

## 2020 Annual Average Daily & Weekday Traffic Counts

Route Label	Link Length	Start Label	End Label	AADT*	AAWDT*
I-95 NorthBound & US 17 Exit 133	1.25	North of County Line from Fredericksburg City	US 17; BUS US 17 Warrenton Rd	66,000	65,000
I-95 South Bound & US 17 Exit 133	1.26	North of County Line from Fredericksburg City	US 17; BUS US 17 Warrenton Rd	65,000	64,000
Both Directions I-95 & US 17 Exit 133	2.51	North of County Line from Fredericksburg City	US 17; BUS US 17 Warrenton Rd	131,000	129,000
US 17 Warrenton Rd	3.54	I-95, BUS US 17 Exit 133	Holly Corner Rd**	59,000	

\* Traffic Counts: AADT - Annual Average Daily Traffic, AAWDT - Annual Average Weekday Traffic

\*\* Holly Corner Rd is 1.3 Miles From Celebrate VA Pkwy entrance to CDA Parcels

# 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 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) *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*

Front 40

Side 0

Back 25

Minimum lot area 1 acre

(4) *Minimum yards nonresidential. Feet*

Front 40

Side 0

Back 25

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)







