

# For Sale

7300 George Washington Memorial Highway  
York County, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Tom Waltz**

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**Campana Waltz**  
Commercial Real Estate, LLC

*This information was obtained from sources deemed to be reliable, but is not warranted.*

*This offer subject to errors and omissions, or withdrawal, without notice.*

**FOR SALE**  
**7300 George Washington Memorial Highway**  
**York County, Virginia**  
**(Income Producing)**

**Location:** 7300 George Washington Memorial Highway, York County

**Description:** The Property is an attractive 10,000 square foot multi-purpose building.

**Land Area:** 1.53 acres

**Sales Price:** \$1,649,000.00

**Parking:** 36 parking spaces including 6 handicapped spaces

**Traffic Count:** 35,000

**Zoning:** GB – General Business. Multiple allowable uses by right.

**General Information:**

- \*\*While this property is income producing, 4,000 square feet of space has the potential to become available for an owner/occupant.
- Road frontage on recently widened Route 17
- Well established area
- Surrounded by numerous retailers and solid residential neighborhoods

**Also Included:**

- Aerial Maps
- Location Map
- List of uses which are allowed by right

**For Additional Information, Please Contact:**

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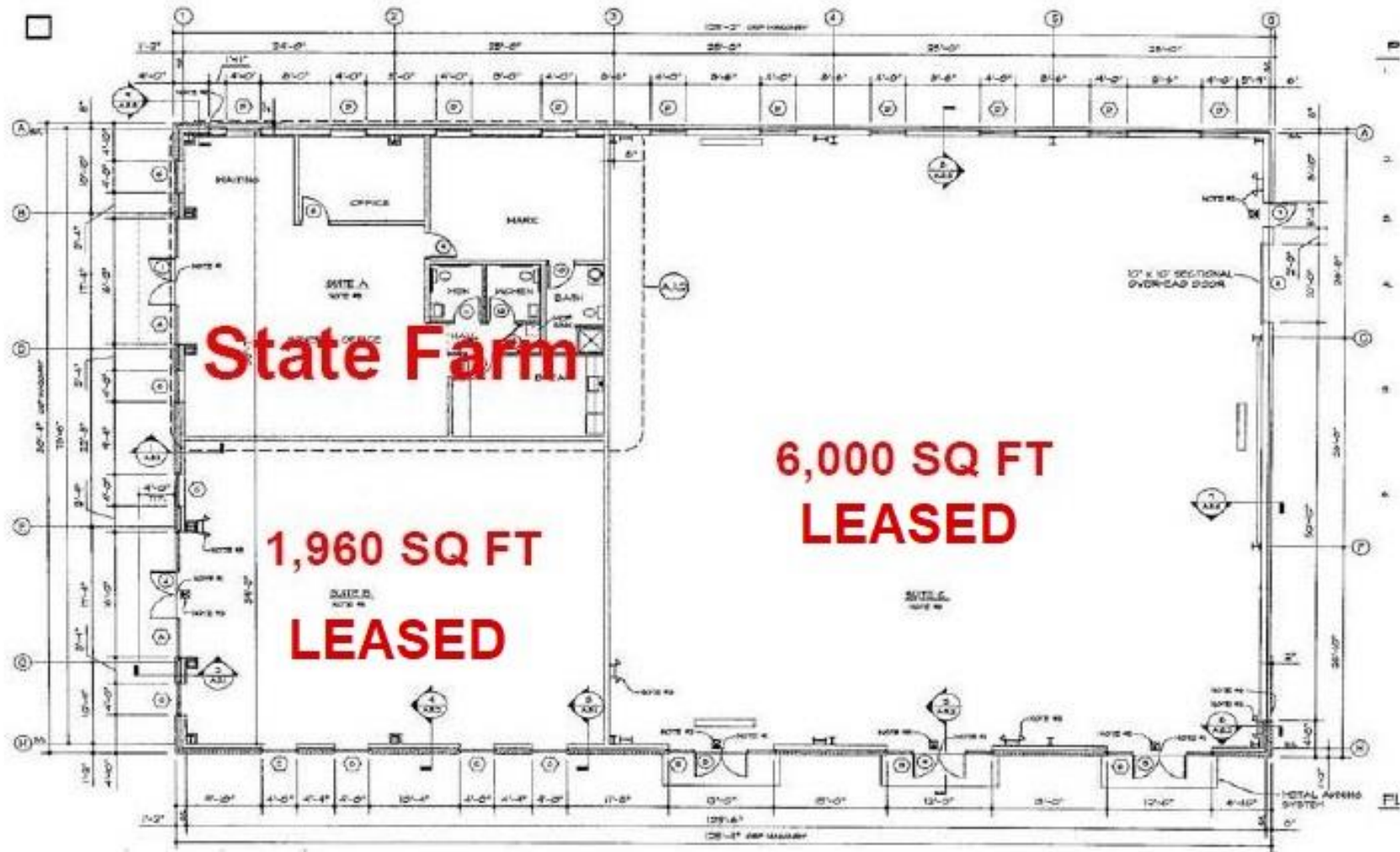
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7300 George Washing Memorial Highway, Yorktown, Virginia



Floor Plan  
For illustration purposes only.

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7300 George Washington Memorial Hwy

Yorktown, VA 23692

June 2019



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# 7300 George Washington Memorial Highway Yorktown, Virginia



The property is outlined in blue and highlighted in yellow.  
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# Demographic Detail Report

7300 George Washington Memoria Hwy, Yorktown, VA 23692

Building Type: **General Retail**      Total Available: **1,960 SF**  
 Secondary: **Storefront Retail/Office**      % Leased: **80.34%**  
 GLA: **9,968 SF**      Rent/SF/Yr: **\$22.00**  
 Year Built: **2017**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2023 Projection	3,125	26,978	91,620
2018 Estimate	2,976	26,434	90,200
2010 Census	2,694	26,551	87,882
Growth 2018 - 2023	5.01%	2.06%	1.57%
Growth 2010 - 2018	10.47%	-0.44%	2.64%
<b>2018 Population by Age</b>			
	<b>2,976</b>	<b>26,434</b>	<b>90,200</b>
Age 0 - 4	154 5.17%	1,485 5.62%	6,186 6.86%
Age 5 - 9	163 5.48%	1,519 5.75%	6,000 6.65%
Age 10 - 14	185 6.22%	1,690 6.39%	5,973 6.62%
Age 15 - 19	190 6.38%	1,808 6.84%	6,130 6.80%
Age 20 - 24	178 5.98%	1,813 6.86%	6,714 7.44%
Age 25 - 29	161 5.41%	1,641 6.21%	6,911 7.66%
Age 30 - 34	166 5.58%	1,565 5.92%	6,613 7.33%
Age 35 - 39	182 6.12%	1,590 6.01%	5,973 6.62%
Age 40 - 44	185 6.22%	1,581 5.98%	5,391 5.98%
Age 45 - 49	189 6.35%	1,635 6.19%	5,278 5.85%
Age 50 - 54	214 7.19%	1,891 7.15%	5,890 6.53%
Age 55 - 59	221 7.43%	1,931 7.30%	5,888 6.53%
Age 60 - 64	192 6.45%	1,644 6.22%	4,900 5.43%
Age 65 - 69	173 5.81%	1,423 5.38%	4,043 4.48%
Age 70 - 74	146 4.91%	1,167 4.41%	3,148 3.49%
Age 75 - 79	108 3.63%	838 3.17%	2,204 2.44%
Age 80 - 84	77 2.59%	573 2.17%	1,469 1.63%
Age 85+	93 3.13%	639 2.42%	1,490 1.65%
Age 65+	597 20.06%	4,640 17.55%	12,354 13.70%
<b>Median Age</b>	<b>43.00</b>	<b>40.30</b>	<b>35.50</b>
<b>Average Age</b>	<b>41.80</b>	<b>40.10</b>	<b>37.00</b>

## Demographic Detail Report

7300 George Washington Memoria Hwy, Yorktown, VA 23692

Radius	1 Mile		3 Mile		5 Mile	
<b>2018 Population By Race</b>	<b>2,976</b>		<b>26,434</b>		<b>90,200</b>	
White	2,496	83.87%	19,721	74.60%	52,471	58.17%
Black	270	9.07%	4,515	17.08%	28,864	32.00%
Am. Indian & Alaskan	15	0.50%	102	0.39%	459	0.51%
Asian	120	4.03%	1,185	4.48%	4,353	4.83%
Hawaiian & Pacific Island	6	0.20%	50	0.19%	218	0.24%
Other	69	2.32%	861	3.26%	3,836	4.25%
<b>Population by Hispanic Origin</b>	<b>2,976</b>		<b>26,434</b>		<b>90,200</b>	
Non-Hispanic Origin	2,846	95.63%	24,773	93.72%	81,464	90.31%
Hispanic Origin	130	4.37%	1,661	6.28%	8,736	9.69%
<b>2018 Median Age, Male</b>	<b>40.80</b>		<b>38.30</b>		<b>33.80</b>	
<b>2018 Average Age, Male</b>	<b>40.10</b>		<b>38.70</b>		<b>35.70</b>	
<b>2018 Median Age, Female</b>	<b>45.10</b>		<b>42.30</b>		<b>37.10</b>	
<b>2018 Average Age, Female</b>	<b>43.30</b>		<b>41.40</b>		<b>38.20</b>	
<b>2018 Population by Occupation Classification</b>	<b>2,436</b>		<b>21,375</b>		<b>70,809</b>	
Civilian Employed	1,369	56.20%	12,926	60.47%	44,167	62.37%
Civilian Unemployed	57	2.34%	491	2.30%	1,871	2.64%
Civilian Non-Labor Force	941	38.63%	7,237	33.86%	21,926	30.96%
Armed Forces	69	2.83%	721	3.37%	2,845	4.02%
<b>Households by Marital Status</b>						
Married	667		5,808		16,700	
Married No Children	416		3,428		9,534	
Married w/Children	251		2,380		7,166	
<b>2018 Population by Education</b>	<b>2,225</b>		<b>19,400</b>		<b>63,561</b>	
Some High School, No Diploma	125	5.62%	1,030	5.31%	4,321	6.80%
High School Grad (Incl Equivalency)	563	25.30%	4,306	22.20%	15,090	23.74%
Some College, No Degree	764	34.34%	6,463	33.31%	21,714	34.16%
Associate Degree	120	5.39%	1,283	6.61%	4,363	6.86%
Bachelor Degree	297	13.35%	3,524	18.16%	10,739	16.90%
Advanced Degree	356	16.00%	2,794	14.40%	7,334	11.54%



## Demographic Detail Report

7300 George Washington Memoria Hwy, Yorktown, VA 23692

Radius	1 Mile	3 Mile	5 Mile
<b>2018 Population by Occupation</b>	<b>2,509</b>	<b>23,981</b>	<b>82,895</b>
Real Estate & Finance	53 2.11%	494 2.06%	1,859 2.24%
Professional & Management	789 31.45%	6,983 29.12%	21,903 26.42%
Public Administration	169 6.74%	1,516 6.32%	4,993 6.02%
Education & Health	276 11.00%	2,813 11.73%	9,823 11.85%
Services	198 7.89%	2,009 8.38%	8,196 9.89%
Information	11 0.44%	165 0.69%	630 0.76%
Sales	228 9.09%	3,045 12.70%	10,856 13.10%
Transportation	2 0.08%	77 0.32%	785 0.95%
Retail	90 3.59%	1,433 5.98%	5,780 6.97%
Wholesale	60 2.39%	441 1.84%	1,191 1.44%
Manufacturing	151 6.02%	1,202 5.01%	4,581 5.53%
Production	182 7.25%	1,151 4.80%	4,810 5.80%
Construction	116 4.62%	1,163 4.85%	3,483 4.20%
Utilities	95 3.79%	610 2.54%	1,723 2.08%
Agriculture & Mining	0 0.00%	27 0.11%	80 0.10%
Farming, Fishing, Forestry	0 0.00%	14 0.06%	66 0.08%
Other Services	89 3.55%	838 3.49%	2,136 2.58%
<b>2018 Worker Travel Time to Job</b>	<b>1,387</b>	<b>13,140</b>	<b>45,914</b>
<30 Minutes	992 71.52%	9,115 69.37%	32,395 70.56%
30-60 Minutes	338 24.37%	3,320 25.27%	10,948 23.84%
60+ Minutes	57 4.11%	705 5.37%	2,571 5.60%
<b>2010 Households by HH Size</b>	<b>1,099</b>	<b>10,167</b>	<b>34,016</b>
1-Person Households	269 24.48%	2,202 21.66%	8,222 24.17%
2-Person Households	419 38.13%	3,643 35.83%	11,375 33.44%
3-Person Households	187 17.02%	1,885 18.54%	6,508 19.13%
4-Person Households	147 13.38%	1,527 15.02%	4,849 14.26%
5-Person Households	54 4.91%	630 6.20%	2,076 6.10%
6-Person Households	17 1.55%	185 1.82%	651 1.91%
7 or more Person Households	6 0.55%	95 0.93%	335 0.98%
<b>2018 Average Household Size</b>	<b>2.40</b>	<b>2.60</b>	<b>2.50</b>
<b>Households</b>			
2023 Projection	1,276	10,342	35,381
2018 Estimate	1,215	10,123	34,831
2010 Census	1,097	10,167	34,016
Growth 2018 - 2023	5.02%	2.16%	1.58%
Growth 2010 - 2018	10.76%	-0.43%	2.40%

## Demographic Detail Report

7300 George Washington Memoria Hwy, Yorktown, VA 23692

Radius	1 Mile	3 Mile	5 Mile
<b>2018 Households by HH Income</b>	<b>1,214</b>	<b>10,123</b>	<b>34,832</b>
<\$25,000	113 9.31%	1,068 10.55%	6,010 17.25%
\$25,000 - \$50,000	183 15.07%	1,819 17.97%	7,526 21.61%
\$50,000 - \$75,000	179 14.74%	1,849 18.27%	6,652 19.10%
\$75,000 - \$100,000	223 18.37%	1,631 16.11%	4,543 13.04%
\$100,000 - \$125,000	168 13.84%	1,270 12.55%	3,843 11.03%
\$125,000 - \$150,000	175 14.42%	1,216 12.01%	2,439 7.00%
\$150,000 - \$200,000	59 4.86%	520 5.14%	1,704 4.89%
\$200,000+	114 9.39%	750 7.41%	2,115 6.07%
<b>2018 Avg Household Income</b>	<b>\$105,507</b>	<b>\$96,910</b>	<b>\$83,480</b>
<b>2018 Med Household Income</b>	<b>\$89,798</b>	<b>\$79,989</b>	<b>\$64,566</b>
<b>2018 Occupied Housing</b>	<b>1,214</b>	<b>10,123</b>	<b>34,831</b>
Owner Occupied	916 75.45%	7,775 76.81%	20,968 60.20%
Renter Occupied	298 24.55%	2,348 23.19%	13,863 39.80%
<b>2010 Housing Units</b>	<b>1,225</b>	<b>10,635</b>	<b>36,357</b>
1 Unit	1,030 84.08%	9,086 85.43%	24,805 68.23%
2 - 4 Units	10 0.82%	188 1.77%	2,177 5.99%
5 - 19 Units	114 9.31%	1,055 9.92%	7,537 20.73%
20+ Units	71 5.80%	306 2.88%	1,838 5.06%
<b>2018 Housing Value</b>	<b>917</b>	<b>7,776</b>	<b>20,968</b>
<\$100,000	55 6.00%	481 6.19%	2,435 11.61%
\$100,000 - \$200,000	116 12.65%	1,245 16.01%	5,293 25.24%
\$200,000 - \$300,000	339 36.97%	2,929 37.67%	6,168 29.42%
\$300,000 - \$400,000	291 31.73%	1,745 22.44%	3,696 17.63%
\$400,000 - \$500,000	72 7.85%	682 8.77%	1,660 7.92%
\$500,000 - \$1,000,000	44 4.80%	620 7.97%	1,580 7.54%
\$1,000,000+	0 0.00%	74 0.95%	136 0.65%
<b>2018 Median Home Value</b>	<b>\$284,807</b>	<b>\$273,813</b>	<b>\$244,682</b>
<b>2018 Housing Units by Yr Built</b>	<b>1,245</b>	<b>10,921</b>	<b>37,499</b>
Built 2010+	88 7.07%	238 2.18%	1,285 3.43%
Built 2000 - 2010	296 23.78%	1,375 12.59%	3,748 9.99%
Built 1990 - 1999	296 23.78%	2,892 26.48%	9,553 25.48%
Built 1980 - 1989	140 11.24%	2,540 23.26%	8,381 22.35%
Built 1970 - 1979	176 14.14%	1,883 17.24%	7,880 21.01%
Built 1960 - 1969	151 12.13%	1,209 11.07%	4,273 11.39%
Built 1950 - 1959	50 4.02%	436 3.99%	1,402 3.74%
Built <1949	48 3.86%	348 3.19%	977 2.61%
<b>2018 Median Year Built</b>	<b>1991</b>	<b>1985</b>	<b>1984</b>

- (d) In the event of conflict between the Tables of Lot and Building Dimensional Requirements and the text of this chapter, the text shall control.

**Sec. 24.1-305. Additional requirements.**

- (a) Additional provisions which may be directly applicable to the types of development permitted in the zoning districts are contained in other sections of this chapter and may qualify or supplement the regulations presented within each district. Furthermore, other provisions of the code, including without limitation, the erosion and sediment control ordinance, stormwater management ordinance and subdivision ordinance may affect the use and development of land.
- (b) Performance standards for most uses are contained in article IV of this chapter. These are minimum standards which must be achieved for the establishment of the use to which they pertain whether the use is permitted as a matter of right or only by a special or administrative permit. Additional performance standards may be imposed during the issuance of special use permits in accordance with the applicable provisions of this chapter.

**Sec. 24.1-306. Table of land uses.**

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS						COMMERCIAL AND INDUSTRIAL DISTRICTS							
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 1 - RESIDENTIAL USES													
<b>1. Residential - Conventional</b>														
a) Single-Family, Detached	P	P	P	P	P		S							
b) Single-Family, Attached														
• Duplex					S		P							
• Townhouse							P							
• Multiplex							P							
c) Multi-Family							P							
d) Manufactured Home (Permanent)						P								
<b>2. Residential (Cluster Techniques Open Space Development)</b>														
a) Single-Family, Detached	P	P	P	P	P									
b) Single-Family, Attached														
• Duplex	S	S	S	S	S									
<b>3. Apartment Accessory to Single-Family Detached</b>	(1)	(1)	(1)	(1)	(1)									
<b>4. Manufactured Home Park</b>							S							
<b>5. Boarding House</b>		S					S							
<b>6. Tourist Home, Bed and Breakfast</b>	S	S	S	S	S		S		P	P				
<b>7. Group Home (for more than 8 occupants)</b>		S	S	S	S		S							
<b>8. Transitional Home</b>		S	S	S	S		S							
<b>9. Senior Housing – Independent Living Facility</b>														
(a) detached or attached units w/individual outside entrances							S							
(b) multi-unit structures w/internal entrances							S		S	S		S		
(c) multi-unit structure w/internal or external entrances to individual units when established in an adapted structure formerly used as hotel or motel.									S	S		S		

(1) Refer to Section 24.1-407 for accessory apartment location and performance standards (Ord. No. 03-2, 1/21/03; Ord. No. 03-8(R), 3/4/03; Ord. No. 03-25, 6/17/03; Ord. No. 08-17(R), 3/17/09; Ord. No. 11-15(R), 11/16/11; Ord. No. 13-16, 11/19/13; Ord. No. 14-12, 8/17/14)



P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
<b>USES</b>	<b>CATEGORY 2 - AGRICULTURE, ANIMAL KEEPING, AND RELATED USES</b>													
1. Aquaculture	P										P		P	P
2. Agriculture	P	P											P	P
3. Horsekeeping in Conjunction with Residential Use	P	P	S	S	S		S	S	S	S			S	S
4. Plant Nursery or Greenhouse														
a) Wholesale Only	P	P								P		P	P	
b) Retail Sales with or without wholesale sales	S									P		P	P	
		S							P					
c) Retail or Wholesale with accessory landscape contracting storage & equipment	S	S								S		P	P	P
5. Private Kennel accessory to a residence	P	P	S	S	S						S		S	
6. Backyard chicken-keeping accessory to a single-family detached dwelling	P	P	P	P	P						P			
7. Animal Hospital, Vet Clinic, Commercial Kennel														
a) Without Outside Runs	S	S					S		S	P		P	P	P
b) With Outside Runs	S	S								S		S	P	P
8. Commercial Stables		S											S	S
9. Commercial Orchard or Vineyard	P	P		S	S					S		P	P	P
10. Forestry	P	P		S	S	S	S	S	S	S	S	S	S	S
11. Farmer's Market	S							P		P		P	P	P

(Ord. No. 11-15(R), 11/16/11; Ord. No. 14-12, 6/17/14)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
<b>USES</b>	<b>CATEGORY 3 - HOME OCCUPATIONS</b>													
1. Activities with No On-Premises Retail Sales, Personal Services or Customer Contact	P	P	P	P	P	P	P				P			
2. Activities with Limited On-Premises Retail Sales, Personal Services or Customer Contact	S	S	S	S	S	S	S				P			
3. Small Contracting Business	S	S									S			

(Ord. No. 14-12, 6/17/14)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
<b>USES</b>	<b>CATEGORY 4 - COMMUNITY USES</b>													
1. Meeting Halls, Recreational, Social Uses, or Private Clubs Operated by Social, Fraternal, Civic, Public, or Similar Organizations		S	S	S	S	S	S	S	S	P	S			P
2. Any Recreational or Social Uses Approved as a Part of a Subdivision or Site Plan and Operated Primarily for Use of Residents or Occupants of Such Development	P	P	P	P	P	P	P				P			

(Ord. No. 14-12, 6/17/14)

PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 5 - EDUCATIONAL USES													
USES														
1. Pre-school, Child Care, Nursery School		S	S	S	S	S	S	P	P	P	S	P		
2. Elementary, Intermediate, High School and/or Vo-Tech and Related Support Facilities														
a) York County Public Schools	P	P	P	P	P	P	P	P	P	P	P	S	S	S
b) Other		S	S	S	S	S	S	S	S	P	S	S	S	S
3. Technical, Vocational, Business School									S	P		P	P	
4. College/University		S							S	P		P		

(Ord. No. 14-12, 6/17/14)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 6 - INSTITUTIONAL USES													
USES														
1. Place of Worship including Accessory Parsonage, Parochial School, Accessory Day Care, Accessory Cemetery		P	P	P	P	P	P	P	P	P				
1a. Convent/Monastery		S					S		S			S		
2. Senior Housing – Congregate Care							S		S	S		S		
3. Senior Housing – Assisted Living							S		S	S		S		
4. Senior Housing – Continuing Care Retirement Community							S		S	S		S		
5. Nursing Home		S	S	S	S		S		S	S		S		
6. Medical Care Facility, including General Care Hospital, Trauma Center									S	P		P		
7. Emergency Care/First-Aid Centers or Clinic									P	P		P		
8. Secured Medical Facility										S				

(Ord. No. 11-15(R), 11/16/11; Ord. No. 14-12, 6/17/14)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 7 - PUBLIC AND SEMI-PUBLIC USES													
USES														
1. Conference Center									P	P		P		
2. Post Office								P	P	P		P		
3. Animal Shelter		S											S	S
4. Museum									P	P	S	P		
5. Government Offices	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6. Libraries		P	P	P	P	P	P	P	P	P	P	P	P	P
7. Public Safety Facilities (Fire, Rescue, Sheriff)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
8. Park or Recreation Facilities (Civic or Semi-Public), excluding golf courses	S	S	S	S	S	S	S	S		P	S	P	S	S
9. Governmental Park & Recreation Facilities (Athletic and Non-Athletic)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
10. Cemetery	S	S	S	S	S	S	S		P	P				
11. Military Installation	P	P												







USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 10 - COMMERCIAL / RETAIL <sup>1</sup>													
1. Antiques/Reproductions, Art Gallery								P	P	P	P	P		
2. Wearing Apparel Store								P	P	P		P		
3. Appliance Sales										P		P		
4. Auction House									P	P		S		
5. Convenience Store								S	S	S		S		
6. Grocery Store								P		P		P		
7. Book, Magazine, Card Shop								P	P	P		P		
8. Camera Shop, One-Hour Photo Service								P	P	P		P		P
9. Florist								P	P	P		P		P
10. Gifts, Souvenirs Shop									P	P		P		
11. Hardware, Paint Store									P	P		P	P	P
12. Hobby, Craft Shop									P	P		P		
13. Household Furnishings, Furniture										P		P		
14. Jewelry Store									P	P		P		
15. Lumberyard, Building Materials										S			P	P
16. Music, Records, Video Tapes									P	P		P		
17. Drug Store								S	S	P		P		
18. Radio and TV Sales									S	P		P		
19. Sporting Goods Store									P	P		P		
20. Firearms Sales and Service									S	S		S		
21. Tobacco Store									P	P		P		
22. Toy Store									S	P		P		
23. Gourmet Items/Health Foods/Candy/ Specialty Foods/Bakery Shops								P	P	P		P		
24. ABC Store									P	P		P		
25. Bait, Tackle/Marine Supplies Including Incidental Grocery Sales										P	P	P	S	S
26. Office Equipment & Supplies									P	P		P	P	P
27. Pet Store								S	P	P		P		
28. Bike Store, Including Rental/Repair								P	P	P		P		P
29. Piece Goods, Sewing Supplies								P	P	P		P		
30. Optical Goods, Health Aids or Appliances									P	P		P		P
31. Fish, Seafood Store										P	P	P		
32. Department, Variety, Discount Store										P		P		
33. Auto Parts, Accessories (new parts)									P	P		P		
34. Second Hand, Used Merchandise Retailers (household items, etc.)									P	P				
a) without outside display/storage									S	S				
b) with outside display/storage													P	P
35. Storage shed and utility building sales/display										S			P	P
36. Home Improvement Center										P		P		

(Ord. No. 14-12, 6/17/14)  
<sup>1</sup>See Section 24.1-466(g) for special provisions applicable to developments with 80,000 or more square feet of gross floor area.

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 11 – BUSINESS / PROFESSIONAL SERVICE													
1. Broadcasting Studio									P	P		P	P	P
2. Barber/Beauty Shop								P	P	P		P		P
3. Apparel Services (Dry Cleaning/Laundry retail) Laundromat, Tailor, Shoe Repair, etc.)								P	P	P		P	P	P
4. Funeral Home (may include cremation services)									S	P		P		
4a. Cremation Services (human or pets)										S			S	S
5. a) Photographic Studio								S	P	P		P	P	P
b) Film Processing Lab									S	P		P	P	P
6. Household Items Repair										P		P	P	P
7. Fortune Teller										S				
7.1 Tattoo Parlor													S	
7.2 Pawn Shop										S				
8. a) Banks, Financial Institutions								P	P	P		P		
b) Freestanding Automatic Teller Machines								P	P	P	S	P		
8.1 Payday Loan Establishments										S				
9. Offices							S	P	P	P		P	P	P
10. Hotel & Motel									S	P	S	P		
11. Timeshare Resort							S			S	S	S		
12. Restaurant/Sit Down									P	P		P		
13. Restaurant/Brew-Pub										P		P		
14. Restaurant/Fast Food									S	P		S		
15. Restaurant/Drive In									S	P		S		
16. Restaurant - Carryout/Delivery only								S	P	P		S		
17. Catering Kitchen/Services								S	P	P		S		
18. Nightclub									S	S		S		
19. Commercial Reception Hall or Conference Center								S	S	P	S	P		
20. Small-Engine Repair (lawn and garden equipment, outboard motors, etc.)										P	P		P	P
21. Tool, Household Equipment, Lawn & Garden Equipment, Rental Establishment										P		P	P	P
22. Establishments Providing Printing, Photocopying, Blueprinting, Mailing, Facsimile Reception & Transmission or similar business services to the general public, and business and professional users									P	P		P	P	P
23. Professional Pharmacy								P	P	P		P		

(Ord. No. 05-34(R),12/20/05; Ord. No. 06-21, 9/19/06; Ord. No. 14-12, 6/17/14)

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 12 – MOTOR VEHICLE / TRANSPORTATION													
1. Car Wash									S	S		S		
2. Automobile Fuel Dispensing Establishment/ Service Station (May include accessory convenience store and/or car wash)										S		S	S	
3. Auto Repair Garage										S			P	P
4. Auto Body Work & Painting										S		S	P	P
5. Auto or Light Truck Sales, Rental, Service (New or used vehicles sales) (Including Motorcycles or R.V.'s)										S		S	P	P
a) Without Auto Body Work & Painting										S		S	P	P
b) With Body Work & Painting										S		S	P	P
6. Heavy Truck and Equipment Sales, Rental, Service										S			P	P
7. Farm Equipment Sales, Rental, Service										S			P	P
8. Manufactured Home Sales, Rental, Service										S			S	S
9. Boat Sales, Service, Rental, and Fuel Dispensing										P	P		S	
10. Marine Railway, Boat Building and Repair											P		P	P
11. Truck Stop													S	S
12. Truck Terminal													P	P
13. Heliport										S		S	S	S
14. Helipad										S		S	S	S
15. Airport												S	S	S
16. Bus or Rail Terminal										P		S	P	P
17. Taxi or Limousine Service										P			P	
18. Towing Service / Auto Storage or Impound Yard													S	S
18a. Recreational Vehicle Storage Facility										S			P	P
19. Automobile Graveyard, Junkyard														S
20. Bus Service/Repair Facility													P	P

(Ord. No. 09-22(R), 10/20/09; Ord. No. 10-24, 12/21/10; Ord. No. 14-12, 6/17/14)

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 13 - SHOPPING CENTERS / BUSINESS PARKS <sup>1</sup>													
1. Neighborhood Shopping Center								P	P	P			P	
2. Community or Regional Shopping Center										P			P	
3. Specialty Shopping Center									S	P			P	
4. Office Park									P	P			P	P
5. Industrial Park													P	P

(Ord. No. 14-12, 6/17/14)  
<sup>1</sup>See Section 24.1-481(a)(3) for special provisions applicable to shopping centers with 80,000 or more square feet of gross floor area.



USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 14 - WHOLESALING / WAREHOUSING													
1. Wholesale Auction Establishment a) without outdoor storage/activity b) with outdoor storage										P			P	P
										S			P	P
2. Warehousing, Including Moving and Storage Establishment										S		S	P	P
3. Wholesale Trade Establishment (May Include accessory retail sales) a) without outdoor storage b) with outdoor storage										P		P	P	P
										S		S	P	P
4. Seafood Receiving, Packing, Storage											P		S	P
5. Petroleum Products Bulk Storage/Retail Distribution													S	P
6. Mini-Storage Warehouses a. Single-story b. Multi-story										S			P	P
										S			P	P

(Ord. No. 11-15(R), 11/16/11; Ord. No. 14-12, 6/17/14)

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 15 - LIMITED INDUSTRIAL ACTIVITIES													
1. Laboratories, Research/Development Testing Facilities										S		P	P	P
2. Publishing, Printing, Other than general public and business/professional services										P		P	P	P
3. Computer and Technology Development and Assembly										P		P	P	P
4. Contractors' Shops (e.g., Plumbing, Electrical, Mechanical, HVAC, Home Improvement or Construction, Swimming Pool, Landscaping, Cabinetmaking, General Building, Excavating, etc.) a) With Enclosed Storage of Equipment or Materials b) With Outdoor/Exposed Storage										P			P	P
										S			P	P
5. Laundry, Dry Cleaning Plant (institutional)													P	P
6. Stone Monument Sales, Processing													S	P
7. Manufacture or Assembly of Electronic Instruments, Components, Devices										S	S	P	P	P
8. Machine Shops & Fabricators										S	S		P	P
9. Manufacture or Assembly of Medical, Drafting, Metering, Marine, Photographic, Mechanical Instruments												P	P	P
10. Ice Manufacturing and Storage													P	P
11. Sales, Distribution, and Installation of Glass, Including Windows, Mirrors, and/or Automobile Glass									S	P			P	P
12. Recycling Center									S	S			P	P
13. Recycling Plant													S	P

(Ord. No. 14-12, 6/17/14)

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 16 - GENERAL INDUSTRIAL													
1. Manufacture & Assembly of Tools, Firearms, Hardware, HVAC Equipment												S	P	P
2. Manufacture & Assembly of Musical Instruments, Toys, Novelties												S	P	P
3. Manufacture, Compounding, Processing, Packaging of Cosmetics, Toiletries, Pharmaceuticals												S	P	P
4. Manufacture, Compounding, Assembly of Products Made From Previously Prepared Paper, Plastic, Metal, Textiles, Tobacco, Wood, Paint, Fiber, Glass, Rubber, Leather, Cellophane, Canvas, Fur, Felt, Horn, Wax, Hair, Yarn												S	P	P
5. Manufacture of Pottery and Ceramic Products												S	P	P
6. Manufacture, Compounding, Processing & Packaging of Food and Food Products												S	P	P
7. Concrete or Asphalt Mixing, Batching Plant														S
8. Distillation of Varnish, Turpentine														S
9. Fertilizer Manufacturing														S
10. Fireworks, Explosives Manufacturing, Storage														S
11. Fish Canning, Curing, Grinding, Smoking											S			S
12. Glue, Size Manufacturing														S
13. Iron, Steel, Copper, Metal Works & Foundries														S
14. Lime, Cement, Gypsum, Plaster Manufacturing														S
15. Petroleum Products, Alcohol Refining, Manufacturing, Mixing, Storage														S
16. Soap Manufacturing														S
17. Tanning/Curing Hides														S
18. Slaughterhouse, Rendering Plant														S
19. Chemical Manufacturing													S	S
20. Paint, Shellac Manufacturing													S	S
21. Extractive Industries, Surface Mines, Borrow Pits														S
21.1. Soil Stockpiling	S	A	S	S	S	S	S	A	A	A	A	A	A	A
22. Sawmill/Firewood splitting/sales lot													S	S
23. Construction Trailer Storage Yards													S	S
24. Reclamation of Non-Conforming Borrow Pits	P	P	P	P	P	P	P	P	P	P	P	P	P	P
25. Meat & Poultry Packing, Curing, Canning, Smoking														S

(Ord. No. 14-12, 6/17/14)

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 17 - UTILITIES													
1. Electric Substations, Distribution Center, Transformer Stations, Telephone Exchanges	S	S	S	S	S	S	S	A	A	A	S	S	A	P
2. Electric Generating Plants														S
3. Sewage Pump/Lift Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4. Sewage Treatment/Disposal Facilities	S	S											S	S
5. Water Purification Facilities	S	S											S	P
6. Water Storage Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	P
7. Radio, Television, Microwave Facilities	S	S								S	S	S	P	P
8. Utility Transmission Facilities other than Normal Distribution Facilities (Essential Services): Including Telephone Exchanges, Pipelines, High Voltage Power Lines	S	S	S	S	S	S	S	S	S	S	S	S	S	S
9. Solid Waste Disposal and Treatment Facilities including Incinerators, Landfills, Transfer Stations														S
10. Storage, Handling, Transport of Coal or Other Solid Fossil Fuels used in the County; Storage, Handling, Transport, Disposal of Fly Ash, Bottom Ash														S

(Ord. No. O98-18, 10/7/98; Ord. No. O99-17, 12/1/99; Ord. No. 00-12, 7/18/00; Ord. No. 00-15, 8/15/00; Ord. No. 00-22, 12/19/00; Ord. No. 03-25, 6/17/03; Ord. No. 04-2(R), 3/2/04; Ord. No. 05-13(R), 5/17/05; Ord. No. 06-19(R), 7/18/06; Ord. No. 08-17(R), 3/17/09; Ord. No. 10-18(R-1), 1/18/11; Ord. No. 14-12, 6/17/14)

**Sec. 24.1-307. Prohibited uses.**

The following uses shall be prohibited in the county:

- (a) Smelting;
- (b) Nuclear materials manufacturing;
- (c) Nuclear waste processing or disposal;
- (d) Biohazard waste processing or disposal; and
- (e) Manufacture, transformation, or distribution of biologically accumulative poisons or other poisons that are or ever were registered in accordance with the provisions of the Federal Insecticide, Fungicide, and Rodenticide Act (7 USC 135, et sec.).
- (f) ATV (All Terrain Vehicle) tracks, cross-country circuits or other facilities de-signed or used for operation of such vehicles by other than the property owner/occupant as an activity accessory to their residential use of a property.
- (g) Placement of trailers or containerized cargo units on any property for storage or other uses, except as specifically authorized by the terms of this chapter.

(Ord. No. 05-13(R), 5/17/05; Ord. No. 08-17(R), 3/17/09)

**Secs. 24.1-308—24.1-319. Reserved**

DIVISION 2. RESIDENTIAL DISTRICTS



## AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the \_\_\_\_\_ Listing Broker, \_\_\_\_\_ Buyer Broker, \_\_\_\_\_ Dual Agent for the property submitted in this information package.

Acknowledged by:

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Campana Waltz Commercial Real Estate, LLC