



HARTMANN
COMMERCIAL REAL ESTATE

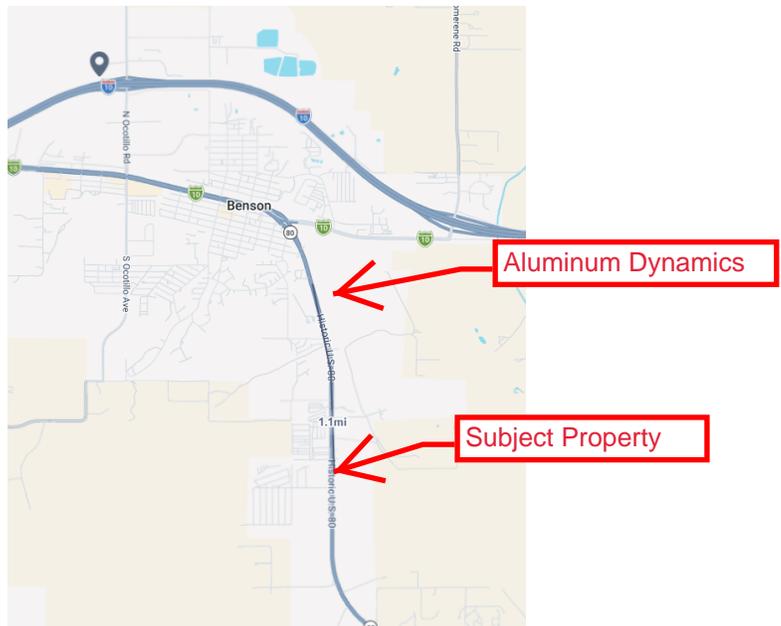
FOR SALE
COMMERCIAL VACANT LAND

10 Acres
Benson, Arizona

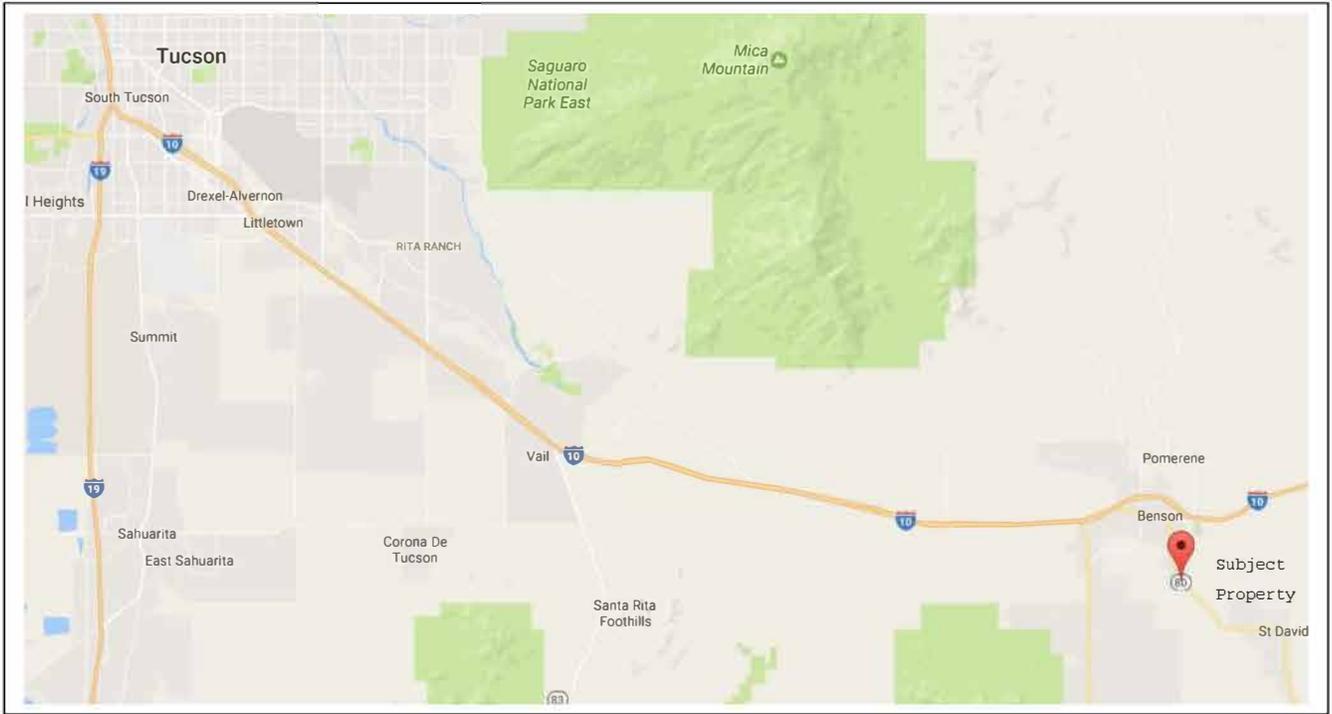
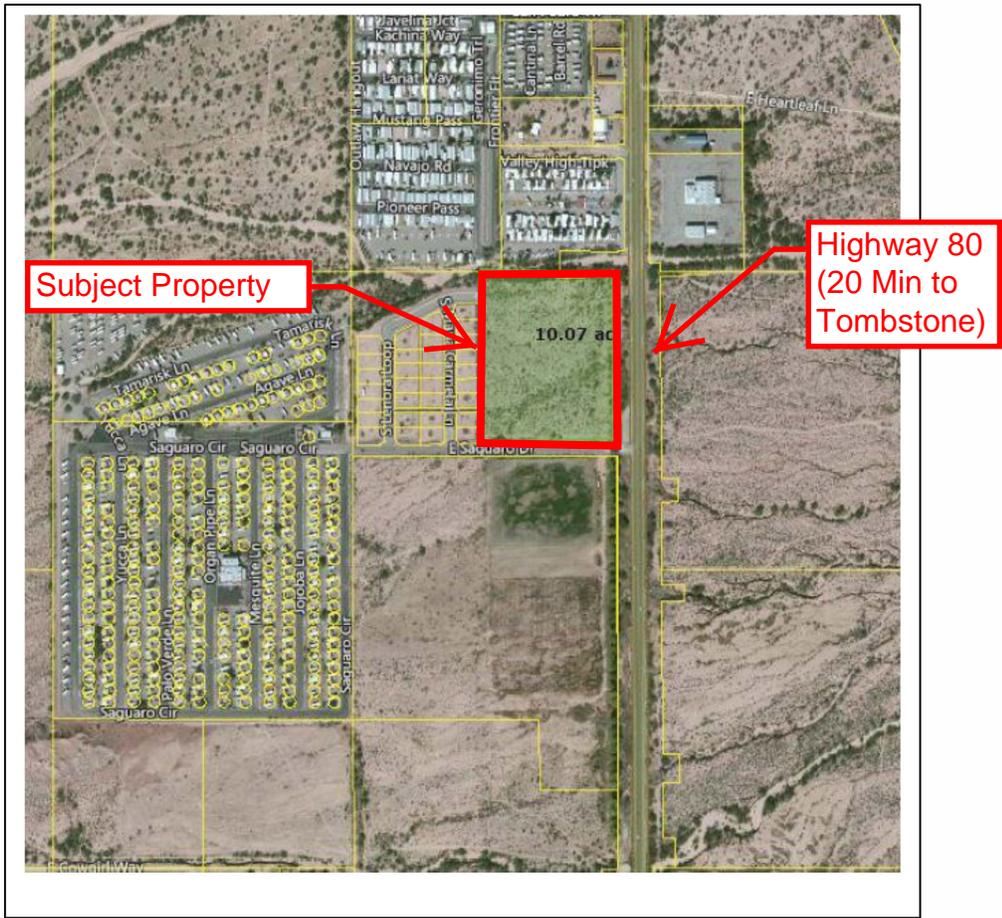
- Parcels :** 124-16-005C (Portion) (Approx 10 Acres)
- Zoning:** B-2 (City of Benson -Hard Zoned)
- Price:** \$4.00 / Sq Ft
- Utilities:** Electric to lot line; City of Benson water and sewer available to property line
- Terms:** Cash;
- Comments:** Great location with frontage on Highway 80 with 450,000 visitors that travel in front of property on their way to Tombstone. Just 1 mile south of new Aluminum Dynamics \$300 million plant. Additional lane access has been engineered and ADOT approved.

**FOR MORE
INFORMATION
PLEASE CONTACT:**

Alain Hartmann
Designated Broker
520.870-1030
alain@hcreinc.com



6075 E Grant Rd, Tucson, AZ 85712
O: 520.332.6000 C: 520.870.1030



6075 E Grant Rd, Tucson, AZ 85712
O: 520.332.6000 C: 520.870.1030

CITY OF BENSON

ZONING REGULATIONS

SECTION NINE - B-2 GENERAL BUSINESS DISTRICT

Intent

The B-2 General Business District provides areas for the sale of commodities and performances of services and other activities in locations for which the market extends beyond the nearby neighborhoods. It also provides for commercial uses concerned with wholesaling or distribution activities in locations where there is adequate access to major streets or highways.

Uses and structures within any Class B-2 Business District: No buildings, structures or premises shall be used, and no buildings or structures shall be erected which shall be used, except as permitted in this section or for other than the following specified purposes and uses.

Permitted Uses

The following uses shall be permitted in B-2 General Business Districts:

- (a) All uses permitted in R-1, R-2, and R-3 Districts.
- (b) All uses permitted in B-1 Neighborhood Districts.
- (c) Motor vehicle transportation facilities and services including bus passenger terminals, bus garaging and equipment maintenance, motor freight garaging and equipment maintenance, taxicab transportation, freight forwarding services, packing and crating services, travel arranging services, and transportation ticket services.
- (d) Retail trade of parts and accessories for all mechanical applications. (amended by Ordinance 449, 8/19/02)
- (e) Automobile service stations.
- (f) Retail trade of apparel and accessories.
- (g) Retail trade of furniture, home furnishings, household appliances and equipment.
- (h) Funeral and Crematory services.
- (i) Business services, including advertising services, consumer and mercantile credit reporting services, adjustment and collection services, duplicating mailing and stenographic services, dwelling and other building services, new syndicate services, employment services, and auto washing services. (amended by Ordinance 449, 8/19/02)

(j) Repair services, electrical, radio and television, watch, clock, jewelry, re-upholstery and furniture repair, armature rewinding services, and similar light duty maintenance. (amended by Ordinance 449, 8/19/02)

(k) Special and higher education services including university college, junior college, and professional school education, vocational, trade, business, stenographic, barber and beauty schools, art and music, dancing, driving and correspondence schools.

(l) Drug stores, dry goods stores, hardware stores, grocery stores, department stores, and the like. (added by Ordinance No. 336, 12/17/90)

(m) Banks, savings and loan, finance companies, and the like. (added by Ordinance No. 336, 12/17/90)

(n) Auto supply stores selling new merchandise. (added by Ordinance No. 336, 12/17/90)

(o) Hotels and motels with or without kitchenettes for permanent or transient purposes. (added by Ordinance No. 336, 12/17/90)

(p) Auto parking lots, for periods of not longer than one day at a time and new and used car sales lots where no mechanical work is done nor are wrecked, junked, or disabled cars stored or parked on the lot. (added by Ordinance No. 336, 12/17/90)

(q) Bus depots, bowling alleys and other recreational and amusement type businesses. (added by Ordinance No. 336, 12/17/90)

All buildings shall be completely enclosed and shall be so constructed and maintained as to prevent objectionable noise and odor outside the walls of the building.

Conditional Uses Permitted Upon Appeal to Planning & Zoning Commission (amended by Ordinance No. 348 11/16/92 and Ordinance No. 398 1/1/98)

The following uses may be allowed by the Planning & Zoning Commission as conditional uses upon application and compliance with such additional uses upon application and compliance with such additional on-site or off-site specific requirements as the Commission deems appropriate in consideration of the surrounding affected areas:

(a) Amusement parks, fairgrounds, and other amusements, recreational vehicles and travel trailer parks.

(b) Wholesale trade, including motor vehicles and automotive equipment, drugs, chemicals, and allied products, dry goods and apparel, groceries and related products, electric goods, hardware, plumbing, heating equipment and supplies, machinery and other wholesale trade.

(c) Contract construction services, including general building construction services and special construction trade services, concrete services, and water well drilling services.

(d) And any use defined as “permitted use” in Section 10, I-1, “Light Industry District”.

Permitted Accessory Buildings and Uses

Any accessory building or use customarily incidental to a permitted use shall be permitted.

Additional Regulations

Any use, including incidental or accessory storage, not within a completely enclosed building shall be screened by a solid fence or wall at least six (6) feet in height. (amended by Ordinance No. 398 1/1/98)

Any lightning shall be placed so as to reflect the light away from adjoining residential districts.

Any part of the lot not otherwise surfaced shall be landscaped.

A minimum six (6) feet wide landscaping strip is required along the street side(s) of each property. (amended by Ordinance No. 398 1/1/98)

All new construction, reconstruction or exterior remodeling of buildings in the area bounded by 4th Street on the South, Patagonia on the north, Ocotillo Avenue on the West and the railroad overpass on the east, shall have an exterior design which appears substantially similar to the style generally found in rural commercial districts during the period of 1880 to 1920. The Benson Planning & Zoning Commission shall function as a design review authority in conjunction with their other duties as to the delineated area. As a guide in determining what constitutes an acceptable period representation, the commission shall refer to references such as, but not limited to, An Ambush of Ghost by David Rothel, 1990 edition, excluding therefrom Chapter 6 and page 134, and Desert Architecture by Ralph E. Brachek, 1967 edition, Chapters 1 through 4. (added by Ordinance 410.)

Site Plan Approval

Any plan approval shall be obtained prior to any issuance of a building or use permit.

Use Regulations

All residential uses shall comply with the requirements for the corresponding residential districts as shown in Table One.

All business uses shall comply with the B-2 requirements as shown in Table One.

The height of buildings shall not exceed thirty (30) feet, (added by ordinance No. 386, 1/20/97).