

Sec. 32-402.30. - O(M), Office Mid-Rise District; purpose and intent.

The O(M) District is intended to implement the regional employment center, regional recreation center, office, flexible use employment center, and community employment center land use classifications of the Comprehensive Plan. The purpose of this district is to also promote employment opportunities and to enhance the tax base of Prince William County. The O(M) District is designed to provide areas near appropriate transportation facilities within designated employment areas and regional recreation areas, for mid-rise office and institutional uses, with limited scale supporting retail and service uses, and to serve as a transition between lower intensity office, employment, and institutional uses, and higher intensity residential employment, industrial, and commercial uses.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 11-08, 3-1-11)

Sec. 32-402.31. - Uses permitted by right.

The following uses shall be permitted by right in the O(M) District:

1. Alarm systems operations, office.
2. Business school.
3. College, university or seminary.
4. Computer and network services.
5. Cultural arts center.
6. Data Center within the Data Center Opportunity Zone Overlay District.
7. Event center/meeting hall.
8. Financial institution.
9. Hotel, motel, or short-term lodging.
10. Institute for special education and training.
11. Medical care facility, specialized.
12. Medical or dental laboratory.
13. Medical or dental office and clinic.
14. Neighborhood retail and fulfillment center, up to 30,000 square feet in gross floor area.
15. Office.
16. Private school (no boarding).
17. Religious institution with related facilities (excluding cemeteries).
18. Recycling collection points, subject to the standards in section 32-250.84.
19. Research and development (non-HAZMAT).
20. Trade or convention center.

## 21. Trade, technical or vocational school.

(Ord. No. 98-30, 4-21-98; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 11-08, 3-1-11; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 21-55, Attch., 10-5-21)

## Sec. 32-402.32. - Secondary uses.

The following uses shall be permitted by right in the O(M) District only in conjunction with and secondary to a permitted principal use, existing or proposed for concurrent construction in accordance with the provisions of section 32-400.14:

1. Adult day care facility.
2. Art gallery (private).
3. Barber shop, beautician studio, or tanning salon.
4. Cafeteria/lunchroom/snack bar/automat.
5. Child care facility.
6. Commercial artist or photographer's studio.
7. Fraternity, sorority, secondary to college, university or seminary (on campus only).
8. Helistop.
9. Hotel.
10. Live entertainment in accordance with the provisions of section 32-400.15.
11. Office equipment sales, lease and service.
12. Optical and eye care facility.
13. Quick service food store (not freestanding).
14. Recreation facility, commercial (indoor).
15. Recreation facility for employees.
16. Restaurant.
17. Restaurant, carry-out.
18. Retail store.
19. School of special instruction.
20. Recording studio.
21. Travel agency.
22. Watchman's dwelling.

(Ord. No. 03-52, 7-1-03; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 17-70, Attch., 9-5-17)

## Sec. 32-402.33. - Special uses.

The following uses shall be permitted in the O(M) District with a Special Use Permit:

1. Bus station, commercial.
2. Continuing care retirement community.
3. Data Center outside the Data Center Opportunity Zone Overlay District.
4. Heliport, secondary only.
5. Helipad.
6. Hospital.
7. Neighborhood retail and fulfillment center, greater than 30,000 square feet in gross floor area, in accordance with county code section 32-400.27.
8. Parking, commercial.
9. Solar energy facility.
10. Taxi or limousine dispatching.
11. Veterinary hospital.

(Ord. No. 94-49, 7-19-94; Ord. No. 98-30, 4-21-98; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 17-70, Attch., 9-5-17; Ord. No. 18-15, Attch., 4-10-18; Ord. No. 21-55, Attch., 10-5-21)

Sec. 32-402.34. - Development standards.

The following standards shall apply in the O(M) District:

1. There shall be no minimum lot size.
2. There shall be no minimum lot width and depth.
3. The maximum lot coverage shall be 80 percent, with a required minimum open space area of 20 percent.
4. The maximum floor area ratio (FAR) shall be 0.65, except as permitted pursuant to section 32-400.04.
5. The maximum height for all structures shall be 70 feet, except as permitted pursuant to section 32-400.03.

(Ord. No. 94-1, 1-11-94; Ord. No. 04-78, 12-21-04)

**Editor's note**— Former § 32-402.34, derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended pursuant to Ord. No. 92-68 enacted June 23, 1992, Ord. No. 94-76 enacted Nov. 1, 1994, Ord. No. 98-30, enacted Apr. 21, 1998 and Ord. No. 98-62, enacted July 7, 1998, and pertained to provisional uses in the

O(M) District. Since the provisional use sections were repealed pursuant to Ord. No. 04-78 adopted Dec. 21, 2004, the uses have been relocated to by-right or special use sections. Former §§ 32-402.35 and 32-402.36 have been renumbered accordingly.

Sec. 32-402.35. - Setbacks.

1. All buildings shall be set back at least 20 feet from any street right-of-way.
2. When the side or rear of a lot within an O(M) District abuts an agricultural or residential district, a minimum setback of the greater of 25 feet or the setback imposed by subsection 32-400.03(5) shall apply.

(Ord. No. 94-67, 10-4-94; Ord. No. 04-78, 12-21-04)

**Editor's note**— Former § 32-402.36 renumbered as set out herein pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.