

# For Sale

## \$1,299,000.00

5033 George Washington Memorial Highway  
York County, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Tom Waltz**

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

[Tom@CampanaWaltz.com](mailto:Tom@CampanaWaltz.com)

[www.CampanaWaltz.com](http://www.CampanaWaltz.com)

**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**  
**5033 George Washington Memorial Highway**  
**York County, Virginia**  
**\$1,299,000.00**

- Location:** 5033 George Washington Memorial Highway, York County
- Description:** The Property is an attractive two building office/medical facility located on Route 17.
- Square Footage:** Building A: 2,935 SF available  
Building B: 1<sup>st</sup> Floor: 3,000 SF (**leased**) – approximately 8 years remaining on 10 year lease term. Gross rent for the balance of the lease term is \$399,507.84 as of November 1, 2016  
2<sup>nd</sup> Floor: 2,700 SF available (can be subdivided)
- Land Area:** 1.09 acres
- Parking:** Ample
- Traffic Count:** 35,000
- Zoning:** GB – General Business. Multiple allowable uses by right are attached in the marketing package.
- General Information:** Rare opportunity – office or medical space with great access and visibility along Route 17 in a well-established area surrounded by numerous retailers and solid residential neighborhoods.
- Also included:**
- Aerial Maps
  - Location Map

**For Additional Information, Please Contact:**

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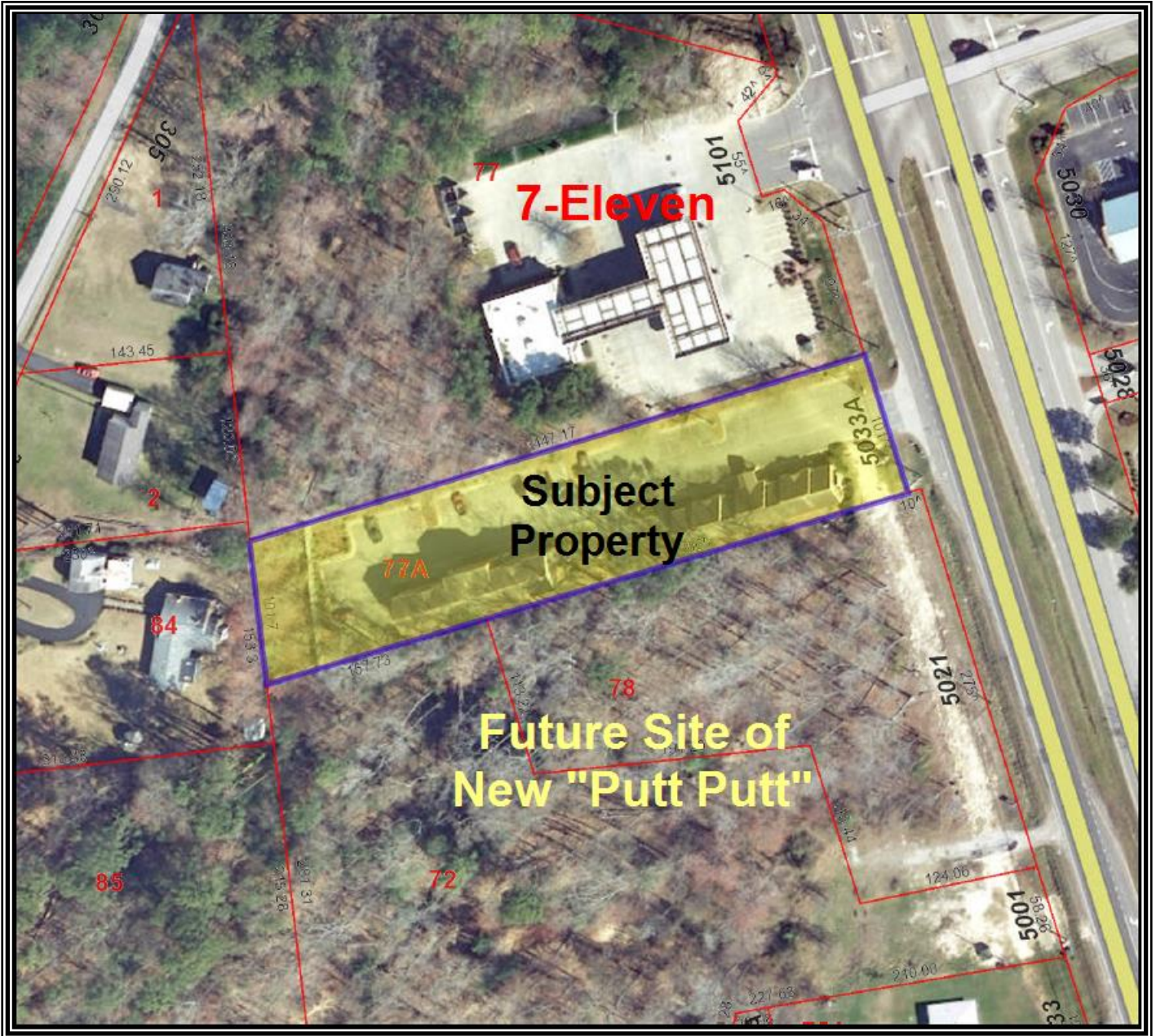
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**For Sale**  
**5033 George Washington Memorial Highway**  
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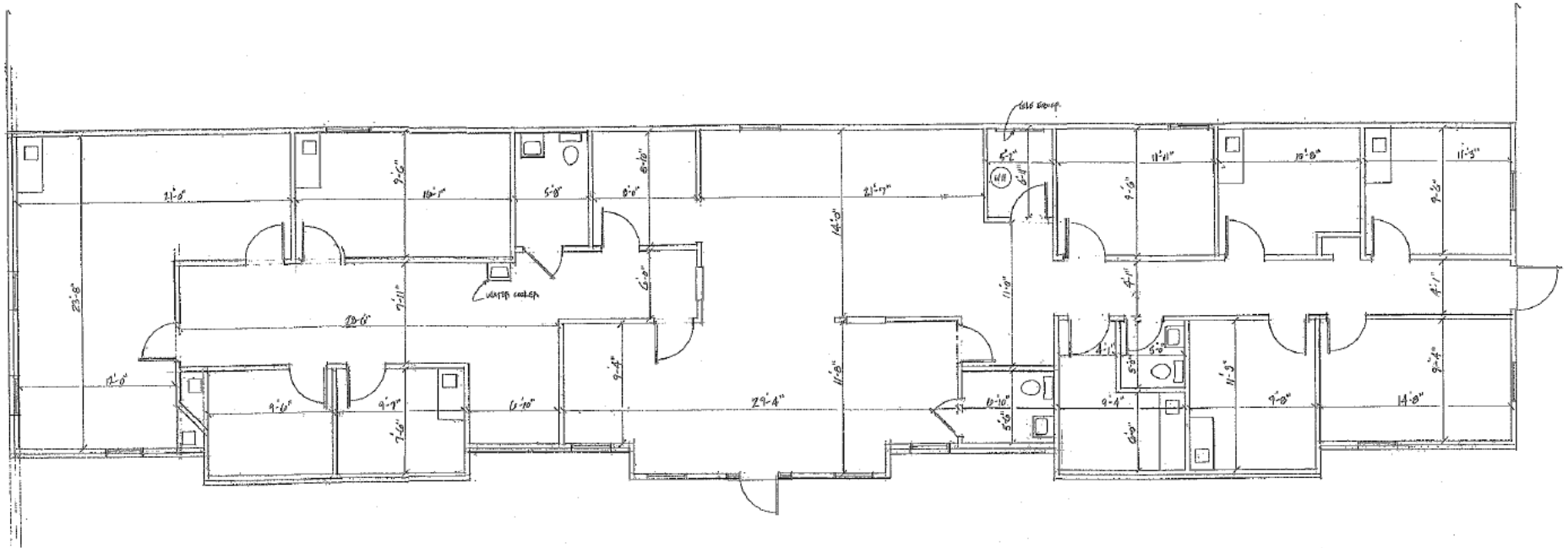
# 5033 George Washington Memorial Highway Yorktown, Virginia



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**Campana Waltz**  
Commercial Real Estate, LLC

5033 A George Washington Memorial Highway  
Yorktown, VA  
Approximately 2,935 square feet

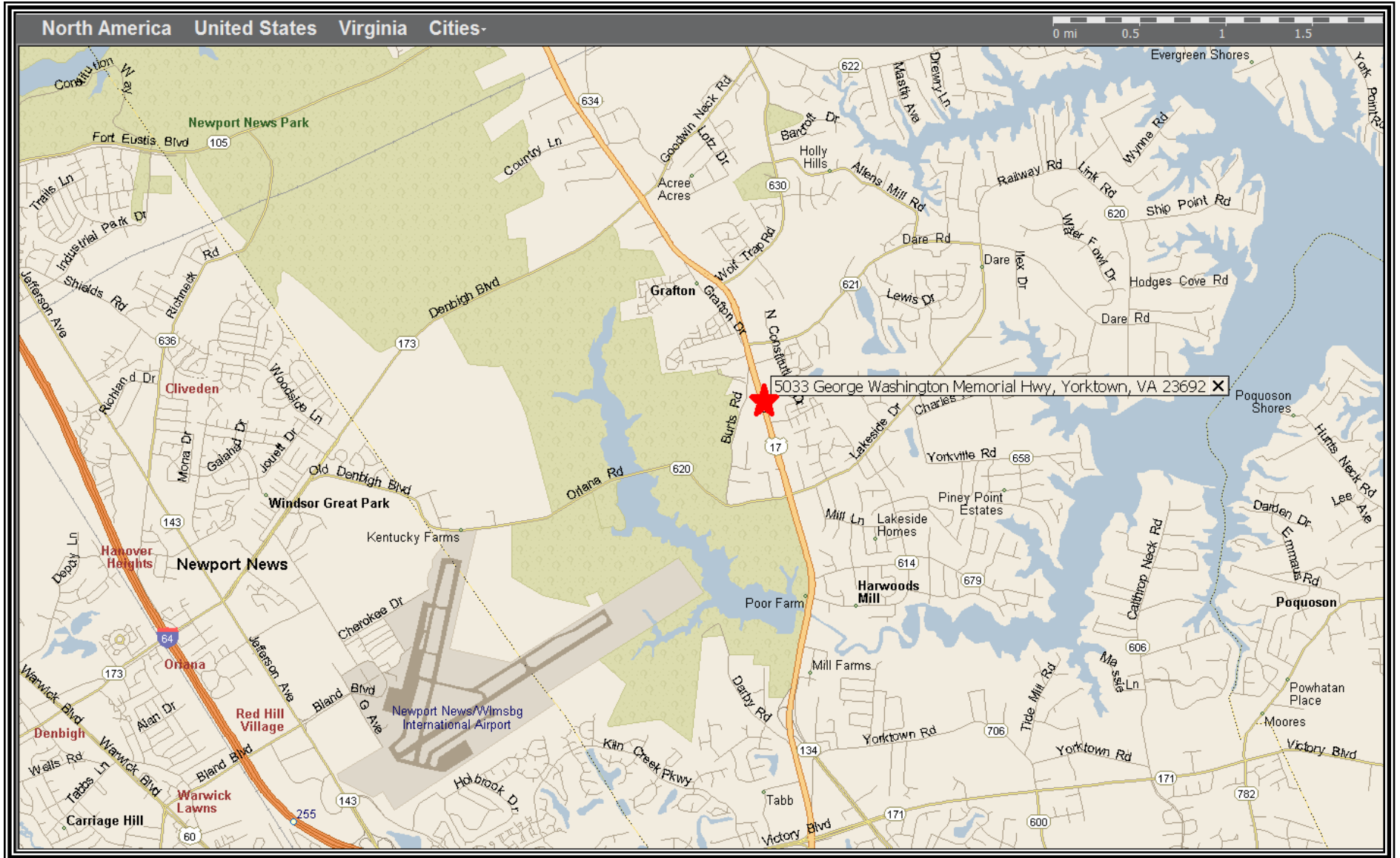


**As Built Floor Plan for  
5033 A George Washington Memorial Highway  
(office building closest to Route 17)**

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Commercial Real Estate, LLC

# 5033 George Washington Memorial Highway Yorktown, Virginia



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**Campana Waltz**  
Commercial Real Estate, LLC

5033 George Washington Mem Hwy, Yorktown, Virginia,  
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.15489  
Longitude: -76.46176

Summary	Census 2010	2015	2020
Population	10,594	10,594	10,677
Households	4,187	4,238	4,296
Families	3,061	3,078	3,107
Average Household Size	2.52	2.49	2.47
Owner Occupied Housing Units	3,335	3,309	3,359
Renter Occupied Housing Units	852	930	937
Median Age	42.1	44.1	45.7
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.16%	0.99%	0.75%
Households	0.27%	1.00%	0.77%
Families	0.19%	0.92%	0.69%
Owner HHs	0.30%	0.95%	0.70%
Median Household Income	2.76%	2.91%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	162	3.8%	147	3.4%
\$15,000 - \$24,999	272	6.4%	204	4.7%
\$25,000 - \$34,999	361	8.5%	246	5.7%
\$35,000 - \$49,999	642	15.1%	585	13.6%
\$50,000 - \$74,999	739	17.4%	746	17.4%
\$75,000 - \$99,999	429	10.1%	574	13.4%
\$100,000 - \$149,999	814	19.2%	872	20.3%
\$150,000 - \$199,999	578	13.6%	651	15.2%
\$200,000+	243	5.7%	270	6.3%
Median Household Income	\$72,387		\$82,955	
Average Household Income	\$94,537		\$105,345	
Per Capita Income	\$37,777		\$42,340	

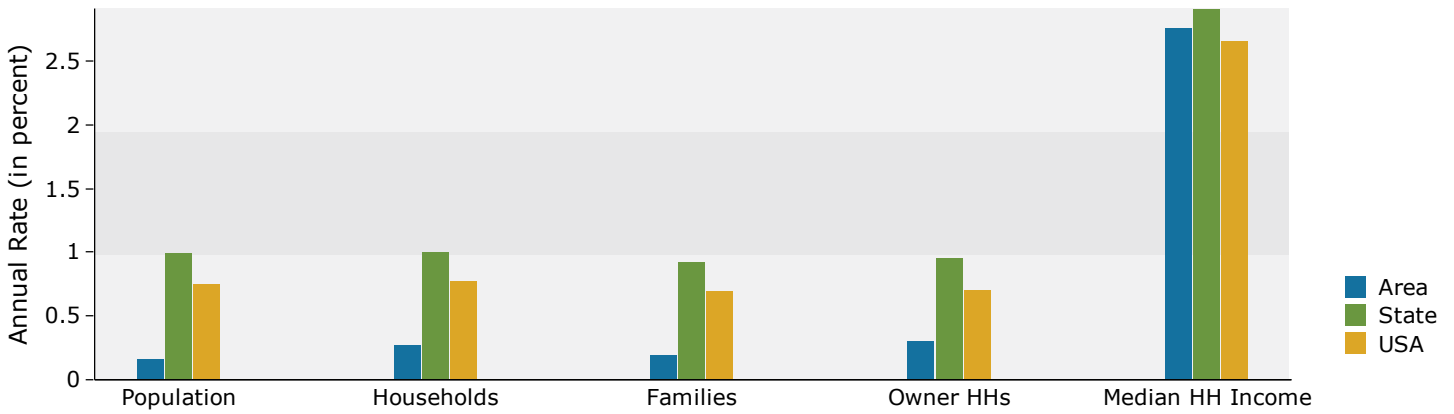
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	474	4.5%	436	4.1%	437	4.1%
5 - 9	685	6.5%	552	5.2%	524	4.9%
10 - 14	817	7.7%	748	7.1%	649	6.1%
15 - 19	833	7.9%	715	6.7%	681	6.4%
20 - 24	489	4.6%	574	5.4%	453	4.2%
25 - 34	1,022	9.6%	1,037	9.8%	1,109	10.4%
35 - 44	1,423	13.4%	1,361	12.8%	1,380	12.9%
45 - 54	1,927	18.2%	1,767	16.7%	1,577	14.8%
55 - 64	1,358	12.8%	1,559	14.7%	1,736	16.3%
65 - 74	939	8.9%	1,146	10.8%	1,295	12.1%
75 - 84	496	4.7%	530	5.0%	634	5.9%
85+	130	1.2%	169	1.6%	202	1.9%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,953	84.5%	8,837	83.4%	8,745	81.9%
Black Alone	713	6.7%	668	6.3%	640	6.0%
American Indian Alone	30	0.3%	32	0.3%	35	0.3%
Asian Alone	453	4.3%	508	4.8%	578	5.4%
Pacific Islander Alone	8	0.1%	11	0.1%	13	0.1%
Some Other Race Alone	144	1.4%	196	1.8%	258	2.4%
Two or More Races	293	2.8%	343	3.2%	407	3.8%
Hispanic Origin (Any Race)	399	3.8%	582	5.5%	792	7.4%

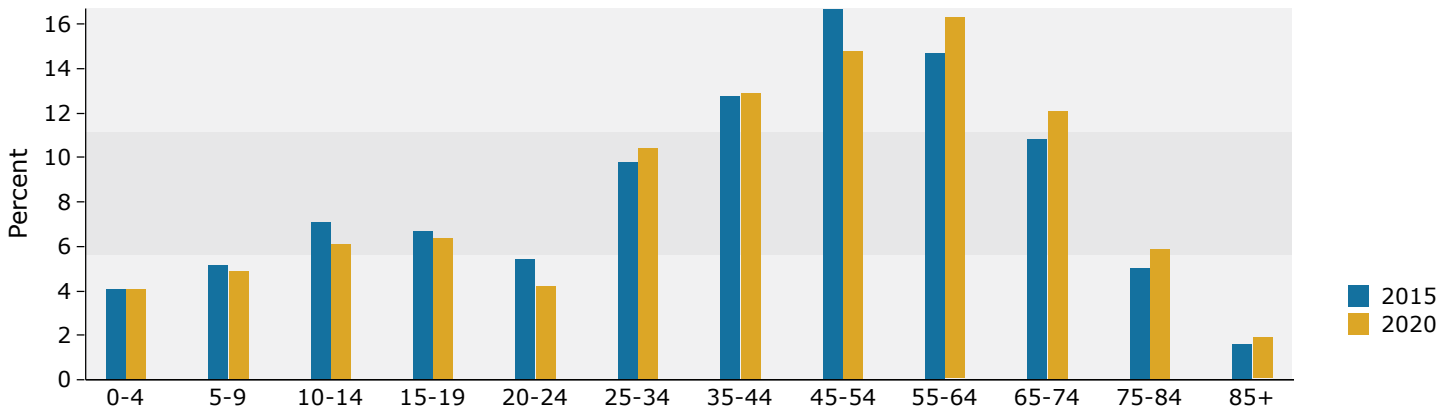
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

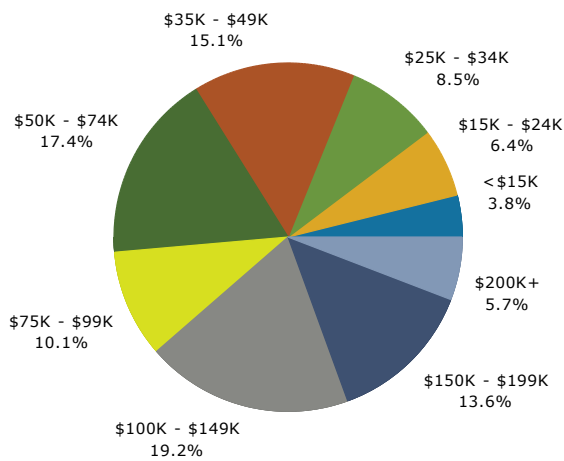
## Trends 2015-2020



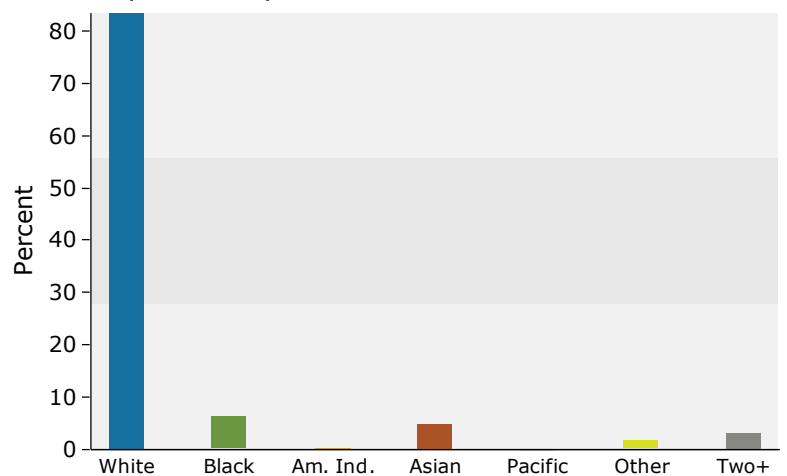
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 5.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



5033 George Washington Mem Hwy, Yorktown, Virginia,  
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.15489  
Longitude: -76.46176

Summary	Census 2010	2015	2020
Population	66,816	67,843	69,070
Households	26,162	26,801	27,401
Families	18,728	19,090	19,454
Average Household Size	2.54	2.51	2.50
Owner Occupied Housing Units	17,233	17,071	17,452
Renter Occupied Housing Units	8,929	9,731	9,949
Median Age	37.4	38.5	39.3
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.36%	0.99%	0.75%
Households	0.44%	1.00%	0.77%
Families	0.38%	0.92%	0.69%
Owner HHs	0.44%	0.95%	0.70%
Median Household Income	2.29%	2.91%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	1,552	5.8%	1,449	5.3%
\$15,000 - \$24,999	1,360	5.1%	1,052	3.8%
\$25,000 - \$34,999	2,214	8.3%	1,605	5.9%
\$35,000 - \$49,999	4,012	15.0%	3,755	13.7%
\$50,000 - \$74,999	5,232	19.5%	5,385	19.7%
\$75,000 - \$99,999	3,490	13.0%	4,199	15.3%
\$100,000 - \$149,999	4,764	17.8%	5,082	18.5%
\$150,000 - \$199,999	2,523	9.4%	2,987	10.9%
\$200,000+	1,655	6.2%	1,888	6.9%
Median Household Income	\$68,776		\$77,030	
Average Household Income	\$91,424		\$101,117	
Per Capita Income	\$35,881		\$39,851	

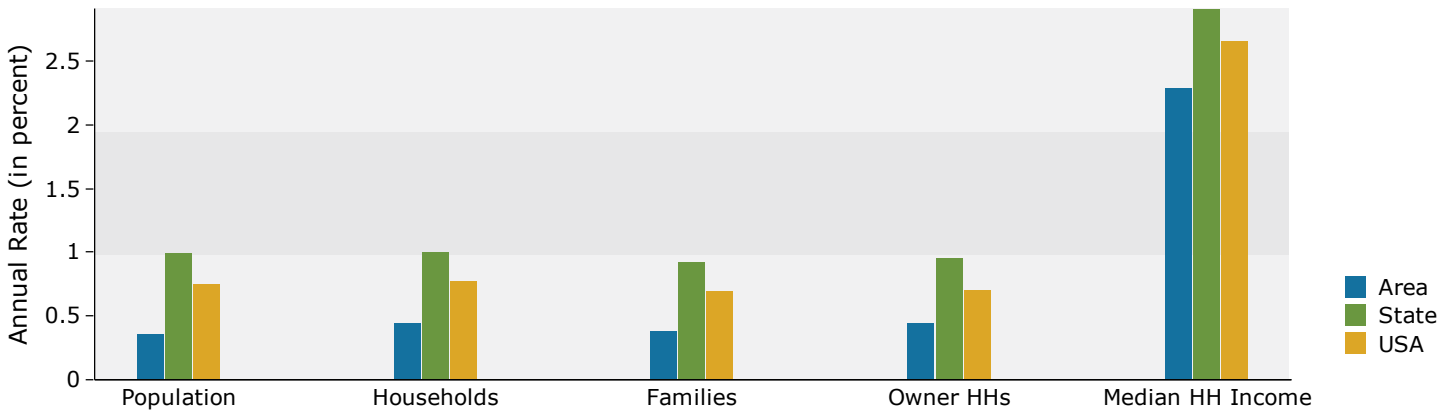
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,243	6.4%	4,027	5.9%	4,062	5.9%
5 - 9	4,727	7.1%	4,345	6.4%	4,141	6.0%
10 - 14	4,956	7.4%	4,684	6.9%	4,379	6.3%
15 - 19	4,757	7.1%	4,303	6.3%	4,117	6.0%
20 - 24	4,155	6.2%	4,250	6.3%	3,645	5.3%
25 - 34	8,614	12.9%	9,584	14.1%	10,055	14.6%
35 - 44	8,854	13.3%	8,242	12.1%	8,888	12.9%
45 - 54	10,898	16.3%	9,869	14.5%	8,493	12.3%
55 - 64	7,551	11.3%	8,672	12.8%	9,528	13.8%
65 - 74	4,515	6.8%	5,842	8.6%	6,870	9.9%
75 - 84	2,469	3.7%	2,775	4.1%	3,431	5.0%
85+	1,078	1.6%	1,251	1.8%	1,460	2.1%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	47,275	70.8%	47,184	69.5%	47,001	68.1%
Black Alone	12,116	18.1%	11,972	17.6%	11,899	17.2%
American Indian Alone	246	0.4%	277	0.4%	310	0.4%
Asian Alone	3,330	5.0%	3,839	5.7%	4,404	6.4%
Pacific Islander Alone	102	0.2%	127	0.2%	153	0.2%
Some Other Race Alone	1,132	1.7%	1,455	2.1%	1,842	2.7%
Two or More Races	2,614	3.9%	2,989	4.4%	3,459	5.0%
Hispanic Origin (Any Race)	3,608	5.4%	4,874	7.2%	6,353	9.2%

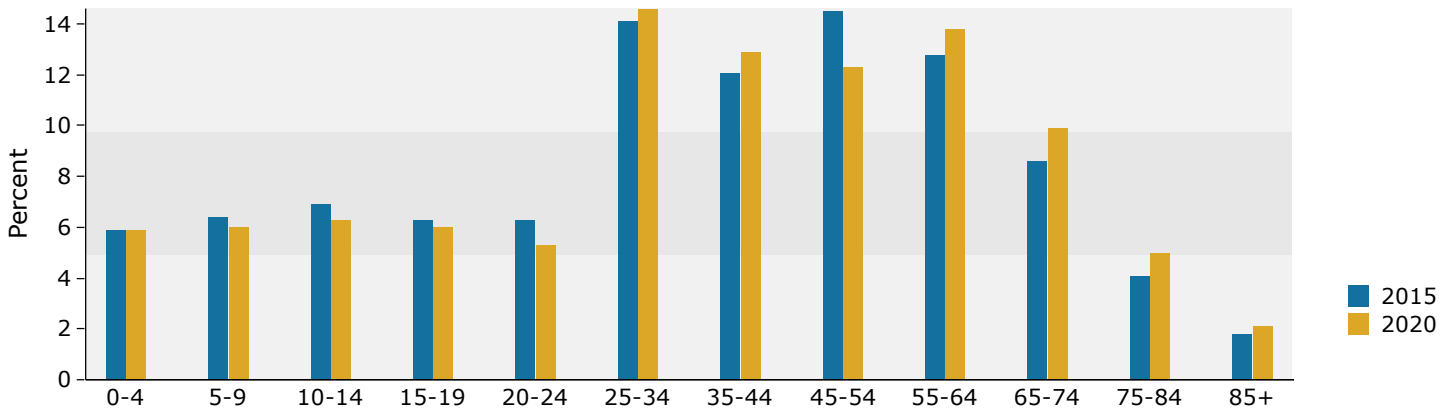
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

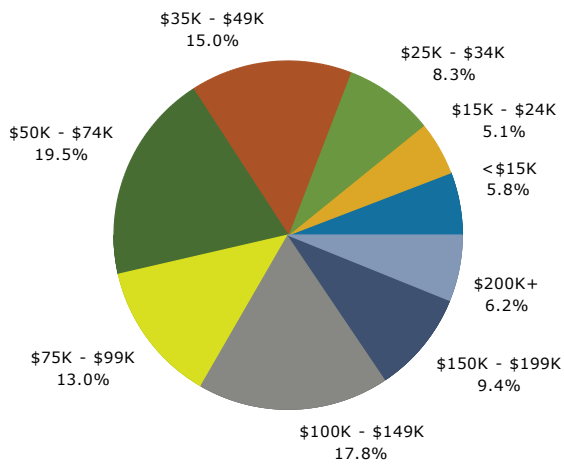
## Trends 2015-2020



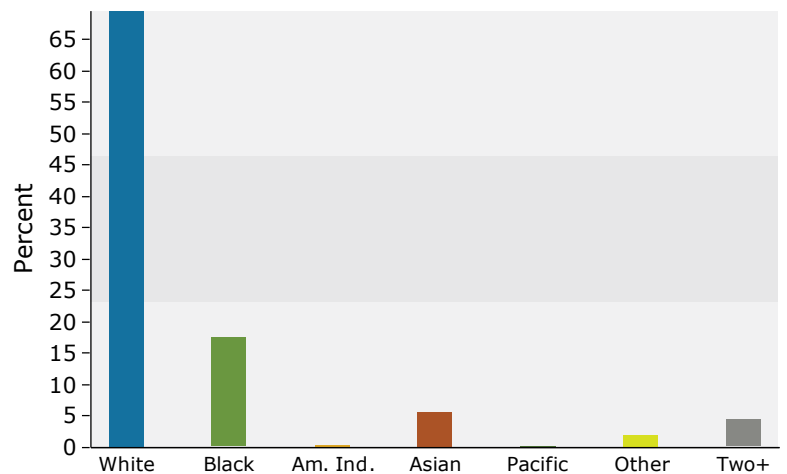
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 7.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

## Demographic and Income Profile

5033 George Washington Mem Hwy, Yorktown, Virginia,  
Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.15489  
Longitude: -76.46176

Summary	Census 2010	2015	2020
Population	175,062	179,195	183,177
Households	68,824	71,041	72,926
Families	46,797	47,921	48,945
Average Household Size	2.51	2.49	2.48
Owner Occupied Housing Units	40,603	40,062	40,850
Renter Occupied Housing Units	28,221	30,979	32,076
Median Age	34.4	35.2	36.3
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.44%	0.99%	0.75%
Households	0.53%	1.00%	0.77%
Families	0.42%	0.92%	0.69%
Owner HHs	0.39%	0.95%	0.70%
Median Household Income	2.19%	2.91%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	6,389	9.0%	6,184	8.5%
\$15,000 - \$24,999	5,660	8.0%	4,627	6.3%
\$25,000 - \$34,999	7,447	10.5%	5,587	7.7%
\$35,000 - \$49,999	11,357	16.0%	10,901	14.9%
\$50,000 - \$74,999	14,620	20.6%	15,501	21.3%
\$75,000 - \$99,999	8,595	12.1%	10,795	14.8%
\$100,000 - \$149,999	9,381	13.2%	10,444	14.3%
\$150,000 - \$199,999	4,647	6.5%	5,529	7.6%
\$200,000+	2,945	4.1%	3,357	4.6%
Median Household Income	\$55,853		\$62,240	
Average Household Income	\$75,979		\$84,285	
Per Capita Income	\$30,166		\$33,600	

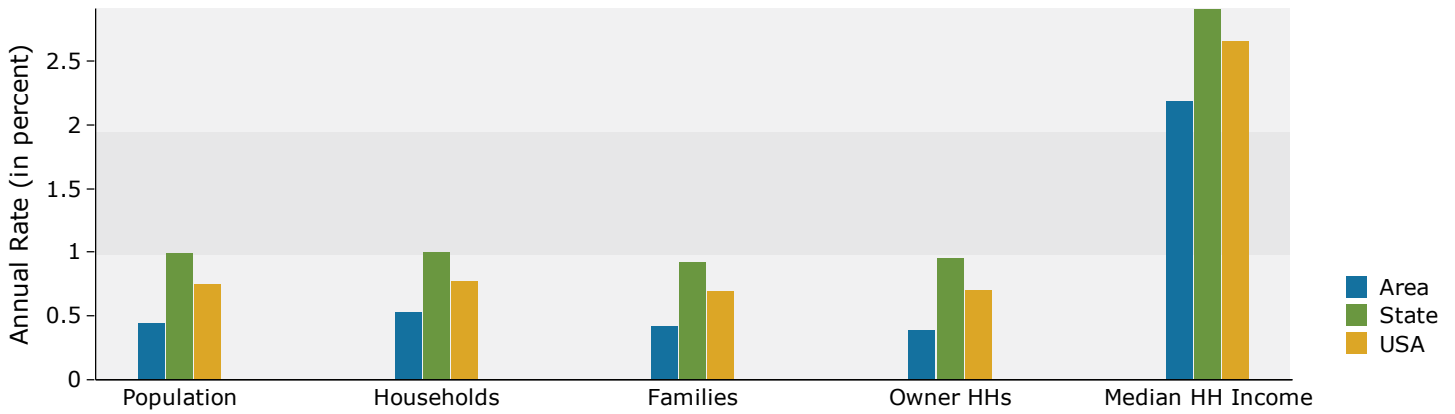
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,185	7.0%	11,675	6.5%	11,856	6.5%
5 - 9	11,860	6.8%	11,769	6.6%	11,321	6.2%
10 - 14	11,986	6.8%	11,533	6.4%	11,592	6.3%
15 - 19	12,158	6.9%	11,175	6.2%	10,835	5.9%
20 - 24	14,733	8.4%	14,025	7.8%	13,060	7.1%
25 - 34	25,918	14.8%	29,043	16.2%	29,383	16.0%
35 - 44	22,438	12.8%	21,748	12.1%	24,216	13.2%
45 - 54	26,882	15.4%	24,319	13.6%	21,071	11.5%
55 - 64	18,432	10.5%	21,519	12.0%	23,288	12.7%
65 - 74	10,568	6.0%	13,414	7.5%	15,936	8.7%
75 - 84	5,726	3.3%	6,421	3.6%	7,668	4.2%
85+	2,175	1.2%	2,555	1.4%	2,951	1.6%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	105,514	60.3%	106,136	59.2%	106,457	58.1%
Black Alone	49,637	28.4%	49,843	27.8%	49,999	27.3%
American Indian Alone	756	0.4%	830	0.5%	899	0.5%
Asian Alone	6,985	4.0%	8,186	4.6%	9,349	5.1%
Pacific Islander Alone	290	0.2%	346	0.2%	405	0.2%
Some Other Race Alone	4,479	2.6%	5,476	3.1%	6,602	3.6%
Two or More Races	7,401	4.2%	8,377	4.7%	9,466	5.2%
Hispanic Origin (Any Race)	12,540	7.2%	15,839	8.8%	19,594	10.7%

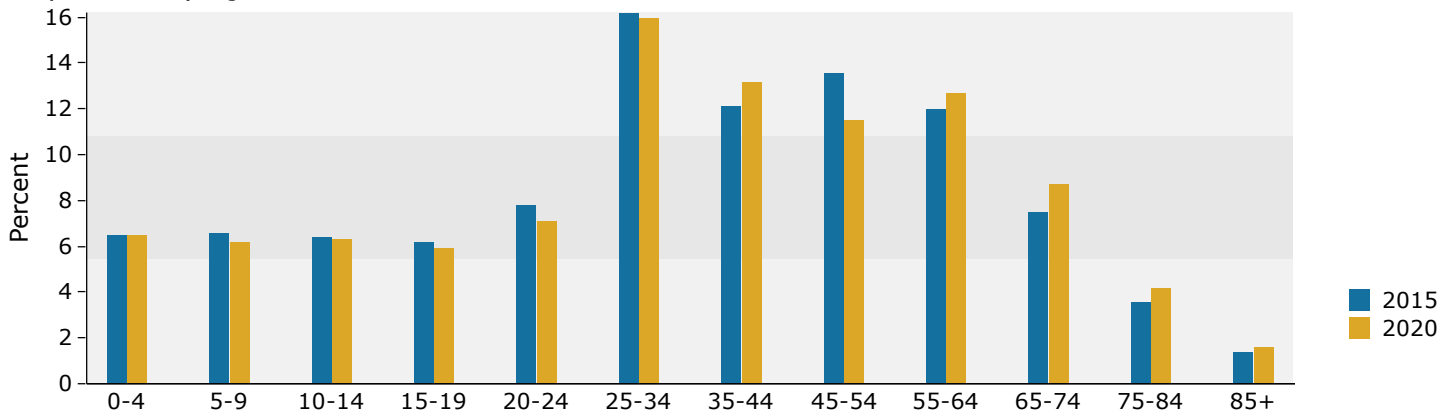
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

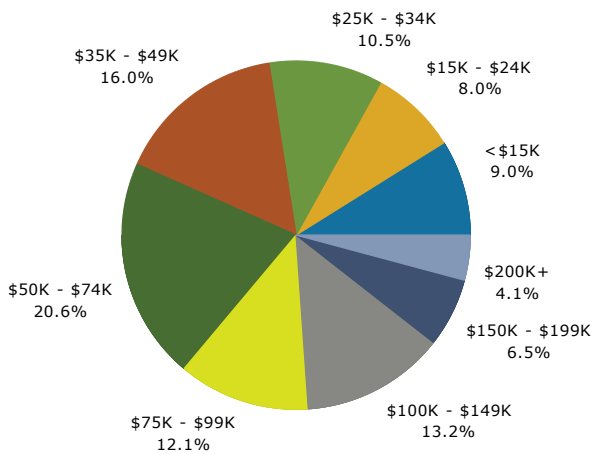
## Trends 2015-2020



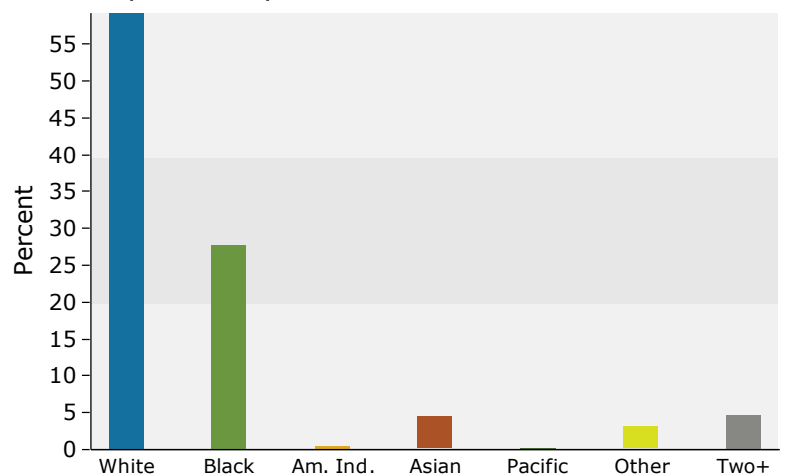
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 8.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

- (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												

12. Correctional Facility																	
a) County Jail	P									P	P	P	P			P	P
b) Other Facility																S	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 8 - TEMPORARY USES													
1. Carnival, Circus, Fair, Festival or Similar Special Event	A	A	A	A	A	A	A	A	A	A	A	A	A	A
2. Sale of Seasonal Items such as Christmas Trees, Produce	A	A	A	A	A	A	A	A	A	A	A	A	A	A
3. Recycling Collection Point	A	A	A	A	A	A	A	A	A	A	A	A	A	A
4. Craft Shows & Sales	A	A	A	A	A	A	A	A	A	A	A	A	A	A
5. Flea Markets										S			S	S
6. Temporary Construction Office Trailers & Buildings	A	A	A	A	A	A	A	A	A	A	A	A	A	A
7. Temporary Construction Workers' Parking	S	S	S	S	S	S	S	P	P	P	P	P	P	P
8. Temporary Home While Constructing Permanent Dwelling Facilities	A	A	A	A	A		A				A			
9. Temporary Trailers for Business or School Use	A	A	A	A	A	A	A	A	A	A	A	A	A	A
10. Model Home Display Parks										S			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 9 - RECREATION AND AMUSEMENT (NON-GOVERNMENTAL)													
1. Theater - Indoor										P		P		
2. Health, Exercise, Fitness Centers Including Swimming and Racquet Sports														
a) Indoor Only								S	P	P		P	P	P
b) Indoor & Outdoor									S	P		P	P	P
3. Bowling Alley										P		P		
4. Video Arcade, Pool Hall, Billiards Hall, Bingo Hall										S		S		
5. Indoor Family Amusement Center									S	P		P		
6. Skating Rink										P		P		
7. Firing Range-Indoor Only										S			S	S
8. Paintball Gun Firing Range-outdoor	S													S
9. Miniature Golf, Waterslide, Skateboard Rink, Baseball Hitting Range, Outdoor Commercial Amusement										S		S		
10. Golf Driving Range	S									P		S	S	S
11. Country Club or Golf Course, Public or Private	S	S	S	S	S	S	S		S			S		
12. Campgrounds	S	S								S	S			
13. Theme Park, Amphitheater, Stadium										S		S	S	S
14. Marina, Dock, Boating Facility (Commercial)											P		P	P
15. Marina, Dock, Boating Facility (Private/Club)	S	S	S	S	S	S	S				P		P	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 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:

\_\_\_\_\_

\_\_\_\_\_

Campana Waltz Commercial Real Estate, LLC