

Attachment #1

Summary Matrix of Fairfax County, Prince William County and Montgomery County Retail Requirements

	Description	Size	Requirement
Fairfax County	Retail Sales Establishment – Large: Any establishment containing 80,000 square feet or more of gross floor area wherein the primary occupation is the sale of merchandise for the consumption by the immediate purchaser.	80,000+ square feet	<p><u>By-right</u>: use is located within a building that contains a minimum of 1,000,000 square feet of gross floor area with at least six (6) principal uses all of which are connected to form a continuous structure</p> <p><u>Special exception</u>: by Board approval after determining the establishment will be compatible with adjacent properties</p>
Prince William County	Large, Freestanding Retail Use (Big Box): any large single occupant building or unit used for retail purposes exceeding 80,000 square feet of gross floor area located in a building or unit, or within a building group of less than 5 units connected by party walls, partitions, canopies and similar features, and designed as a single or freestanding commercial use or group.	80,000 + square feet	<p><u>Special Use Permit</u>: in addition to conditions approved with a special use permit, minimum standards include architectural and design guidelines.</p> <p><u>Exemptions</u>: RCC, Regional Commercial Center district and if a large, freestanding retail bog box use replaces an existing retail footprint.</p>
Montgomery County	“Big Box” Stores: any retail store in certain commercial zones and includes a pharmacy and full-line grocery store	120,000 + square feet	<p><u>Special Exception</u>: by board approval</p> <p><u>Exemptions</u>: club and membership stores</p>