



BROKERS | CONSULTANTS

GENERAL INFORMATION

FOR SALE PROPERTY

Ownership: Benjamin M. Smith Jr.

Acreage: 7.1 +/- Acres

PIN: Prince William County 7297-99-8684, 7397-09-0978, 7298-90-7006

Zoning: B-1 Town Center

Information

Provided: Sketch Study for Discussion Only, ALTA/ACSM Land Title Survey, Town of Haymarket Proposed Zoning Map, Town Center District B-1 Zoning Ordinance

Assessment: \$2,401,000 (2017)

Brokerage: Guy M. Gravett of Farms & Acreage, Inc.

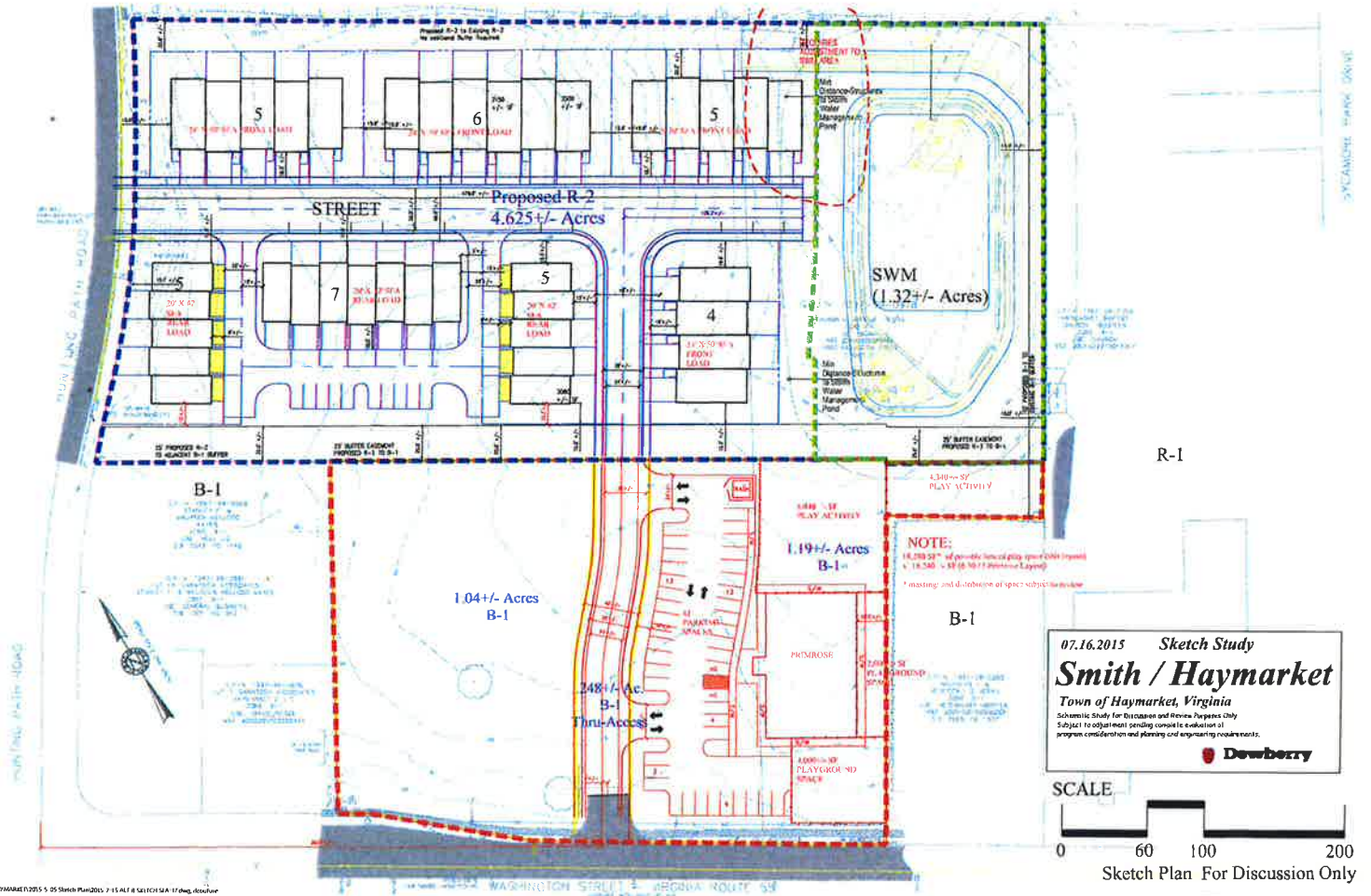
Note: Information above and enclosed is deemed to come from reliable sources but is not guaranteed and is subject to errors and omissions.

SHOWN BY APPOINTMENT ONLY

FOR FURTHER INFORMATION AND APPOINTMENT TO INSPECT

CONTACT FARMS & ACREAGE, INC.

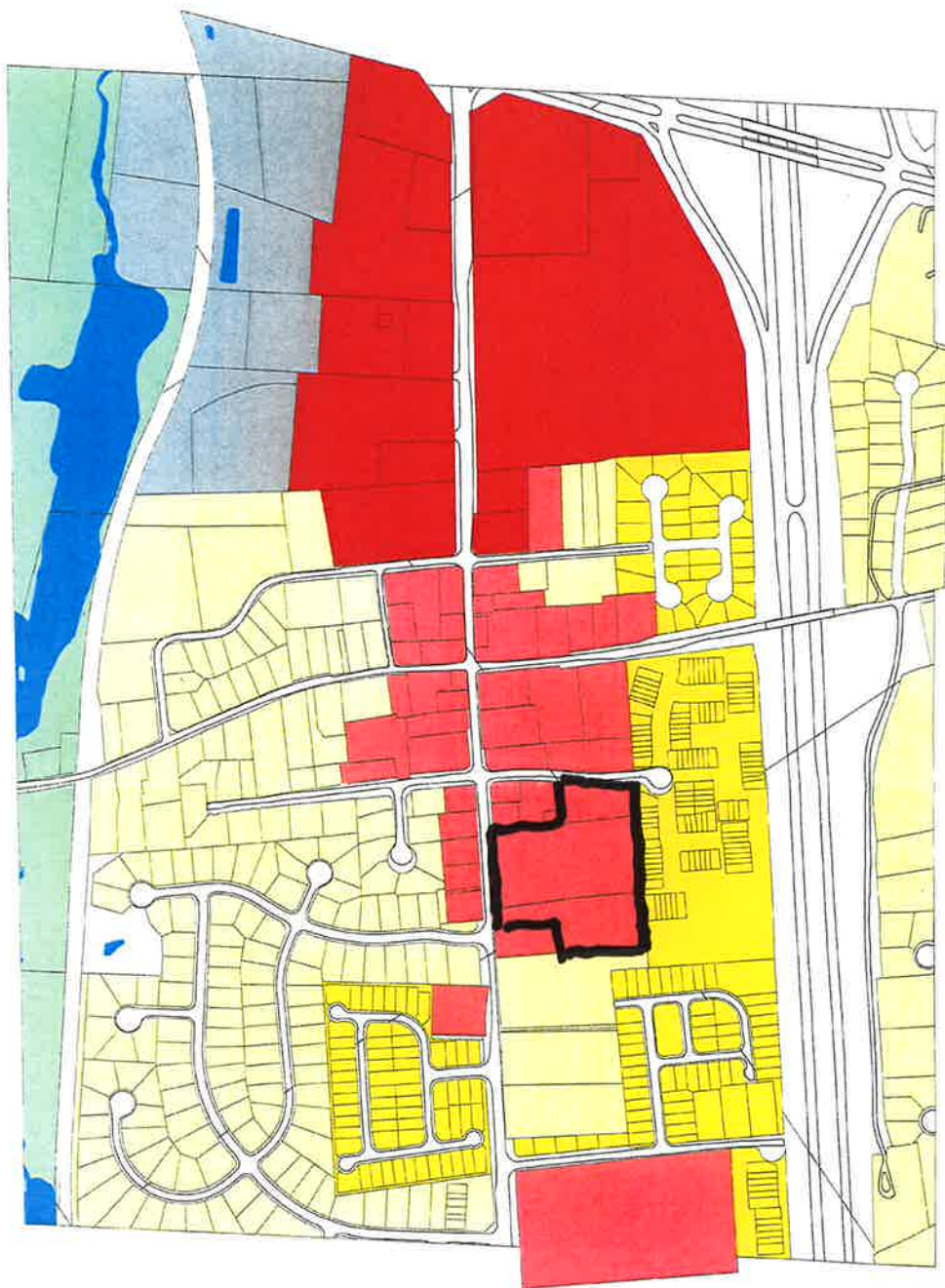
703-591-7020



07.16.2015 *Sketch Study*
Smith / Haymarket
 Town of Haymarket, Virginia
 Submittal Study For Discussion and Review, Purpose Only
 Subject to adjustment pending complete evaluation of
 program consideration and planning and engineering requirements.



SCALE
 0 60 100 200
 Sketch Plan For Discussion Only



- R-1: Residential District
- R-2: Residential District
- B-1: Town Center
- B-2: Business Commercial
- TC: Transitional Commercial
- I-1: Limited Industrial
- C-1: Conservation District
- Floodplain

Prepared for Haymarket Planning Commission

**Town of Haymarket
Proposed Zoning Map (2017)**

Base-build data prepared by:
Prince William County
Department of Technology, GIS Division

Drawn by: SLS	Date: 11-30-2016	Revised: 2-28-2017	Scale: 1" = 292'
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April 6, 2017 Draft

Sec. 58-9.8 - Coverage regulations.

Maximum structure or building coverage shall not exceed 75 percent of the total lot area, except for adaptive uses of existing structures. Total impervious coverage of a lot shall not exceed 85 percent.

ARTICLE X. - TOWN CENTER DISTRICT B-1 ⁽³⁾

Sec. 58-10.1 - Intent.

The Town Center District, B-1, provides primarily for retail shopping and personal services to be developed either as a unit or in individual parcels oriented to attracting pedestrian shoppers, tourism and local convenience. Recognizing the economic value of the existing historical area, it shall further be the intent of the district to encourage the retention and rehabilitation of structures and uses in the district that have historic and/or architectural significance. The range, size, hours of operation, lighting, signs and other developmental aspects of permitted uses may be limited in order to enhance the general character and historic nature of the district.

Sec. 58-10.2 - Use regulations.

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

Residential

- Accessory apartment
- Guest room

Civic

- Civic use
- Club
- Cultural services
- Educational facility, primary/secondary
- Recreation facility, public
- Shelter

Commercial

- Bed and breakfast
- Brewery (500 barrels or less annually) or Distillery (5,000 gallons or less annually)
- Business, short-term rental (STRB)
- Business support service
- Communications service
- Consumer repair service
- Day care center
- Farmer's market
- Financial institution
- Hotel
- Office, general
- Personal improvement services
- Personal services
- Restaurant, general
- Restaurant, mobile

Attachment: Zoning-Subdivision Ordinance 4-6-17 (3159 : Chapter 58 of the Town Code - Zoning Ordinance & Zoning Map)

April 6, 2017 Draft

Restaurant, small
 Store, general
 Store, grocery
 Store, liquor
 Store, neighborhood convenience
 Studio, fine arts
 Veterinary hospital/clinic

Miscellaneous

Utility service, minor

Sec. 58-10.3 - Special uses.

The following uses may be permitted in the B-1 district with a special use permit:

Residential

Multi-family dwelling
 Townhouse

Civic

Educational facility, college/university
 Emergency shelter
 Public assembly
 Recycling center
 Refuse collection site
 Religious assembly

Commercial

Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)
 Business or trade school
 Custom manufacturing
 Funeral home
 Office, medical
 Restaurant, fast food

Miscellaneous

Outdoor gathering
 Parking facility

Sec. 58-10.4 – Occupancy regulations.

The number of unrelated individuals permitted to occupy a single-family residential dwelling unit is limited to a maximum of three (3) in the B-1 district.

Sec. 58-10.5 - Area regulations.

There are no area regulations in the B-1 district, except for permitted uses utilizing individual sewage disposal systems; the required area for any such use shall be set by the local health official.

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Sec. 58-10.6 - Setback and yard regulations.

- (a) **Front.** Structures in the B-1 district may be located to within five feet of any street right-of-way.
- (b) **Side.** Side yards shall have the same regulations as front yards when abutting a street right-of-way. There are no side yard regulations when abutting adjoining similar commercial uses. There shall be a side yard of 25 feet or more when abutting a residential district.
- (c) **Rear.** Rear yards shall have the same regulations as side yards.

Sec. 58-10.7 - Height regulations.

Permitted uses in the B-1 district may be erected up to 50 feet in height from grade: building not more than four stories above grade. Chimneys, flues, cooling towers, flagpoles, radio or communication towers, or their accessory facilities not normally occupied by workers are excluded from this limitation. Parapet walls may be permitted per the building code above the height of the building on which the walls rest.

Sec. 58-10.8 - Coverage regulations.

Maximum buildable lot coverage in the B-1 district shall not exceed 85 percent of the total lot area.