
Sec. 32-403.10. M-1, Heavy Industrial District; purpose and intent.

The M-1 District is intended to implement the industrial employment land use classification of the Comprehensive Plan. 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 and to encourage development of heavy and intensive industrial processing, manufacturing and storage with limited retail and service uses. Retail or residential and low intensity employment uses are generally incompatible with the nature of uses contemplated in the M-1 District.

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

Sec. 32-403.11. Uses permitted by right.

The following uses shall be permitted by right in the M-1 District:

1. Alarm systems operations, office.
2. Ambulance service, commercial.
3. Ambulance service maintenance facility.
4. Animal shelter.
5. Assembly (non-HAZMAT).
6. Bakery, industrial.
7. Blacksmith, welding, or machine shop.
8. Boat building and repair yard.
9. Brewery and bottling facility.
10. Building materials sales yard.
11. Catalog sales, contractor; tradesman, and industrial equipment (with or without showroom).
12. Catering, commercial (off premises).
13. Coal, wood, and lumber yards.
14. Cold storage.
15. Company vehicle service facility.
16. Computer and network services.
17. Contractor or tradesman's shop (limited), no trash or refuse removal service.
18. Contractor or tradesman's shop, no trash or refuse removal service.
19. Data Center within the Data Center Opportunity Zone Overlay District.
20. Distillery.
21. Distribution and fulfillment center, less than 80,000 square feet in gross floor area, outside of the E-Commerce Overlay District.
22. Distribution and fulfillment center, less than 350,000 square feet in gross floor area, within the E-Commerce Overlay District.
23. Dry cleaning/garment processing plant, wholesale facility.

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24. Dry cleaning/garment processing facility, retail, greater than 3,000 square feet.
 25. Electronic equipment and component manufacturing, assembly, processing, and distribution.
 26. Equipment and material storage yard; no trash or refuse removal service.
 27. Feed and grain storage and distribution center.
 28. Flea market.
 29. Food service, institutional.
 30. Furniture repair, dipping and stripping, upholstery.
 31. Greenhouse or nursery, wholesale (not more than 20 percent of lot area may be devoted to garden center uses).
 32. Gunsmith shop.
 33. Janitorial service.
 34. Kennel, commercial.
 35. Laundry, industrial.
 36. Manufacture and fabrication of signs.
 37. Manufacturing, candy/confectioners.
 38. Manufacturing, cosmetics and perfume.
 39. Manufacturing, electronic components.
 40. Manufacturing, fabricated metal.
 41. Manufacturing, musical instruments and toys.
 42. Manufacturing, pharmaceuticals (non-HAZMAT process).
 43. Manufacturing, pottery, ceramics.
 44. Marble/tile, processing, cutting and polishing.
 45. Masonry and stoneworking.
 46. Medical or dental laboratory.
 47. Motor vehicle repair.
 48. Motor vehicle sales, rental or lease (unlimited), excluding passenger motor vehicles less than 7,500 pounds gross vehicle weight. Floor area devoted to storage of parts inventory used for service and repair shall not be included in secondary retail sales floor area calculations.
 49. Motor vehicle service.
 50. Moving and storage.
 51. Neighborhood retail and fulfillment center.
 52. Office.
 53. Parking, commercial.
 54. Photographic processing laboratory.
 55. Publishing and printing.

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56. Radio or TV broadcasting station.
 57. Railroad freight depot.
 58. Railroad passenger station.
 59. Recording studio.
 60. Recyclable materials separation facility.
 61. Recycling collection points, subject to the standards in section 32-250.84.
 62. Research and development (non-HAZMAT).
 63. Self-storage center, in accordance with the provisions of section 32-400.14.
 64. Sheet metal fabrication.
 65. Solar energy facility.
 66. Taxi or limousine operations and service facility.
 67. Tool and equipment rental, service and repair, heavy and minor.
 68. Trade, technical or vocational school.
 69. Trailer sales (retail), lease, storage, repair and maintenance.
 70. Veterinary hospital.
 71. Warehouse (non-HAZMAT).
 72. Waterfront or maritime uses.
 73. Wholesaling (non-HAZMAT).

Except for retail dry cleaning/garment processing facilities greater than 3,000 square feet, no more than 20 percent of the gross floor area of the principal 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 32-403.12, below.

(Ord. No. 92-50, 5-5-92; Ord. No. 94-1, 1-11-94; Ord. No. 95-6, 1-3-95; Ord. No. 99-13, 2-16-99; Ord. No. 00-77, 10-17-00; Ord. No. 03-52, 7-1-03; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 14-60, Atch., 11-18-14; Ord. No. 16-21, Atch., 5-17-16; Ord. No. 18-15, Atch., 4-10-18; Ord. No. 21-55, Atch., 10-5-21)

Sec. 32-403.12. Secondary uses.

The following uses shall be permitted by right in the M-1 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. Locksmith.
2. Quick service food store.
3. Motor vehicle fuel station (limited to vehicles associated with the primary business or use).
4. Recreation facility, commercial (indoor).
5. Restaurant.
6. Restaurant, carry-out.

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7. Retail store.

(Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09)

Sec. 32-403.13. Special uses.

The following uses shall be permitted in the M-1 District with a Special Use Permit, including any other manufacturing, processing or wholesaling use not otherwise permitted by this chapter; including any use involving the storage of petroleum, propane or natural gas products or hazardous materials.

1. Asphalt/concrete plant.
2. Assembly (HAZMAT).
3. Data Center outside the Data Center Opportunity Zone Overlay District.
4. Day care center.
5. Distribution and fulfillment center, greater than 80,000 square feet in gross floor area, outside of the E-Commerce Overlay District.
6. Distribution and fulfillment center, greater than 350,000 square feet in gross floor area, within the E-Commerce Overlay District.
7. Extraction of mineral resources and related industrial/ wholesaling operations, including operation of crushers and sorting equipment customarily accessory thereto.
8. Heliport.
9. Manufacturing and processing, other (HAZMAT or non-HAZMAT).
10. Marina.
11. Motor vehicle auction (wholesale).
12. Motor vehicle fuel station.
13. Motor vehicle graveyard.
14. Motor vehicle impoundment yard.
15. Motor vehicle sales, secondary to motor vehicle repair.
16. Motor vehicle storage yard.
17. Motor vehicle towing.
18. Range, shooting, indoor or outdoor.
19. Recycling plant.
20. Research and development (HAZMAT).
21. Sawmill.
22. Stadium, arena, or amphitheater, indoor or outdoor.
23. Storage facility (HAZMAT).
24. Testing/experimental laboratories (HAZMAT).
25. Warehouse (HAZMAT).
26. Water transportation facility.

27. Wholesaling/storage and processing (HAZMAT).

(Ord. No. 94-1, 1-11-94; Ord. No. 95-6, 1-3-95; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 16-21, Attc., 5-17-16; Ord. No. 21-55, Attc., 10-5-21)

Sec. 32-403.14. Development standards.

1. The following standards shall apply in all M-1 Districts:

- (a) There shall be no minimum lot size.
- (b) The maximum lot coverage shall be 85 percent, with a required minimum open space area of 15 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 75 feet; except as permitted pursuant to section 32-400.03.

(Ord. No. 94-1, 1-11-94; Ord. No. 04-78, 12-21-04)

Editor's note(s)—Former § 32-403.14 derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended pursuant to Ord. No. 92-68 enacted June 23, 1992, Ord. No. 94-1, enacted Jan. 11, 1994, Ord. No. 94-76, enacted Nov. 1, 1994 and Ord. No. 98-62, enacted July 7, 1998, and pertained to provisional uses in the M-1 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. 32-403.15. 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-1 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-1 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 subsections 1., 2. and 3. 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 § 32-403.16 renumbered as set out herein pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.