

OFFICE/RETAIL/STORAGE FREESTANDING BUILDING ON US 29

169 Broadview Ave  
Warrenton, VA 20186



3,000 sf Office/Retail/Storage Freestanding Building on US 29 Broadview Ave for Lease Highly visible with signage on US 29, 5 offices, conference room, reception, waiting area, two bathrooms, kitchen, full unfinished basement and coffee bar. Fully remodeled and modernized. Property contains 17 marked parking spaces. Zoned C in the Town of Warrenton. Formerly used a real estate office, hair salon, telecom/contractor's office and jewelry store. Would also make a nice lawyers office and title agency.

Wright Realty, Inc. founded in 1946 continues to serve your real estate needs with over 75 years and five generations of experience.



Edward B. Wright, III

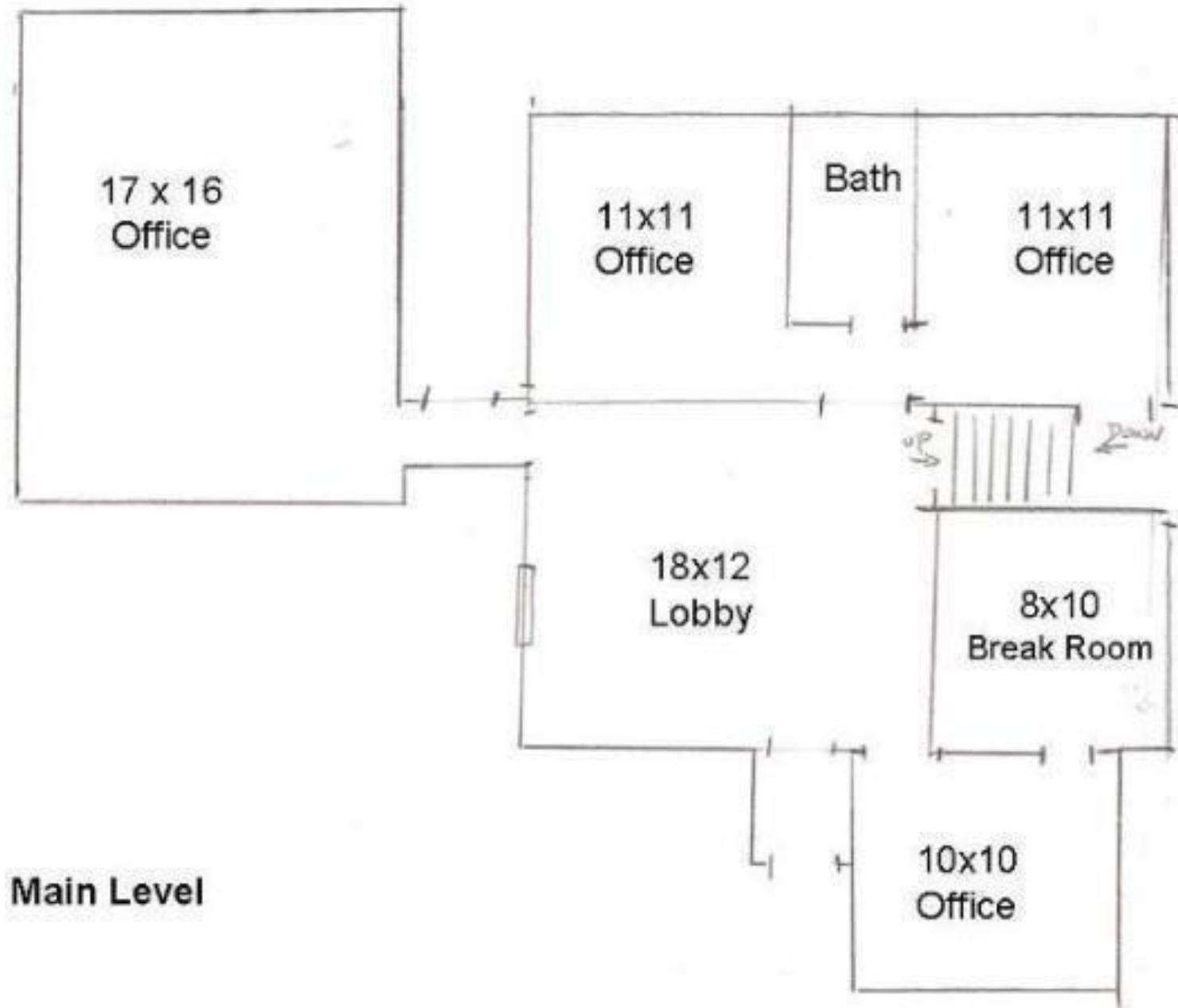
9009 Sudley Road  
Manassas, Virginia 20110

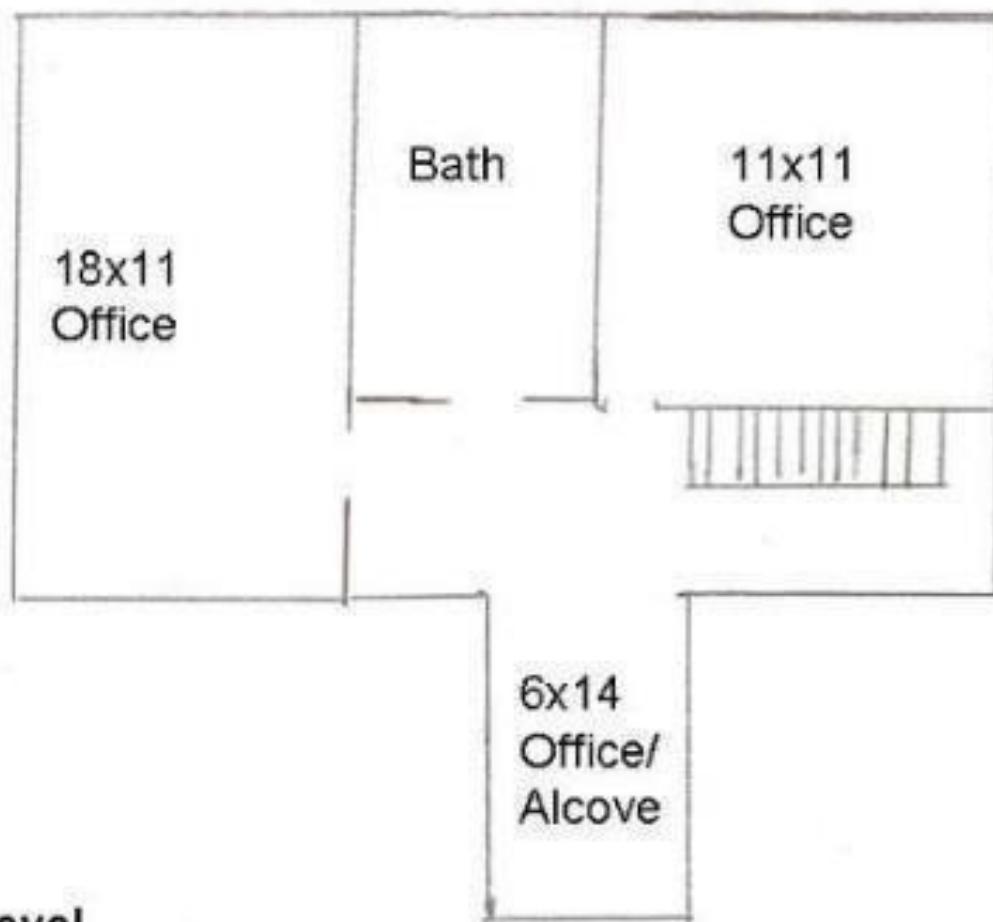
Phone: 703-368-8136  
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Email: [ebw@wright-realty.com](mailto:ebw@wright-realty.com)

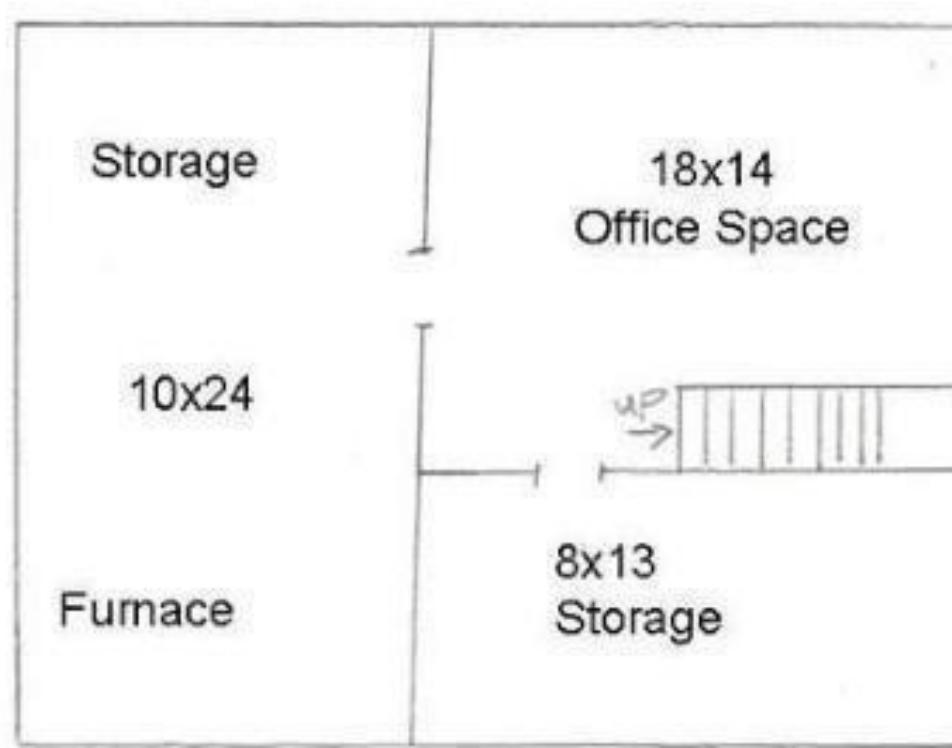
*Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.*











**Lower Level**



### **3-4.10 C Commercial District**

#### **3-4.10.1 Legislative Intent**

The intent of this district shall be to encourage the logical and timely development of land for a range of commercial and mixed-use purposes in accordance with the objectives, policies, and proposals of the Comprehensive Plan; to prohibit any use which would create undue impacts on surrounding residential areas; and to assure suitable design to protect the residential environment of adjacent and nearby neighborhoods. It is further declared to be the intent of this district to limit traffic congestion, overcrowding of land, noise, glare, and pollution, so as to lessen the danger to the public safety, and to ensure convenient and safe pedestrian access to and from commercial and mixed-use sites as well as between adjacent commercial and mixed-use sites. The protective standards contained in this Article are intended to minimize any adverse effect of the commercial district on nearby property values and to provide for safe and efficient use of the commercial district itself.

#### **3-4.10.2 Permitted Uses (by-right)**

Any of the following uses provided that no one-business establishment exceeds 50,000 square feet of gross floor area on the lot or on the tract.

- Accessory uses customarily incidental to these uses.
- Banks and other financial institutions.
- Broadcasting stations.
- Churches
- Cleaning and pressing shops
- Clinics (medical and dental)
- Community buildings.
- Convenience store
- Funeral Homes
- Health and Fitness Facilities
- Home Occupations
- Hotels and motels
- Household Pet Grooming
- Institutional uses.
- Laundromat.
- Lawn and garden equipment
- Lumber and building supply with no outdoor storage
- Medical Centers and Laboratories

- Mixed-Use Structures when at least 50% of the first floor is dedicated to nonresidential uses. Density and layout subject to Section 9-25.1 of the Zoning Ordinance.
- Mobile Food Vendors subject to Article 9-24
- Non-fee parking lots and structures.
- Offices for business or professional use.
- Off-street parking subject to Article 7.
- Open space subject to Article 9.
- Personal and Business Services
- Plumbing and electrical supply (without outdoor storage)
- Rental service without outdoor storage
- Restaurant, carryout
- Restaurants without drive-through facilities
- Retail Sales, including stores and shops
- Service stations with no outside car vehicle storage and without vehicle repair
- Signs subject to Article 6.
- Shopping centers
- Studios and trade schools.
- Taxidermist
- Trade school, studio
- Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water sewer service, but not those facilities listed as requiring a special use permit.
- Vending machines and Laundromats

#### **3-4.10.3. Permissible Uses (by special use permit upon approval of the Town Council)**

- Active and passive recreation and recreational facilities
- Animal kennels
- Any use listed as permitted by right in Section 3-4.10.2 that exceeds 50,000 square feet of gross floor area
- Automobile sales, truck sales and service repair garages, automobile body shops, and tire recapping and retreading. (All vehicles must be parked on paved surfaces)
- Carnivals, fairs, and other similar uses of a temporary nature
- Car Washes
- Car wash, Self-service
- Clubs, lodges, and assembly halls
- Commercial parking lots and garages
- Commercial recreational establishments

- Crematories
- Day care centers
- Drive-through service facility of any kind
- Farmers markets
- Farm equipment, motorcycle, boat, and sport trailer sales and service
- Frozen food lockers.
- Grain and feed supply stores
- Heliports
- Home Business
- Lumber and building supply with undercover storage
- Monument sales
- Plumbing and electrical supply with undercover storage
- Residential Dwellings – limited to single-family attached, two-family, multi-family, duplex, four-family, live-work, and elderly and handicapped dwellings, as part of a mixed-use development subject to all standards listed in Section 9-25
- Restaurant with drive-through facility
- Taxicabs stands
- Temporary fair and show grounds
- Theaters [indoor]
- Transitional housing
- Treatment plants, water storage tanks, major transmission lines or pipelines, pumping or regulator stations, communications towers, storage yards and substations, and cable television facilities and accessory buildings
- Veterinary hospitals
- Wholesale establishments but not warehouses generally

#### 3-4.10.4 Lot and Yard Regulations

Use	Minimum Lot Size (sq. ft.)	Minimum Lot Frontage (at front setback)	Maximum Lot Coverage (impervious surfaces)
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Non-Residential			
Uses or	6,000	50 ft.	85%
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Mixed-Use Buildings			

Front Setbacks					
From right-of-way of local street having right of way of 50 feet or less*	From right-of-way of major thoroughfare or collector street having right of way greater than 50 feet *	From right-of-way of a service drive*	From any interior private or public accessway	Accessory Buildings	

40 feet	60 feet	40 feet	20 feet	Not permitted forward of the setback line.
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- \* Front setback may be reduced by 20 feet if no parking or loading areas are located between the structure and the front lot line.

Side Yard Setbacks*		Rear Yard Setbacks*	
Adjacent to any C or I District	Adjacent to any R District	Adjacent to any C or I District	Adjacent to any R District
10 feet	25 feet	15 feet	25 feet

- \* Accessory buildings over fifteen (15) feet in height shall be at least ten (10) feet from any lot line.

#### 3-4.10.5 Building Regulations

Use	Maximum Height*
Accessory buildings	shall be less than the main building in height.
Other Buildings	45 feet

- \*\* A public or institutional building or church may be erected to a height of sixty (60) feet from grade provided that required front, side, and rear yards shall be increased one (1) foot for each foot in height over forty-five (45) feet.

#### 3-4.11 CBD Central Business District

##### 3-4.11.1 Legislative Intent

**Legislative Intent.** The intent of this district is to provide for orderly development, infill and revitalization of the central business and commerce area of the Town of Warrenton in accordance with objectives, policies, and proposals of the Comprehensive Plan of the Town; and for the logical and timely development of the land for primarily business purposes providing for higher density residential development, especially on the upper floors of structures on Main Street and encouraging a lively retail environment at the street level of Main Street. The district is designed to encourage the following:

- Re-use of existing buildings in ways that are compatible with and supportive of the purposes of the district and of the Comprehensive Plan.
- Preservation of the unified, historic character of the district and its function as the retail and service center for Town citizens and visitors.