

Special Use Permit Fee Schedule - FY2027

Effective July 1, 2026

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 style="text-align: center;"><u>Category A</u></p> <p>Limited to small-scale uses in the agricultural and residential districts. Also, lawful non-conforming uses.</p>	<ul style="list-style-type: none"> • Breeding exotic birds and animals • Keeping of domestic fowl in SR-1, SR-3, and SR-5 • Lawful nonconforming uses • R-4 lots on private streets • Semi-rural lots on private wells • Small wind-driven energy system 	\$340.15
<p style="text-align: center;"><u>Category B</u></p> <p>Non-residential uses within residential areas, but not necessarily commercial in nature. *Building Development Review required</p>	<ul style="list-style-type: none"> • Bed and breakfast • Childcare facility, 2 to 12 children • Family day home, 5 to 9 children • Group residences, recovery homes • Home business (except rural home business) • Home employment • Private school, ancillary to a residence • Stormwater management (SWM) facilities 	\$601.95
<p style="text-align: center;"><u>Category C</u></p> <p>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"> • Adult day care, up to 9 persons • Agritourism on a private street • Arts related use on private street • Commercial riding facility • Non-agricultural fill • Non-commercial kennel • Petting farm • Ranges, outdoor or indoor, as an ancillary use • Rural home business, without outside storage 	\$1,054.95
<p style="text-align: center;"><u>Category D</u></p> <p>Non-commercial and commercial uses of minimal impact or intensity</p>	<ul style="list-style-type: none"> • Adaptive reuse of historic building • Adult day care facility, 10 or more persons • Childcare facility, 13 to 40 children • Community recreation facility • Craft brewery • Donated materials collection center • Electronic message board (sign) • Homeless shelter • Manufacturing, pottery, ceramics • Medical care facility, less than 20 beds • Merchant craftsman/Artisan shop • Pet care facility • Private school, as a principal use (not ancillary to residence) • Rooftop radio towers over 10 ft. from roof • Rural home business, with outside storage (*Building Review required) • Sign package, 1-5 signs • Temporary use of manufactured or modular units by religious institutions and private schools 	\$2,637.45

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Description	Use	Fee
<p style="text-align: center;">Category E</p> <p>Commercial uses with intensity that is semi-compatible with surrounding uses with relatively few design mitigation measures</p>	<ul style="list-style-type: none"> • Boarding/kenneling of pets accessory to a pet store • Childcare facility, over 40 children • Commercial uses in R-30 • Farmer's market • Flea market • Kennel, commercial • Landscaping service • Lodging house • Manufactured or modular and mobile homes by public uses • Motor vehicle service (3 or less service bays) • Outside/Outdoor storage and display goods • Private camp • Range, outdoor and indoor, commercial • Recycling collection points • Religious institution • Satellite parking, religious institution • Sign package, 6 or more signs • Veterinary hospital, with kennel • Village Zoning District - Modification to Development Standards and residential on lots in excess of 1 acre • Watchman's dwelling 	<p>\$3,958.10</p>
<p style="text-align: center;">Category F</p> <p>Technology-related uses that have little to no impact (low traffic generation, noise, odor, etc.)</p>	<ul style="list-style-type: none"> • Electric Substation • Telecommunication towers and Radio or TV broadcasting station 	<p>\$11,473.85</p>

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<p>Category G Greater intensity commercial activities and activities of potentially greater off-site impacts (traffic, noise, lighting, etc.)</p>	<ul style="list-style-type: none"> • Assisted living • B-2 uses greater than 12,000 sq.ft. of floor area • Boat sales (excluding non-motorized), rental or lease, storage, service, or repair • Car wash • Catering, commercial (on- or off-premises) • Cemetery • Civic club • Commercial parking lot • Commercial recreation (outdoor or indoor) • Conversion to condominium ownership • Country club • Drive-in, drive-through facilities, other • Garden center • Highway Corridor Overlay District uses not otherwise specified • Interim uses • Janitorial service • Medical care facility, 20 or more beds • Metal fabrication and signage • Mixed-use buildings • Mortuary, funeral, or wedding chapel • Motor vehicle sales, limited and recreational (3 or less service work bays) • Motor vehicle service (4 or more service work bays) • Motorcycle sales, including repair • Nursing home • Quick service food store • Recreational vehicle park/campground • Religious institutions, with related facilities • Restaurant, carry out • Restaurant, drive-in, drive-up, drive-thorough, carry out • Self-storage center • Theaters, drive-in or indoor 	<p>\$11,874.25</p>
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Description	Use	Fee
<p>Category H 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"> • Ambulance service maintenance facility • Company vehicle service facility • Continuing care retirement facility • Crematory, secondary to a hospital, mortuary, or funeral home • Electronic component, assembly, and manufacturing • Home improvement center • Hospital • Manufacturing of musical instruments and toys • Manufacturing, pharmaceuticals (non-HAZMAT process) • Manufacturing/processing of other products, non-HAZMAT • Marina • Mobile home or office sales • Motor vehicle auction, wholesale • Motor vehicle fuel station – secondary only • Motor vehicle impoundment/storage yard as principal use • Motor vehicle parts/repair (3 or less repair work bays) • Motor vehicle sales, limited and recreational (incl. boats) (4 or more repair work bays) • Moving and storage • Paintball facility • Private airstrip, individual owner • Racetrack, equestrian • Railroad passenger station • Recycling plant and recycling material separation facility • Residential uses in commercial and office districts • Retail use exceeding 80,000 sq.ft. • Shopping center type B in the B-2 Zoning District • Solar energy facility • Stadium or arena, indoor/outdoor • Taxi and limousine operation/service/dispatching facility • Town Center • Travel trailer and camp park 	<p>\$15,832.35</p>

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Description	Use	Fee
<p>Category I 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"> • Airport, heliport, helipad • Asphalt/concrete plant • Assembly/processing of other products, HAZMAT • Bus station, commercial • Data Center • Distribution and fulfillment center, greater than 80,000 square feet in gross floor area, outside the E-Commerce Overlay District • Distribution and fulfillment center, greater than 250,000 square feet in gross floor area, within the E-Commerce Overlay District • Extraction of mineral resources and related operation • HAZMAT storage facility • Heavy industry • Manufacturing, cosmetics, and perfume • Manufacturing/processing and wholesale HAZMAT • Motor vehicle fuel station, retail • Motor vehicle graveyard • Motor vehicle parts/repair (4 or more repair work bays) • Motor vehicle sales, unlimited off-road and heavy equipment, with repair • Motor vehicle towing • Racetrack, motorized • Research and development, HAZMAT • Sawmill • Testing and experimental labs, HAZMAT • Truck stop, with related facilities • Warehouse (HAZMAT) • Water transportation facility • Wholesaling/storage and processing (HAZMAT) 	<p>\$19,790.40</p>

SUPs for Modification of Development Standards		
<p>Modification of development standards based upon the physical amount of increase requested</p>	<ul style="list-style-type: none"> • Increase in Floor Area Ratio (FAR) 	<p>\$2,548.90 (per 1.0 FAR increase)</p>
	<ul style="list-style-type: none"> • Increased height (#) 	<p>\$265.70 (per foot of increase)</p>
<p>Modification of other development standards in B-3 Zoning District (per Section 32-401.34 of Zoning Ordinance)</p>	<ul style="list-style-type: none"> • Reduction in minimum district size 	<p>Minimum district size divided by proposed district size x multiplier \$6,597.45</p>
	<ul style="list-style-type: none"> • Alternative compliance in a Mixed-Use District (for each development standard modified) 	<p>\$6,597.45</p>

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Other Fees	
Re-advertisement/Re-notification (standard case)	\$93.40
Re-advertisement/Re-notification (expanded notification area)	\$189.50
Re-posting/Replacement of Signs (10 or more signs)	\$125.90
Prince William Water Review Fee – (Required for most Special Use Permit applications)	\$93.60
Minor modifications of previously approved SUP conditions requiring a public hearing process	27% of minimum fee
Concurrent processing fee of SUP and REZ	\$105.90
Traffic Impact Studies	
a. First submission	\$2,234.15
b. Third and subsequent submissions	\$1,117.10
Cultural Resources Studies	
a. Phase I	\$351.90
b. Phase II	\$1,058.25
c. Phase III	\$2,822.75
VDOT 527 Review <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 VDOT for associated fee
Administrative SUP modification	\$1,685.35
Planning Director Determination	\$842.65
Case Reactivation - percentage of the original special use permit fee	25%

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.