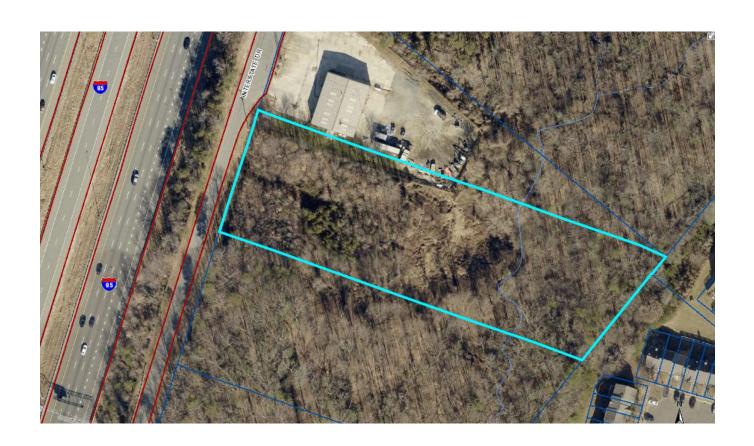
Land For Sale

16805 Interstate Drive Dumfries, VA 22026



Offered by:

Trust Properties, Inc.

Patrick T. Sullivan II PSullivan@TrustPropertiesInc.com

Phone (703) 392-0002 www.TrustPropertiesInc.com

TRUST PROPERTIES

www.TrustPropertiesInc.com

14000 Silver Hill Rd • Sumerduck, VA 22742 Office (703) 392-0002

Land For Sale

Area: Washington, DC Metropolitan Area

Prince William County, Virginia

Location: 16805 Interstate Drive • Dumfries, VA 22026

Parcel ID: 8289-19-1643

Parcel Size: Approximately 2.85 acres

Zoning: M-2, Light Industrial (Prince William County)

Price: \$977,000.00

Comments: • Site Plan approved, ready for bonding/construction

Up to 15,000 SF Building permitted

• Incredible signage opportunity on I-95

Easy access to I-95 and US Route-1

All utilities available

Contact: Office: 703-392-0002

Patrick T. Sullivan II

PSullivan@TrustPropertiesInc.com

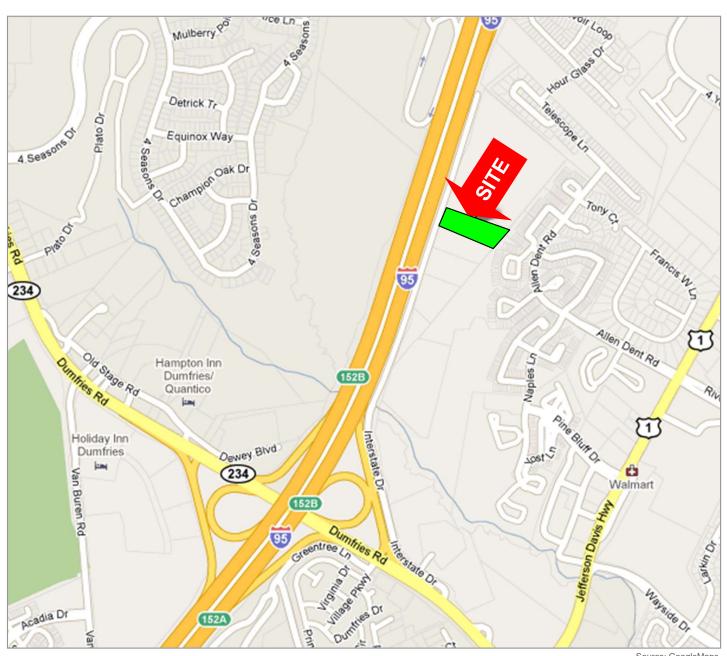
*Agent licensed in Virginia

Information concerning this listing and contained herein has been obtained from the owner of the property or from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, and changes of price, terms, or withdrawal without notice. The prospective tenant/purchaser should carefully verify each item and all other information herein.



LOCATION MAP

16805 Interstate Dr • Dumfries, VA 22026



Source: GoogleMaps

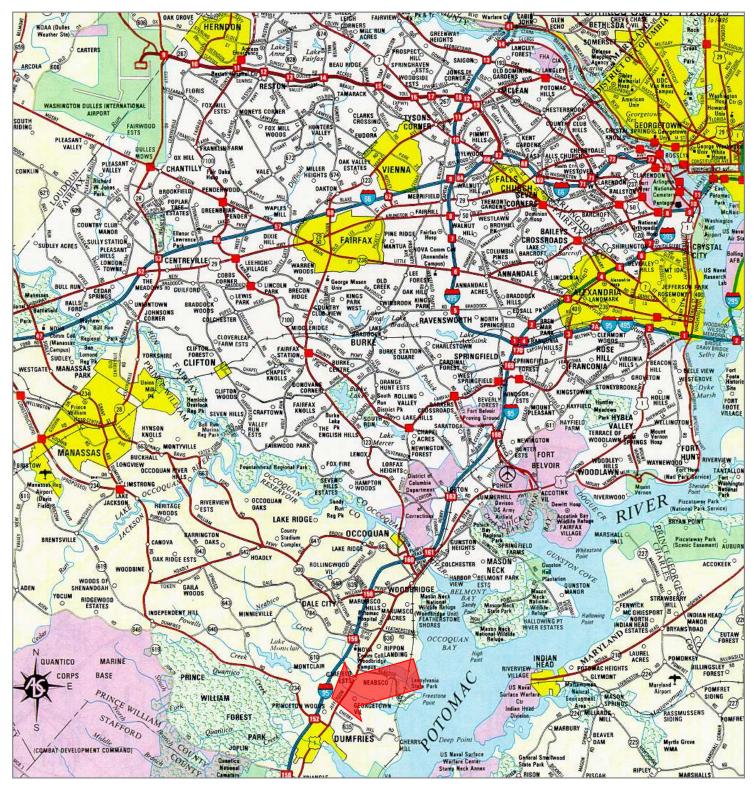
Contact: Pat Sullivan@TrustPropertiesInc.com

Office: 703.392.0002 <u>www.TrustPropertiesInc.com</u>



REGIONAL MAP

16805 Interstate Dr • Dumfries, VA 22026



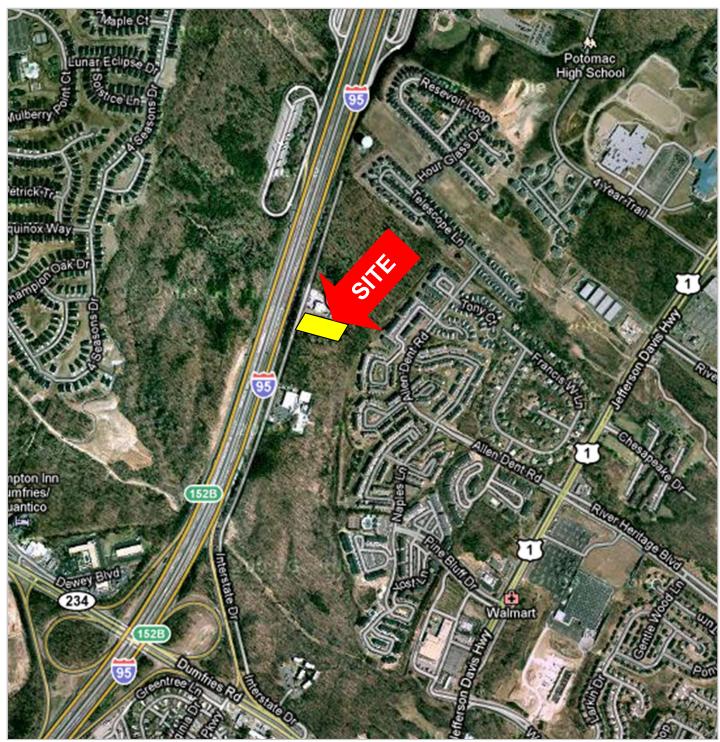
Contact: Pat Sullivan PSullivan@TrustPropertiesInc.com

Office: 703.392.0002 <u>www.TrustPropertiesInc.com</u>



AERIAL MAP

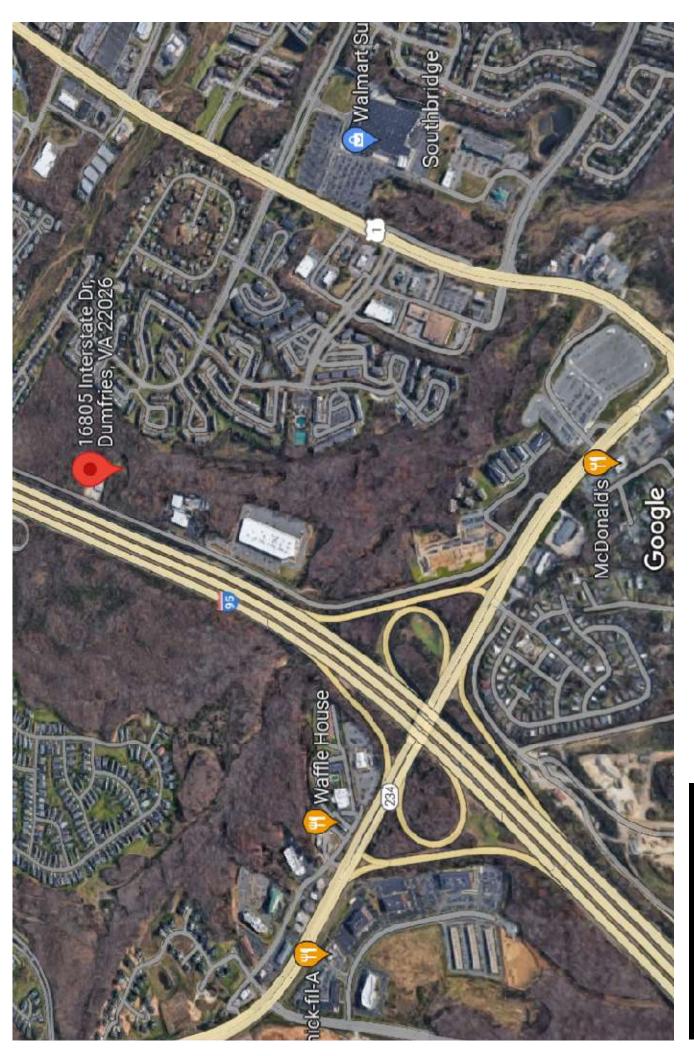
16805 Interstate Dr • Dumfries, VA 22026



Source: GoogleMaps

Contact: Pat Sullivan PSullivan@TrustPropertiesInc.com

Office: 703.392.0002 <u>www.TrustPropertiesInc.com</u>





AERIAL MAP



16805 Interstate Dr • Dumfries, VA 22026

TAX MAP



Contact: Pat Sullivan PSullivan@TrustPropertiesInc.com

Office: 703.392.0002 www.TrustPropertiesInc.com

PICTURES



Street View



Front View



PICTURES

16805 Interstate Dr • Dumfries, VA 22026



Aerial View



View of Interstate 95

3/8/01 Rev'd 7/30/01 Rev'd 8/16/01 Rev'd 8/20/01 Rev'd 9/6/01

PROFFER STATEMENT

Applicant: AJAY REALTY, INC.
Project Name: AJAY REALTY, INC. PROPERTY
Property: Prince William County GPIN No. 8289-19-1643
2.85 acres; Dumfries Magisterial District ("Property")
Rezoning Number: PLN #2001-00271
Date: September 6, 2001

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions and shall supersede all other proffers made prior hereto. In the event the referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only, and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein shall be provided at the time of development of that portion of the Property adjacent to the improvement, unless otherwise specified herein. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

When used in these proffers, the "Plan" shall refer to the Generalized Development Plan entitled "Ajay Realty, Inc." prepared by Burgess & Niple, dated January 11, 2001, as revised July 19, 2001.

1. LAND USE

- A. As shown on the Plan, the approximately 2.85 acres of the Property shall be developed to the M-2 Zoning District, with a main building maximum size of 15,000 square feet.
- B. The Applicant agrees that the following uses shall not be allowed on the Property:
 - (i) Ambulance service, commercial
 - (ii) Cold storage
 - (iii) College, university or seminary

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)Signed

Date
OFFICE OF PLANNING

(v) Gunsmith shop Radio or TV broadcasting station (vi) Railroad passenger station (vii) Self-storage center, subject to the provision of Section 32-400.14 (ix) Trade or convention center Veterinary hospital (x) (xi) Commercial bus station Dry cleaners, retail (xii) Fraternity, sorority house, ancillary to college, university or seminary (on campus (xiii) Commercial kennel, ancillary to veterinary hospital Motor vehicle fuel station, nonretail (xv) Motor vehicle parts, retail (xvii) Assembly (HAZMAT only) (xviii) Commercial parking Commercial recreation facility (outdoor, paintball facilities only) (xix)(xx)Flea market (xxi) Heliport (xxii) Helistop (not ground level) (xxiii) Marina (xxiv) Motor vehicle fuel station, retail APPROVED PROFFER/DEVELORMENT PLAN (xxv) Racetrack (equestrian or motorized) (xxvi) Ranges, shooting, indoor or outdoor Signed 24 OCT 2001 Date

OFFICE OF PLANNING

(xxvi) Ranges, shooting, indoor or outdoor

(xxvii) Recyclable materials separation facility

(xxviii)Research and development (HAZMAT only)

(xxix) Stadium or arena, indoor or outdoor

(xxx) Testing/experimental laboratories (HAZMAT only)

(xxxi) Water transportation facility

(xxxii) Wholesale (HAZMAT only)

(xxxiii)Ambulance service maintenance facility

(xxxiv)Commercial recreation (indoor and outdoor, excluding paintball outdoor facilities)

(xxxv) Helistop (ground level only)

(xxxvi)Private recreational facility

(xxxvii) Quick service food store (not freestanding, unless approved as part of a motor vehicle fuel station, retail)

(xxxviii) Taxi or limousine dispatching.

(xxxix)Taxi or limousine operations and service.

2. TRANSPORTATION.

- A. Access to the Property shall be limited to one entrance from Interstate Drive in substantially the location shown on the Plan, provided all necessary approvals are obtained.
- B. Provided all approvals are obtained, Applicant shall construct along the frontage of the Property along Interstate Drive a half-section built to Class CI-1, Category V Standard, with curb and gutter, as shown on the Plan.

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OFFICE OF PLANNING

3. ENVIRONMENT.

- A. Water Quality Monitoring. The Owner at the time of development shall contribute the sum of \$75.00 per acre, i.e., Two Hundred Thirteen and 75/100 Dollars (\$213.75) for the 2.85 aces subject to this rezoning to the Prince William Board of County Supervisors for monitoring water quality. Said lump sum contribution shall be paid at the time of the issuance of the first building permit for a non-residential building to be constructed on the Property.
- B. The existing Resource Protection Area ("RPA") on the Property shall remain undisturbed except for utility crossings. Subject to all required approvals and/or waivers being obtained for such location, the RPA may also be disturbed for drainfield(s) if the Owner at the time of development has not been able to reasonably obtain all approvals and easements necessary to connect to public sewer located on GPIN 8289-18-5179 and the Prince William County Service Authority fails to acquire such easement(s) in accordance with its condemnation powers then in effect.
- C. Landscaping, which shall include a planted berm, shall be provided in substantial compliance with the Interstate Drive Landscape Detail Typical Section and 20' Landscape Frontage Detail Typical Section shown on the Plan within the twenty-foot (20') wide area along the Property's Interstate Drive frontage, provided that such landscaping/berm shall not interfere with access or sight distance. No utilities shall be located within such twenty-foot (20') wide landscaping area.
- D. The 50-foot wide setback buffer shown on the Plan along the easterly property line shall remain undisturbed except for utility crossings and any plantings required by the Prince William County Design and Construction Standards Manual. In addition, the area on the Property between this 50-foot wide setback buffer and the easterly limit of the existing RPA shall also remain undisturbed except for utility crossings.
- E. Super-silt fencing shall be provided where development on the Property occurs adjacent to the RPA boundary.

4. COMMUNITY DESIGN.

A. A monument sign may be located as generally shown on the Plan. In the event a monument sign is provided, it shall be no larger than ten feet (10') long by eight feet (8') tall.

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PROFFERIDEVELOPMENT PLAN
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Signed
Signed

Date OFFICE OF PLANNING

- B. Freestanding lighting fixtures shall have a maximum height of fifteen feet (15'). All lighting shall have a fixture mounted at ninety (90) degrees to the pole, and such fixtures shall have a sharp cut-off angle to ensure that light will be directed downward and inward and not extend beyond the property line onto any abutting properties or public rights-of-way. The lighting level shall not exceed fifty (50) foot candles overall; this lighting level shall be certified by an engineer on the site plan.
- C. Should GPIN 8289-19-0720, adjacent to the Property, be rezoned to a compatible use which would require a smaller or no setback or buffering, the Property may be developed utilizing such lesser, or no, setback or buffer.
- D. The main building shall be constructed in general conformance with the elevation entitled "ANNING JOHNSON COMPANY", dated June 8, 2001, and prepared by Anning Johnson Company ("Elevation"), with the front (west) façade constructed utilizing an earth-toned brick. Any façade signage shall be generally as shown on the Elevation and will not exceed the size permitted by the Prince William County Zoning Ordinance.
- E. The masonry dumpster enclosure shall be located generally as shown on the Plan, and shall be constructed with a masonry material compatible with the masonry used for the main building.

5. WATER AND SEWER.

- A. Provided all necessary approvals and easements are reasonably obtained, the Property shall be developed utilizing public sewer. In the event the Owner at the time of development is unable to reasonably obtain any necessary easements for connection to public sewer located on GPIN 8289-18-5179, the Owner at the time of development shall submit a written request to the Prince William County Service Authority to have the Prince William County Service Authority acquire such easement(s) in accordance with provisions of the Prince William County Service Authority's condemnation powers then in effect.
- B. Provided public water becomes available to the Property and all necessary approvals and easements are reasonably obtained prior to construction drawings, the Property shall be developed utilizing public water.

6. MONETARY CONTRIBUTIONS.

A. <u>Fire and Rescue - Nonresidential</u>. The Owner at the time of development shall provide to the Prince William Board of County Supervisors \$0.35 per square foot for non-residential development for fire and rescue purposes. The contribution shall be provided at the time of final site plan submission on a site plan by site plan basis.

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PROFFER/DEVELOPMENT PLAN

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Signed

24 OCT 2001

- B. <u>Transportation Nonresidential.</u> The Owner at the time of development shall contribute the sum of One Thousand Dollars (\$1,000.00) per acre, *i.e.*, Two Thousand Eight Hundred Fifty Dollars (\$2,850.00), for the 2.85 acres subject to this rezoning to the Prince William Board of County Supervisors for transportation purposes. Said lump sum contribution shall be paid at the time of the issuance of the first building permit for a nonresidential building to be constructed on the Property.
- C. Escalator. In the event the monetary contributions set forth in this Proffer Statement are paid to the Prince William County Board of County Supervisors ("Board") within eighteen (18) months after final approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following final approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after final approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six percent (6%) per year, noncompounded.

This provisions of this Proffer Statement supersede provisions set forth in previous proffer statements submitted in connection with this application.

Respectfully submitted,

AJAY REALTY, INC.

Ву:			
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APPROVED

PROFFER/DEVELOPMENT PLAN

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Signed

PA OCT 2001

Date:

PROFFER STATEMENT

Applicant: AJAY REALTY, INC.
Project Name: AJAY REALTY, INC. PROPERTY
Property: Prince William County GPIN No. 8289-19-1643
2.85 acres; Dumfries Magisterial District ("Property")
Rezoning Number: PLN #2001-00271
Date: September 6, 2001

paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after final approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six percent (6%) per year, noncompounded.

This provisions of this Proffer Statement supersede provisions set forth in previous proffer statements submitted in connection with this application.

Respectfully submitted,

AJAY REALTY, INC.

Ву:__

B.E. MORTON

APPROVED

PROFFER/DEVELOPMENT PLAN

Signed

Date

OFFICE OF PLANNING

MOTION:

CADDIGAN

October 2, 2001 Regular Meeting

SECOND:

WILBOURN

Ord. No. 01-83

RE:

REZONING #PLN2001-00271, AJAY REALTY – DUMFRIES

MAGISTERIAL DISTRICT

ACTION:

APPROVED AS PROFFERED

WHEREAS, this is a request to rezone 2.85 acres from A-1, Agricultural, to M-2, Light Industrial, to allow a tradesman's shop (limited) in a 15,000 square feet maximum building. The site is located on the east side of Interstate Drive, approximately 4,100 feet north of its intersection with Dumfries Road. The property is identified on County maps as GPIN 8289-19-1643. The site is designated as Flexible Use Employment Center (FEC) and Environment Resource (ER) in the 1998 Comprehensive Plan, and is in the Dumfries

WHEREAS, staff has reviewed the subject application and recommends approval, with the exception that the following proffers are not accepted, as stated in the staff report:

5. WATER AND SEWER.

- Provided all necessary approvals and easements are reasonably A. obtained, the Property shall be developed utilizing public sewer. In the event the Owner at the time of development is unable to reasonably obtain any necessary easements for connection to public sewer located on GPIN 8289-18-5179, the Owner at the time of development shall submit a written request to the Prince William County Service Authority to have the Prince William County Service Authority acquire such easement(s) in accordance with provisions of the Prince William County Service Authority's condemnation powers then in effect.
- B. Provided public water becomes available to the Property and all necessary approvals and easements are reasonably obtained prior to construction drawings, the Property shall be developed utilizing public water.

WHEREAS, the Planning Commission held a public hearing on this item on September 5, 2001, and recommends approval as proffered, as stated in Planning Commission Res. No. 01-0324; and

WHEREAS, a public hearing, duly advertised in a local newspaper for a period of two weeks, was held on October 2, 2001, and interested citizens were heard; and

October 2, 2001 Regular Meeting Ord. No. 01-83 Page Two

WHEREAS, general welfare and good zoning practice are served by the approval of the application;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors does hereby approve Rezoning #PLN2001-00271, Ajay Realty, subject to the proffered conditions dated September 6, 2001;

BE IT FURTHER ORDAINED that the Board of County Supervisors' approval and adoption of any conditions does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, or

Votes:

Ayes: Caddigan, Connaughton, Griggs, Hill, Thompson, Wilbourn

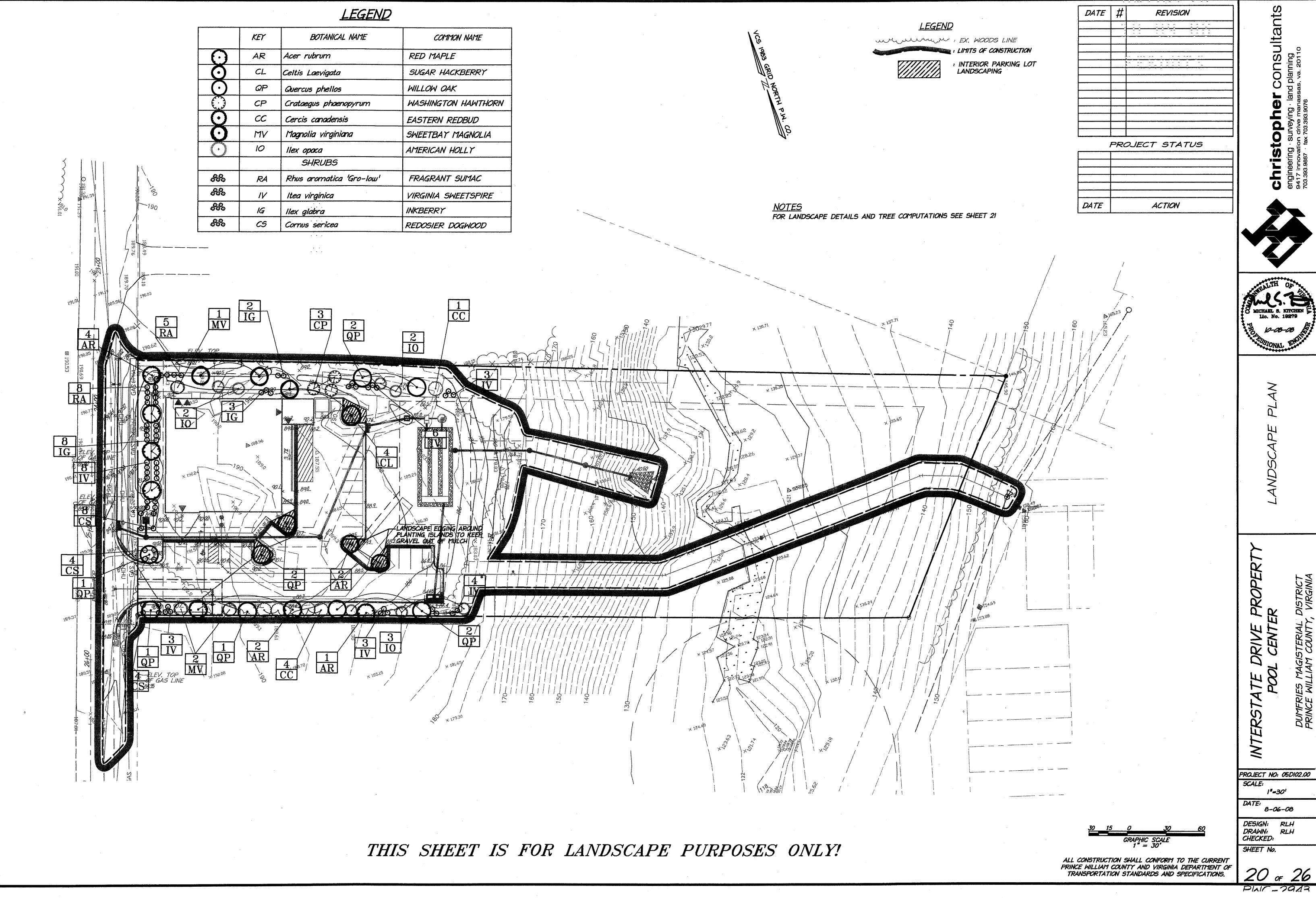
Absent from Vote: None

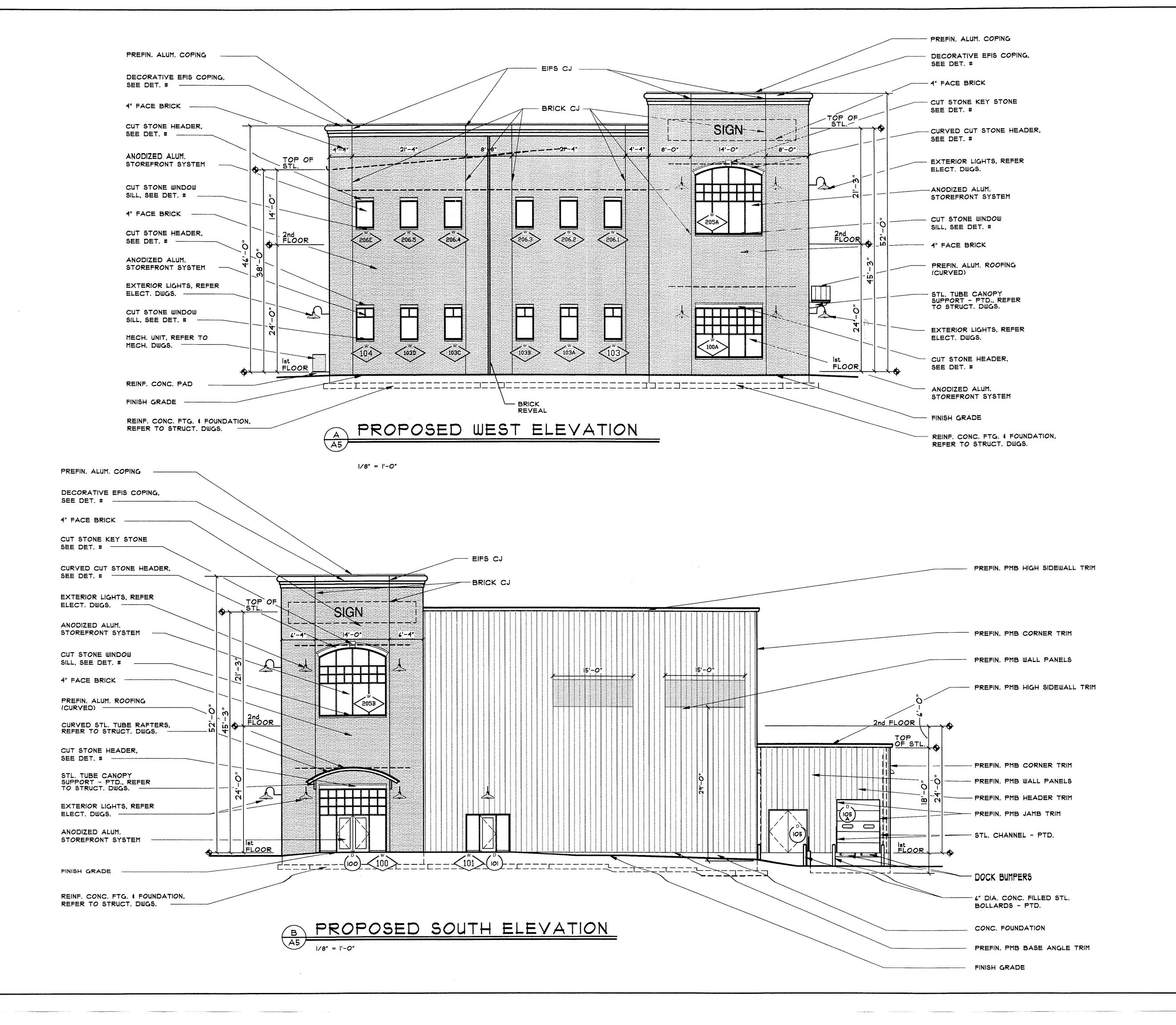
Absent from Meeting: Barg, Jenkins

For Information: Planning Director

C. Lacey Compton Compton & Duling 14914 Jefferson Davis Hwy Woodbridge, VA 22191

CERTIFIED COPY

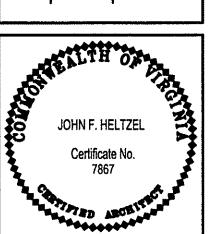






9389 FORESTWOOD LANE MANASSAS, VIRGINIA 20110 PHONE 703-330-6170 FAX 703-361-8671 WWW.HELTZELAIA.COM

SOUTH & WEST ELEVATIONS
ETHUMB - POOL CENTER
INTERSTATE DRIVE



DATE: 08/27/08 CONSTRUCTION DOCS.

SHEET

A5

OF X SHEETS

M-2 ZONING INFORMATION • PRINCE WILLIAM COUNTY

Source: Municode.com - Online file current as of Oct-17-2022

Sec. 32-403.20. M-2, Light Industrial Zoning District; purpose and intent.

The M-2 District is intended to implement the flexible use employment center land use classification of the Comprehensive Plan. It is also intended to implement the industrial employment center land use classification as a transition to the flexible use employment center land use classification. The purpose of this district is to also promote employment opportunities and to enhance the tax base of Prince William County. It is designed to provide areas for research and development centers, light industrial manufacturing, warehousing, wholesaling and related office and institutional uses, and not for retail and service uses except in support of the uses primarily intended.

(Ord. No. 04-78, 12-21-04; Ord. No. 05-41, 6-7-05; Ord. No. 09-30, 5-19-09; Ord. No. 09-30, 5-19-09; Ord. No. 11-32, Attch., 7-19-11; Ord. No. 12-22, Attch., 3-13-12; Ord. No. 14-44, Attch., 7-15-14)

Sec. 32-403.21. Uses permitted by right.

The following uses shall be permitted by right in the M-2 District:

- 1. Alarm system operations, office.
- 2. Ambulance services, commercial.
- 3. Artist or photographer's studio, commercial.
- 4. Assembly (non-HAZMAT).
- 5. Bakery, industrial.
- 6. Brewery and Bottling Facility.
- 7. Business school.
- 8. Catering-commercial (off premises).
- 9. Cold storage.
- 10. College, university or seminary.
- 11. Computer and network services.
- 12. Contractor or tradesman's shop (limited), no trash or refuse removal service.
- 13. Data Center within the Data Center Opportunity Zone Overlay District.
- 14. Distillery (not to exceed production of 5,000 gallons per year).
- 15. Distribution and fulfillment center, less than 80,000 square feet in gross floor area, outside of the E-Commerce Overlay District.
- Distribution and fulfillment center, less than 250,000 square feet in gross floor area, within the E-Commerce Overlay District.
- 17. Electronic equipment and component manufacturing, assembly, processing and distribution.
- 18. Greenhouse, nursery (wholesale) (not more than twenty (20) percent of the lot area may be devoted to retail garden center uses).

- 19. Gunsmith shop.
- 20. Institute for special education and training
- 21. Institutional food service.
- 22. Janitorial service.
- 23. Locksmith.
- 24. Medical or dental laboratory.
- 25. Motor vehicle service (limited).
- 26. Neighborhood retail and fulfillment center.
- 27. Office.
- 28. Pharmaceutical product manufacturing (non-HAZMAT).
- 29. Photographic processing laboratory.
- 30. Publishing and printing.
- 31. Radio or TV broadcasting station.
- 32. Railroad passenger station.
- 33. Recording studio.
- 34. Recycling collection points, subject to the standards in section 32-250.84.
- 35. Research and development (non-HAZMAT).
- 36. School of special instruction.
- 37. Self-storage center, subject to the provisions of section 32-400.14.
- 38. Solar energy facility.
- 39. Tool and equipment rental, service and repair (minor).
- 40. Trade or convention center.
- 41. Trade, technical or vocational school.
- 42. Travel agency.
- 43. Veterinary hospital.
- 44. Warehouse (non-HAZMAT).
- 45. Wholesaling (non-HAZMAT).

No more than 20 percent of the gross floor area devoted to any use may be used for accessory retail sales of products made or stored on the premises. The square footage devoted to such accessory retail sales shall be included in calculating the limit on secondary uses permitted by section 32-403.22, below.

(Ord. No. 94-1, 1-11-94; Ord. No. 95-6, 1-3-95; Ord. No. 04-78, 12-21-04; Ord. No. 05-41, 6-7-05; Ord. No. 05-65, 9-6-05; Ord. No. 09-30, 5-19-09; Ord. No. 11-32, Attch. A, 7-19-11; Ord. No. 14-60, Attch., 11-18-14; Ord. No. 15-66, Attch., 12-8-15; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 18-15, Attch., 4-10-18; Ord. No. 21-55, Attch., 10-5-21)

Sec. 32-403.22. Secondary uses.

The following uses shall be permitted by right in the M-2 District, but only in conjunction with, and secondary to, a permitted principal use, either existing or proposed for concurrent construction, in accordance with the provisions of section 32-400.13.

- 1. Adult day-care facility.
- 2. Barber shop, beautician studio, tanning and toning salon (one set of toning equipment only).
- 3. Bus station, commercial.
- 4. Catalog sales, contractor, tradesman, or industrial equipment (without showroom).
- 5. Child-care facility.
- 6. Equipment storage.
- 7. Financial institution.
- 8. Helistop.
- 9. Motor vehicle fuel station (limited to vehicles associated with the primary business or use).
- 10. Office equipment, sales, lease and service.
- 11. Quick service food store (not freestanding, unless approved as part of a motor vehicle fuel station, retail).
- 12. Recreation, commercial (indoor).
- 13. Restaurant.
- 14. Restaurant, carry-out.
- 15. Retail store.
- 16. Taxi or limousine dispatching.

(Ord. No. 03-52, 7-1-03; Ord. No. 04-78, 12-21-04; Ord. No. 05-41, 6-7-05; Ord. No. 05-65, 9-6-05; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09)

Sec. 32-403.23. Special uses.

The following uses shall be permitted in the M-2 District with a Special Use Permit:

- 1. Ambulance service maintenance facility.
- 2. Assembly (HAZMAT).
- 3. Data Center outside the Data Center Opportunity Zone Overlay District.
- 4. Distribution and fulfillment center, greater than 80,000 square feet in gross floor area, outside of the E-Commerce Overlay District.
- 5. Distribution and fulfillment center, greater than 250,000 square feet in gross floor area, within the E-Commerce Overlay District.
- 6. Donated materials collection center.
- 7. Flea market.

- 8. Heliport.
- 9. Marina.
- 10. Motor vehicle fuel station.
- 11. Moving and storage.
- 12. Parking, commercial.
- 13. Racetrack (equestrian or motorized).
- 14. Ranges, shooting, indoor or outdoor.
- 15. Recreation facility, commercial (outdoor).
- 16. Recyclable materials separation facility.
- 17. Research and development (HAZMAT).
- 18. Stadium or arena, indoor or outdoor.
- 19. Taxi or limousine operations and service.
- 20. Testing/experimental laboratories (HAZMAT).
- 21. Water transportation facility.
- 22. Wholesale (HAZMAT).

(Ord. No. 92-50, 5-5-92; Ord. No. 95-6, 1-3-95; Ord. No. 00-78, 10-17-00; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 12-22, Attch., 3-13-12; Ord. No. 14-44, Attch., 7-15-14; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 21-55, Attch., 10-5-21)

Sec. 32-403.24. Development standards.

- 1. The following standards shall apply in all M-2 Districts:
 - (a) There shall be no minimum lot size.
 - (b) The maximum lot coverage shall be 80 percent, with a required minimum open space area of 20 percent.
 - (c) The maximum floor area ratio (FAR) shall be 0.50 except as permitted pursuant to section 32-400.04.
 - (d) The maximum height for all structures shall be 60 feet; except as permitted pursuant to section 32-400.03.
 - (e) Outdoor storage shall be subject to the standards specified in Sec. 400.12 of this part. No more than 40 percent of the total lot area may be devoted to outdoor storage, provided that all outdoor storage is screened, according to Section 802.49 of the Design and Construction Standards Manual, from adjacent properties and abutting streets.

(Ord. No. 94-1, 1-11-94; Ord. No. 04-78, 12-21-04; Ord. No. 17-84, Attch., 10-17-17)

Editor's note(s)—Former § 32-403.24 derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended pursuant to Ord. No. 92-68, enacted June 23, 1992, Ord. No. 94-76, enacted Nov. 1, 1994 and Ord. No. 98-62, enacted July 7, 1998, Ord. No. 00-78, enacted Oct. 17, 2000; Ord. No. 02-33, enacted Apr. 16, 2002, and pertained to provisional uses in the M-2 District. Since the provisional use sections were repealed pursuant to Ord. No. 04-78, adopted Dec. 21, 2004, the uses have been relocated to by-right or special use sections. Former §§ 32-403.15 and 32-403.16 have been renumbered accordingly.

Sec. 32-403.25. Setbacks.

All buildings and other principal structures shall be set back as follows.

- 1. At least 20 feet from all street rights-of-way;
- 2. When the side or rear of a lot within a M-2 District abuts a commercial or office district, a minimum setback of 20 feet from the common property line shall be required for all structures and uses;
- 3. When the side or rear of a lot within a M-2 District abuts an agricultural or residential district, a minimum setback of 50 feet from the common property line shall be required for all structures and uses;
- 4. When other provisions of this chapter operate to impose greater setback requirements than subsection 1. or 2. above, such other provisions shall prevail.

(Ord. No. 94-67, 10-4-94; Ord. No. 04-78, 12-21-04)

Editor's note(s)—Former § 32-403.26 renumbered as set out herein pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.