



Land For Sale

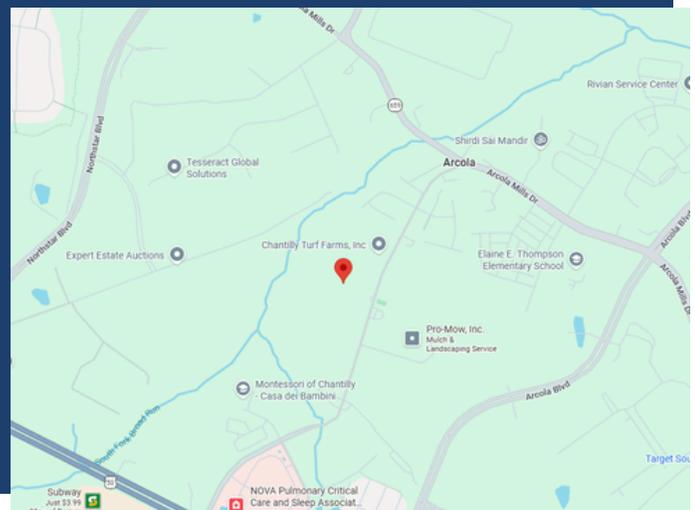
24259 Stone Springs Blvd,
Aldie, VA 20164

1.81 AC

\$3,000,000



Prime opportunity to secure a versatile small lot in the sought-after Aldie area. The property supports a wide range of commercial uses, offering exceptional flexibility for future development. Commercial lots in the Aldie market are difficult to find and the property's zoning allows an owner a variety of ways to utilize the property either as an investment opportunity or a new location for your business.



Patty I. Brown, CCIM
President / Principal Broker

pibrown@marathonrgi.com

703-402-2433

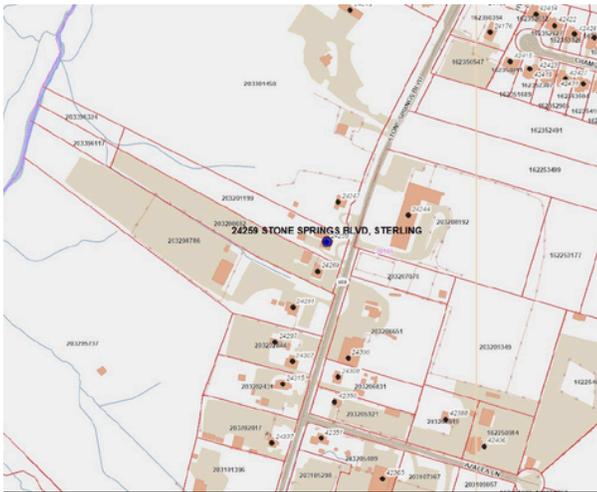
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Marathon
REALTY GROUP INC.

Land For Sale

1.81 AC

\$3,000,000



Additional Info

- Zoned RC with numerous legacy uses
- Easy access from Stone Springs Blvd
- Numerous amenities nearby
- Being sold in its As Is Condition
- Positioned near several planned developments



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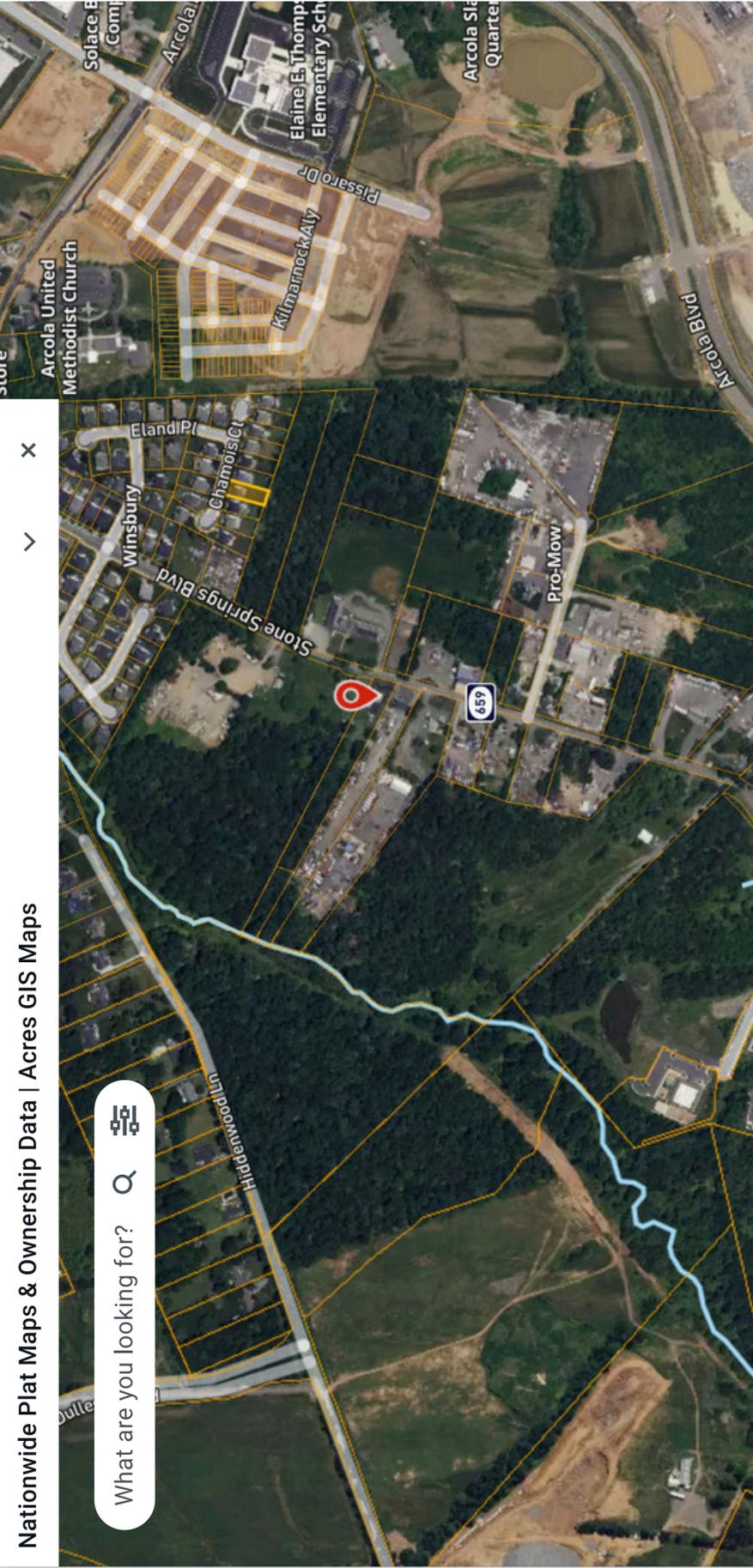


Map

Nationwide Plat Maps & Ownership Data | Acres GIS Maps

- Base Maps
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3D

FSA Parcel

3.02.04 Legacy Transition, Rural, and JLMA Zoning Districts Use Table

Table 3.02.04-1. Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts <i>Note: P = Permitted S = Special Exception M = Minor Special Exception blank cell = Prohibited</i>														
	Use-Specific Standard	Tran-sition ⁴	Rural ⁵										JLMA	
		TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV	PD-RV	PD-RV	JLMA-20 ⁶	
Residential														
Household Living														
Caretaker or Guard Residence														P
Dwelling, Accessory	4.02.01	P	P	P	P	P	P	P	P	P	P	P		P
Dwelling, Live/Work	4.02.03													
Dwelling, Multifamily	4.02.08								P					
Dwelling, Single-Family Attached	4.02.07								P		P			
Dwelling, Single-Family Detached	4.02.07	P	P	P	P	P	P	P	P	P	P			P
Dwelling, Tenant ²	4.02.09	P	P	P	P	P				P				P
Manufactured Home	4.02.04	P	P	P						P				P
Group Living														
Congregate Housing		S	S	S	S	S	S	S						
Continuing Care Facility	4.02.02	S		S	S	S					S	P/S		
Dormitory, Seasonal Labor	4.02.06	S	S	S	S	S								S
Religious Housing	4.02.05	S	S	S						P ³	S ³	P ³		
Rooming and Boarding	4.02.05													
Lodging														
Bed and Breakfast Homestay	4.03.01	P	P	P	P	P				P	P	P		P
Bed and Breakfast Inn	4.03.01	M	P	P	S	S	S		P		P	P		P
Camp, Day and Boarding	4.03.02		S	S	S									P/S
Campground	4.03.03		S	S	S									S
Country Inn	4.03.01		M/S	S	M/S	M/S	M/S	M/S	P				P	M/S
Hotel/Motel	4.03.04								P		S	S		
Rural Resort	4.03.01		S	S	S					S		S		S
Recreational Vehicle Park														

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Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts

Note: P = Permitted | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Use-Specific Standard	Tran-sition ⁴	Rural ⁵										JLMA
		TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con	PD-RV Res	PD-RV Work	JLMA-20 ⁶
Short-Term Rental, Commercial Whole House	4.03.05	M	P	P	M	M	M	M	P	P	P		P
Commercial													
Animal Services													
Animal Care Business		P											P
Animal Hospital	4.04.01		S	S	S				P			S	S
Companion Animal/Pet Grooming			S	S	S								S
Kennel	4.04.16		S	S	S								S
Kennel, Indoor	4.04.16		S	S	S								S
Veterinary Service		P		S	S				P	P		P	P
Day Care													
Adult DayCare Child	DayCenter	ChildS	S	S	S	S	S	S	S	S	S	S	P
DayHome	4.04.08		S	S	S	S	S	S	S	S	S	S	P
Financial Services	4.04.08	P	P	P	P	P	P	P	P	P	P		
Bank or Financial Institution													
Food and Beverage Sales/Service													
Banquet/Event Facility	4.04.12								P			P	
Craft Beverage Manufacturing													
Farmers Market	4.04.05		M	M	S	S	S	S	P			S	M
Farmers Market (off-site production)	4.04.11								P/M				
Food Preparation Restaurant	4.04.14	P	S	S					P			P	P
Restaurant, Rural	4.04.14												
	4.04.06								P				
	4.04.10								P			P	S
	4.04.18												
Office, Business, and Professional													
Office, Professional	4.04.17								P		S	P/S	
Small Business, Agricultural and Rural	4.04.19	P/S	P/S	P/S						P/S			P/S
Personal/Business Services													
Business Support Services	4.04.07								P		S	P	

Table 3.02.04-1.

Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts

Note: P = Permitted | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Use-Specific Standard	Transition ⁴ TR-2	Rural ⁵										JLMA	
			A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con	PD-RV Res	PD-RV Work	JLMA-20 ⁶	
Dry Cleaning Plant														
Farm Machinery Sales and Service	4.04.13		P	P					P	P			S	P
Maintenance and Repair Services														
Personal Services									P			S	P	
Postal Services ³									P			S	P	
Retail														
Antiques, Art, and Crafts	4.04.02								P			S	S	
Auction														
Convenience Store	4.04.03			S					S					
Convenience Store (with Gasoline Sales)									P				P	
Feed and Farm									S				S	
Supply Center	4.04.15		P	P					P	P				
Machinery and Equipment Sales and Services														
Nursery, Commercial	4.04.09			S					P				S	P
Retail, General	4.04.12								P			S	P/S ¹	
Automotive														
Car Share														
Car Wash	4.04.04													
Vehicle Repair, Heavy													S	
Vehicle Repair, Light	4.04.20													
Vehicle Sales and/or Rental	4.04.21								S					
Vehicle Service Station	4.04.23								S					
Vehicle Wholesale									S				S	
Auction Public/Civic/Institutional	4.04.22													
Assembly														
Civic, Social, and Fraternal Meeting Place														
Community Center		S	S	S	S	S	S	S	S				S	
	4.05.14	P	S	S	S	S	S	S	P			S	P	

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	Use-Specific Standard	Transition ⁴		Rural ⁵									JLMA
		TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV ConRes	PD-RV Work	PD-RV	JLMA-20 ⁶
Convention or Exhibition Facility													
Religious Assembly ³	4.05.04	P/S	S	S	S	S	S	S	P		S	P	P/S
Death Care Services													
Cemetery	4.05.08	S	S	S	S	S	S	S		S			S
Crematorium			S	S	S				S				S
Funeral Home	4.05.08								S				
Government													
Government (General) (not otherwise listed) ³		S	S	S	S	S	S	S			S	P	S
Public Safety	4.05.15	S	S	S	S	S	S	S	S			P	S
School, Public ³	4.05.18	P		P	P	P	P	P	M	M	M	M	P
Education													
Agricultural													
Education or Research	4.05.03												P
College or University													
Conference and Training Facility	4.05.20	S	S	S									
Library ³	4.05.06								S				S
Personal Instructional Services					S	S	S	S	P		S	P	
Rural Retreat									P				
School, Private	4.05.17		P/S	P/S						S		S	S
School, Trade	4.05.19	P/M		P/M	P/M	P/M	P/M	P/M	M	M	M	M	P/M
Medical													
Hospital													
MedicalCare Facility	4.05.13			S									
MedicalOffice													
	4.04.17								P			P	
Arts, Entertainment, and Recreation													
Agricultural Cultural Center													
Amphitheater	4.05.01												
Art Studio	4.04.02								P		P	P	
Cultural Facility ³	4.05.05		P/S	P/S	P/S	P/S	P/S	P/S		P	S	P	P/S
Cultural Tourism	4.05.10	P											P
Dog Park		M	M	M	M	M	M	M			M		M

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	Use-Specific Standard	Tran-sition ⁴	Rural ⁵										JLMA
		TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con	PD-RV Res	PD-RV Work	JLMA-20 ⁶
Entertainment Facility													
Health and Fitness Center	4.05.12												
Park, Community		S	S	S	S	S	S	S	P				S
Park, Passive		P	P	P	P	P	P	P	P	P	P	P	P
Park, Regional		S	S	S	S	S	S	S		S			S
Recreation, Indoor	4.05.16			S					S				
Recreation, Outdoor or Major	4.05.16	S	S	S	S	S	S	S	S	S			P/S
Shooting Range, Indoor													
Theater ³	4.05.21								P		S	P	
Urban Deck													
Zoo													
Industrial/Production													
Manufacturing and Employment													
Contractor Data Center	4.06.01								P				P
Creative Industries	4.06.01												
Flex Building Manufacturing	4.06.02												
General	4.06.03												
Manufacturing, Intensive	4.06.04												
Research and Development	4.06.05											S	
Sawmill	4.06.11												
Slaughterhouse	4.06.08												
Wood, Metal and Stone Crafts	4.06.09		S	S									S
Warehousing, Storage, and Distribution													
			S	S									
												S	
Other													
Building and Landscaping Materials Supplier	4.06.07												
Industrial Storage	4.06.07												
Mini-Warehouse	4.06.06											S	
Moving and Storage													
Outdoor Storage	4.06.07											S	

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	Use-Specific Standard	Transition ⁴	Rural ⁵										JLMA	
			TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con	PD-RV Res	PD-RV Work	JLMA-20 ⁶
Outdoor Storage, Vehicles	4.06.07												S	
Vehicle Storage and Impoundment	4.06.07													
Wholesale	4.06.07													
Distribution, Warehousing and Storage	4.06.10												S	
Transportation/Parking														
Airport/Landing Strip														
Ground Passenger Transportation (e.g. Taxi, Charter bus)	4.07.01		S	S										S
Heliport or Helistop														
Marina														
Parking Facility														
Transit Facility				S										
Utilities	4.07.03	P	P/S	P/S	P/S	P/S	P/S	P/S	P	P				
Electric Generating Plant and Transmission Facility/Utility	4.07.10								S					
Plant or Transmission Facility														
Energy Storage, Utility Scale														
Public Service Center, with Outdoor Storage	4.07.02													S
Public Service Center, without Outdoor Storage	4.06.07	S		S	S									S
Solar Facility, Utility Scale														
Utility, Minor		P							P					
Utility, Major	4.07.06													
	4.07.11	P	P	P	P	P	P	P	P	P	P	S		P
	4.07.04	S	S	S	S	S	S	S	S	S				S
Communications Facilities														
Recording Studio														
Telecommunications Facility	4.07.08	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P	P/S		P

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	Use-Specific Standard	Tran-sition ⁴	Rural ⁵										JLMA
		TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV ConRes	PD-RV Work	PD-RV	JLMA-20 ⁶
Waste-Related													
Composting Facility			S	S									
Junkyard	4.07.05												
Material Recovery Facility	4.07.05												
Recycling Collection Center	4.07.05	P	P	P	P	P	P	P	P	P			P
Solid Waste Facility	4.07.05												
Stockpiling	4.07.07												
Vegetative Waste Management Facility	4.07.05		S	S									
Agriculture													
Agricultural Processing	4.08.12		P	P					P				P
Agriculture ²	4.08.02	P	P	P	P	P	P	P	P	P			P
Agritainment	4.08.03												P
Animal Husbandry ²	4.08.02	P											P
Auction Facility, Livestock	4.08.11								S				
Brewery, Limited	4.08.05		P	P									
Community Garden ²													
Equestrian Event Facility	4.08.10												P
Farm Co-ops ²	4.08.03	P											P
Farm Distribution Hub	4.08.04												
Feedlot	4.08.03												P
Horticulture ²	4.08.02	P	P	P	P	P	P	P	P	P			P
Mill, Feed and Grain			S	S					P				
Nursery, Production ²			P	P	P					P			
Pet Farm ²													
Stable, Livery ²	4.08.09	P	P	P	P	P	P	P					P
Stable, Private ²	4.08.06	P	P	P	P					P			P
Wayside Stand ²		P	P	P	P					P			P
Winery, Commercial	4.08.07	P	P	P	P				P	P			P
Winery, Farm	4.08.08												S
			P	P									P
Miscellaneous													
Adaptive Reuse	4.09	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
Temporary Uses	3.04	P	P	P	P	P	P	P	P	P	P	P	P

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Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
Note: P = Permitted | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

Use-Specific Standard	Transition ⁴	Rural ⁵										JLMA
		TR-2	A-10	A-3	CR-1	CR-2	CR-3	CR-4	RC	PD-RV Con	PD-RV Res	PD-RV Work

TABLE KEY:

PD-RV Con = Village Conservancy and Satellite Conservancy Subdistricts

PD-RV Res = Village Center - Residential Area

PD-RV Work = Village Center - Commercial and Workplace Areas

TABLE NOTES:

¹PD-RV Village Center - Commercial and Workplace Areas refer to Section 2.04.03.05.B.

²Use permitted in required Open Space in the TR-2 Zoning District.

³Use permitted on a Civic Lot in the Village Center of a PD-RV Zoning District.

⁴See Section 2.03.05 for Transitional Residential-2 (TR-2) Legacy Zoning District regulations.

⁵See Section 2.04.03 for Agricultural-10 (A-10), Agricultural/Residential-3 (A-3), Countryside Residential-1, -2, -3, -4 (CR-1, -2, -3, -4), Rural Commercial (RC), and Planned Development-Rural Village (PD-RV) Legacy Zoning Districts regulations.

⁶See Section 2.05.02 for Joint Land Management Area-20 (JLMA-20) Legacy Zoning District regulations.

3.02.05 Office and Industrial Zoning Districts Use Table

Table 3.02.05-1.
Principal Use Table for Office and Industrial Zoning Districts
Note: P = Permitted | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Use-Specific Standard	Office and Industrial ¹			
		OP	IP	GI	MR-HI
Residential					
Household Living					
Caretaker or GuardResidence			P		P
Dwelling, Accessory	4.02.01				
Dwelling, Live/Work	4.02.03				
Dwelling, Multifamily	4.02.08				
Dwelling, Single-Family Attached	4.02.07				
Dwelling, Single-Family Detached	4.02.07				
Dwelling, Tenant	4.02.09				
ManufacturedHome	4.02.04				
Group Living					
Continuing Care Facility	4.02.02				
Congregate Housing					
Dormitory, Seasonal Labor	4.02.06				
ReligiousHousing	4.02.05				
Roomingand Boarding	4.02.05				
Lodging					
Bed andBreakfast Homestay	4.03.01				
Bed andBreakfast Inn	4.03.01				
Camp, Day and Boarding	4.03.02		S		