

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)