty food store.~~
- ~~(72) Sporting goods.~~

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- ~~(73) Stamp and coin shop.~~
- ~~(74) Tack and leather goods store.~~
- ~~(75) (40) Tailor; seamstress shop.~~
- ~~(76) (41) Theater (indoor).~~
- ~~(77) Tobacconist.~~
- ~~(78) (42) Tool and equipment rental (minor).~~
- ~~(79) Trade, technical or vocational school.~~
- ~~(80) (43) Travel agency.~~
- ~~(81) (44) Veterinary hospital.~~
- ~~(82) Video equipment and tape store.~~

(No. 94-1, 1-11-94; No. 97-74, 7-22-97; No. 98-30, 4-21-98; No. 99-50, 7-6-99; No. 03-52, 7-1-03)

Sec. 32-401.22. Ancillary Secondary Uses.

The following uses shall be permitted by right in the B-2 district only in conjunction with and ancillary secondary to a permitted principal use, existing or proposed for concurrent construction in accordance with the provisions of section 32-400.13:

- ~~(1) Fraternity or sorority, ancillary to college, university or seminary (on campus, nonresidential only).~~
- ~~(2) (1) Medical or dental laboratory, ancillary secondary to medical or dental clinic.~~
- ~~(3) Motor vehicle fuel station, non retail.~~
- ~~(4) Recreation facility for employees (no limitation in gross floor area).~~

Section 32-401.23. Special Uses.

The following uses shall be permitted in the B-2 district with a special use permit:

- ~~(1) Any permitted use greater than thirty thousand (30,000) square feet of floor area after the first permitted use greater than thirty thousand (30,000) square feet. The requirement for a special use permit shall not apply to grocery stores.~~
- ~~(2) Car wash (manned or self-service).~~
- ~~(3) Catering, commercial (on or off premise).~~
- ~~(4) Commercial recreation facility (outdoor, paintball facilities only).~~
- ~~(5) (3) Farmer's market.~~
- ~~(6) (4) Live entertainment and dancing.~~
- ~~(7) (5) Marina.~~
- ~~(8) (6) Motor vehicle fuel station, retail.~~
- ~~(7) Mixed-use building.~~
- ~~(8) Recreation facility, commercial (indoor or outdoor).~~
- ~~(9) Quick service food store where the site perimeter (property line or boundary which includes all elements of the use including but not limited to all structures, parking, and travelways) is within five hundred (500) feet of any (1) any lot/parcel zoned for residential purposes or (2) a dwelling unit in the A-1 district or (3) any intersection involving a public right-of-way.~~
- ~~(10) (9) Restaurant, drive-in, drive-up, or drive through, or carry-out.~~
- ~~(10) Shopping center B (see Part 100).~~

Section 32-401.24. Provisional Uses.

The following uses shall be permitted provisionally in the B-2 district, in accordance with Part 230 of this chapter, provided that the maximum gross floor area occupied by any one (1) use shall not exceed thirty thousand (30,000) square feet:

- ~~(1) — Commercial recreation facility (indoor and outdoor, excluding outdoor paintball facilities and golf courses).~~
- ~~(2) — Private recreation facility.~~
- ~~(3) — Restaurant, limited service.~~

(No. 92-68, 6-23-92; No. 94-76, 11-1-94; No. 98-62, 7-7-98; No. 99-50, 7-6-99; No. 00-78, 10-17-00)

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Section 32-401.254. Development Standards.

- (+) The following standards shall apply in all the B-2 districts:
- (a) (1) The maximum district size shall be fifteen (15) acres.
 - (a) (2) There shall be no Mminimum lot size: None
 - (b) (3) There shall be no minimum lot width or depth.
 - (e) (4) The Mmaximum lot coverage shall not exceed be eighty (80) percent, with a required minimum open space area of twenty (20) percent.
 - (d) (5) The maximum floor area ratio (FAR) permitted by right: shall be 0.30, except as permitted pursuant to section 32-400.04.
 - (6) The aggregate non-residential uses shall not exceed one hundred twenty thousand (120,000) gross square feet, with no single use larger than 12,000 gross square feet, except for grocery stores.
 - (2) (7) Except as provided for in subsection (3) below, tThe maximum height for all structures shall be thirty five (35) forty-five (45) feet or as permitted pursuant to section 32-400.03. Buildings shall be limited to one (1) story.
- (3) ~~Upon approval of a provisional use permit in accordance with section 32-401.24, the maximum height of structures may be increased to the height specified therein.~~

Sec. 32-401.265. Yards and Setbacks.

- (1) All buildings and structures shall be set back at least twenty (20) feet from any street right-of-way, except when specifically otherwise provided for.
- (2) Except where other provisions of this chapter operate to impose a greater setback, a minimum setback of twenty-five (25) feet from the common property line for all structures and uses shall be required when the side or rear ~~yard~~ of a lot within a B-2 district abuts an agricultural or residential district. (No. 94-67, 10-4-94)

Section 32-401.30. B-3, Convenience Retail District – Purpose and Intent.

The intent of the B-3 district is to provide for areas within the ~~county~~ rural area as defined by the comprehensive plan where convenience goods and services may be located. The B-3 districts are is intended to implement the convenience retail land use classification contained in of the comprehensive plan. The purpose of this district is also to serve nearby residents, rather than pass-by or regional traffic, promote employment opportunities, and to enhance the tax base of Prince William County. In keeping with these purposes, no B-3 district shall be greater than five (5) acres.

Sec. 32-401.31. Uses Permitted by Right.

The following uses shall be permitted by right in the B-3 district:

- (1) Adult day-care facility.
- (2) ~~Antique shop.~~
- (3) ~~Bakery, retail.~~
- (4) (2) Barber shop, beautician studio, tanning and toning salon (one set of toning equipment only).
- (5) ~~Candy store.~~
- (6) ~~Card, stationery and party supply store.~~
- (7) ~~Catalog sales (without showroom).~~
- (8) (3) Child-care facility.
- (9) ~~Church~~

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- ~~(10) Clock shop sales and service.~~
- ~~(11) Commercial artist or photographer's studio.~~
- ~~(12) Computer store.~~
- ~~(13) Copy shop.~~
- ~~(14) Drug store or pharmacy.~~
- ~~(15) (4) Dry cleaning pick-up facility.~~
- ~~(16) Feed and grain retail store (outside storage limited to twenty (20) percent of gross floor area).~~
- ~~(17) (5) Financial institution.~~
- ~~(18) Florist, plant or gift shop.~~
- ~~(19) Food store or grocery store.~~
- ~~(20) Furniture sales or lease, with ancillary upholstery repair permitted.~~
- ~~(21) (6) Garden center.~~
- ~~(22) (7) Gunsmith.~~
- ~~(23) Hardware store (outdoor storage, screened, not more than twenty (20) percent of gross floor area).~~
- ~~(24) Hobby and craft shop.~~
- ~~(25) Interior design and decorating shop.~~
- ~~(26) Jewelry and engraving store.~~
- ~~(27) Laundromat.~~
- ~~(28) (8) Locksmith.~~
- ~~(29) (9) Medical or dental office and clinic.~~
- ~~(30) Motor vehicle parts, retail.~~
- ~~(31) Music store.~~
- ~~(32) Newsstand.~~
- ~~(33) (10) Office.~~
- ~~(34) Office equipment sales, lease and service.~~
- ~~(35) Optical and eye care facility.~~
- ~~(36) Pawn or thrift shop.~~
- ~~(37) Pet store.~~
- ~~(38) Pet grooming service.~~
- ~~(39) Photography retail store.~~
- (11) Place of religious worship or assembly
- ~~(40) Propane fuel sales, accessory only.~~
- ~~(41) (12) Quick service food store where site perimeter (property line or boundary which includes all elements of the use including but not limited to all structures, parking and travelways) is located more than five hundred (500) feet from (1) any lot/parcel zoned for residential purposes or (2) a dwelling unit in an A-1 district or (3) any intersection involving public right of way.~~
- (13) Recycling collection points, subject to the standards in section 32-250.84.
- ~~(42) (14) Religious institution with related facilities.~~
- ~~(43) Restaurant, drive-in, drive-up, or drive-through where site perimeter (property line or boundary which includes all elements of the use including but not limited to all structures, parking and travelways) is located more than five hundred (500) feet from (1) any lot/parcel zoned for residential purposes or (2) a dwelling unit in an A-1 district or (3) any intersection involving public right of way.~~
- ~~(44) (15) Restaurant, full-service.~~
- (16) Retail store.
- ~~(45) Restaurant, limited service (not freestanding).~~
- ~~(46) School of special instruction (5,000 square feet or less gross floor area).~~
- ~~(47) (17) Shoe store, sales repair.~~
- ~~(48) Shopping center; A (See Part 100).~~
- ~~(49) Specialty food store.~~
- ~~(50) Sporting goods store.~~
- ~~(51) Stamp and coin shop.~~
- ~~(52) Tack and leather goods store.~~
- ~~(53) (18) Tailor, seamstress shop.~~
- ~~(54) Tobacconist.~~
- ~~(55) Travel agency.~~
- ~~(56) (19) Veterinary hospital.~~
- ~~(57) Video equipment and tape store.~~

(No. 94-1, 1-11-94; No. 98-30, 4-21-98; No. 99-50, 7-6-99; No. 03-52, 7-1-03)

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Sec. 32-401.32. ~~Ancillary~~ Secondary Uses.

The following uses shall be permitted by right in the B-3 district but only in conjunction with and ~~ancillary~~ secondary to a permitted principal use, either existing or proposed for concurrent construction in accordance with the provisions of section 32-400.13:

- (1) Medical or dental laboratory, ~~ancillary~~ secondary to a medical or dental clinic.
- ~~(2) Motor vehicle fuel station, non retail.~~

Section 32-401.33. Special Uses.

The following uses shall be permitted in the B-3 district with a special use permit.

- ~~(1) Live entertainment and dancing.~~
 - ~~(2) (1) Marina.~~
 - ~~(3) (2) Motor vehicle fuel station, retail.~~
 - ~~(4) Quick service food store where site perimeter (property line or boundary which includes all elements of the use including but not limited to all structures, parking and travelways) is within five hundred (500) feet of (1) any lot/parcel zoned for residential purposes or (2) a dwelling unit in an A-1 district or (3) any intersection involving public right of way.~~
 - ~~(5) (3) Restaurant, drive-in, drive-up, or drive-through, or carry-out where site perimeter (property line or boundary which includes all elements of the use including but not limited to all structures, parking and travelways) is within five hundred (500) feet of (1) any lot/parcel zoned for residential purposes or (2) a dwelling unit in an A-1 district or (3) any intersection involving public right of way.~~
 - ~~(6) Restaurant, limited service (freestanding).~~
- (No. 99-50, 7-6-99)

~~Sec. 32-401.34. Provisional Uses.~~

~~_____ The following use shall be permitted provisionally in the B-3 district, in accordance with Part 230 of this chapter:~~

- ~~_____ (1) Reserved.~~

Section 32-401.354. Development Standards.

- (1) The following standards shall apply to ~~all~~ the B-3 districts:
 - (a) The minimum district size shall be one (1) acre. ~~The minimum lot size shall be one acre and the maximum district size shall be five (5) acres.~~
 - (b) ~~_____~~ The district shall have at least two hundred (200) feet along any contiguous public roadways, and be served by at least one (1) road designated in the comprehensive plan as a major collector or larger.
 - ~~(b) (c) There shall be no M~~(c) There shall be no minimum lot width: ~~None or depth.~~
 - ~~(e) _____~~ Minimum lot depth: None
 - (d) ~~The M~~The maximum lot coverage shall ~~not exceed~~ be eighty (80) percent with a required minimum open space area of twenty (20) percent.
 - (e) ~~Excerpt as provided in subsection (f) below, t~~The maximum height for all structures shall be thirty-five (35) feet ~~or as permitted pursuant to section 32-400.03. Buildings shall be limited to one (1) story .~~
 - ~~(f) _____~~ Upon approval of a provisional use permit in accordance with Section 32-401.34, the ~~maximum height of structures may be increased to the height specified therein.~~

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~~(g)~~ (f) The maximum floor area ratio (FAR) permitted by right: shall be 0.250.10.

~~(h)~~ (g) No single The non-residential uses shall not exceed thirty thousand (30,000) fifteen thousand (15,000) gross square feet, with no single use larger than 8,000 gross square feet.

~~(2)~~ Any B-3 district must have at least two hundred (200) feet along any contiguous public roadways, and be served by at least one (1) road designated in the comprehensive plan as a major collector or larger.

~~(3)~~ (2) If located within two hundred (200) feet of residentially zoned property, then (i) section 32-250.30 et. seq. of the chapter must be met, and (ii) hours of operation shall be limited from 6:00 a.m. to 12:00 midnight, unless otherwise specifically approved by the Board of County Supervisors as part of a proffered rezoning or special use permit application. (No. 94-1, 1-11-94)

Sec. 32-401.36. Modification of Certain Development Standards.

~~(1) The board of county supervisors may, by approval of a proffered rezoning or a special use permit application, modify or waive one (1) or more development standards in accordance with the provisions of this section.~~

~~(2) The standards which may be the subject of an application pursuant to this section shall be limited to the following: (i) minimum lot size; and (ii) minimum district size.~~

~~(3) When approved as part of a rezoning, the performance standard to apply in lieu of the district development standard shall be specifically proffered by the applicant; when approved by special use permit, the applicable performance standard shall be made a condition of the permit.~~

Sec. 32-401.375. Yards and Setbacks.

(1) The front setback for the principal building shall be fifty-five (55) feet. For a corner lot, a setback of twenty (20) feet shall be required along the side street.

(2) Except when other provisions of this chapter operate to impose a greater setback, a minimum setback of twenty-five (25) feet from the common property line for all structures and uses shall be required when the side or rear yard of a lot within a B-3 district abuts an agricultural or residential district. (No. 94-67, 10-4-94)

Sec. 32-401.40. B-R, Regional Business District Purpose and Intent.

~~The B-R district is intended to implement the regional commercial center land use classification of the comprehensive plan. It is primarily a retail commercial district designed to provide for large scale, region-serving retail, personal service and office uses. The purpose of this district is to also promote employment opportunities and to enhance the tax base of Prince William County. The intensity and scale of development contemplated in this district requires that consideration be given to transit, automobile and pedestrian facilities, to landscaping, streetscaping, and architecture; to the integration of proposed uses within the district and to the use of natural buffers, screening, and other techniques, between potentially incompatible uses and at the perimeter of the district to insulate adjacent uses from its impacts.~~

Sec. 32-401.41. Uses Permitted by Right.

~~The following uses shall be permitted by right in the B-R district:~~

- ~~(1) Adult day care facility.~~
- ~~(2) Alarm systems operations, office.~~
- ~~(3) Ambulance service (commercial).~~
- ~~(4) Antique shop.~~
- ~~(5) Apparel/clothing store.~~
- ~~(6) Art gallery (private).~~

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- ~~(7) Bakery, retail.~~
- ~~(8) Barber shop, beautician studio, tanning or toning salon (one set of toning equipment only).~~
- ~~(9) Bicycle sales, lease and service.~~
- ~~(10) Book store.~~
- ~~(11) Business school.~~
- ~~(12) Cafeteria/lunchroom/snack bar/automat.~~
- ~~(13) Candy store.~~
- ~~(14) Card, stationery and party supply store.~~
- ~~(15) Carpet or flooring store.~~
- ~~(16) Catalog sales (with showroom).~~
- ~~(17) Catalog sales (without showroom).~~
- ~~(18) Catering commercial (off premises).~~
- ~~(19) Catering commercial (on or off premises).~~
- ~~(20) Child care facility.~~
- ~~(21) Church.~~
- ~~(22) Civic club.~~
- ~~(23) Clock shop sales and service.~~
- ~~(24) College, university or seminary.~~
- ~~(25) Commercial artist or photographer's studio.~~
- ~~(26) Commercial bus station.~~
- ~~(27) Computer store.~~
- ~~(28) Copy shop.~~
- ~~(29) Cultural arts center.~~
- ~~(30) Data and computer services.~~
- ~~(31) Department store, variety retail.~~
- ~~(32) Drug store or pharmacy.~~
- ~~(33) Dry cleaning/garment processing facility, retail, less than three thousand (3,000) square feet.~~
- ~~(34) Dry cleaning pick up facility.~~
- ~~(35) Feed and grain retail store.~~
- ~~(36) Financial institution.~~
- ~~(37) Florist, plant or gift shop.~~
- ~~(38) Food store or grocery store.~~
- ~~(39) Furniture sales or lease, with ancillary upholstery repair permitted.~~
- ~~(40) Garden center.~~
- ~~(41) Greenhouse or nursery.~~
- ~~(42) Gun store, retail.~~
- ~~(43) Hardware store (outdoor storage, screened, not more than ten (10) percent of gross floor area).~~
- ~~(44) Hobby and craft shop.~~
- ~~(45) Home electronics sales, lease and service.~~
- ~~(46) Home improvement center (outdoor storage, screened, not more than fifty (50) percent of gross floor area).~~
- ~~(47) Hospital.~~
- ~~(48) Household equipment and appliance sales, lease and service.~~
- ~~(49) Institute for special education and training.~~
- ~~(50) Interior design and decorating shop.~~
- ~~(51) Jewelry and engraving store.~~
- ~~(52) Laundromat.~~
- ~~(53) Lawn mower sales, lease and service.~~
- ~~(54) Locksmith.~~
- ~~(55) Medical or dental laboratory.~~
- ~~(56) Medical or dental offices and clinic.~~
- ~~(57) Mortuary, funeral or wedding chapel.~~
- ~~(58) Motor vehicle parts, retail.~~
- ~~(59) Music store.~~
- ~~(60) Newsstand.~~
- ~~(61) Nursing or convalescent care facility.~~
- ~~(62) Office.~~
- ~~(63) Office equipment sales, lease and service.~~

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- ~~(64) Optical and eye care facility.~~
 - ~~(65) Package, telecommunications and courier service.~~
 - ~~(66) Pawn or thrift shop.~~
 - ~~(67) Pet store.~~
 - ~~(68) Pet grooming service.~~
 - ~~(69) Photographic processing laboratory.~~
 - ~~(70) Photography retail store.~~
 - ~~(71) Private school (no boarding).~~
 - ~~(72) Propane fuel sales, accessory only.~~
 - ~~(73) Radio or TV broadcasting station.~~
 - ~~(74) Railroad passenger station.~~
 - ~~(75) Recording studio.~~
 - ~~(76) Religious institution with related facilities.~~
 - ~~(77) Restaurant, full service.~~
 - ~~(78) Restaurant, limited service.~~
 - ~~(79) School of special instruction.~~
 - ~~(80) Shoe store, sales and repair.~~
 - ~~(81) Shopping center, A, B, C or D (See Part 100).~~
 - ~~(82) Specialty food store.~~
 - ~~(83) Sporting goods store.~~
 - ~~(84) Stamp and coin shop.~~
 - ~~(85) Tack and leather goods store.~~
 - ~~(86) Tailor or seamstress shop.~~
 - ~~(87) Theater (drive in).~~
 - ~~(88) Theater (indoor).~~
 - ~~(89) Tobacconist.~~
 - ~~(90) Tool and equipment rental (minor).~~
 - ~~(91) Trade, convention or conference center.~~
 - ~~(92) Trade, technical and vocational school.~~
 - ~~(93) Travel agency.~~
 - ~~(94) Veterinary hospital.~~
 - ~~(95) Video equipment and tape store.~~
- (No. 94 1, 1 11 94; No. 97 74, 7 22 97; No. 98 30, 4 21 98; No. 03 52, 7 1 03)

Sec. 32-401.42. Ancillary Uses.

The following uses shall be permitted by right in the B-R district but only in conjunction with and ancillary to a permitted principal use, either existing or proposed for concurrent construction, in accordance with the provisions of section 32-400.13:

- ~~(1) Fraternity or sorority house, ancillary to a college, university or seminary (on campus only).~~
- ~~(2) Motor vehicle fuel station, nonretail.~~
- ~~(3) Recreation facility for employees.~~

Sec. 32-401.43. Special Uses.

The following shall be permitted in the B-R district with a special use permit:

- ~~(1) Ambulance service, maintenance facility.~~
- ~~(2) Boat sales (excluding nonmotorized), rental or lease, storage, service, or repair.~~
- ~~(3) Car wash (manned or self service).~~
- ~~(4) Commercial kennel.~~
- ~~(5) Commercial parking.~~
- ~~(6) Commercial recreation facility (outdoor, paintball facilities only).~~
- ~~(7) Company vehicle service facility.~~
- ~~(8) Crematory, ancillary to a hospital, mortuary or funeral home.~~
- ~~(9) Farmer's market.~~

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- ~~_____ (10) Flea market.~~
 - ~~_____ (11) Heliport.~~
 - ~~_____ (12) Helistop (not ground level).~~
 - ~~_____ (13) Hotel or motel.~~
 - ~~_____ (14) Live entertainment and dancing.~~
 - ~~_____ (15) Marina.~~
 - ~~_____ (16) Medical care facility, specialized.~~
 - ~~_____ (17) Motor vehicle fuel station, retail.~~
 - ~~_____ (18) Motor vehicle parts, with service.~~
 - ~~_____ (19) Motor vehicle repair.~~
 - ~~_____ (20) Motor vehicle sales, rental or lease (limited).~~
 - ~~_____ (21) Motor vehicle sales, rental or lease (recreational).~~
 - ~~_____ (22) Motor vehicle service.~~
 - ~~_____ (23) Motorcycle sales, rental or lease, service/repair.~~
 - ~~_____ (24) Racetrack (equestrian).~~
 - ~~_____ (25) Racetrack (motorized).~~
 - ~~_____ (26) Range, shooting (indoor).~~
 - ~~_____ (27) Self storage center, in accordance with the provisions of section 32-400.14.~~
 - ~~_____ (28) Stadium or arena, indoor or outdoor.~~
 - ~~_____ (29) Taxi or limousine operations, service facility.~~
 - ~~_____ (30) Truck stop with related facilities.~~
 - ~~_____ (31) Water transportation facility.~~
- ~~(No. 94-1, 1-11-94; No. 97-74, 7-22-97; No. 98-30, 4-21-98; No. 00-78, 10-17-00)~~

Sec. 32-401.44. Provisional Uses.

~~_____ The following uses shall be permitted provisionally in the B-R district, in accordance with the requirements of Part 230 of this chapter:~~

- ~~_____ (1) Commercial recreation facility (indoor or outdoor, excluding outdoor paintball facilities).~~
- ~~_____ (2) Helistop (ground level only).~~
- ~~_____ (3) Private recreational facility.~~
- ~~_____ (4) Quick service food store.~~
- ~~_____ (5) Restaurant, drive in, drive up or drive through.~~
- ~~_____ (6) Taxi and limousine dispatching.~~
- ~~_____ (7) Watchman's dwelling.~~
- ~~_____ (8) Motor vehicle parts, with service (limited).~~
- ~~_____ (9) Motor vehicle service (limited).~~

~~(No. 92-46, 4-21-92; No. 92-68, 6-23-92; No. 94-76, 11-1-94; No. 98-30, 4-21-98; No. 98-62, 7-7-98; No. 00-78, 10-17-00)~~

Sec. 32-401.45. Special Application Requirements.

~~_____ (1) In addition to the provisions of Part 700 of this chapter; every applicant for creation of a B-R district shall submit a general development plan for the proposed district which shall meet the requirements of sections 32-700.21 and 32-700.22.~~

~~_____ (2) The master zoning plan shall provide for coordination and phasing of all development within the district, including pad sites, and with other development outside the limits of the district with regard to transportation, utilities, and other pertinent local conditions.~~

~~_____ (3) The master zoning plan for every B-R district shall include a traffic impact and circulation study, prepared in accordance with the requirements of the Design and Construction Standards Manual. (No. 94-1, 1-11-94)~~

Sec. 32-401.46. Development Standards.

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~~(1) The following standards shall apply in the B-R district:~~

~~(a) The minimum project size is four hundred thousand (400,000) gross square feet of floor space. Maximum project size: None. For the purposes of this section, a "project" shall comprise all uses shown on a site plan.~~

~~(b) The minimum lot width: None. Minimum district depth: One thousand (1,000) feet.~~

~~(c) The minimum district size shall be twenty five (25) acres.~~

~~(d) The maximum lot coverage shall not exceed eighty (80) percent, with twenty (20) percent minimum open space.~~

~~(e) FAR permitted by right: 0.45.~~

~~FAR, if 85% of the floor space is within an enclosed mall: 1.0.~~

~~FAR maximum pursuant to section 32-400.04 (only if 85% or more enclosed): No maximum.~~

~~(2) Except as provided in subsection (3) below, the maximum height for all structures shall be forty five (45) feet.~~

~~(3) The maximum height of structures may be increased by approval of a proffer or special use permit in accordance with the requirements of section 32-400.03 or by approval of a provisional use permit in accordance with section 32-401.44.~~

~~(4) The internal road network within each site shall provide adequate sight distances at all intersections, turns, and corners, based upon network design speed. The parking areas and road network shall be designed to channel traffic onto internal private roads and discourage use of access easements for through traffic. No parking spaces may be located so as to permit direct access into a public or private road and the number of entrances from the internal road network into parking areas shall be limited and dispersed to promote safe traffic circulation. (No. 94-1, 1-11-94)~~

Sec. 32-401.47. Yards and Setbacks.

~~(1) All buildings shall be set back thirty five (35) feet from any public right of way, and a minimum of twenty (20) feet from any private road which serves more than one (1) parcel. In the event the provisions of subsection 32-400.03(5) require a greater setback than this section, they shall prevail.~~

~~(2) Except where other provisions of this chapter operate to impose a greater setback, a minimum setback of twenty five (25) feet from the common property line for all structures and uses shall be required when the side or rear yard of a lot within a B-R district abuts an agricultural or residential district. (No. 94-67, 10-4-94)~~