

STAFFORD COUNTY

B-1 Convenience Commercial & B-2 Urban Commercial

ZONING OVERVIEW

Sec. 28-34. Purpose of districts.

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.

DETAILED ZONING DESCRIPTION

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

B-1 Convenience Commercial:

(a) Uses permitted by right:

- Bakery.
- Bank and lending institution.
- Barber/beauty shop.
- Clinic, medical and dental.
- Club/lodge/fraternal organization.
- Convenience center.
- Convenience store.
- Dance studio.
- Drug store.
- Dry cleaner/laundry.
- Farmers market (in accordance with subsection [28-39\(v\)](#)).
- Flex office.

Florist.
General office use.
Gift/antique shop.
Indoor flea market.
Low intensity commercial retail.
Medical/dental office.
Medium intensity commercial retail.
Place of worship.
Plant and tree nursery.
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.
Restaurant without a drive-through facility.
Retail food shop.
School.
School, vocational.
Tailor shop.
Veterinary clinic.

(b) Conditional use permit:

Adult business.
Arcade.
Broadcasting station.
Car wash.
Child care center.
High intensity commercial retail not otherwise listed for this district.
Hospital.
Outdoor flea market.
Pet store.
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 enterprise.
Retail photo laboratory processing.
Restaurant with a drive-through facility.
Vehicle fuel sale and accessory auto repair.

(c) Requirements:

- (1) *Intensity: Ratio*
Maximum floor area ratio0.60
Open space ratio0.30
- (2) *Minimum yards: Feet*
Front*40
Side** 0
Back25
- (3) *Maximum height (in feet):*40

*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. 096-05, 1-2-96; Ord. No. 000-35, 6-6-00; 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. 008-61, 9-2-08; Ord. No. 009-04, 3-3-09; 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)

B-2 Urban Commercial:

(a) Uses permitted by right:

All uses permitted by right in the B-1 district

- Adult day care center.
- 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.
Warehousing, mini-storage.
Wholesale business.

(b) Conditional use permit:

Adult business.
Arcade.
Auto service.
Automobile repair.
Boat sales.
Broadcasting station.
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, storage.

(c) Special exception:

Microbrewery in accordance with subsection [28-39\(w\)](#).

(d) Requirements:

- (1) *Intensity: Ratio*
Maximum floor area ratio0.70
Open space ratio0.25
- (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)

STAFFORD COUNTY

M-1 Light Commercial & M-2 Heavy Industrial

ZONING OVERVIEW

Sec. 28-34. Purpose of districts.

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.

DETAILED ZONING DESCRIPTION

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

M-1 Industrial Light:

(a) Uses permitted by right:

Aquaculture.

Automobile assembling, disassembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or battery manufacture.

Building materials sales and service yards.

Commercial kennels.
Contractors equipment and storage yards.
Convenience center.
Convenience store.
Data and computer services centers.
Fleet parking.
Flex office.
General office uses.
Laboratory, research and testing.
Light industrial uses.
Light manufacturing uses.
Machinery sales and service.
Microbrewery in accordance with subsection [28-39\(w\)](#).
Motor vehicle rental.
Parking and storage of tractor trailers.
Printing, publishing, engraving.
Public facilities/utilities but not including propane and heating fuel distribution facilities, generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit.
Public works excluding wastewater treatment facilities.
Railroad sidings.
Restaurants without drive-through.
School, vocational.
Selected indoor recreational enterprises within industrial parks.
Storage warehouse.
Veterinary clinic.
Vocational school.
Warehousing, mini-storage.
Welding or machine shops (including the use of punch presses not to exceed fifty (50) tons rated capacity).
Wholesale business.

(b) Conditional use permit:

Adult business.
Airport, private.
Boat sales.
Brewery.
Clinic, medical and dental.
Communication facility.
Distillery.

Dwelling for watchman or caretaker on-premises.

Low intensity commercial retail not otherwise listed.

Medium intensity commercial retail not otherwise listed.

Microbrewery, in accordance with subsection [28-39\(w\)](#), with facilities for events such as weddings, parties, and/or events with two hundred (200) or more attendees.

Motor vehicle sales.

Other light industrial and manufacturing uses not otherwise listed for this district.

Place of worship.

Public facilities/utilities for propane and heating fuel distribution facilities, 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).

Recycling facilities.

School.

School, industrial.

Truck stop.

Vehicle fuel sales.

(c) Requirements:

(1) *Intensity: Ratio*

Maximum floor area0.50

Open space ratio0.20

(2) *Minimum yards: Feet*

Front*40

Side**[15](#)

Back**[15](#)

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

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

** When adjoining any nonindustrial district, the setbacks shall be at least forty (40) feet.

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 097-04, 1-7-97; Ord. No. 097-25, 3-18-97; Ord. No. 097-36, 5-20-97; Ord. No. 097-43, 6-17-97; Ord. No. 000-35, 6-6-00; Ord. No. 001-27, 5-1-01; Ord. No. 001-48, 9-13-01; Ord. No. 002-18, 4-2-02; Ord. No. 002-17, 6-18-02; Ord. No. 006-01, 6-20-06; Ord. No. 006-83, 10-17-06; Ord. No. 006-73, 12-19-06; Ord. No. 007-78, 12-18-07; Ord. No. 009-13, 6-16-09; Ord. No. 011-10, 6-21-11; Ord. No. 012-16, 12-4-12; Ord. No. 012-37, 12-4-12; Ord. No. 013-36, 9-3-13)

M-2 Industrial, Heavy:

(a) Uses permitted by right:

All uses permitted by right in the M-1 district.

Aquaculture.

Brewery.

Building material sales and service yards.
Commercial kennels.
Contractors equipment yard or rental of equipment.
Convenience center.
Convenience store.
Data and computer services centers.
Distillery.
Fleet parking for vehicles.
Flex office.
General office uses.
Laboratory, research and testing.
Light industrial uses.
Light manufacturing uses.
Machinery sales and service.
Microbrewery, in accordance with subsection 28-39(w).
Printing, publishing, and engraving.
Public facilities/utilities. Public facilities/utilities shall not include: (i) generating facilities (except generating facilities that are located on land owned by the county, the Commonwealth of Virginia, or another county, a city, or a political subdivision, which are permitted as by-right uses); (ii) substations; (iii) switching stations; (iv) wastewater treatment facilities which are permitted as a conditional use; and (v) propane and heating fuel distribution facilities.
Public works excluding wastewater treatment facilities.
Railroad sidings.
Recycling facilities.
Restaurants without drive-through.
School, vocational.
Storage warehouses.
Truck/freight terminals.
Truck wash.
Welding or machine shops (including the use of punch presses not to exceed fifty (50) tons rated capacity).
Wholesale business.

(b) Conditional use permit:

Adult business.
Airport, private.
Automobile salvage yard or operations.
Clinic, medical and dental.
Communication facility.

Dwellings for watchman or caretaker.

Feed lots.

Heavy industrial and heavy manufacturing uses not otherwise listed for this district.

Junkyard.

Light industrial and manufacturing not otherwise listed.

Low intensity commercial retail not otherwise listed.

Medium intensity commercial retail not otherwise listed.

Microbrewery, in accordance with subsection [28-39\(w\)](#), brewery, distillery, and with facilities for events such as weddings, parties, and/or events with two hundred (200) or more attendees.

Place of worship.

Public facility/utilities for propane and heating fuel distribution facilities, 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).

Sale of motor vehicles of a gross weight greater than five (5) tons or with a capacity to carry more than sixteen (16) passengers.

School, industrial.

Slaughter and animal product processing.

Truck stop.

Vehicle fuel sales.

(c) Requirements:

(1) *Intensity: Ratio*

Maximum floor area ratio1.0

Open space ratio0.25

(2) *Minimum yards: Feet*

Front*40

Side40

Back40

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

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

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 095-40, 5-16-95; Ord. No. 097-36, 5-20-97; Ord. No. 097-43, 6-17-97; Ord. No. 097-77, 11-25-97; Ord. No. 000-29, 10-17-00; Ord. No. 001-48, 9-13-01; Ord. No. 002-18, 4-2-02; Ord. No. 002-17, 6-18-02; Ord. No. 006-01, 6-20-06; Ord. No. 006-83, 10-17-06; Ord. No. 006-73, 12-19-06; Ord. No. 007-41, 9-4-07; Ord. No. 007-78, 12-18-07; Ord. No. 009-13, 6-16-09; Ord. No. 011-10, 6-21-11; Ord. No. 012-16, 12-4-12; Ord. No. 012-37, 12-4-12; Ord. No. 013-09, 3-19-13; Ord. No. 013-36, 9-3-13)

STAFFORD COUNTY

RBC RECREATIONAL BUSINESS CAMPUS

ZONING OVERVIEW

Sec. 28-34. Purpose of districts.

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.

DETAILED ZONING DESCRIPTION

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

RBC Recreational Business Campus:

(a) Uses permitted by right:

- Active recreation.
- Amphitheater.
- Athletic fields.
- Automobile service.
- Bake shop.
- Barber/beauty shop.
- Bank and lending institution.
- Bocci ball fields.
- Bowling alley.
- Business service and supply.
- Child care center.
- Clinic, medical or dental.

Clubs/lodges/fraternal organizations.

Community use.

Conference facility.

Convenience center.

Convenience store.

Croquet field.

Dance studio.

Dance/exercise studio.

Data and computer services centers.

Drug store.

Dry cleaner/laundry.

Executive style housing.

Farmers market (in accordance with subsection [28-39\(v\)](#)).

Flex office.

Florists.

General office use.

Gift/antique shops.

Golf course.

Golf driving range and practice area.

Health/fitness club or spa.

High intensity commercial retail.

Home occupation.

Horseback riding and stables.

Hotel/motel.

Laboratory, development, research and testing.

Light industrial use.

Light manufacturing.

Low intensity commercial retail.

Marina.

Medical/dental office.

Medium intensity commercial retail.

Parks and playgrounds.

Passive recreation.

Private school and instructional facility.

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.

Racquetball/squash/handball courts.

Recreational facility.

Restaurant.

Retail food store (one such store shall be permitted per five hundred (500) acres of a district).

Retirement housing.

School.

Skating rink.

Swimming pool/sauna.

Tennis court/club.

Theater.

Volleyball court/club.

(b) Conditional use permit:

Convention facility.

Helistop.

Motor vehicle rental.

Multifamily dwelling.

Nightclub.

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.

Recreational enterprises not otherwise permitted as a matter of right in subsection (a) above.

School.

School, vocational.

Vehicle fuel sales.

(c) Requirements:

(1) Intensity:

Allocated density (multifamily dwelling)16 du per acre

Minimum open space ratio (multifamily dwelling)0.25

Allocated density (executive housing)1 du per 6 acres

Allocated density (retirement housing)7 du per acre

Minimum open space ratio (net on site, nonresidential)0.25

Minimum open space ratio (executive housing)0.5

Minimum open space ration (gross for district)0.55

Minimum open space ratio (retirement housing)0.25

Maximum floor area ratio (office)1.0

Maximum floor area ratio (commercial retail)1.0

Maximum floor area ratio (hotel)1.0

Maximum floor area ratio (other)1.0

(2) *Minimum yards: Feet*

Front40

Side0

Back25

(Retirement housing)See Table 5.1, Cluster option for R-2 district

Multifamily	Feet
Front	40
Side	0
Back	<u>25</u>

* For multifamily structures, the minimum setback is thirty-five (35) feet from any public right-of-way, and thirty (30) feet from any other structure.

Nonresidential buildings shall have an additional yard requirement of one foot for each foot of building height greater than fifty (50) feet.

(3) *Maximum building height:.....120 feet*

Maximum building height (multifamily dwelling):.....50 feet

(4) *Minimum district size:.....500 acres*

(5) *Minimum lot area:*

Retirement housingSee Table 5.1, Cluster Option for R-2 District

Executive housing1 acre

(Ord. No. 099-26, 7-13-99; Ord. No. 099-59, 11-4-99; Ord. No. 099-60, 11-4-99; Ord. No. 000-42, 6-20-00; Ord. No. 001-16, 4-10-01; Ord. No. 001-27, 5-1-01; Ord. No. 001-48, 9-13-01; Ord. No. 002-18, 4-2-02; Ord. No. 003-03, 7-1-03; Ord. No. 006-01, 6-20-06; Ord. No. 006-83, 10-17-06; Ord. No. 007-78, 12-18-07; Ord. No. 008-60, 9-2-08; Ord. No. 009-13, 6-16-09; 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. 013-14, 6-4-13; Ord. No. 013-50, 10-15-13)