

## Special Use Permit Fee Schedule - FY2026

Effective July 1, 2025

In the event that a proposed special use is not clearly described in the schedule, the Zoning Administrator shall determine the special use “most like” the proposal and assign the fee accordingly.

Description	Use	Fee
<p><b><u>Category A</u></b> Limited to small-scale uses in the agricultural and residential districts. Also, lawful non-conforming uses.</p>	<ul style="list-style-type: none"> <li>• Breeding exotic birds and animals</li> <li>• Keeping of domestic fowl in SR-1, SR-3, and SR-5</li> <li>• Lawful nonconforming uses</li> <li>• R-4 lots on private streets</li> <li>• Semi-rural lots on private wells</li> <li>• Small wind-driven energy system</li> </ul>	\$295.76
<p><b><u>Category B</u></b> Non-residential uses within residential areas, but not necessarily commercial in nature. *Building Development Review required</p>	<ul style="list-style-type: none"> <li>• Bed and breakfast</li> <li>• Childcare facility, 2 to 12 children</li> <li>• Family day home, 5 to 9 children</li> <li>• Group residences, recovery homes</li> <li>• Home business (except rural home business)</li> <li>• Home employment</li> <li>• Private school, ancillary to a residence</li> <li>• Stormwater management (SWM) facilities</li> </ul>	\$523.42
<p><b><u>Category C</u></b> Agricultural uses not related to farming or permitted agricultural uses; temporary public facilities; other limited uses not necessarily commercial in nature.</p>	<ul style="list-style-type: none"> <li>• Adult day care, up to 9 persons</li> <li>• Agritourism on a private street</li> <li>• Arts related use on private street</li> <li>• Commercial riding facility</li> <li>• Non-agricultural fill</li> <li>• Non-commercial kennel</li> <li>• Petting farm</li> <li>• Ranges, outdoor or indoor, as an ancillary use</li> <li>• Rural home business, without outside storage</li> </ul>	\$917.36
<p><b><u>Category D</u></b> Non-commercial and commercial uses of minimal impact or intensity</p>	<ul style="list-style-type: none"> <li>• Adaptive reuse of historic building</li> <li>• Adult day care facility, 10 or more persons</li> <li>• Childcare facility, 13 to 40 children</li> <li>• Community recreation facility</li> <li>• Craft brewery</li> <li>• Donated materials collection center</li> <li>• Electronic message board (sign)</li> <li>• Homeless shelter</li> <li>• Manufacturing, pottery, ceramics</li> <li>• Medical care facility, less than 20 beds</li> <li>• Merchant craftsman/Artisan shop</li> <li>• Pet care facility</li> <li>• Private school, as a principal use (not ancillary to residence)</li> <li>• Rooftop radio towers over 10 ft. from roof</li> <li>• Rural home business, with outside storage (*Building Review required)</li> <li>• Sign package, 1-5 signs</li> <li>• Temporary use of manufactured or modular units by religious institutions and private schools</li> </ul>	\$2,293.42

# Special Use Permit Fee Schedule - FY2026 (cont'd)

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Description	Use	Fee
<p><b><u>Category E</u></b> Commercial uses with intensity that is semi-compatible with surrounding uses with relatively few design mitigation measures</p>	<ul style="list-style-type: none"> <li>• Boarding/kenneling of pets accessory to a pet store</li> <li>• Childcare facility, over 40 children</li> <li>• Commercial uses in R-30</li> <li>• Farmer's market</li> <li>• Flea market</li> <li>• Kennel, commercial</li> <li>• Landscaping service</li> <li>• Lodging house</li> <li>• Manufactured or modular and mobile homes by public uses</li> <li>• Motor vehicle service (3 or less service bays)</li> <li>• Outside/Outdoor storage and display goods</li> <li>• Private camp</li> <li>• Range, outdoor and indoor, commercial</li> <li>• Recycling collection points</li> <li>• Religious institution</li> <li>• Satellite parking, religious institution</li> <li>• Sign package, 6 or more signs</li> <li>• Veterinary hospital, with kennel</li> <li>• Village Zoning District – Modification to Development Standards and residential on lots in excess of 1 acre</li> <li>• Watchman's dwelling</li> </ul>	<p>\$3,441.80</p>
<p><b><u>Category F</u></b> Technology-related uses that have little to no impact (low traffic generation, noise, odor, etc.)</p>	<ul style="list-style-type: none"> <li>• Electric Substation</li> <li>• Telecommunication towers and Radio or TV broadcasting station</li> </ul>	<p>\$9,977.24</p>

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<p><b>Category G</b> Greater intensity commercial activities and activities of potentially greater off-site impacts (traffic, noise, lighting, etc.)</p>	<ul style="list-style-type: none"> <li>• Assisted living</li> <li>• B-2 uses greater than 12,000 sq.ft. of floor area</li> <li>• Boat sales (excluding non-motorized), rental or lease, storage, service, or repair</li> <li>• Car wash</li> <li>• Catering, commercial (on- or off-premises)</li> <li>• Cemetery</li> <li>• Civic club</li> <li>• Commercial parking lot</li> <li>• Commercial recreation (outdoor or indoor)</li> <li>• Conversion to condominium ownership</li> <li>• Country club</li> <li>• Drive-in, drive-through facilities, other</li> <li>• Garden center</li> <li>• Highway Corridor Overlay District uses not otherwise specified</li> <li>• Interim uses</li> <li>• Janitorial service</li> <li>• Medical care facility, 20 or more beds</li> <li>• Metal fabrication and signage</li> <li>• Mixed-use buildings</li> <li>• Mortuary, funeral, or wedding chapel</li> <li>• Motor vehicle sales, limited and recreational (3 or less service work bays)</li> <li>• Motor vehicle service (4 or more service work bays)</li> <li>• Motorcycle sales, including repair</li> <li>• Nursing home</li> <li>• Quick service food store</li> <li>• Recreational vehicle park/campground</li> <li>• Religious institutions, with related facilities</li> <li>• Restaurant, carry out</li> <li>• Restaurant, drive-in, drive-up, drive-thorough, carry out</li> <li>• Self-storage center</li> <li>• Theaters, drive-in or indoor</li> </ul>	<p>\$10,325.44</p>
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# Special Use Permit Fee Schedule - FY2026 (cont'd)

Effective July 1, 2025

Description	Use	Fee
<p><b>Category H</b> Agricultural, residential, or commercial uses which require intense site-specific analysis for long-term impacts upon the surrounding area</p>	<ul style="list-style-type: none"> <li>• Ambulance service maintenance facility</li> <li>• Company vehicle service facility</li> <li>• Continuing care retirement facility</li> <li>• Crematory, secondary to a hospital, mortuary, or funeral home</li> <li>• Electronic component, assembly, and manufacturing</li> <li>• Home improvement center</li> <li>• Hospital</li> <li>• Manufacturing of musical instruments and toys</li> <li>• Manufacturing, pharmaceuticals (non-HAZMAT process)</li> <li>• Manufacturing/processing of other products, non-HAZMAT</li> <li>• Marina</li> <li>• Mobile home or office sales</li> <li>• Motor vehicle auction, wholesale</li> <li>• Motor vehicle fuel station – secondary only</li> <li>• Motor vehicle impoundment/storage yard as principal use</li> <li>• Motor vehicle parts/repair (3 or less repair work bays)</li> <li>• Motor vehicle sales, limited and recreational (incl. boats) (4 or more repair work bays)</li> <li>• Moving and storage</li> <li>• Paintball facility</li> <li>• Private airstrip, individual owner</li> <li>• Racetrack, equestrian</li> <li>• Railroad passenger station</li> <li>• Recycling plant and recycling material separation facility</li> <li>• Residential uses in commercial and office districts</li> <li>• Retail use exceeding 80,000 sq.ft.</li> <li>• Shopping center type B in the B-2 Zoning District</li> <li>• Solar energy facility</li> <li>• Stadium or arena, indoor/outdoor</li> <li>• Taxi and limousine operation/service/dispatching facility</li> <li>• Town Center</li> <li>• Travel trailer and camp park</li> </ul>	<p>\$13,767.26</p>

# Special Use Permit Fee Schedule - FY2026 (cont'd)

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Description	Use	Fee
<p><b><u>Category I</u></b> Industrial-type uses, which may involve HAZMAT; including commercial uses that have potential environmental hazards and significant traffic impacts to surrounding area</p>	<ul style="list-style-type: none"> <li>• Airport, heliport, helipad</li> <li>• Asphalt/concrete plant</li> <li>• Assembly/processing of other products, HAZMAT</li> <li>• Bus station, commercial</li> <li>• Data Center</li> <li>• Distribution and fulfillment center, greater than 80,000 square feet in gross floor area, outside the E-Commerce Overlay District</li> <li>• Distribution and fulfillment center, greater than 250,000 square feet in gross floor area, within the E-Commerce Overlay District</li> <li>• Extraction of mineral resources and related operation</li> <li>• HAZMAT storage facility</li> <li>• Heavy industry</li> <li>• Manufacturing, cosmetics, and perfume</li> <li>• Manufacturing/processing and wholesale HAZMAT</li> <li>• Motor vehicle fuel station, retail</li> <li>• Motor vehicle graveyard</li> <li>• Motor vehicle parts/repair (4 or more repair work bays)</li> <li>• Motor vehicle sales, unlimited off-road and heavy equipment, with repair</li> <li>• Motor vehicle towing</li> <li>• Racetrack, motorized</li> <li>• Research and development, HAZMAT</li> <li>• Sawmill</li> <li>• Testing and experimental labs, HAZMAT</li> <li>• Truck stop, with related facilities</li> <li>• Warehouse (HAZMAT)</li> <li>• Water transportation facility</li> <li>• Wholesaling/storage and processing (HAZMAT)</li> </ul>	\$17,209.06

SUPs for Modification of Development Standards		
Modification of development standards based upon the physical amount of increase requested	• Increase in Floor Area Ratio (FAR)	\$2,216.42 (per 1.0 FAR increase)
	• Increased height (#)	\$231.03 (per foot of increase)
Modification of other development standards in B-3 Zoning District (per Section 32-401.34 of Zoning Ordinance)	• Reduction in minimum district size	Minimum district size divided by proposed district size x multiplier \$5,736.92
	• Alternative compliance in a Mixed-Use District (for each development standard modified)	\$5,736.92

# Special Use Permit Fee Schedule - FY2026 (cont'd)

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Other Fees	
Re-advertisement/Re-notification (standard case)	\$81.21
Re-advertisement/Re-notification (expanded notification area)	\$164.78
Re-posting/Replacement of Signs (10 or more signs)	\$109.46
Prince William Water Review Fee – (Required for most Special Use Permit applications)	\$86.25
Minor modifications of previously approved SUP conditions requiring a public hearing process	27% of minimum fee
Concurrent processing fee of SUP and REZ	\$92.08
<b>Traffic Impact Studies</b> a. First submission b. Third and subsequent submissions	\$2,059.13 \$1,029.56
<b>Cultural Resources Studies</b> a. Phase I b. Phase II c. Phase III	\$306.02 \$920.20 \$2,454.59
<b>VDOT 527 Review</b> <i>*Please note that if a VDOT 527 Review is required, a separate fee must be submitted directly to VDOT. Do not submit the VDOT 527 review fee to Prince William County.</i>	Contact <b>VDOT</b> for associated fee
Administrative SUP modification	\$1,465.51
Planning Director Determination	\$732.75

**Refunds:** A refund of 25% of the application fee shall be returned to the applicant if the Special Use Permit application is withdrawn prior to the submission of a newspaper advertisement announcing the Planning Commission public hearing. Cases withdrawn after the advertisement will not have any of the application fee reimbursed.