

# Stafford County CDA Zoning Ordinances

## ***Parcel CDA 1: 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, law enforcement training campuses, 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.

(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 business I.

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.

Drive-through.

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 ratio (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) *Retirement housing.*

	Single-family	Duplex	Town-house	Multi-family*	Village	Patio	Weak-link Townhouse
Minimum yards (feet)							
Front	25	25	15	40	10	10	15
Side***	5/12	3/15	20**	0	3	0	0
Back	25	25	20	25	20	0	25
Maximum height (feet)	35	35	35	50	35	35	32
Minimum lot width (feet)	60	40	16		60	50	36
Minimum lot size (square feet)	8,000	4,000	1,200		5,500	5,000	3,200

\*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.

\*\*Minimum distance between townhouse end units.

\*\*\*Side yard requirements: The first number indicates the minimum yard for one of the side yards. The second number is the minimum combed total for both side yards.

(3) *Executive housing.*

*Minimum yards.Feet*

Front40

Side0

Back25

Minimum lot area1 acre

(4) *Minimum yards nonresidential.Feet*

Front40

Side0

Back25

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

(5) Maximum building height nonresidential buildings 120 feet

(6) Minimum district size 500 acres

(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; Ord. No. 018-08, 2-6-18; Ord. No. 018-05, 4-17-18; Ord. No. 018-06, 12-11-18)

## ***Parcels CDA 2 & 3: M-1 Industrial Light (Inclusive, Part of M-2 Zoning)***

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, fabrication, warehousing and wholesale distribution, which are relatively free from offensive activities and which, with proper performance standards, will not detract from residential desirability of adjacent properties. It is intended that the M-1 district encourage the development of parks for the location of these uses. These [This] district should be located only where all necessary public utilities are available and where transportation systems are adequate.

(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.

Hotel.

Laboratory, research and testing.

Light industrial uses.

Light manufacturing uses.

Machinery sales and service.

Maintenance, rental, and repair of modular units designed for temporary office or classrooms.

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 parking lot.

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.

Drive-through.

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 area 0.50

Open space ratio 0.20

(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; Ord. No. 016-38, 10-18-16; Ord. No. 018-08, 2-6-18; Ord. No. 019-20, 5-7-19)

***Parcels CDA 2 & 3: M-2 Industrial, Heavy.***

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 is encouraged. Conditional use permits are required for certain 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.

(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 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.

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.

Drive-through.

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 ratio 1.0

Open space ratio 0.25

(2) *Minimum yards: Feet*

Front\* 40

Side 40

Back 40

(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; Ord. No. 014-04, 2-4-14; Ord. No. 018-08, 2-6-18)