

Prince William Co./Innovation Site
Improved Land and Bldg Sale
Data Center Overlay District

New Offering Price

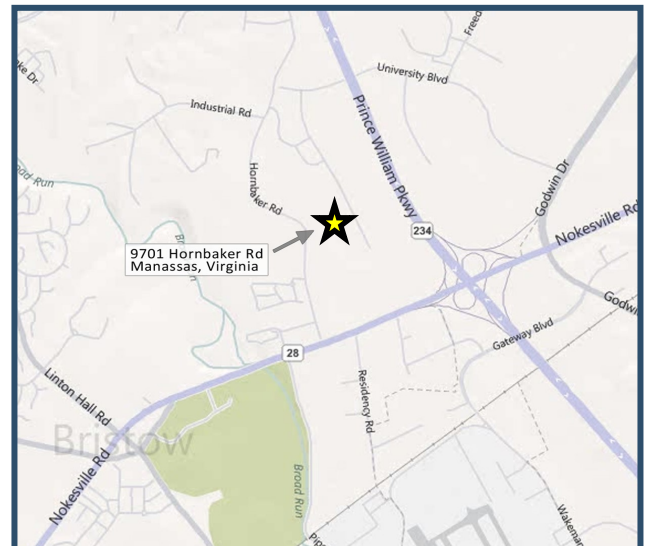
\$4,400,000



9701 Hornbaker Road
Manassas, VA 20109

\$4,400,000
5 Acres +/- Zoned M2

- 5 Acres +/- or 217,800 SF less and except a 4,100 SF cell tower ground lease
- Sold subject to a ROFR; cell tower lease revenue sold separately
- Zoned M-2 Industrial. GPIN 7595-96-4112
- Located in the **Data Center Overlay District**
- \$35,175 combined annual RE Tax on land & cell tower improvements for CY 2023
- Site neighbors include a COPT Data Center and current development of a 350 MW data center (Stack Infra.)
- Selling subject to a site development contractor's lease expiring on Aug 31, 2026 with one 3 year renewal option.
- 2 Buildings on site:
 - 4400 SF Office/service repair garage
 - 2400 SF Office



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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Landmark Commercial Real Estate

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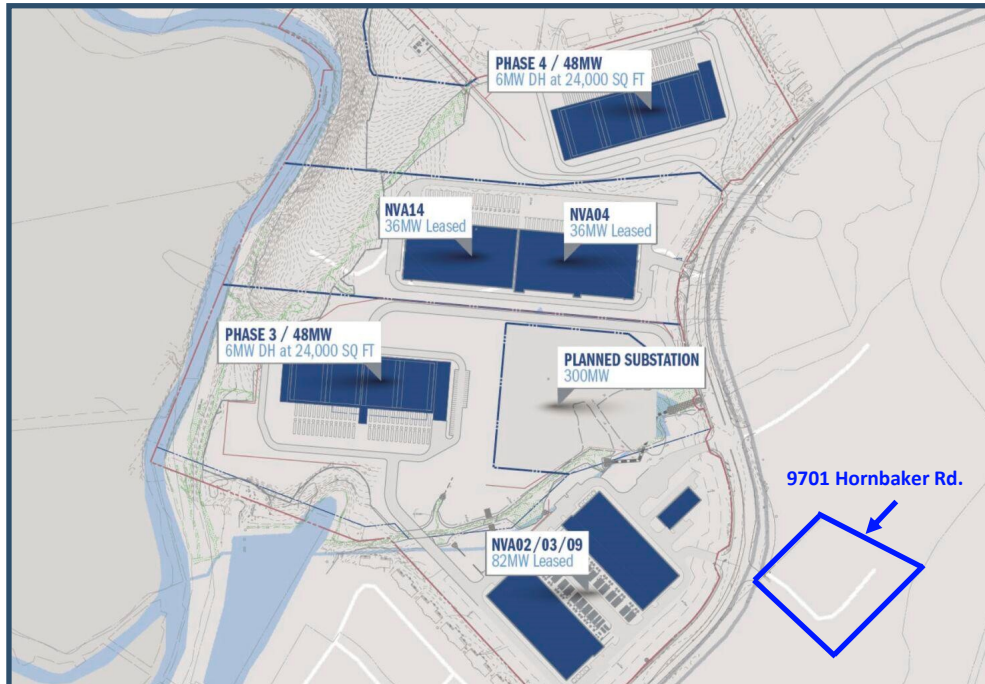
Aerials



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STACK Infrastructure Expands Northern Virginia Campus to 250MW Existing Prince William County campus increases capacity by 100MW for hyperscale growth in the world’s largest data center market Denver, COLORADO

STACK Infrastructure (“STACK”), the digital infrastructure partner to the world’s most innovative companies, announced the purchase of 74 additional acres in the center of Prince William County. The recently acquired land will add 100MW to the now 250MW campus. This investment brings STACK’s Northern Virginia footprint to nearly 1GW and underscores STACK’s continued growth and ability to acquire key land in the world’s most significant data center market.

The 1.8 million square foot campus is currently master planned for seven data centers, including its two newest additions that each provide 48MW of capacity. The site will also include a 300MW dedicated onsite substation, which will supply committed and scalable power from Northern Virginia Electric Cooperative (NOVEC) at low cost with high reliability. Similar to the broader campus, the two new facilities will utilize 100% renewable energy and low-carbon concrete to reduce greenhouse gas emissions and support longterm sustainability commitments.

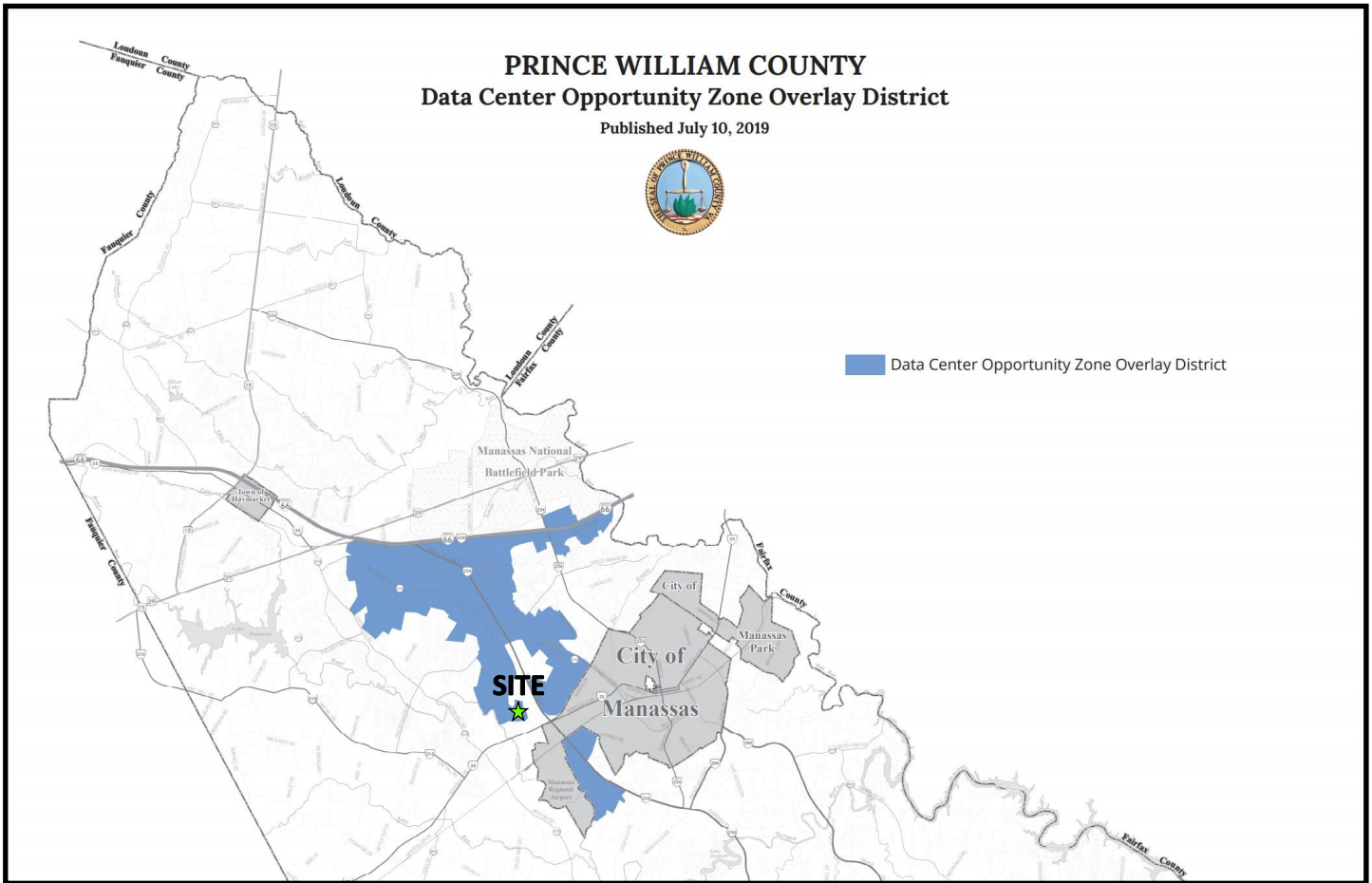
“Utilizing the expertise of our site selection and development teams, STACK continues to deliver meaningful, strategic capacity in the world’s top data center region to address the growing needs of our clients,” said Ty Miller, Chief Commercial Officer of STACK Americas. “We’re excited to further scale our footprint with powered land in this power-constrained market.”

STACK continues to execute at scale with numerous concurrent projects in critical regions throughout the Americas, Asia Pacific, and EMEA. Most recently, STACK announced the groundbreaking of a 100MW Northern Virginia campus, a new 230MW campus in central Phoenix, a 200MW flagship campus in Portland, an 80MW hyperscale data center campus in Frankfurt, a 48MW data center in Seoul, and a 72MW data center campus in Osaka. STACK’s expanding portfolio spans 4 continents, 12 countries, and 24 cities, making it one of the largest global private data center operators worldwide.



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Data Center Overlay District



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Zoning

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. Electronic equipment and component manufacturing, assembly, processing and distribution.
16. Greenhouse, nursery (wholesale) (not more than twenty (20) percent of the lot area may be devoted to retail garden center uses).
17. Gunsmith shop.
18. Institute for special education and training
19. Institutional food service.
20. Janitorial service.
21. Locksmith.
22. Medical or dental laboratory.
23. Motor vehicle service (limited).
24. Office.
25. Package, telecommunications and courier service.
26. Pharmaceutical product manufacturing (non-HAZMAT).
27. Photographic processing laboratory.
28. Publishing and printing.

29. Radio or TV broadcasting station.
30. Railroad passenger station.
31. Recording studio.
32. Recycling collection points, subject to the standards in section 32-250.84.
33. Research and development (non-HAZMAT).
34. School of special instruction.
35. Self-storage center, subject to the provisions of section 32-400.14.
36. Solar energy facility.
37. Tool and equipment rental, service and repair (minor).
38. Trade or convention center.
39. Trade, technical or vocational school.
40. Travel agency.
41. Veterinary hospital.
42. Warehouse (non-HAZMAT).
43. 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)

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

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— 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— Former § 32-403.26 renumbered as set out herein pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.

PART 400. - GENERAL REGULATIONS

Sec. 32-400.01. - Application.

The regulations of this part shall apply to all commercial, office and industrial districts and nonresidential areas of planned development districts except as otherwise specifically provided. They shall supplement general regulations provided in Part 250 and regulations specific to each district created in this Article IV.

Sec. 32-400.02. - Accessory uses and structures.

1. Accessory uses and structures shall be permitted in all commercial, office and industrial districts in accordance with the provisions of this section. Such uses and structures shall be located and designed so as to minimize any adverse impact on adjacent properties and roadways.
2. Except as provided in section 32-400.03, no accessory structure shall exceed the height of the principal structure on the lot.
3. Where lots within a commercial, office or industrial district abut an agricultural or residential district, the yard and setback requirements for principal buildings shall apply to accessory uses and structures.
4. No accessory use or structure, including any portion of a retaining wall greater than six feet in height, shall be located in any required front setback area or set back from public right-of-way, unless specifically authorized elsewhere in this chapter.
5. Telecommunications equipment used for private residential use or for amateur service use shall be permitted in all commercial, office and industrial districts as accessory to a residential use, and shall meet the following standards:
 - (a) Such facilities shall be allowed only in the rear and side yards.
 - (b) Such facilities less than 45 feet in height shall be set back a minimum of five feet from the rear and side property lines, and in the case of a corner lot, a minimum of 20 feet from side property lines adjacent to the side street.
 - (c) Such facilities 45 feet or greater in height shall be subject to the yard and setback requirements of the zoning district in which they are located, and height limitations shall be in accordance with subsection 32-300.05(3).

(Ord. No. 94-1, 1-11-94; Ord. No. 98-62, 7-7-98)

Sec. 32-400.03. - General height regulations.

1. Height limitations shall be as specified in each commercial, office and industrial district, and shall be determined as provided in this section.
2. The Board of County Supervisors may, by approval of a proffered rezoning or a Special Use Permit application, approve a structure with a height greater than any specific limitation, subject to the following standards:
 - (a) For a rezoning application, the maximum height shall be specifically proffered by the applicant and accepted by the Board of County Supervisors; for a Special Use Permit application, the maximum height shall be made a condition of approval of the application; and
 - (b) The Board of County Supervisors shall be satisfied that approval of a proffer or Special Use Permit is a more appropriate course than a rezoning to a classification permitting the height requested; and
 - (c) The Board of County Supervisors shall be satisfied that the proposed height shall not have a substantial adverse impact on the light and air of adjacent and nearby properties; and
 - (d) The County Fire Marshal has certified in writing that the proposed building or other structure can be properly protected, and will not endanger improvements on adjacent properties, in case of fire; and
 - (e) All other requirements of this chapter for a conditional rezoning or Special Use Permit have been met; and
 - (f) The proposal shall not constitute a hazard to aerial navigation. Where the Board of County Supervisors believes a proposal may be such a hazard, the proposal shall not be approved unless the Federal Aviation Administration certifies in writing that the proposal does not constitute a hazard to aerial navigation.
3. Roof structures:
 - (a) The height limitations set forth in commercial, office and industrial districts for both public and private buildings shall not apply to flagpoles, chimneys, cupolas and domes not used for human occupancy, sky lights, solar energy devices, spires and belfries, ventilators, elevators, and other necessary mechanical equipment usually located on a roof. Height limitations for antennas and other telecommunications facilities as defined herein are contained in Part 240 of this chapter.

- (b) Mechanical equipment (not including any non-mechanical portions of solar devices) located on a roof shall be hidden by a wall or other similar enclosure extending not more than one foot above the height of such equipment, and designed in harmony with the building.
 - (c) Parapet walls may extend up to five feet above the height limit for any commercial, office and industrial district.
 - (d) All such structures or features exceeding the normally permitted building height shall require approval by the Zoning Administrator.
4. Where permitted, freestanding accessory structures such as industrial cranes, storage silos, etc., may exceed the height of the principal structure, up to the height permitted in the district regulations or specifically approved proffer or Special Use Permit condition, upon approval by the Zoning Administrator.
 5. Unless the provisions of this chapter operate to impose a greater standard, any structure above 45 feet in height, excluding telecommunications facilities as defined by this chapter, shall be set back a minimum of 20 feet plus two feet for each foot in height above 45 feet from any property line that abuts a residential or agricultural district, and shall be set back a minimum of 20 feet plus one foot for every foot in height above 45 feet from all other property lines, provided that this requirement shall not apply to the O(H) and O(M) Districts except when and only to the extent specifically referenced. The Board of County Supervisors may modify this setback provision as a part of the approval of the rezoning or Special Use Permit, provided any minimum setbacks and yards required elsewhere in the chapter shall be met. Setback requirements for telecommunications facilities as defined herein are contained in part 240 of this chapter.

(Ord. No. 94-76, 11-1-94; Ord. No. 98-62, 7-7-98; Ord. No. 09-30, 5-19-09)

Sec. 32-400.04. - General floor area ratio (FAR) regulations.

1. Floor area ratio (FAR) shall be determined by dividing the gross floor area of all the buildings on a lot by the total area of the lot. The gross floor area shall not include outside balconies, parking structures below or above ground, or open rooftop areas, provided these areas are not converted to usable and/or finished spaces. Gross floor area shall include interior balconies or mezzanine spaces, usable attic and penthouse spaces.
2. In calculating the permitted FAR for the site, the total area of the lot shall not be reduced by the area to be dedicated for public street or other public purposes.
3. The Board of County Supervisors may approve a FAR higher than that permitted by right by specifically proffered rezoning or Special Use Permit. In those districts where minimum FARs are specified, the board may approve a FAR lower than that permitted by-right by proffered rezoning or Special Use Permit. When approved as part of a rezoning, the maximum (or minimum) FAR shall be specifically proffered; when approved by Special Use Permit, the maximum (or minimum) FAR shall be made a condition of the permit. Matters to be considered by the Board of County Supervisors in evaluating such application shall include, but not be limited to, increased buffering and landscaping, unique design features that improve visual impact or minimize shadow (such as stepped building design); general compatibility with surrounding uses; compatibility with surrounding structures (architecturally, materials used, etc); environmental protection or enhancement on-site; public amenities on-site; off-site transportation improvements; fire and health safety design features (beyond those required by law, or any other design improvement which promotes the health, safety, and general welfare of the workers at the site and the citizens of the County.

(Ord. No. 09-30, 5-19-09)

Sec. 32-400.05. - Yard and setback areas.

1. Required yard and setback areas in commercial, office and industrial districts shall be unoccupied and open to the sky except for accessory structures and uses permitted by this chapter; provided that architectural features including fire escapes (but not signs) may project up to three feet into any required yard or setback area. The location of signs shall be governed by sections 32-250.20 et seq.
2. On all corner lots in commercial, office and industrial districts any use, structure, vehicle or planting of such a nature and size that obstructs sight distance at the intersection shall be prohibited. See sight distance standards in subsection 32-300.02.3.
3. Setbacks imposed by any provision of the district regulations imposed in this Article IV shall be applied to every building or structure erected within such district except where another section of this chapter specifically provides otherwise. See, e.g., section 32-250.02.
4. No rear or side yards shall be required (except as provided herein), provided each lot shall have at least 20-foot wide unobstructed vehicular access to a rear service area capable of handling emergency and refuse removal equipment if the rear of the lot is not otherwise accessible via a street, driveway, or parking area, unless otherwise approved by the Zoning Administrator after consultation with the Fire Marshal.

(Ord. No. 94-67, 10-4-94; Ord. No. 06-77, 9-5-06)

Sec. 32-400.06. - Site plan requirements, certificate of occupancy, change of use.

1. All construction, reconstruction, alteration, and change of use within all commercial, office and industrial districts shall require a site plan in accordance with Part 800 of this chapter.
2. Every application for a certificate of occupancy for the initial occupancy of finished space and for any change in use group shall include tenant layout plans for the proposed use, together with the square footage of all other uses in the building or center based upon uses at time of submission, and any other requirements specific to the proposed use.
3. No land within a commercial, office or industrial district shall be used for any business, activity, establishment or purpose other than that for which it was used on the effective date of this chapter until an updated certificate of occupancy has been issued.

Sec. 32-400.07. - Special Use Permit for drive-in facilities.

1. Drive-in facilities, as defined in Article I, may be permitted in any commercial or office district depending on the specific uses identified in the requested zoning district, with the approval of a Special Use Permit from the Board of County Supervisors.
2. Notwithstanding the standard specified in Paragraph 1 above, drive-in facilities may be permitted through a proffered rezoning or Special Use Permit in any commercial or office district, provided its use is identified in the requested zoning district, when meeting one of the following criteria:
 - (a) Any drive-in facility specifically identified in the proffers or on the master zoning plan, or on the generalized development plan of a rezoning;
 - (b) Any drive-in facility specifically identified in the Special Use Permit conditions or on a Special Use Permit plan.

(Ord. No. 99-50, 7-6-99; Ord. No. 09-30, 5-19-09; Ord. No. 17-84, Attch., 10-17-17)

Sec. 32-400.08. - Screening and landscaping required.

In all commercial, office and industrial districts, unless otherwise specifically indicated by this chapter, landscaping or screening, or both, shall be required for all off-street parking, outside storage, storm water management facilities, loading areas, and refuse removal areas, and in all required setback and yard areas as provided in sections 32-250.30, et seq., and 32-250.40, et seq. Standards for such landscaping and/or screening shall be set forth in section 800 of the Design and Construction Standards Manual. All outside storage (where permitted under other provisions of this chapter), loading areas, and refuse removal areas shall be screened from the view of any public street in accordance with the requirements of the Design and Construction Standards Manual.

(Ord. No. 00-10, 1-18-00; Ord. No. 04-78, 12-21-04)

Sec. 32-400.09. - Lighting.

Use of flashing, revolving, or intermittent outdoor lighting shall be prohibited. All outdoor lighting shall conform to the requirements of section 32-250.200.

(Ord. No. 04-78, 12-21-04)

Sec. 32-400.10. - Litter control on commercially zoned properties; provision of adequate receptacles for trash, refuse, garbage and litter.

1. Notwithstanding any other provision of this chapter, it shall be unlawful for the owner or occupant of any property zoned for any commercial, office, or industrial use and actually used for such purposes to cause or permit the accumulation on such property of any trash, refuse, garbage or litter, as those terms are defined in section 22-1 of this Code, except in appropriate containers as set forth herein.
2. The owner or occupant of any properties described in subsection (1) hereof shall place on his property or properties a sufficient number of receptacles acceptable to the health department, suitable, and to be used, for holding all trash, litter; refuse and garbage generated on the property or properties until such time as it may be properly disposed of in a lawful manner and place.

Sec. 32-400.11. - Dump heap prohibited.

Keeping or maintaining a dump heap, as defined herein, shall be prohibited on property in all commercial, office or industrial districts.

(Ord. No. 00-10, 1-18-00)

Sec. 32-400.12. - Outside storage.

Outside storage of material and equipment shall be permitted within any commercial district provided the following standards are met:

1. The outside storage area shall be designated on an approved site plan;
2. The outside storage area will not encroach onto any required off-street parking space or aisleway, required open space, or emergency access travelway;
3. The outside storage area will be screened in accordance with Sec. 802.49 of the Design and Construction Standards Manual;
4. The outside storage area will not be utilized for merchandise display or "sidewalk sales".

(Ord. No. 09-30, 5-19-09)

Sec. 32-400.13. - Storage of trucks prohibited.

1. Except as permitted by section 13-327 of the County Code and unless essential to the nature of the use, such as commercial parking, or otherwise permitted in this chapter, the storage of the following commercial vehicles shall be prohibited in all B and O districts and the M-2 District, except when actively engaged in loading or unloading operations:
 - (a) Cement trucks.
 - (b) Construction equipment.
 - (c) Dump trucks.
 - (d) Garbage, refuse or recycling trucks.
 - (e) Passenger buses (excluding school buses).
 - (f) Tow trucks.
 - (g) Tractors or trailers of a tractor-trailer truck.
2. Except as permitted by section 13-327 of the County Code, the following vehicles registered with the Virginia Department of Motor Vehicles or any other state or government agency as having a gross vehicle weight of 10,100 pounds or more, shall be prohibited in all B and O districts, except when actively engaged in loading or unloading operations:
 - (a) Box trucks.
 - (b) Flat bed trucks.
 - (c) Stake bed trucks.
 - (d) Step vans.
 - (e) Trailers.

(Ord. No. 09-30, 5-19-09)

Editor's note— This section was previously denoted as § 32-400.12 amended and renumbered as § 32-400.13 pursuant to Ord. No. 09-30, adopted May 19, 2009.

Sec. 32-400.14. - General provisions for secondary uses.

1. When permitted, secondary uses shall meet the requirements of this section as well as any particular standards imposed on such use.
2. Except when specifically exempted, the square footage or area occupied by secondary uses cumulatively shall not exceed 25 percent of the gross floor area of the related principal use.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09)

Editor's note— This section was previously denoted as § 32-400.13 amended and renumbered as § 32-400.14 pursuant to Ord. No. 09-30, adopted May 19, 2009.

Sec. 32-400.15. - General provisions for live entertainment uses.

Live entertainment shall not be permitted without a live entertainment certificate issued in accordance with article IV of chapter 20 of the County Code. No live entertainment certificate shall be issued without zoning approval, however, this shall not prevent issuance of a live entertainment certificate contemporaneous with zoning approval.

(Ord. No. 09-30, 5-19-09; Ord. No. 17-70, Attch., 9-5-17)

Sec. 32-400.16. - General provisions for self-storage centers.

Where permitted, self-storage centers shall meet the following standards:

1. Only dead-storage activities shall be permitted. For the purposes of this section, "dead storage" shall mean the keeping of goods not in use and not associated with any office, retail or other business activity conducted on-premise. Conducting an office, retail or other business use from a storage unit shall be prohibited. One office facility, and one dwelling unit for a resident manager, shall be permitted within the center in appropriately designed structures. If included, any dwelling unit must be an integral part of the center, and shall not be free-standing.
2. All storage shall be inside a building. Vehicle parking shall be for tenants and employees only, while they are on the site. Motor vehicles shall not be parked overnight or otherwise stored outside within the center.
3. When facing public roadways, buildings shall be constructed to include significant brick facades, or facades of similar materials and design. The height of any individual storage unit, from floor to ceiling, shall not exceed ten feet. Landscaping shall be provided in all yards facing public roadways in accordance with standards set forth in section 800 of the Design and Construction Standards Manual. Site lighting shall be at roof level or below.
4. The maximum size for any individual storage unit shall be 400 square feet of gross floor area. No loading docks or motorized materials-handling equipment shall be permitted.
5. Storage of gasoline and similar petroleum products, radioactive materials, explosives, and flammable or hazardous chemicals shall be prohibited. The operator of the self-storage center shall include a provision to this effect in any lease used to rent the storage units and shall post notices to such effect at places likely to be seen, or both.
6. Minimum lot size for a self-storage center shall be one acre.
7. The standards in subsection 6. above may be modified or waived by the Board of County Supervisors as part of the approval of a Special Use Permit, and the modifications or waivers shall be included therein.

(Ord. No. 96-6, 1-16-96; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 10-46, 9-14-10)

Editor's note— This section was previously denoted as § 32-400.14 amended and renumbered as § 32-400.16 pursuant to Ord. No. 09-30, adopted May 19, 2009.

Sec. 32-400.17. - General provisions for retail use exceeding eighty thousand square feet.

The following standards shall apply to any single tenant retail use exceeding 80,000 square feet of gross floor area, compliance with which shall be demonstrated with the plans submitted upon the filing of a Special Use Permit application, except as provided for in subsection 32-400.17.9. The purpose for these standards is to promote architectural excellence and character as well as to ensure compatibility with surrounding uses, enhance property values, improve the environment by mitigating negative impacts, related but not limited to noise, public infrastructure and light pollution, promote improved pedestrian and vehicular movements, encourage efficient use of land, and maintain a positive community appearance:

1. *Architecture.*
 - (a) Any building or unit, including other buildings or units within its group, shall be faced on all sides with durable, attractive, high quality materials, comparable to clay brick, stone, wood, architectural concrete masonry unit (e.g., regal stone, split face, precision, ground face), precast concrete panels, or architectural metal panels. All elevations visible (within 1,000 feet) from the nearest edge of any existing or proposed public right-of-way shall have a combination of primary and accent materials. In no instance shall exterior insulation and finish systems (EIFS), corrugated or channeled metal, pre-engineered metal or exposed metal wall systems or unfinished/smooth face concrete block or simulated masonry be used as a primary exterior facade. Where parking structures are used, the exterior facades shall be compatible with respect to materials, accents, color, etc.
 - (b) Primary colors shall be low reflectance, subtle, and neutral or earth tone colors (e.g., such colors as beige, sage or forest greens, grays, browns, terracotta, etc.) and shall not include high intensity, metallic, black, bright white or fluorescent tones. Neon tubing shall not be used as an accent feature.
 - (c) Facades greater than 100 feet in length, measured horizontally shall incorporate vertical elements such as wall plane projections or recesses having a depth of at least three percent of the facade length, and

extending at least 20 percent of the facade length. In no case shall an uninterrupted facade length exceed 100 feet.

- (d) Architectural elements (e.g., awnings, canopies and arcades) shall be incorporated into the design.
- (e) With the exception of flat roofs, all roof materials shall be durable, high quality materials, comparable to standing seam metal or architectural grade asphalt shingles.
- (f) Pitched roofs shall be designed with a slope between 1:3 and 1:1 (rise:run) along the primary building facade. Variable roof lines may include raised accent elements such as dormer windows, gables, and chimneys.

2. *Landscaping and screening.*

- (a) Unless otherwise required pursuant to sections 32-250.40 et seq., a minimum 25-foot wide landscape strip, berms optional, shall be provided along all existing and proposed public rights-of-way with landscaping in accordance with section 800 of the Design and Construction Standards Manual. This landscape strip shall be provided outside any utility easements or existing or proposed public right-of-way but may contain pedestrian and utility crossings.
- (b) Landscaped areas, including any widths surrounding the edge of pavement or perimeter curbs, islands or planting strips, equivalent to ten percent of the parking area, including spaces, planting islands, loading spaces, curbed areas, corner area within the parking lot, drive aisles, and travelways, shall be provided within the parking lot area. Only landscape areas containing large or medium deciduous or evergreen trees shall count toward meeting the ten percent requirement. Landscaped areas shall be aggregated such that no individual area is less than 600 square feet, with a minimum dimension of 12 feet, and shall be distributed throughout the parking lot or parking area.
- (c) All landscaped areas shall be irrigated and maintained.
- (d) All rooftop equipment shall be screened through the use of parapets or other opaque walls constructed of materials complementary to the exterior walls.
- (e) Fencing, at least six feet in height, or walls, except between front building or unit facade and any existing or proposed public right-of-way and between abutting commercial uses or lots, shall be required along lot lines or setback lines as allowed pursuant to section 32-400.02 and section 32-400.05 and shall be of durable materials that incorporate architectural features from the primary building(s) on the site; however, the use of chain link fencing, vinyl, barbed wire or razor wire is prohibited. Wrought iron, steel or aluminum picket fence sections between masonry columns are encouraged for fencing.
- (f) All exterior ground mounted equipment (e.g., HVAC, utility boxes, and control boxes) shall be screened from public view with fences, walls, and/ or landscaping that are compatible in design with other elements or features utilized for the building(s) and in accordance with any utility company standards.

3. Deliveries, loading, trash removal or compaction, and other outdoor operation activities (not including outdoor sales, where permitted) shall be restricted to the hours of 7:00 a.m. to 10:00 p.m., if noise levels generated from these activities are determined to have an adverse effect on any residential dwelling.

4. *Parking and circulation.*

- (a) With the exception of spaces within a parking structure, required off-street parking shall be evenly distributed, unless landscaped areas consisting of at least 20 percent of the parking area are provided. For purposes of applying this subsection, between the front facade and any existing or proposed public right-of-way, off-street parking shall be limited to 50 percent of the minimum number of spaces required by the DCSM. This requirement also applies if pad sites are located between the front facade and the existing or proposed public right-of-way.
- (b) Loading areas shall be screened from view from existing or proposed public right-of-way.

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

- (c) Storage bays shall be provided for shopping carts within any parking structure or off-street parking areas.
- (d) Merchandise or customer pickup lanes shall be provided outside of or in addition to vehicular travel ways and pedestrian sidewalks.

5. *Pedestrian access.*

- (a) Minimum eight-foot wide paved sidewalks shall be provided along facades, including the facades of any other building or units within its group, with customer entrances or building facades abutting customer parking spaces. Landscape elements or features may be allowed within sidewalks, but beverage vending machines and newspaper/magazine stands are prohibited.
 - (b) Minimum eight-foot wide continuous pedestrian walkways shall be provided from the sidewalks along the public rights-of-way through the parking lot to the sidewalks along the facades, including the facades of any other building or units within its group. Pedestrian walkways shall be distinguished from drive aisles and travelways by distinctive paving or landscaped edging.
6. *Maintenance plan.*
- (a) A maintenance plan shall be provided and approved as part of the conditions of a Special Use Permit that identifies exterior building or unit, landscaping, and parking lot maintenance.
 - (b) In the event a building or unit, including any other building or unit within its group, is vacated or ceases use, the maintenance plan shall also identify measures for upkeep until re-occupied. The maintenance plan shall contain an adaptive reuse plan to address future use of any building(s) used for retail uses greater than 80,000 square feet. The maintenance plan will remain in force in the event the Special Use Permit lapses or becomes void.
7. The standards in subsections 1. through 6. above may be modified or waived by the Board of County Supervisors as part of the approval of a Special Use Permit, and the modifications or waivers shall be included therein, provided any modifications or waivers from the standards set forth within these subsections maintain or are in character with these standards.
8. When a retail use greater than 80,000 square feet is proposed in the Redevelopment Overlay District, the provisions of subsection 32-507.02.3. and section 32-507.07 shall not apply.
9. *Exemptions.*
- (a) For replacement use—If a retail use building or unit greater than 80,000 square feet is proposed to be constructed within or no larger than an existing footprint of demolished retail buildings or units or reuse of an existing retail use greater than 80,000 square feet, a Special Use Permit and the provisions contained within these subsections shall not be required, provided that all other requirements of the zoning ordinance and the design and constructions standards manual are met.
 - (b) When attached to a shopping mall—When a retail use exceeding 80,000 square feet of gross floor area is provided as an attached unit to a shopping mall, as defined in Part 100, a Special Use Permit shall not be required and the provisions of this section shall not apply.
 - (c) When attached to a shopping center—When a retail use exceeding 80,000 square feet of gross floor area is provided as an attached unit to a shopping center connected by party walls, partitions, canopies or similar features within a building group of four or more units, a Special Use Permit is required, except as permitted in subsection (a) above, but the provisions of this section 32-400.17.1. through 5. and 7. shall not apply.

(Ord. No. 04-29, 4-20-04; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09)

Editor's note— Former § 32-400.15 was amended and renumbered as § 32-400.17 pursuant to Ord. No. 09-30, adopted May 19, 2009. Prior to this amendment, former § 32-400.18 pertaining to retail uses exceeding 80,000 square feet adopted Apr. 20, 2004, pursuant to Ord. No. 04-29, was amended pursuant to Ord. No. 04-78 adopted Dec. 21, 2004, and renumbered as § 32-400.15 herein. Former § 32-400.15 was renumbered as § 32-400.21, below.

Sec. 32-400.18. - General provisions for taxi and limousine dispatching.

Where permitted, taxi and limousine dispatching operations shall meet the following standards:

- 1. Off-street parking shall be provided for the dispatcher and a minimum of four spaces for non-engaged vehicles, except when the applicant establishes to the satisfaction of the Zoning Administrator that fewer spaces are required to adequately serve the proposed operation.
- 2. Parking shall be allowed only in designated off-street spaces.
- 3. Dispatching shall be made by radio or other telecommunications; loud speakers shall be prohibited.
- 4. When the dispatching facility is also used in connection with servicing the fleet, the parking requirements for taxi and limousine operations and service shall independently be met.
- 5. The facility shall not otherwise be used as a storage facility for company vehicles or equipment.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09)

Editor's note— Former § 32-400.16 was amended and renumbered as § 32-400.18 pursuant to Ord. No. 09-30, adopted May 19, 2009. Prior to this amendment, This section derived unchanged from Ord. No. 91-127, adopted Oct. 22, 1991, and was relocated from § 32-230.11 as set out herein. Former § 32-400.16 entitled "Recycling Collection Point," derived from Ord. No. 92-68, adopted June 23, 1992, was repealed and replaced with new § 32-400.16 herein.

Sec. 32-400.19. - General provisions for service facilities for ambulances, company vehicles, and taxis and limousines.

Where permitted, service maintenance facilities for ambulances, company vehicles, and taxis and limousines shall meet the following standards:

1. Operations shall be limited to the fleet owned or leased by the operator of the facility.
2. All servicing shall be performed within a building and shall be limited to those activities defined as "motor vehicle service" in Part 100 of this chapter.
3. Parking shall be required in accordance with the provisions of section 32-250.10 and the Design and Construction Standards Manual for motor vehicle repair. When the service facility is also used in connection with dispatching, the parking requirements for taxi and limousine dispatching shall independently be met.
4. Parking shall be allowed only in designated off-street spaces.
5. All petroleum products, antifreeze, solvents and other potential pollutants shall be properly disposed of on a routine basis. The discharge or disposal of such materials on-site or into the ground or surface water shall be prohibited.
6. The owner of the property shall provide an emergency spill notification plan and have the same posted on the premises before issuance of any occupancy permits. The owner shall be responsible for notifying the Fire Marshal immediately in the event of a spill on the property of any petroleum product or chemical waste. The owner shall assume all responsibility for public expenses incurred in the clean up of a product spill on-site.
7. The facility may be used as a storage facility for company vehicles, but may not be used for outside storage more than five inoperative motor vehicles.

(Ord. No. 94-67, 10-4-94; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09)

Editor's note— Former § 32-400.17 was amended and renumbered as § 32-400.19 pursuant to Ord. No. 09-30, adopted May 19, 2009. Prior to this amendment, This section derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended Oct. 4, 1994 pursuant to Ord. No. 94-67, and was relocated from § 32-230.12 as set out herein. Former § 32-400.17 was renumbered as § 32-400.22, below.

Sec. 32-400.20. - General provisions for helistops and heliports.

1. All touchdown and lift-off (TLOF) pads shall be sized pursuant to FAA guidelines and located to provide a minimum clearance of a 100 linear feet radius from any above-ground building, structure, tree, utility poles or lines, or light structures and (b) 500 linear feet radius from any occupied above-ground residential building. A touch-down and lift-off pad may be located on the roof of a building as long as the height of the building on which the pad is located allows the standards of this section to be met.
2. All required FAA permits or determinations of "No Hazard" shall be obtained prior to final site plan approval.

(Ord. No. 09-30, 5-19-09)

Editor's note— Former § 32-400.18 was amended and renumbered as § 32-400.20 pursuant to Ord. No. 09-30, adopted May 19, 2009. Prior to this amendment, This section derived unchanged from Ord. No. 91-127, adopted Oct. 22, 1991, and was relocated from § 32-230.14 as set out herein.

Sec. 32-400.21. - General provisions for equipment storage accessory to a contractor or tradesman's shop.

Where permitted, equipment storage facilities accessory only to a contractor or tradesman's shop shall meet the following standards:

1. Outdoor storage of motorized vehicles shall be limited to company vehicles. When equipment other than or in addition to company vehicles is stored, the storage area shall be located at the rear or side of the principal structure.
2. Outside storage shall be limited to 20 percent of the lot area.

3. Storage of refuse, waste, junk or inoperative motor vehicles or the accumulation of inoperative equipment shall be prohibited.
4. The storage area shall meet all setback requirements applicable to principal buildings and shall be screened in accordance with section 800 of the Design and Construction Standards Manual.

(Ord. No. 96-6, 1-16-96; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09)

Editor's note— Former § 32-400.19 was amended and renumbered as § 32-400.21 pursuant to Ord. No. 09-30, adopted May 19, 2009. Prior to this amendment, This section derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended Jan. 16, 1996 pursuant to Ord. No. 96-6, and was relocated from § 32-230.22 as set out herein.

Sec. 32-400.22. - Donation Drop-off Boxes.

Donation drop-off boxes, as defined in Part 100 of this Chapter, shall be permitted only in accordance with the following standards and procedures:

1. Donation drop-off boxes shall not be allowed in any residential or agricultural zoning district, except on properties where a Special Use Permit exists for a place of religious worship or assembly.
2. Donation drop-off boxes are permitted only on properties that contain a primary permitted use.
3. Donation drop-off boxes shall be separated by a distance of at least 500 feet.
4. Donation drop-off boxes are subject to the issuance of a Zoning Permit and upon receipt of written authorization by the property owner or legal representative.
5. Donation drop-off boxes shall not obstruct pedestrian or vehicular circulation, nor be located in public rights-of-way, required building setbacks, landscape areas, drive aisles, required parking spaces, fire lanes, loading zones, buffers or any other location that may cause hazardous conditions, constitute a threat to the public safety, or create a condition detrimental to surrounding land uses.
6. Each donation drop-off box shall have a firmly closing lid and shall have a capacity no greater than six cubic yards. No donation drop-off box shall exceed seven feet in height.
7. Donation drop-off boxes may be constructed of painted metal, rubber, wood, or plastic and shall be properly maintained in a safe and good condition.
8. Donation drop-off boxes shall be clearly marked to identify the specific items and materials requested to be left for donation, the name of the operator or owners of the donation container, the entity responsible for maintenance of the drop-off box and removal of materials and trash from the immediate area, and a telephone number where the owner, operator or agent of the owner or operator may be reached at any time. The box shall display a notice stating that no items or materials shall be left outside of the donation drop-off box as well as a notice that shall read "Not for refuse disposal. Liquids are prohibited. Do not use for garbage, candy wrappers, soft drink bottles, etc."
9. Occupation of parking spaces by donation drop-off boxes shall not reduce the number of available parking spaces below the minimum number required for the site.
10. All donated items must be collected and stored in the donation drop-off box. Donated items or materials shall not be left outside of donation drop-off boxes and the area around each box shall be maintained by the owner or operator, or the property owner, free of litter and any other undesirable materials.
11. In addition to the above referenced requirements and procedures, donation drop-off boxes that accept used clothing (exclusively or in part) shall adhere to the regulations pertaining to used clothing containers in Article II of Chapter 22 of the Prince William County Code.

(Ord. No. 12-22, Attch., 3-13-12)

Note— See Editor's note following § 32-400.23.

Sec. 32-400.23. - Pharmaceutical product manufacturing (non-HAZMAT).

Where permitted, pharmaceutical product manufacturing, as defined in part 100 of this chapter, shall meet the following standards:

1. In addition to being permitted by the zoning of the property, the existing land use classification of the Comprehensive Plan shall be EI, FEC or REC.
2. The facility shall be of a low land use impact, and shall be compatible with the surrounding uses.

3. The facility and all elements of the use shall be a minimum of 500 feet from any residential or agricultural zoning in an area planned A/E or Residential, unless the intensity of the proposed use and associated activities are such that the Zoning Administrator determines that a greater setback is needed to mitigate the impact of the facility on such residential or agricultural zoning areas located within 1,000 feet of the proposed manufacturing site.
4. The maximum height of all structures and uses shall be 70 feet.
5. A noise attenuation plan must be provided demonstrating that the noise levels will be consistent with existing minimum County Code noise standards for industrial uses. Noise monitoring to be provided to the County by the manufacturer semi-annually or upon request by the Zoning Administrator.
6. The visual impacts associated with outdoor service areas, loading docks, evaporators, chillers, generators, pipe trays and conduits, tanks, loading bays, overhead doors, outdoor storage and similar utilitarian features of the manufacturing process shall be mitigated as follows:
 - (a) One hundred-foot wide buffer zone adjacent to all rights-of-way.
 - (b) Fifty-foot wide buffer zone from all other property lines.
 - (c) Screening in the form of landscaping and/or berming to block "eye level" views within two years of planting.
 - (d) Exterior storage shall be completely enclosed by a screening wall of a height equal to the height of such storage and constructed from materials consistent with materials used in the principal building(s).
7. Operations plan.
 - (a) Description of daily operations, including hours of operation, and major maintenance procedures.
 - (b) Contingency plan acceptable to fire and rescue and the police department describing facilities and procedures to be followed in the event of an accident or emergency at the facility.

(Ord. No. 02-33, 4-16-02; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09)

Editor's note— Ord. No. 12-22, Attachment, adopted Mar. 13, 2012, renumbered § 32-400.22 as § 32-400.23. Prior to this amendment, former § 32-400.20 was amended and renumbered as § 32-400.22 pursuant to Ord. No. 09-30, adopted May 19, 2009. Prior to this amendment, this section derived from Ord. No. 92-33, adopted Apr. 16, 2002, and was relocated from § 32-230.25 as set out herein.

Sec. 32-400.24. - General provisions for pet care facilities and pet stores.

Commercial pet care facilities and pet stores, when located within a completely enclosed building, must not allow for the emission of noxious pet odors that can be detected on adjoining properties or pet generated sounds that are not in accordance with chapter 14 of the County Code of Prince William.

(Ord. No. 14-65, Attch., 12-16-14)

Sec. 32-400.25. - Secondary residential uses in certain districts.

Residential uses may be established only on the second or subsequent floor of any building constructed in the B-1, B-2, O(L), O(M), O(H) District, or in districts designated B-1, B-2, O(L), O(M), and O(H) in planned districts, and in areas designated neighborhood commercial or commercial in the RPC in accordance with the provisions of subsection 32-305.10.3 and subsection 32-305.20.1; however, the first floor may be used for residential uses in the above districts, only for units for the elderly or handicapped and only in multifamily or mid- to high-rise residential buildings in accordance with subsections 32-306.12.6.G. and H. Any residential use allowed herein is subject to the following:

1. It must have been the subject of a proffer accepted upon rezoning of the property or shall be approved by Special Use Permit. For residential uses when the first floor is used for units for the elderly or handicapped, a Special Use Permit is required in all cases.
2. All site development standards shall be met in accordance with the provisions of the Design and Construction Standards Manual.
3. Parking for a residential use shall be on the same lot as the residential use.
4. The Fire Marshal shall review and approve the proposed mix of uses upon initial occupancy and each time any occupancy changes use group.
5. When elderly or handicapped residential uses are proposed on the first floor of a building, any applications for a rezoning or Special Use Permit shall demonstrate that nearby supporting commercial or office uses are readily and easily accessible to residents of elderly or handicapped residential uses.

Editor's note— Attachment to Ord. No. 14-65, adopted Dec. 16, 2014, renumbered § 32-400.24 as § 32-400.25. Prior to this amendment, former § 32-400.23 was renumbered as § 32-400.24 pursuant to Ord. No. 12-22, adopted Mar. 13, 2012. Prior to this amendment, former § 32-400.21 was amended and renumbered as § 32-400.23 pursuant to Ord. No. 09-30, adopted May 19, 2009. Prior to this amendment, this section was previously denoted as § 32-400.15, derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended Feb. 17, 1998 pursuant to Ord. No. 98-13, and amended and renumbered as § 32-400.21 pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.

Sec. 32-400.26. - Off-site parking areas.

Off-site parking, as defined in this chapter, may be located on adjacent or abutting lots within any commercial, office or industrial district or public or institutional facilities in accordance with the following standards:

1. Up to 50 percent of the off-street parking required in conjunction with a principal use may be located on adjacent or abutting lots within any commercial, office, or industrial district or on adjacent or abutting lots containing public or institutional facilities. Such off-site parking areas shall be for the sole use of the owners, occupants and patrons of the principal use requiring the parking, and shall not be used for commercial parking purposes as defined in this chapter.
2. The off-site parking area shall be constructed in accordance with all applicable sections of the zoning ordinance and the Design and Construction Standards Manual. A site plan pursuant to Part 800 of this chapter shall be required.
3. Adequate outdoor lighting shall be provided in all off-site parking areas and travelways, including any pedestrian travelway(s) accessing the off-site parking area, pursuant to section 32-250.200.
4. Notwithstanding the provisions of section 32-250.20, one directional sign shall be permitted at each vehicular entrance/exit servicing the off-site parking area. The signs shall be located on the parcel containing the off-site parking facilities, and shall not exceed 32 square feet in size. Directional or informational signs, as defined in this chapter, may be installed in any off-site parking areas. All signs shall be set back a minimum of ten feet from any public right-of-way.
5. When the off-site parking is located on a contiguous lot under the same ownership, a subdivision plat shall be approved and recorded eliminating the common, internal lot line(s).
6. Where the adjacent or abutting lot used for the off-site parking is under separate ownership, permanent easements and/or agreements shall be required which provide for joint use and maintenance of parking areas and travelways by all owners, occupants and patrons of the properties. Such easements or agreements shall be noted on approved subdivision and site plans. The easements or agreements shall be approved by the Zoning Administrator and the County Attorney's office, and shall not be changed without such prior approval.
7. The off-site parking spaces must be in addition to the minimum number of parking spaces required for any existing or proposed use on the parcel on which the off-site parking is located.
8. Notwithstanding requirements that off-site parking areas shall be located within nonresidential zoning districts (except for public or institutional facilities which may be located in residential zoning districts), pedestrian travelways connecting the off-site parking area with the associated principal use may be located within any zoning district. (Ord. No. 96-47, 5-7-96; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 14-65, Attch., 12-16-14; Ord. No. 15-11, Attch., 3-17-15)

Editor's note— Attachment to Ord. No. 14-65, adopted Dec. 16, 2014, renumbered § 32-400.25 as § 32-400.26. Prior to this amendment, former § 32-400.24 was renumbered as § 32-400.25 pursuant to Ord. No. 12-22, adopted Mar. 13, 2012. Prior to this amendment, former § 32-400.22 was amended and renumbered as § 32-400.24 pursuant to Ord. No. 09-30, adopted May 19, 2009. Prior to this amendment, this section was previously denoted as § 32-400.17, derived from Ord. No. 96-47, adopted May 7, 1996, and amended and renumbered as § 32-400.22 pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.

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