



**HARTMANN**  
COMMERCIAL REAL ESTATE

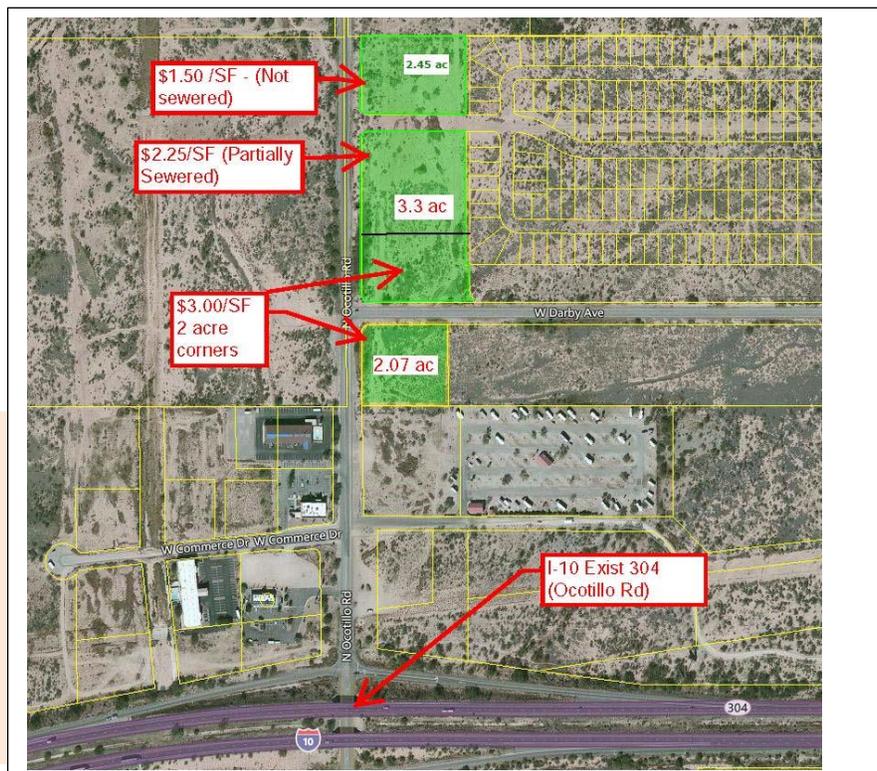
**FOR SALE**  
VACANT COMMERCIAL LAND

**2- 9 Acres**  
**Benson, Arizona**

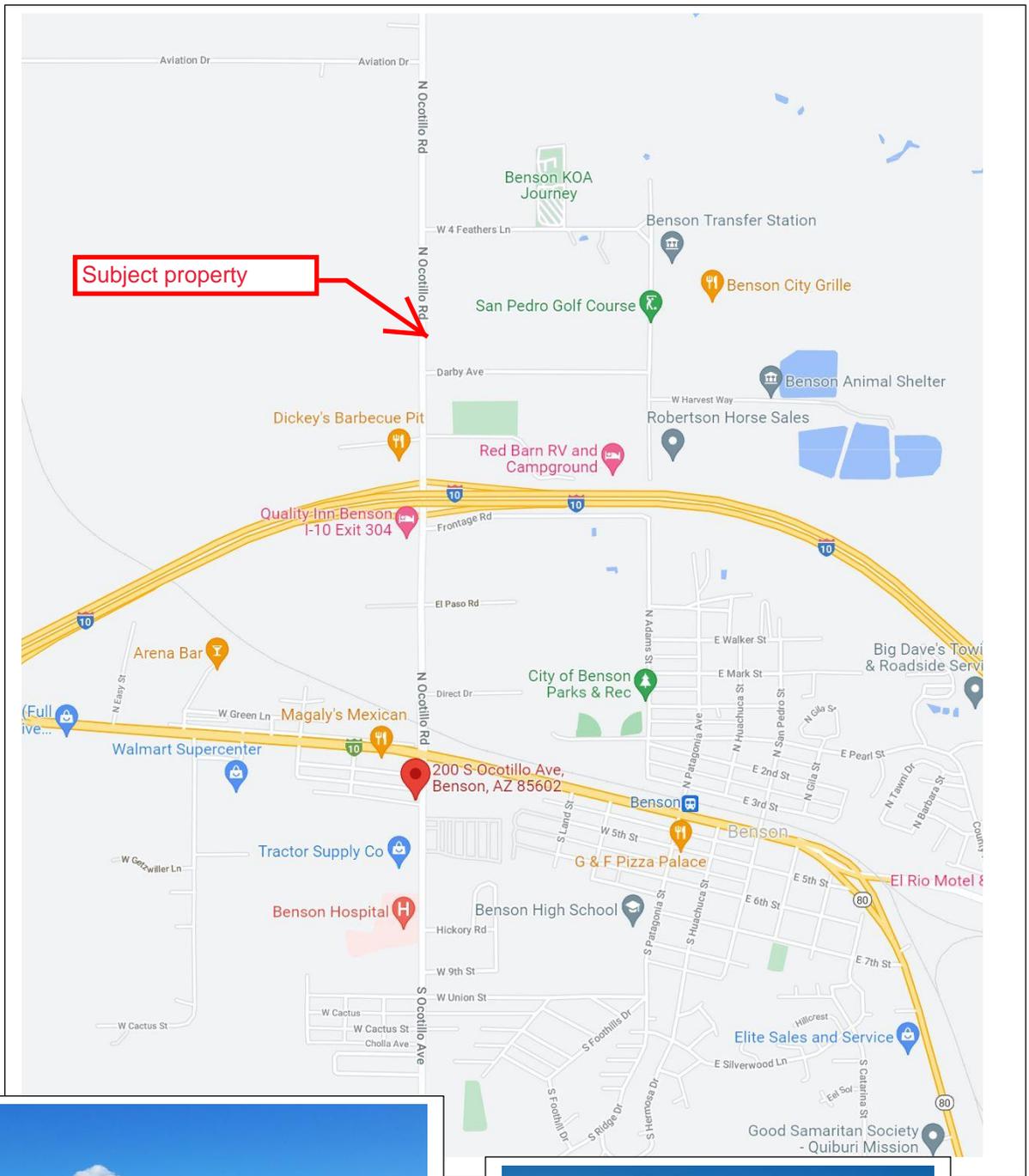
- Parcels :** 123-09-074B/080F
- Zoning:** B-2 (City of Benson)
- Price:** Range from \$1.50 - \$3.00 / Sq Ft
- Utilities:** Electric to lot line; City of Benson water and sewer available to portions of the property.
- Terms:** Cash; Corner commercial lot with great I-10 access at Exit 304
- Comments:** Variable sizes available.

**FOR MORE  
INFORMATION  
PLEASE CONTACT:**

**Alain Hartmann**  
Designated Broker  
520.870-1030  
[alain@hcreinc.com](mailto:alain@hcreinc.com)



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



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**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 4<sup>th</sup> 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).

## SECTION FIVE - R-1 DISTRICTS

### Intent

These districts comprise single-family residential areas and certain open land areas where such development is desirable and appears likely to occur. Regulations are designed to stabilize and protect the Single-family character of the districts, to promote and encourage creation of a desirable environment for family life where most families include children, and to prohibit all incompatible activities. Principal uses are therefore restricted to single-family dwellings on individual lots. Certain essential and complimentary uses are also permitted under conditions and standards which ensure protection of the character of the districts.

### Divisions of R-1 District

The R-1 District, Single-Family Residence, shall be further divided into the following density districts, as hereinafter described and regulated, and to be so designated on the Official Zoning Map: R-1-7, R-1-8, R-1-12, R-1-21, R-1-43.

### Permitted Principal Use

One (1) single-family residence per lot, provided that for purposes of this section, the length of the dwelling shall not be greater than three (3) times the width and the roofing and siding material must blend in with the immediate neighborhood, as determined by the Community Development Director. (modified by Ordinance No. 320, May 16th, 1989 and amended by Ordinance No. 398 1/1/98).

Recreational uses such as public or private golf courses and related facilities and improvements to include: clubhouses, restaurants, locker rooms, pro shops, cart storage facilities, driving ranges, tennis courts, health clubs, spas etc., provided that such related facilities are located on real property contiguous to the primary recreational attraction. (added by Ordinance No. 354, December 6<sup>th</sup>, 1993).

### Permitted Conditional Uses

The following uses are permitted as principal uses, subject to the approval of application for a specific use by the Community Development Director. Said application shall include full information regarding the proposed location, area, height, bulk and placement of such uses, and shall, at the discretion of the Community Development Director, include submission of the proposed site plan.

Residential structures employing Energy-saving devices.

### Permitted Accessory Uses

Any use customarily incidental to a permitted principal use;

Private garage or carport for storage of not more than three (3) vehicles;

Garden house, tool house, ramada, and swimming pool;

Parking of one (1) travel trailer, provided that it is located in a garage, carport, or rear yard; is not provided electrical power, water supply, gas, or sanitary sewer; and is not used for living purposes;

Parking of boats, horse trailers, and similar equipment, provided that they are located in a garage, carport, or rear yard;

Guesthouse; servants' quarter.

### Use Regulations

All uses permitted by these regulations or approved or conditional uses approved by the Planning & Zoning Commission shall conform to the requirements in Table One. (amended by Ordinance No. 348 11/16/92 and Ordinance No. 398 1/1/98)

Only Manufactured Homes Bearing the United States Department of Housing and Urban Development identification plate will be permitted to be installed within the City, except that any mobile home or manufactured home presently existing and used as a residence within the City provided it complies with the current applicable building codes. (amended by Ord. 467)

## SECTION SIX - R-2 RESIDENTIAL DISTRICTS

### Uses and Structures

Within any Class R-2 Residential District, no buildings, structures or premises shall be used, and no building or structure shall be erected, which shall be used except as permitted in this section, or for any other than the following specified purposes and uses.

(a) All buildings or structures and all uses permitted in Class R-1 Residential Districts.

(b) Multiple-family residences.

(c) All buildings or structures for living quarters, except multi-family residences, shall contain at least 700 square feet of enclosed floor area per dwelling unit. Accessory buildings or uses customarily incident to any use permitted in this section such as garages for private cars, etc. are permitted. (amended by Ordinance No. 299, 9/13/82)

(d) Each building or structure for living quarters shall have a lot area of not less than 5,000 square feet and each dwelling unit shall have a plot area of not less than 1,500 square feet per ground floor dwelling unit. (amended by Ordinance No. 299, 9/13/82)

(e) Public utility buildings, water-pumping plants and storage tanks, and electric substations serving district residents, but excluding repair or storage facilities in connection therewith.

### Use Regulations

All uses permitted by the regulations or approved by the Planning & Zoning Commission shall conform to the requirements in Table One. (amended by Ordinance No. 398 1/1/98)

Only Manufactured Homes Bearing the United States Department of Housing and Urban Development identification plate will be permitted to be installed within the City, except that any mobile home or manufactured home presently existing and used as a residence within the City provided it complies with the current applicable building codes. (Amended by Ord 467)

## SECTION SEVEN - R-3 RESIDENTIAL DISTRICTS

### Uses and Structures

Within any Class R-3 Residential District, no buildings, structures or premises shall be used, and no building or structure shall be erected, which shall be used except as permitted in this section, or for any other than the following specified purposes and uses:

(a) All buildings or structures and all uses permitted in Class R-1 and Class R-2 Residential Districts.

(b) Manufactured home parks and subdivisions. (amended by Ordinance No. 398 1/1/98)

(c) Manufactured homes placed on a lot or parcel and to be used as a dwelling unit and not being in mobile home parks. (amended by Ordinance No. 398 1/1/98)

(d) All buildings, structures or manufactured homes for living quarters, except mobile homes and multi-family residences, shall be at least 500 square feet of enclosed floor area per dwelling unit. Accessory buildings or uses customarily incident to any use permitted in this section such as garages for private cars, etc. are permitted. (amended by Ordinance No. 299, 9/13/82 and Ordinance No. 398 1/1/98)

(e) Each lot shall have a plot area of not less than 5,000 square feet; each dwelling unit shall have a plot area of 1,250 square feet per ground floor unit.

(f) Home occupations or other conditional uses approved by the Planning & Zoning Commission. (amended by Ordinance No. 398 1/1/98)

(g) Public utility buildings, water-pumping plants and storage tanks, and electric substations serving district residents but excluding repair or storage facilities in connection therewith.

### Use Regulations

(a) All uses permitted by these regulations or approved by the Planning & Zoning Commission shall conform to the requirements in Table One. (amended by Ordinance No. 398, 1/1/98)

(b) All Mobile and Manufactured Homes shall be skirted and securely anchored to the ground in accordance with the Manufacturer's instructions, the Uniform Building Code or as designed by a registered engineer. (amended by Ordinance No. 336, 12/17/90)