

Prince William County Zoning Ordinance:

B-1, General Business District

Purpose and Intent:

The B-1 district is intended to implement the regional commercial center and general commercial land use comprehensive plan. It is generally intended to provide areas for community-scale retail, office, and institute. The purpose of this district is to also promote retail employment opportunities and to enhance the tax base. The B-1 district is not designed to implement the non-retail employment based land uses reflected in the Comp Ordinance, however, are permitted within the district to complement and support the retail purposes. (No. 04-78, 12-2)

Uses Permitted by Right:

The following uses shall be permitted by right in the B-1 district:

1. Adult day-care facility.
2. Alarm systems operations, office.
3. Ambulance service (commercial).
4. Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only).
5. Brewery and bottling associated with a restaurant.
6. Business school.
7. Cafeteria/lunchroom/snack bar/automat.
8. Catering--commercial (off premises).
9. Catering--commercial (on or off premises).
10. Child-care facility.
11. Civic club.
12. College, university or seminary.
13. Commercial artist or photographer's studio.
14. Commercial bus station.
15. Cultural arts center.
16. Data and computer services.
17. Dry cleaning/garment processing facility, retail, less than three thousand (3,000) square feet.
18. Dry cleaning pick-up facility.
19. Financial institution.
20. Garden center.
21. Greenhouse or nursery.
22. Hospital.
23. Hotel or motel.
24. Household equipment and appliance service.
25. Institute for special education and training.
26. Interior design and decorating shop.
27. Laundromat.
28. Lawn mower service.
29. Locksmith.
30. Medical or dental laboratory.
31. Medical or dental office and clinic.
32. Mortuary, funeral or wedding chapel.
33. Motor vehicle parts, retail.
34. Nursing or convalescent care facility.
35. Office.
36. Office equipment sales, lease and service.
37. Optical and eye care facility.
38. Package, telecommunications and courier service.
39. Pet grooming service.
40. Photographic processing laboratory.
41. Place of religious worship or assembly.
42. Private school (no boarding).
43. Quick service food store.
44. Radio or TV broadcasting station.
45. Recording studio.
46. Recreational facility, commercial (indoor)

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47. Recycling collection points.
48. Religious institution.
49. Restaurant.
50. Restaurant, carry-out.
51. Retail store, less than 80,000 square feet.
52. School of special instruction.
53. Shoe repair.
54. Shopping center A, B, C or D.
55. Tailor, seamstress shop.
56. Theater (drive-in).
57. Theater (indoor).
58. Tool and equipment rental (minor).
59. Trade, conference or convention center.
60. Trade, technical and vocational school.
61. Travel agency.
62. Veterinary hospital. (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. 21-04; No. 06-77, 9-5-06)

Secondary Uses:

The following uses shall be permitted by right in the B-1 district but, only in conjunction with and second; either preexisting or proposed for concurrent construction in accordance with the provisions of section 32-Ordinance:

1. Fraternity, sorority, secondary to college, university or seminary (on campus only).
2. Helistop.
3. Watchman's dwelling. (No. 04-78, 12-21-04)

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. Company vehicle service facility.
7. Crematory, secondary to a hospital, mortuary, or funeral home.
8. Farmer's market.
9. Flea market.
10. Heliport.
11. Live entertainment and dancing.
12. Marina.
13. Medical care facility, specialized.
14. Mobile home or office sales, lease or service.
15. Motorcycle sales, rental or lease, service or repair.
16. Motor vehicle fuel station, retail.
17. Motor vehicle impoundment yard.
18. Motor vehicle parts, with service.
19. Motor vehicle repair, machine shop.
20. Motor vehicle sales, rental or lease (limited).
21. Motor vehicle sales, rental or lease (recreational).
22. Motor vehicle service.
23. Motor vehicle towing.
24. Racetrack (equestrian).
25. Racetrack (motorized vehicles).
26. Railroad passenger station.
27. Range, shooting (indoor).
28. Recreation facility, commercial (outdoor); paintball facilities prohibited.
29. Restaurant, drive-in/drive-up or drive-through.
30. Recreational vehicle park/camp ground.
31. Retail use exceeding eighty thousand (80,000) square feet of gross floor area.
32. Self-storage center; in accordance with the provisions of section 32-400.14.
33. Stadium or arena, indoor or outdoor.
34. Taxi or limousine dispatching or service facility.
35. Truck stop with related facilities.
36. Water transportation facility. (No. 94-1, 1-11-94; No. 97-74, 7-22-97; No. 98-30, 4-21-98; No. 99-50)

04-78, 12-21-04; No. 09-77, 9-5-06)

Development Standards:

The following standards shall apply in the B-1 district:

1. There shall be no minimum lot size.
2. There shall be no minimum lot width or depth.
3. The maximum lot coverage shall be eighty-five (85) percent, with fifteen (15) percent required minimum.
4. The maximum floor area ratio (FAR) shall be 0.40, except as permitted pursuant to section 32-400.04.
5. The maximum height for all structures shall be forty-five (45) feet, except as permitted pursuant to section 32-400.04.

Setbacks:

1. All buildings and structures shall be set back at least twenty (20) feet from any street right-of-way, except as provided for. In the event the provisions of subsection 32-400.03(5) operate to impose a greater setback than that provided for, the greater setback shall apply.
2. Except where other provisions of this Chapter operate to impose a greater setback, a minimum setback of ten (10) feet shall be required from the common property line for all structures and uses shall be required when the side or rear of a lot within a B-1 district. (No. 94-67, 10-4-94; No. 04-78, 12-21-04)