

**M-1 GENERAL INDUSTRIAL DISTRICT ZONING NOTES:**

1) AREA & DIMENSIONAL REGULATIONS: (ARTICLE R. - SEC. 10-3-98)

EXCEPT AS PROVIDED IN ARTICLE T, AND AS REQUIRED IN ARTICLE CC FOR WIRELESS TELECOMMUNICATIONS FACILITIES, THE FOLLOWING AREA AND DIMENSIONAL REGULATIONS SHALL APPLY:

MINIMUM SETBACK:

- FRONT - 30 FT SETBACK
- SIDE - 10 FT, EXCEPT ON THE SIDE OF A LOT ABUTTING A RESIDENTIAL DISTRICT, THEN THIRTY (30) FEET; PROVIDED THAT FOR ANY STRUCTURE GREATER THAN THIRTY-FIVE (35) FEET IN HEIGHT WHICH ABUTS A RESIDENTIAL DISTRICT, THEN ONE (1) ADDITIONAL FOOT OF SETBACK IS REQUIRED FOR EACH FOOT ABOVE THIRTY-FIVE (35) FEET.
- REAR - 10 FT, EXCEPT ON THE SIDE OF A LOT ABUTTING A RESIDENTIAL DISTRICT, THEN THIRTY (30) FEET; PROVIDED THAT FOR ANY STRUCTURE GREATER THAN THIRTY-FIVE (35) FEET IN HEIGHT WHICH ABUTS A RESIDENTIAL DISTRICT, THEN ONE (1) ADDITIONAL FOOT OF SETBACK IS REQUIRED FOR EACH FOOT ABOVE THIRTY-FIVE (35) FEET.

2) OTHER REGULATIONS: (ARTICLE R. - SEC. 10-3-99)

- PROVISIONS FOR OFF-STREET PARKING AND LOADING REGULATIONS WITHIN THIS DISTRICT SHALL COMPLY WITH ARTICLE G.
- PROVISIONS FOR PARKING LOT LANDSCAPING REGULATIONS WITHIN THIS DISTRICT SHALL COMPLY WITH ARTICLE G ALSO.

3) OFF-STREET LOADING & UNLOADING SPACE REGULATIONS: (ARTICLE G. - SEC. 10-3-30)

- EVERY BUILDING OR STRUCTURE USED FOR BUSINESS, TRADE OR INDUSTRY SHALL PROVIDE APPROPRIATE SPACE FOR THE LOADING AND UNLOADING OF VEHICLES ON PRIVATE PROPERTY AND NOT DEPEND ON PUBLIC STREETS FOR THE MANEUVERING OF SUCH VEHICLES. DEPENDENCE ON ALLEYS OR EASEMENTS FOR LOADING/UNLOADING AND MANEUVERING MAY BE PERMITTED; PROVIDED, THAT SUCH USE DOES NOT OBSTRUCT THE PASSAGE OF OTHER VEHICLES. SUCH SPACE SHALL HAVE ACCESS TO A PUBLIC ALLEY, OR IF THERE IS NO ALLEY, TO A PUBLIC STREET.

**SITE PLAN**  
for  
**STONEBURNER**  
**COMMERCIAL**  
**SITE**

ROCKINGHAM COUNTY, VA

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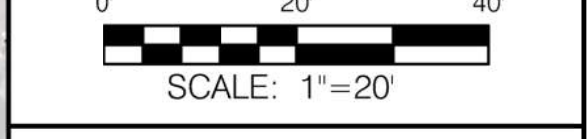
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REVISIONS:

DATE: 11/25/2019

PROJECT No.: 10692-7

EXP./CLIENT No.: 11012-9



**SCHEMATIC**  
**SITE PLAN**  
**CONCEPT 'A'**

SHEET NO.:  
**L-2**