

§ 130-241 TABLE 2

"P"= Permitted By-Right "S"= Special Use Permit is Required

CATEGORY	USE TYPE	ZONING DISTRICTS									ADDITIONAL REQUIREMENTS
		NON-RESIDENTIAL & MIXED USE DISTRICTS									
		B-2 ¹	B-3	B-3.5	PMD	B-1 ²	B-4	I-1	I-2	I-A	
RESIDENTIAL	Age-Restricted Housing			P	P						Sec. 130-308
	Duplex			P	P						
	Dwelling, Multifamily		P	P	P						Sec. 130-303
	Dwelling, Single-Family Attached			P	P						
	Dwelling, Single-Family Detached		P	P	P						
	Group Home		P	P	P						
	Manufactured Home										Sec. 130-98
	Manufactured Home Park										Sec. 130-98
	Private Community Recreational Use		P	P	P						
ASSEMBLY & INSTITUTIONAL	Assembly, Place of (less than 50 persons)	P	P	P	P	P	P	S		S	
	Assembly, Place of (50 or more persons)	S	S	S	S	S	S	S		S	
	Broadcasting or Telecommunication Tower	S			S	S	S	S	S	S	
	Broadcasting or Telecommunication Tower, Administrative Review	P	P	P	P	P	P	P	P	P	Sec. 130-92
	Business or Trade School (less than 50 persons)	P	P	P	P	P	P	P		P	
	Business or Trade School (50 or more persons)	S	S	S	S	P	P	S		S	
	Cemetery	S	S	S	S	S	S	S			

¹ All uses subject to floor area limit of 10,000 square feet

² Refer to § 130-301 for list of uses subject to 25% gross floor area limit

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ASSEMBLY & INSTITUTIONAL (CONT)	Child Care Center	P	S	S	P	S	P	S		S	
	Children's Residential Facility			S	S						
	Congregate/Continuing Care, Assisted Living Facility			S	S						
	Cultural Facility	P	P	P	P		P			S	
	Day Care Center, Adult	P	S	S	P	S	P	S			
	Educational Facility, College or University		S	S	S	S	S	S		S	
	Educational Facility, Primary or Secondary		S	S	S	S	S	S		S	
	Hospital				S	S	S				
	Medical Care Facility	S	S	S	S	S	S				
	Nursing Home			S	S						
	Public Dancehall						S	S			Ch. 14
	Public Facility	P	P	P	P	P	P	P	P	P	
	Public Utility	P	P	P	P	P	P	P	P	P	
	Sexually Oriented Business (Adult Cabaret/Adult Motion Picture Theater)							P			Sec. 130-103
	Shelter, Residential						S	S			
COMMERCIAL	Agriculture and Silviculture										
	Airport or Aviation Facility							P		P	
	Antique Shop	P	P	P	P		P				
	Bed and Breakfast		P	S	S						Sec. 130-91
	Brewery (500 barrels or less annually) or Distillery (5,000 gallons or less annually)	P	P	P	P		P				

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COMMERCIAL (CONT)	Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)	S	S	S	P		P	P	P		
	Business Support Service	P	P	P	P	P	P	P	P	P	
	Car Wash	S			S		P	S			
	Catering Facility	P	P	P	P		P	P		P	
	Construction Material Sales						P	P			Sec. 130-61
	Consumer Repair or Contractor/Tradesperson Services	P	S	S	S		P	P	P		
	Craft Shop	P	P	P	P		P	P			Sec. 130-61
	Crematory	S	S	S	S	S	S	S	S		
	Financial Institution	P	P	P	P	P	P	P			
	Garden Center						P	P			Sec. 130-61
	Gasoline Station	S			S		S	S	S	S	
	Heliport				S		S	S		P	
	Hotel		P	P	P		P			S	
	Kennel				S		S	S			Sec. 130-97
	Liquor Store						P				Sec. 130-94
	Mini-Warehouse or Self-Storage						P	P	P		
	Motor Vehicle Parts/Supply Establishment						P	P	P		
	Motor Vehicle Repair, Minor						S	S	P		Sec. 130-100
	Motor Vehicle Sales and Rental						S	S	P	S	Sec. 130-99
	Office, General	P	P	P	P	P	P	P		P	
Office, Medical	P	P	P	P	P	P					
Parking Structure, Multilevel		P	P	P	P	P	P	P	P		

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COMMERCIAL (CONT)	Personal Improvement Service	P	P	P	P	P	P	P		P	
	Professional Personal Service	P	P	P	P	P	P			P	
	Restaurant	P	P	P	P		P			P	
	Retail Sales	P	P	P	P	P	P			P	
	Sexually Oriented Business (Adult Bookstore or Video Store/Seminude Model Studio/Sexual Device Shop)								P	P	Sec. 130-103
	Short-Term Loan Establishment						P				Sec. 130-94
	Specialty Food Shop	P	P	P	P	P	P	P		P	
	Tattoo Parlor and/or Body Piercing Salon						P				
	Veterinary Hospital	P	P	P	P		P	S			
INDUSTRIAL	Heavy Equipment Sales and Rental							S	P		Sec. 130-99
	Laboratory					P		P	P	P	
	Laundry, Commercial							P	P		
	Manufacturing, Heavy								S		
	Manufacturing, Light							P	P	P	
	Motor Vehicle Repair, Major							S	P		Sec. 130-100
	Research and Development					P		P	P	P	
Storage Yard/Facility/Chemical Storage/Tank Farm (Hazardous Materials)								S	S	S	

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INDUSTRIAL (CONT)	Storage Yard/Facility/Chemical Storage/Tank Farm (Non-Hazardous Materials)								P		
	Truck Terminal								P		
	Warehousing and Distribution							P	P	P	
	Wholesale Trade							P	P	P	
ACCESSORY	Accessory Uses	P	P	P	P	P	P	P	P	P	Sec. 130-57
	Amateur Radio Tower		P	P	P						Sec. 130-57
	Caretaker Quarters						P	P	P		
	Family Day Home		P	P	P						Sec. 130-93
	Family Health Care Structure, Temporary		P	P	P						Sec. 130-104
	Home Business		S	S	S						Sec. 130-95
	Home Occupation		P	P	P						Sec. 130-96
	Temporary Use (Outdoor Events)	P	P	P	P	P	P	P	P	P	Sec. 130-104 Ch. 14
	Temporary Use (Outdoor Sales)	P	P	P	P	P	P	P	P	P	Sec. 130-104
	Yard Sale, Residential		P	P	P						Sec. 130-101

- (j) *Screening.* To assist in the prevention of the transmission of light, noise, or other deleterious effects from commercial uses into adjacent “R” districts, there shall be provided within the B-2 zone continuous opaque screening and landscape buffer, a minimum of 25 feet in width along the common boundary line between the “R” and the B-2 district. Such screening shall conform to the DCSM.

Sec. 130-303. B-3 city center commercial (Old Town district).

- (a) *Purpose and intent.* The B-3 city center commercial district is intended to implement the Old Town Manassas Sector Plan and to provide an attractive and successful mixed-use historic downtown with pedestrian-oriented retail, commercial, and institutional uses along with residential uses at urban densities that attract and serve both local and visitor populations. Recognizing the economic value of the existing historic downtown, it shall further be the intention of this district to encourage the retention and rehabilitation of structures and uses in the district that have historic and/or architectural significance.
- (b) *Uses permitted.* See §130-241.
- (c) *Maximum structure height.* No structure shall exceed 55 feet in height, excluding mechanical equipment, which shall be adequately screened. No other architectural features such as false facades and towers, antennas used by broadcasting and telecommunications towers, public facilities, public utility uses, spires, and steeples shall exceed 60 feet in height.
- (d) *Minimum and maximum setbacks and structure location requirements:*
- (1) Front:
- a. Minimum setback: From any street right-of-way or alley: None.
 - b. Maximum setback: No building wall shall be located more than 22 feet from the back of curb of any street.
- (2) Side and rear:
- a. None adjacent to a “B” or “I” district lot line.
 - b. 25 feet from any “R” district lot line. However, when the structure exceeds 25 feet in height, an additional setback of one foot shall be required for each foot in height above 25 feet.

- (e) *Off-street parking requirements.* None required, unless specified as a condition of a special use permit or as required by §130-303(i)(2).
- (f) *Open space and tree canopy requirements.* See Article VII of this chapter.
- (g) *Drive-through windows.* Drive-through windows are only permitted for financial institutions in conformance with the DCSM.
- (h) *Outdoor display and outdoor storage.*
 - (1) All uses shall be conducted entirely within an enclosed building with no outdoor storage.
 - (2) Outdoor display. See §130-61.
 - (3) No exterior runs or exercise areas are permitted for veterinary hospitals.
- (i) *Residential uses:*
 - (1) Single-family detached dwelling units.
 - a. Minimum lot area: 10,000 square feet.
 - b. Minimum lot width, interior lots: 70 feet at the front setback line.
 - c. Minimum lot width, corner lots: 100 feet at the front setback line.
 - (2) Multifamily residential dwelling units are permitted in existing buildings, with non-residential B-3 uses in the same building, and which meet the following requirements:
 - a. The minimum size of each residential dwelling unit shall be 600 gross square feet.
 - b. A minimum of 80 percent of the gross floor area of the building's first floor shall be used for non-residential uses.
 - c. A minimum of 1.5 parking spaces per residential dwelling unit shall be provided on-site unless a public or private parking facility is located within 650 feet of the building and the parking spaces within that facility are reserved to meet the minimum parking requirements.
 - d. All off-street parking shall be located either within an enclosed courtyard or behind the principal structure and not readily visible from the street right-of-way.

Sec. 130-304. B-3.5 city center planned.

- (a) *Purpose and intent.* The B-3.5 city center planned district is intended to implement the Old Town Manassas Sector Plan, to encourage the mixing of compatible land uses, and to permit flexibility in building design and use. The goals of this district include extending the architecture and feel of historic downtown outside its core areas to create a sense of continuity, permitting increased residential development at urban densities in proximity to the Virginia Railway Express train station, and encouraging high-quality innovative design,