

Sec. 32-402.10 - O(L), Office Low-Rise District; purpose and intent.

The O(L) District is intended to implement the community employment center, office, flexible use employment center, and general commercial land use classifications of the Comprehensive Plan. It is designed to provide areas for low- to mid-rise office buildings and research and development facilities, with limited scale retail and institutional uses at a scale serving as a transition between low- to moderate-density residential uses and higher intensity non-residential uses. The purpose of this district is also to promote employment opportunities and to enhance the tax base of Prince William County.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09)

Sec. 32-402.11. - Uses permitted by right.

The following uses shall be permitted by right in the O(L) District:

1. Alarm systems operations, office.
2. Business school.
3. College, university or seminary.
4. Computer and network services.
5. Cultural arts center.
6. Data Center within the Data Center Opportunity Zone Overlay District.
7. Event center/meeting hall.
8. Financial institution.
9. Hotel, motel or short-term lodging.
10. Institute for special education and training.
11. Medical or dental laboratory.
12. Medical or dental office and clinic.
13. Mortuary, funeral home.
14. Office.
15. Package, telecommunications and courier service.
16. Private school (no boarding).
17. Religious institution with related facilities.
18. Recycling collection points, subject to the standards in section 32-250.84.
19. Research and development (non-HAZMAT).
20. Trade, technical or vocational school.
21. Wedding Chapel.

(Ord. No. 98-30, 4-21-98; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 11-40, Attch. A, 9-13-11; Ord. No. 16-21, Attch., 5-17-16)

Sec. 32-402.12. - Secondary uses.

The following uses shall be permitted by right in the O(L) District only in conjunction with and secondary to a permitted principal use, existing or proposed for concurrent construction in accordance with the provisions of section 32-400.14:

1. Adult day care facility.
2. Art gallery, private.
3. Barber shop, beautician studio, and tanning salon.
4. Cafeteria/lunchroom/snack bar/automat.
5. Child care facility.
6. Commercial artist or photographer's studio.
7. Helistop.
8. Live entertainment in accordance with the provisions of section 32-400.15.
9. Office equipment, sales, lease and service.
10. Photographic processing laboratory.
11. Quick service food store (not freestanding).
12. Recording studio.
13. Recreation facility, commercial (indoor or outdoor). Paintball prohibited.
14. Recreational facility for employee.
15. Restaurant.
16. Restaurant, carry-out.
17. Retail store.
18. School of special instruction.
19. Travel agency.
20. Watchman's dwelling.

(Ord. No. 03-52, 7-1-03; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09)

Sec. 32-402.13. - Special uses.

The following uses shall be permitted in the O(L) District with a Special Use Permit:

1. Civic club.
2. Continuing care retirement community.

3. Crematory, secondary to a hospital or funeral home.
4. Data Center outside the Data Center Opportunity Zone Overlay District.
5. Hospital.
6. Medical care facility, specialized.
7. Radio or TV broadcasting station.
8. Taxi or limousine dispatching.
9. Veterinary hospital.

(Ord. No. 94-49, 7-19-94; Ord. No. 98-30, 4-21-98; Ord. No. 00-78, 10-17-00; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 11-40, Attch. A, 9-13-11; Ord. No. 16-21, Attch., 5-17-16)

Sec. 32-402.14. - Development standards.

The following standards shall apply in the O(L) District:

1. The minimum lot size shall be 10,000 square feet.
2. The minimum lot width shall be 80 feet and the minimum lot depth shall be 125 feet.
3. The maximum lot coverage shall be 80 percent, with a required minimum open space area of 20 percent.
4. The maximum floor area ratio (FAR) shall be 0.35, except as permitted pursuant to section 32-400.04.
5. The maximum height for all structures shall be 45 feet, except as permitted pursuant to section 32-400.03.

(Ord. No. 94-1, 1-11-94; Ord. No. 04-78, 12-21-04)

**Editor's note**— Former § 32-402.14 derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended pursuant to Ord. No. 92-68 enacted June 23, 1992, Ord. No. 94-76 enacted Nov. 1, 1994, Ord. No. 98-30, enacted Apr. 21, 1998, Ord. No. 98-62, enacted July 7, 1998 and Ord. No. 00-78, enacted Oct. 17, 2000, and pertained to provisional uses in the O(L) District. Since the provisional use sections were repealed pursuant to Ord. No. 04-78 adopted Dec. 21, 2004, the uses have been relocated to by-right or special use sections. Former §§ 32-402.15 and 32-402.16 have been renumbered accordingly.

Sec. 32-402.15. - Setbacks.

1. All buildings shall be set back at least 20 feet from any street right-of-way.
2. Except where other provisions of this chapter impose a greater setback, a minimum setback of 25 feet from the common property line for all structures and uses shall be required when the side or rear of a lot within a O(L) District abuts an agricultural or residential district.

(Ord. No. 94-67, 10-4-94; Ord. No. 04-78, 12-21-04)

**Editor's note**— Former § 32-402.16 renumbered as set out herein pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.