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### **Sec. 32-403.30. M/T, Industrial/Transportation; purpose and intent.**

The M/T 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 encourage development of heavy industrial uses, and in particular for including those which generate considerable truck and/or heavy equipment traffic, or which require access to more than one mode of transportation. Facilities involving specialized transportation and industrial equipment, together with related supporting services, should be located in the M/T District since, by their nature, such uses must be served by transportation facilities capable of handling the type and amount of traffic generated.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 11-08, 3-1-11; Ord. No. 14-44, Attch., 7-15-14)

### **Sec. 32-403.31. Uses permitted by right.**

The following uses shall be permitted by right in the M/T District.

1. Alarm systems operations, offices.
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. Boat sales, rental or lease, storage, service, or repair.
10. Brewery and bottling facility.
11. Building materials sales yard.
12. Catalog sales, contractor, tradesman or industrial equipment (with or without showroom).
13. Coal, wood and lumber yards.
14. Cold storage.
15. Commercial bus terminal.
16. Commercial parking.
17. Company vehicle service facility.
18. Computer and network services.
19. Contractor or tradesman's shop (limited); no trash or refuse removal service.
20. Contractor or tradesman's shop (unlimited); no trash or refuse removal service.
21. Data Center within the Data Center Opportunity Zone Overlay District.
22. Distillery.
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 component, assembly and repair.
  26. Equipment and material storage yard; no trash or refuse removal service.
  27. Farmer's market.
  28. Feed and grain storage and distribution center.
  29. Furniture repair, dipping and stripping, upholstery.
  30. Greenhouse or nursery (wholesale) (not more than 20 percent garden center uses).
  31. Janitorial service.
  32. Kennel, commercial.
  33. Laundry, industrial.
  34. Marble/tile processing, cutting and polishing.
  35. Manufacturing and fabrication of signs.
  36. Manufacturing, candy/confectioners.
  37. Manufacturing, cosmetics and perfume.
  38. Manufacturing, electronic components.
  39. Manufacturing, fabricated metal.
  40. Manufacturing, musical instruments and toys.
  41. Manufacturing, pharmaceuticals (non-HAZMAT process).
  42. Manufacturing, pottery, ceramics (using only previously pulverized clay and kiln fired only by electricity or gas).
  43. Motor vehicle auction (wholesale).
  44. Motor vehicle impoundment yard.
  45. Motor vehicle parts, with service.
  46. Motor vehicle repair.
  47. Motor vehicle sales, rental or lease (recreational).
  48. Motor vehicle sales, rental or lease (unlimited).
  49. Motor vehicle service.
  50. Motor vehicle storage lot.
  51. Moving and storage.
  52. Office.
  53. Package, telecommunications and courier service.
  54. Publishing and printing.
  55. Radio or TV broadcasting station.
  56. Railroad freight depot.

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57. Railroad passenger station.
  58. Railroad yard.
  58. 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. Solar energy facility.
  65. Taxi or limousine operations and service facility.
  66. Tool and equipment rental, service and repair (heavy and minor).
  67. Trade, technical or vocational school.
  68. Trailer sales (retail), lease, storage, repair and maintenance.
  69. Trash and refuse removal service (local only).
  70. Truck terminal.
  71. Truck wash
  72. Veterinary hospital.
  73. Warehouse (non-HAZMAT).
  74. Waterfront and maritime uses.
  75. 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 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 32-403.32, below.

(Ord. No. 92-50, 5-5-92; Ord. No. 94-1, 1-11-94; Ord. No. 95-6, 1-3-95; Ord. No. 03-52, 7-1-03; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 11-08, 3-1-11; Ord. No. 14-44, Attch., 7-15-14; Ord. No. 14-60, Attch., 11-18-14; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 18-15, Attch., 4-10-18)

### **Sec. 32-403.32. Secondary uses.**

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

1. Locksmith.
2. Motor vehicle fuel station (limited to vehicles associated with the primary business or use).
3. Recreation facility, commercial (indoor).
4. Quick service food store.
5. Restaurant.

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6. Restaurant, carry-out.
  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. 32-403.33. Special uses.**

The following uses shall be permitted in the M/T 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. Extraction of mineral resources and related industrial wholesaling operations, including operation of crushers and sorting equipment customarily accessory thereto.
6. Heliport.
7. Manufacturing and processing, other (HAZMAT or non-HAZMAT).
8. Marina.
9. Mobile home and office sales, lease or service.
10. Motor vehicle fuel station.
11. Motor vehicle graveyard.
12. Motor vehicle sales secondary to motor vehicle repair.
13. Racetrack (motorized vehicles).
14. Range, shooting (indoor or outdoor).
15. Recycling plant.
16. Research and development (HAZMAT).
17. Sawmill.
18. Stadium, arena, or amphitheater, indoor or outdoor.
19. Storage facility (HAZMAT).
20. Testing/experimental laboratories (HAZMAT).
21. Truck stop, with related facilities.
22. Warehouse (HAZMAT).
23. Water transportation facility.
24. Wholesaling (HAZMAT).

(Ord. No. 94-1, 1-11-94; 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, Atch., 5-17-16)

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**Sec. 32-403.34. Development standards.**

1. The following standards will apply in all M/T District:
  - (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 0.75 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 § 32-403.34Editor's note(s)— derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended pursuant to Ord. No. 92-68, enacted June 23, 1992, Ord. 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/T 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 §§ 32-403.35Editor's note(s)— and 32-403.36 have been renumbered accordingly.

**Sec. 32-403.35. 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/T 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/T 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 § 32-403.36 renumbered as set out herein pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.