

# SONNY LANE

FREDERICKSBURG, VA 22405

## LAND OPPORTUNITY



For information, contact:

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CB Richard Ellis

310 Central Road, Suite 1  
Fredericksburg, VA, 22401

www.cbre.com

- 9 acres
- For Sale: \$125,000 per acre
- Zoned B-1
- Located off Rt. 218 and Ferry Road in Stafford County
- Great church, office, child care or medical/dental site



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**CBRE**  
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### ***B-1 Convenience Commercial:***

*The purpose of the B-1 district is to provide areas for selected retail shopping and personal services to serve only the needs of the adjacent residential areas. Such areas are intended to be located only at strategic sites in relation to population centers and transportation networks.*

#### ***(1) Permitted Uses:***

Bakery.  
Bank and lending institution.  
Barber/beauty shop.  
Commercial apartment.  
Convenience center.  
Convenience store.  
Dance studio.  
Drug store.  
Dry cleaner/laundry.  
Flex office.  
Florist.  
General office use.  
Gift/antique shop.  
Indoor flea market.  
Low intensity commercial retail.  
Medical/dental office.  
Medium intensity commercial retail.  
Place of worship.  
Plant and tree nursery.  
Professional office.  
Public facility/utility.  
Restaurant without a drive through facility.  
Retail food shop.  
School.  
Tailor shop.  
Veterinary clinic.

#### ***(2) Conditional Uses Permitted:***

Arcade.  
Broadcasting station.  
Car wash.  
Child care center.  
Clinic, medical and dental.  
High intensity commercial retail not otherwise listed for this district.  
Hospital.  
Outdoor flea market.  
Pet store.  
Recreational enterprise.  
Retail photo laboratory processing.  
Restaurant with a drive through facility.  
Vehicle fuel sale and accessory auto repair.

#### ***(3) Requirements:***

(1) Intensity: Ratio  
Maximum floor area ratio.....0.50  
Open space ratio.....0.30  
(2) Minimum yards: Feet  
Front\*.....40  
Side\*\*.....0  
Back.....25  
(3) Maximum height (in feet) .....40  
\*Front setback may be reduced. Specified in section 28-59(f)(10).  
\*\*Where adjoining property is other than commercial or industrial, the side yard shall be fifteen (15) feet or greater.