

TWO B1 LOTS ON RT-29 TOTALING 2.1 ACRES

14203 Lee Hwy
Gainesville, VA 20155



Location, value and flexibility are truly outstanding for this 2.1 property zoned B-1 with exceptional visibility on Lee Highway, near I-66 and in the heart of Gainesville's commercial district. Offered at an unbeatable price for sale or as pad sites for lease ideal uses include urgent care, medical offices, child-care facility, hotel, retail, veterinary hospital, restaurant, assisted living facility and many more.

Sale Price: \$2,150,000

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**14203 LEE HWY
GAINESVILLE, VA**

LOT LINES DO NOT REPRESENT A SURVEY



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HILLWOOD DR

JOHN MARSHALL HWY E OF
LEE HWY

LEE HWY

29

29

LEE HWY

LEE HWY E OF

LOGOS WAY

CHAVIS AVE

OLD UNION FALLS RD

Feet





14203 Lee Hwy

LOWE'S

BEST BUY



HOBBY LOBBY



TOMMY'S AMERICAN



Cabelas

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300 Feet

Sec. 32-401.10. B-1, General Business District; purpose and intent.

The B-1 District is intended to implement the regional commercial center and general commercial land use classifications of the Comprehensive Plan. It is generally intended to provide areas for community-scale retail, office, and institutional uses in appropriate areas. The purpose of this district is to also promote retail employment opportunities and to enhance the tax base of Prince William County. The B-1 District is not designed to implement the non-retail employment based land uses reflected in the Comprehensive Plan; non-retail uses, however, are permitted within the district to complement and support the retail purposes.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 12-22, Attch., 3-13-12)

Sec. 32-401.11. Uses permitted by right.

The following uses shall be permitted by right in the B-1 District:

1. Adult day center.
2. Alarm systems operations, office.
3. Ambulance service (commercial).
4. Assisted living facility.
5. Barber shop or beautician studio, tanning and toning salon (one set of toning equipment only).
6. Business school.
7. Cafeteria/lunchroom/snack bar/automat.
8. Catering—Commercial (off premises).
9. Catering—Commercial (on or off premises).
10. Child-care facility.
11. Civic club.
12. College, university or seminary.
13. Commercial artist or photographer's studio.
14. Commercial bus station.
15. Computer and network services.
16. Craft brewery (not to exceed production of 10,000 barrels per year. May or may not be associated with a restaurant).
17. Cultural arts center.
18. Dry cleaning/garment processing facility, retail, less than 3,000 square feet.
19. Dry cleaning pick-up facility.
20. Event center/meeting hall.
21. Financial institution.
22. Garden center.
23. Greenhouse or nursery.

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24. Hospital.
 25. Hotel or motel.
 26. Household equipment and appliance service.
 27. Institute for special education and training.
 28. Interior design and decorating shop.
 29. Laundromat.
 30. Lawn mower service.
 31. Locksmith.
 32. Medical or dental laboratory.
 33. Medical or dental office and clinic.
 34. Mortuary, funeral home (except in shopping centers or shopping malls).
 35. Motor vehicle parts, retail.
 36. Neighborhood retail and fulfillment center, up to 30,000 square feet in gross floor area.
 37. Nursing or convalescent care facility.
 38. Office.
 39. Office equipment sales, lease, and service.
 40. Optical and eye care facility.
 41. Pet store, in accordance with the provisions of section 32-400.24.
 42. Photographic processing laboratory.
 43. Place of religious worship or assembly.
 44. Private school (no boarding).
 45. Quick service food store.
 46. Radio or TV broadcasting station.
 47. Recording studio.
 48. Recreation facility, commercial (indoor).
 49. Recycling collection points, subject to the standards in section 32-250.84.
 50. Religious institution.
 51. Restaurant.
 52. Restaurant, carry-out.
 53. Retail store, less than 80,000 square feet.
 54. School of special instruction.
 55. Shoe repair.
 56. Shopping center A, B, C or D (See Part 100).
 57. Tailor, seamstress shop.

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58. Theater (drive-in).
 59. Theater (indoor).
 60. Tool and equipment rental (minor).
 61. Trade, conference or convention center.
 62. Trade, technical and vocational school.
 63. Travel agency.
 64. Veterinary hospital.
 65. Wedding Chapel (except in shopping centers or shopping malls).

(Ord. No. 94-1, 1-11-94; Ord. No. 97-74, 7-22-97; Ord. No. 98-30, 4-21-98; Ord. No. 99-50, 7-6-99; 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; Ord. No. 11-40, Attch. A, 9-13-11; Ord. No. 14-60, Attch., 11-18-14; Ord. No. 14-65, Attch., 12-16-14; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 21-55, Attch., 10-5-21; Ord. No. 24-75, 11-19-24)

Sec. 32-401.12. Secondary uses.

The following uses shall be permitted by right in the B-1 District only in conjunction with and secondary to a permitted principal use, either existing or proposed for concurrent construction in accordance with the provisions of section 32-400.14:

1. Fraternity, sorority, secondary to college, university or seminary (on campus only).
2. Helistop.
3. Watchman's dwelling.
4. Live entertainment in accordance with the provisions of section 32-400.15.

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

Sec. 32-401.13. Special uses.

The following uses shall be permitted in the B-1 District with a Special Use Permit:

1. Ambulance service, maintenance facility.
2. Boarding/kenneling of pets accessory to a pet store.
3. Boat sales (excluding non-motorized), rental or lease, storage, service, or repair.
4. Car wash (manned or self-service).
5. Commercial kennel.
6. Commercial parking.
7. Company vehicle service facility.
8. Continuing care retirement community.
9. Crematory, secondary to a hospital, mortuary, or funeral home.
10. Data Center.
11. Donated materials collection center.

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12. Drive-in facility, in accordance with the standards for drive-in facilities specified in county code section 32-400.07.
 13. Drive-through facility, in accordance with the standards for drive-through facilities specified in county code section 32-400.07.
 14. Farmer's market.
 15. Flea market.
 16. Heliport.
 17. Marina.
 18. Medical care facility, specialized.
 19. Mobile home or office sales, lease or service.
 20. Motorcycle sales, rental or lease, service or repair.
 21. Motor vehicle fuel station, retail.
 22. Motor vehicle impoundment yard.
 23. Motor vehicle parts, with service.
 24. Motor vehicle repair, machine shop.
 25. Motor vehicle sales, rental or lease (limited).
 26. Motor vehicle sales, rental or lease (recreational).
 27. Motor vehicle service.
 28. Motor vehicle towing.
 29. Neighborhood retail and fulfillment center, greater than 30,000 square feet in gross floor area, in accordance with county code 32-400.27.
 30. Pet care facility, in accordance with the provisions of Section 32-400.24.
 31. Racetrack (equestrian).
 32. Racetrack (motorized vehicles).
 33. Railroad passenger station.
 34. Range, shooting (indoor).
 35. Recreation facility, commercial (outdoor); paintball facilities prohibited.
 36. Recreational vehicle park/camp ground.
 37. Retail use exceeding 80,000 square feet of gross floor area.
 38. Self-storage center; in accordance with the provisions of section 32-400.16.
 39. Solar energy facility.
 40. Stadium or arena, indoor or outdoor.
 41. Taxi or limousine dispatching or service facility.
 42. Truck stop with related facilities.
 43. Water transportation facility.

(Ord. No. 94-1, 1-11-94; Ord. No. 97-74, 7-22-97; Ord. No. 98-30, 4-21-98; Ord. No. 99-50, 7-6-99; Ord. No. 00-78, 10-17-00; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 12-22, Attch., 3-13-12; Ord. No. 14-65, Attch., 12-16-14; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 17-84, Attch., 10-17-17; Ord. No. 18-15, Attch., 4-10-18; Ord. No. 21-55, Attch., 10-5-21; Ord. No. 24-37, 6-4-24)

Sec. 32-401.14. Development standards.

The following standards shall apply in the B-1 District:

1. There shall be no minimum lot size.
2. There shall be no minimum lot width or depth.
3. The maximum lot coverage shall be 85 percent, with 15 percent required minimum open space.
4. The maximum floor area ratio (FAR) shall be 0.40, 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. 04-78, 12-21-04)

Editor's note(s)—Former § 32-401.14 derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended pursuant to Ord. No. 92-46 enacted Apr. 21, 1992, 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, Ord. No. 99-50 enacted July 6, 1999 and Ord. No. 00-78, enacted Oct. 17, 2000, and pertained to provisional uses in the B-1 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 §§ 32-401.15 and 32-401.16 have been renumbered accordingly.

Sec. 32-401.15. Setbacks.

1. All buildings and structures shall be set back at least 20 feet from any street right-of-way, except when specifically otherwise provided for. In the event the provisions of subsection 32-400.03(5) operate to impose a greater setback than this section, they shall prevail.
2. Except where other provisions of this chapter operate to 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 B-1 District abuts an agricultural or residential district.

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

Editor's note(s)—Former § 32-401.16 renumbered as set out herein pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.