

For Sale
10731 & 10735 Jefferson Avenue
Newport News, 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

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 – SIGNALIZED LOCATION
10731 & 10735 Jefferson Avenue
Newport News, Virginia
(STRONG RETAIL REDEVELOPMENT POTENTIAL)

- Location:** 10731 & 10735 Jefferson Avenue, Newport News
- Description:** The Improved Property is a 1-story restaurant building containing approximately 5,504 square feet. 3 large dining rooms – large kitchen includes walk in coolers and freezer
- Land Area:** 1.29 total acres (both parcels)
Parcel 1: .77 acres
Parcel 2: .52 acres
- Sales Price:** \$750,000.00 – Price for both parcels
(Owner will consider selling Parcels separately)
- Parking:** Ample
- Traffic Count:** 48,000
- Zoning:** C1 – Retail Commercial. Multiple allowable uses by right (see attached zoning matrix).
- General Information:**
- Great road frontage on Jefferson Avenue – Site also has road frontage on Green Oaks Road and Greenwood Road
 - Well established area
 - Surrounded by numerous retailers and solid residential neighborhoods
- Also included:**
- 3 alternate redevelopment site plans attached
 - Aerial Maps
 - Location Map

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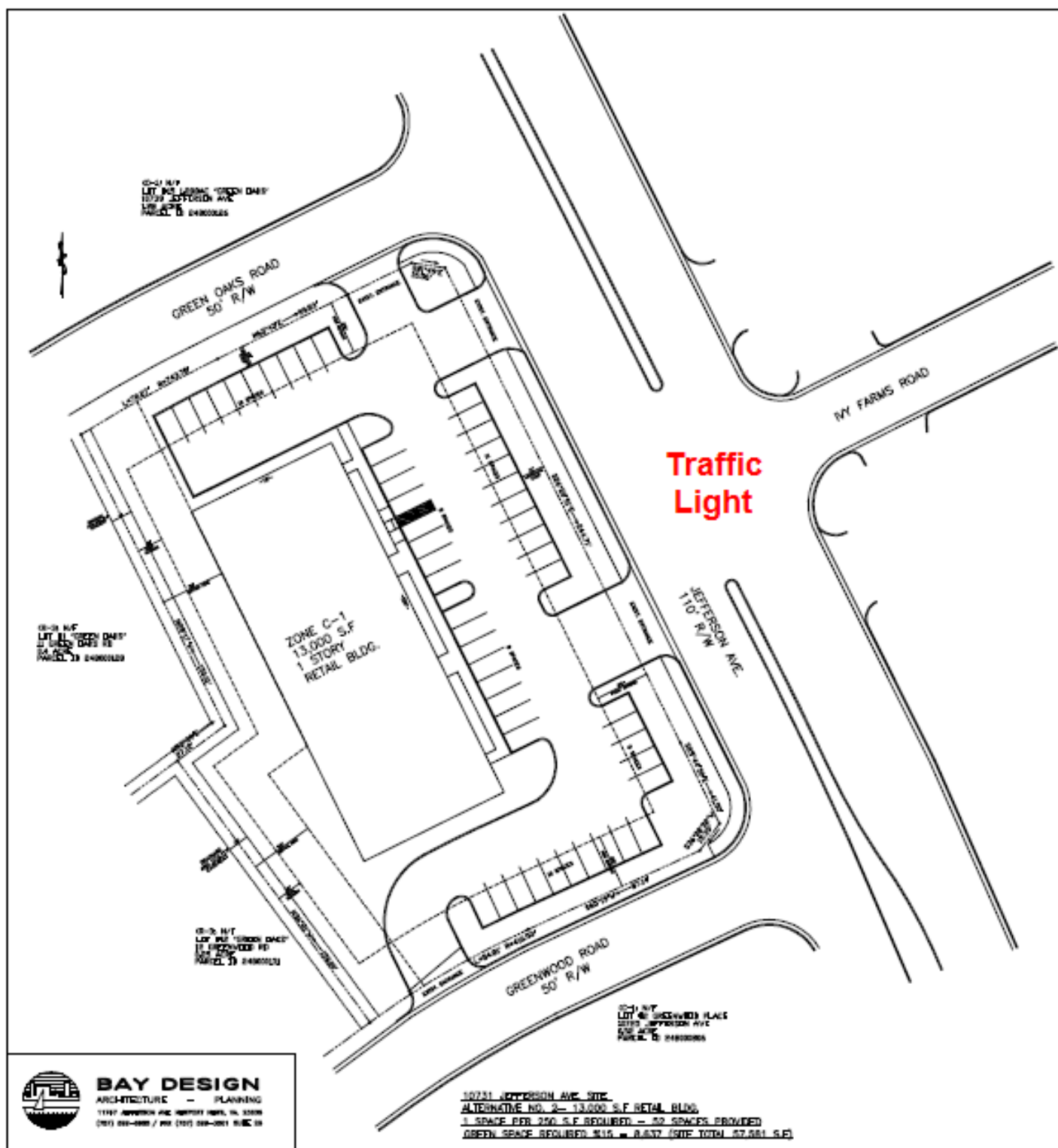


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Traffic Light



10731 & 10735 Jefferson Avenue, Newport News, Virginia
Alternate Redevelopment Site Plan #2
Retail Building



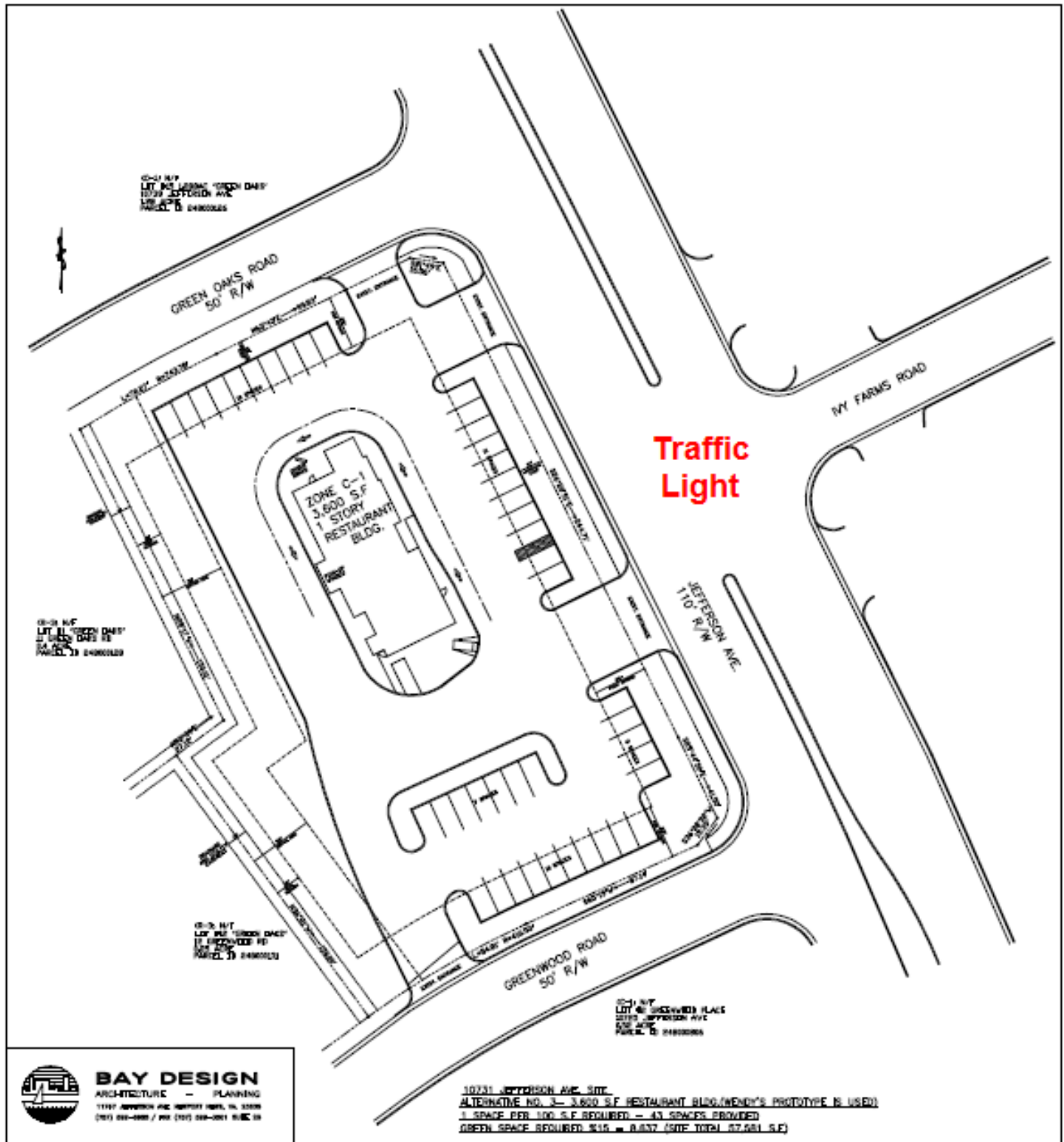
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Alternate Redevelopment Site Plan #3

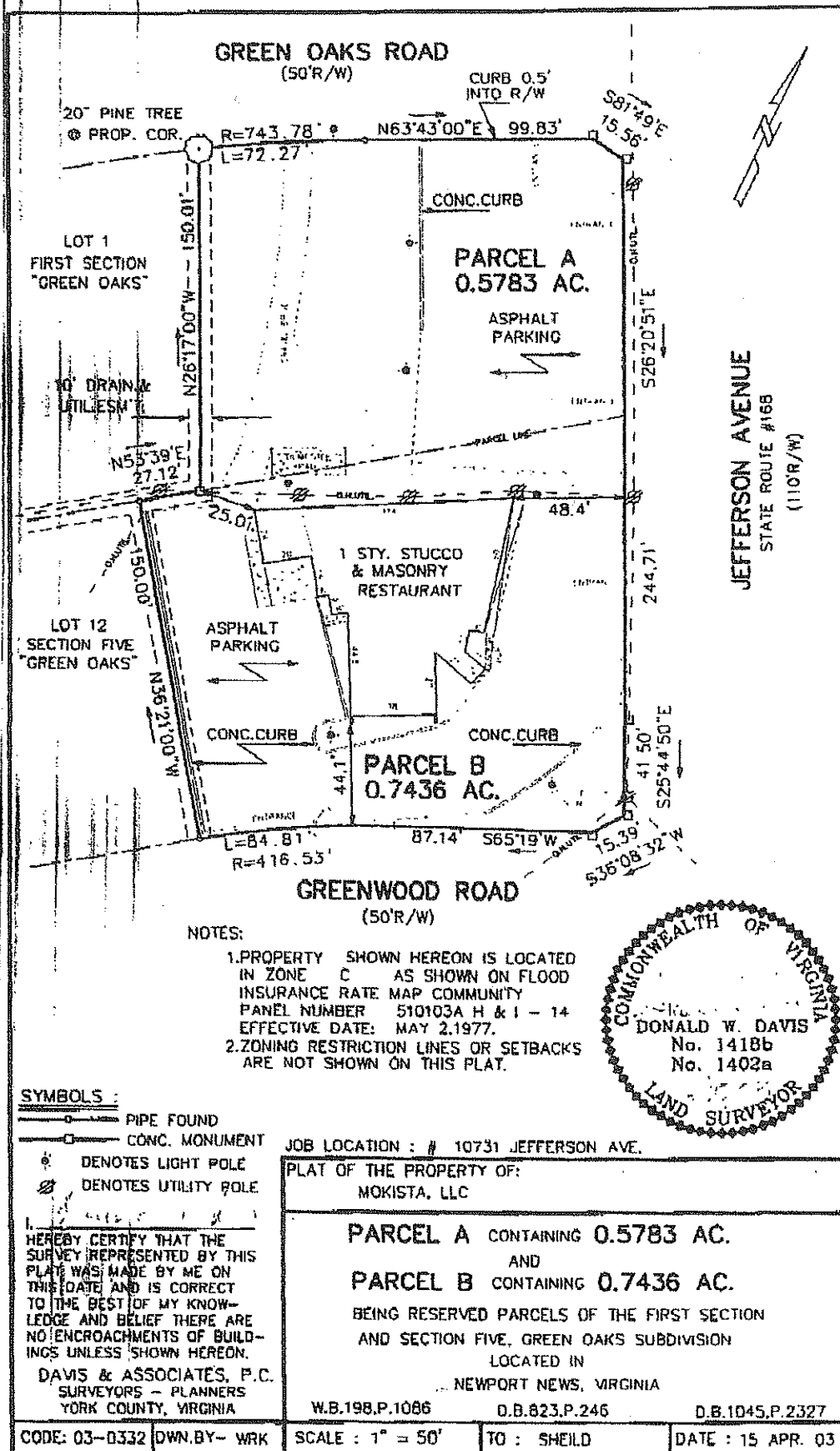
Restaurant Building



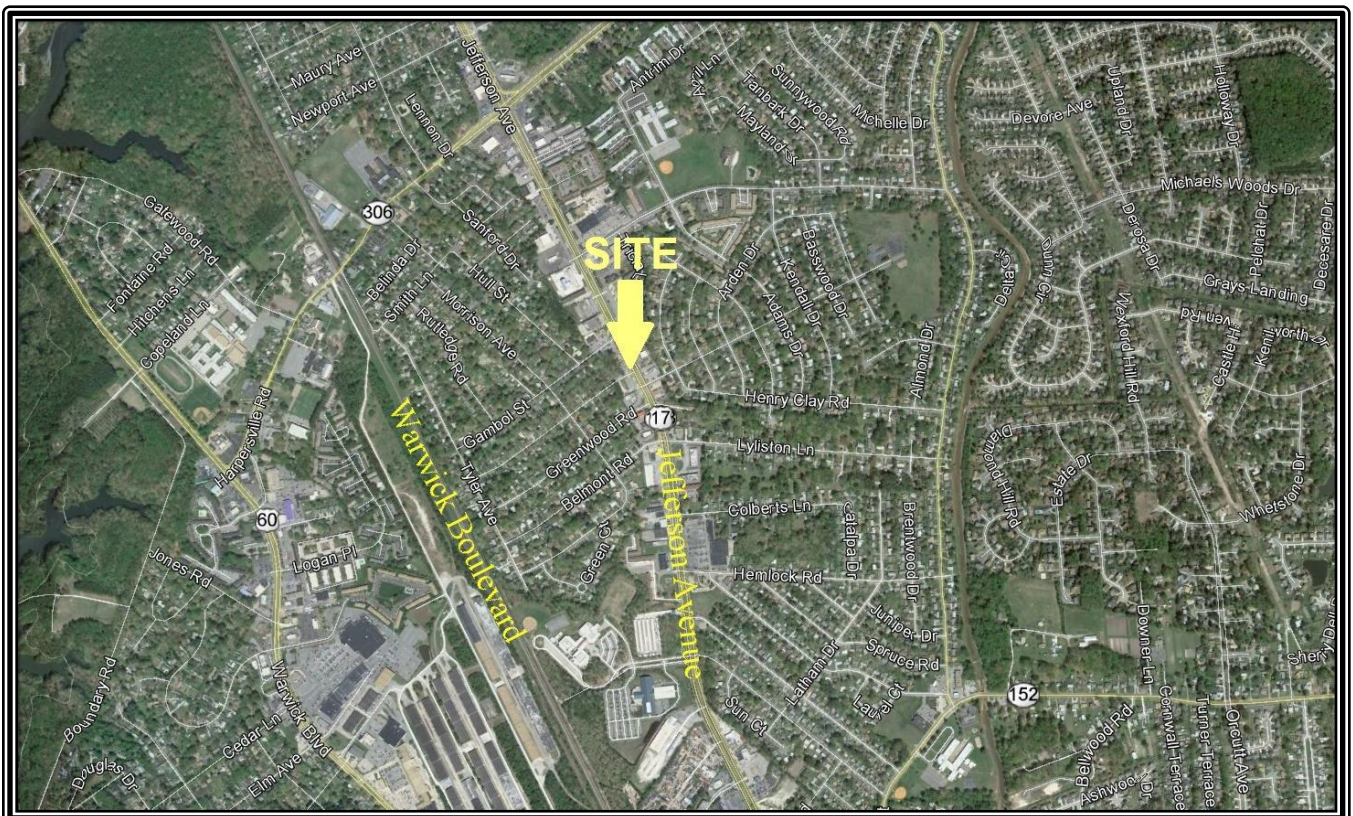
BAY DESIGN
ARCHITECTURE - PLANNING
11100 JEFFERSON AVE. NEWPORT NEWS, VA 23606
(757) 246-0000 / FAX (757) 246-0001 BDC 00

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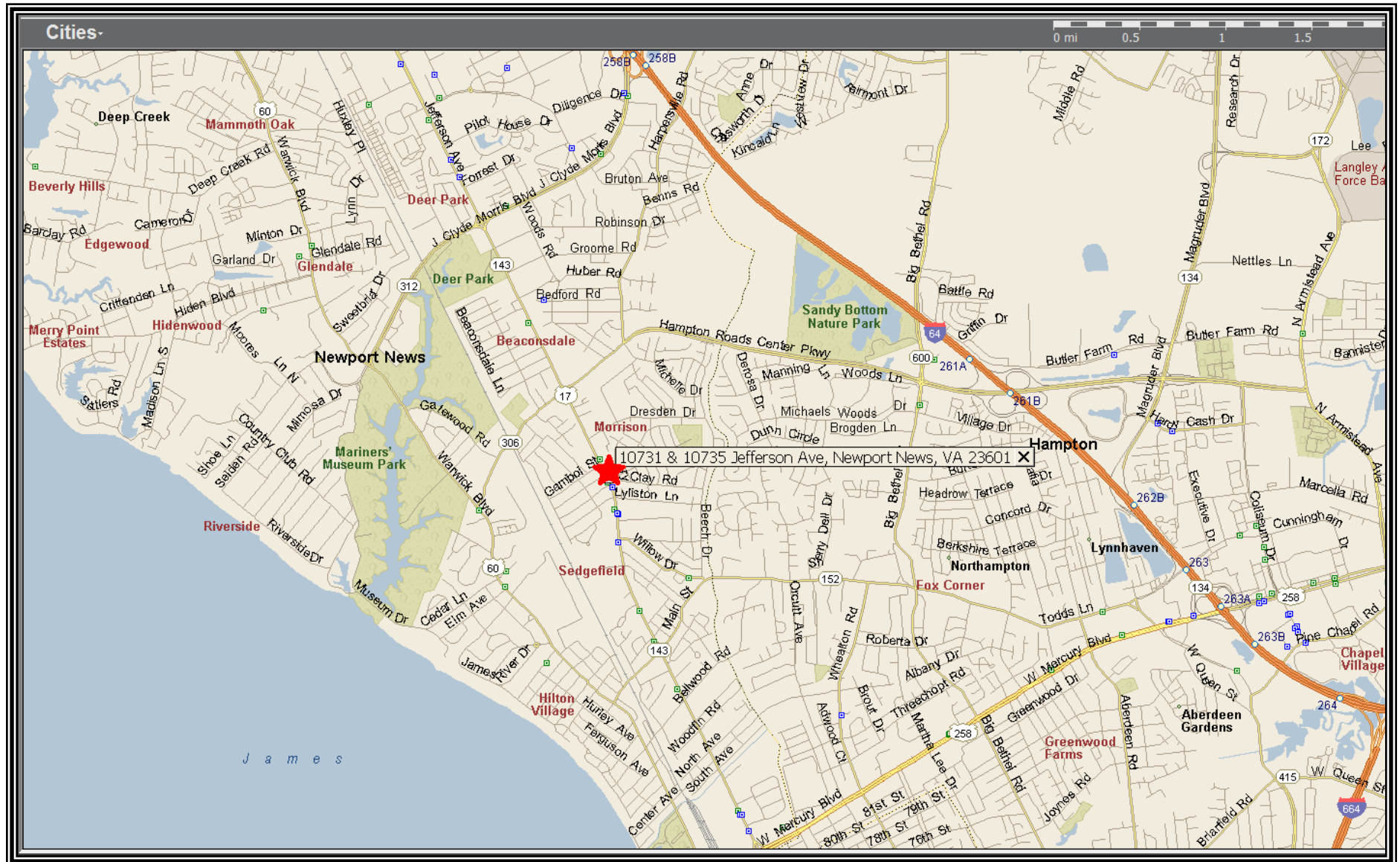
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Sec. 45-401. Coding and categorization system.

The uses permitted in each zoning district created by this chapter are listed in the "Summary of Uses by District," which follows in [section 45-402](#), according to the following system:

CODE	INTERPRETATION
P	The use may be permitted by right in the zoning district subject to all applicable regulations of this chapter. Uses determined by the zoning administrator to be clearly similar to those listed are also permitted in the zoning district.
C	The use may be permitted in the zoning district with a conditional use permit issued by the city council in accordance with Article XXVII. The conditional use permit approved by the city council may stipulate conditions and safeguards that govern the use. Uses determined by the zoning administrator to be clearly similar to those listed also may be considered for conditional use permits in the zoning districts indicated.
BLANK	The use is not permitted in the zoning district.

The uses listed in the "Summary of Uses by District" are organized by the categories below:

- A. Agricultural
- B. Residential
- C. Health Services
- D. Utilities Warehousing
- E. Educational Services
- F. Community Facilities Development
- G. Business Services
- H. Personal Services
- I. Recreational Uses
- J. Retail Services
- K. Automotive/Marine Services
- L. Transportation
- M. Wholesaling and
- N. Office/Research and
- O. Open Industrial
- P. Limited Industrial
- Q. Heavy Industrial

(Ord. No. 5028-97, § 1)

Sec. 45-402. Summary of uses by district.

P = PERMITTED USE C = CONDITIONAL USE BLANK = NOT PERMITTED SUMMARY OF USES BY DISTRICT*																					
ZONING DISTRICTS																					
PERMITTED USES A.	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	O1	O2	O3	C1 RETAIL COMMERCIAL	C2 GENERAL COMMERCIAL	C3 REGIONAL BUSINESS DISTRICT	C4 OYSTER POINT BUSINESS	C5 OYSTER POINT BUSI./MANUF.	M1 LIGHT INDUSTRIAL	M2 HEAVY INDUSTRIAL	REFERENCES
AGRICULTURAL	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	LOW MULTI-FAMILY	MANFCT. HOMES	MEDIUM MULTI-FAMILY	HIGH MULTI-FAMILY	MIXED-USE	PARK	OFFICE	OFFICE PARK	OFFICE/RESEARCH & DEVEL.								ART. SEC.
1. AGRICULTURE, FARM	C									P											
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																					

[illegible]

18. CONGREGATE HOUSING FOR CHILDREN	C	C	C	C	C		C	C	C						C	C												
19. TEMPORARY FAMILY HEALTH CARE STRUCTURE	P	P	P	P	P						P																	
20. ADAPTIVE RE-USE	C	C	C	C	C										C	C												
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																												

PERMITTED USES C. HEALTH	ZONING DISTRICTS																					REFER-ENCES		
	R1 SINGLE-FAMILY	R2 SINGLE-FAMILY	R3 SINGLE-FAMILY	R4 SINGLE-FAMILY	R5 LOW MULTI-FAMILY	R6 MANFCT. HOMES	R7 MEDIUM MULTI-FAMILY	R8 HIGH MULTI-FAMILY	R9 MIXED-USE	P1 PARK	O1 OFFICE	O2 OFFICE PARK	O3 OFFICE/RESEARCH & DEVEL.	C1 RETAIL COMMERCIAL	C2 GENERAL COMMERCIAL	C3 REGIONAL BUSINESS DISTRICT	C4 OYSTER POINT BUSINESS	C5 OYSTER POINT BUSI./MANUF.	M1 LIGHT INDUSTRIAL	M2 HEAVY INDUSTRIAL				
1. HOSPICE												P		P	P									
2. MEDICAL CENTER COMPLEX												P		P	P									
3. HOSPITAL							C	C	C			P		P	P	P	P						V	45-520
4. MEDICAL & DENTAL LABORATORY										P	P			P	P	P	P	P						
5. NURSING HOME, CONVALESCENT HOME					C		P	P	P			P		P	P	P	C						V	45-520
6. OPTICIAN									P		P	P	P	P	P	P	P							
7. OUTPATIENT CARE CLINIC							C	C	P		P	P	P	P	P	P	P							
8. PHARMACY/DRUG STORE									P			P		P	P	P	P							
9. PHYSICAL THERAPY							C	C	P		P	P	P	P	P	P	P							
10. PHYSICIAN, DENTIST OR OPTOMETRIST'S OFFICE							C	C	P		P	P	P	P	P	P	P							
11. VETERINARY FACILITY WITH OUTSIDE CAGES OR RUNS										C				C	C	C								
12. VETERINARY FACILITY WITHOUT OUTSIDE CAGES AND RUNS									P		P			P	P	P								
13. ADULT DAY CARE FACILITY									P		P	P		P	P	P	C							
14. FAMILY HOME ADULT DAY CARE FACILITY	P	P	P	P	P	P	P	P	P		P													
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ZONING DISTRICTS

PERMITTED USES	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	O1	O2	O3	C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFERENCES	
D. UTILITIES	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	LOW MULTI-FAMILY	MANFCT HOMES	MEDIUM MULTI-FAMILY	HIGH MULTI-FAMILY	MIXED USE	PARK	OFFICE	OFFICE PARK	OFFICE/RESEARCH & DEVEL.	COMMERCIAL	COMMERCIAL	REGIONAL BUSINESS DISTRICT	OYSTER POINT BUSINESS	POINT BUSI./MANUF.	INDUSTRIAL	INDUSTRIAL	ART.	SEC.
1. AMATEUR RADIO TOWER/ANT. 70 FT. OR UNDER IN HEIGHT	P	P	P	P	P	P	P	P	P													
2. AMATEUR RADIO TOWER/ANT. OVER 70 FT. IN HEIGHT	C	C	C	C	C	C	C	C	C													
3. COMMERCIAL RADIO OR TV STATION									C		P	P		P	P	P	P	P	C			
4. ELECTRICAL GENERATING PLANT																			C	C		
5. ELECTRICAL SUBSTATION	C	C	C	C	C	C	C	C	C	C		P	P	P	P	P	C	C	P	P		
6. ELEVATED WATER STORAGE TANK	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	C		
7. LOCAL UTILITIES	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
8. COMMUNICATION TOWER/ANTENNA									C	C	C	C	C	C	C	C	C	C	C	C		
9. SANITARY LANDFILL										C									C	C		
10. SEWAGE TREATMENT PLANT										C									C	C		
11. SOLID WASTE TRANSFER STATION										C									C	C		
12. TRANSMISSION LINES	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P		
13. WATER RESERVOIR		P								P												
14. WATER TREATMENT PLANT										C									C	C		
15. ELECTRICAL GENERATION FROM LANDFILL GASES										C												

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PERMITTED USES E. EDUCATIONAL SERVICES	R1 SINGLE-FAMILY	R2 SINGLE-FAMILY	R3 SINGLE-FAMILY	R4 SINGLE-FAMILY	R5 LOW-MULTI-FAMILY	R6 MANFCT-HOMES	R7 MEDIUM-MULTI-FAMILY	R8 HIGH-MULTI-FAMILY	R9 MIXED-USE	P1 PARK	O1 OFFICE	O2 OFFICE PARK	O3 OFFICE/RESEARCH & DEVEL.	C1 RETAIL COMMERCIAL	C2 GENERAL COMMERCIAL	C3 REGIONAL BUSINESS DISTRICT	C4 OYSTER POINT BUSINESS	C5 OYSTER POINT BUSI./MANUF.	M1 LIGHT INDUSTRIAL	M2 HEAVY INDUSTRIAL	REFERENCE ART. SEC.
1. CHILD CARE CENTER					C	C	C	C	P		C	P	C	P	P	P	P	P	C	C	
2. COLLEGE, UNIVERSITY	C	C	C	C	C	C	C	C	P	P		P	P			P	P	C			V 45-520
3. FAMILY HOME CHILD CARE FACILITY	P	P	P	P	P	P	P	P	P												V 45-523
4. OTHER EDUCATIONAL/GROUP INSTRUCTION									P			P	P	P	P	P	C	C			
5. PRE-SCHOOL OR DAY SCHOOL WITH OR WITHOUT CHILD CARE CENTER, PART OF A COMMUNITY FACILITY	C	C	C	C	C	C	C	C	C		C	P		P	P	P	P				
6. PUBLIC OR PRIVATE ELEMENTARY SCHOOL	P	P	P	P	P	P	P	P	P	P						P					V 45-520
7. PUBLIC OR PRIVATE SECONDARY SCHOOL	P	P	P	P	P	P	P	P	P	P						P					V 45-520
8. VOCATIONAL SCHOOL									P		C	P	C	P	P	P	C	P	P	P	
9. BUSINESS SCHOOL									P		P	P	P	P	P	P	P	P	P		
10. PUBLIC OR PRIVATE SCHOOL WITH LESS THAN 200 STUDENTS	P	P	P	P	P	P	P	P	P	P						P	C	C			

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PERMITTED USES F. COMMUNITY FACILITIES	R1 SINGLE-FAMILY	R2 SINGLE-FAMILY	R3 SINGLE-FAMILY	R4 SINGLE-FAMILY	R5 LOW-MULTI-FAMILY	R6 MANFCT-HOMES	R7 MEDIUM-MULTI-FAMILY	R8 HIGH-MULTI-FAMILY	R9 MIXED-USE	P1 PARK	O1 OFFICE	O2 OFFICE PARK	O3 OFFICE/RESEARCH & DEVEL.	C1 RETAIL COMMERCIAL	C2 GENERAL COMMERCIAL	C3 REGIONAL BUSINESS DISTRICT	C4 OYSTER POINT BUSINESS	C5 OYSTER POINT BUSI./MANUF.	M1 LIGHT INDUSTRIAL	M2 HEAVY INDUSTRIAL	REFERENCES ART. SEC.
1. CEMETERY	C	C	C	C	C	C	C	C	C					P	P	P	C	C	C	C	V 45-520
2. CHURCH, SYNAGOGUE/OTHER PLACES OF WORSHIP	P	P	P	P	P	P	P	P	P	C	C	C	C	P		P	C	C			
2.1 OFF-SITE CHURCH PARKING LOT	C	C	C	C	C					C											V 45-527
3. COMMUNITY REC. CENTER (TENNIS, RACQUET BALL...)	C	C	C	C	P	P	P	P	P	P		P		P	P	P	C	C	C	C	V 45-520
4. CORRECTION FACILITIES									P							P					
5. FIRE STATION	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	V 45-520
6. FUNERAL HOME														P	P	P			C		
7. LIBRARY	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				V 45-520
8. PRIVATE CLUB	C	C	C	C	C	C	C	C	C	C				P	P	P					V 45-520

9. NEIGHBORHOOD SWIMMING POOL	C	C	C	C	P	P	P	P	P	P					P	P	P					V	45-520
10. POLICE STATION					P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	V	45-520
11. POST OFFICE/PARCEL PICK UP STATION									P	P	P	P			P	P	P	P	P	P	P		
12. PUBLIC/PRIVATE GOLF COURSE	C	C	C	C	P	P	P	P	P	P		P			P	P	P					V	45-520
13. PUBLIC/SEMI-PUBLIC MUSEUM OR ART GALLERY	C	C	C	C	C	C	C	C		P	C	C			P	P	P	P				V	45-520
14. PUBLIC PARK	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P			V	45-520
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ZONING DISTRICTS																						
PERMITTED USES G. BUSINESS SERVICES	R1 SINGLE- FAMILY	R2 SINGLE- FAMILY	R3 SINGLE- FAMILY	R4 SINGLE- FAMILY	R5 LOW MULTI- FAMILY	R6 MANFCT. HOMES	R7 MEDIUM MULTI- FAMILY	R8 HIGH MULTI- FAMILY	R9 MIXED USE	P1 PARK	O1 OFFICE	O2 OFFICE PARK	O3 OFFICE/RESEARCH & DEVEL.	C1 RETAIL COMMERCIAL	C2 GENERAL COMMERCIAL	C3 REGIONAL BUSINESS DISTRICT	C4 OYSTER POINT BUSINESS	C5 OYSTER POINT BUSI./MANUF.	M1 LIGHT INDUSTRIAL	M2 HEAVY INDUSTRIAL	REFERENCES	
																					ART. SEC.	
1. ADMIN. SUPPORT OFFICES INFORMATIONAL OFFICES									C		P	P	P	P	P	P	P	P	P	P		
2. BANK, LOAN OFFICE OR CREDIT UNION									P		C	P	C	P	P	P	P	P	C	C		
3. BUSINESS ADMIN. OFFICES									C		P	P	P	P	P	P	P	P	P	P		
4. PARCEL DISTRIBUTION CENTER												C		C	C	P		P	P			
5. PROFESSIONAL OFFICE									P		P	P	P	P	P	P	P	P	C			
6. OFFICE AND TWO-FAMILY RESIDENTIAL USE WITHIN ONE BUILDING											P											
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ZONING DISTRICTS																				REFERENCE:	
PERMITTED USES H. PERSONAL SERVICES	R1 SINGLE-FAMILY	R2 SINGLE-FAMILY	R3 SINGLE-FAMILY	R4 SINGLE-FAMILY	R5 LOW MULTI-FAMILY	R6 MANFCT. HOMES	R7 MEDIUM MULTI-FAMILY	R8 HIGH MULTI-FAMILY	R9 MIXED USE	P1 PARK	O1 OFFICE	O2 OFFICE PARK	O3 OFFICE/RESEARCH & DEVEL.	C1 RETAIL COMMERCIAL	C2 GENERAL COMMERCIAL	C3 REGIONAL BUSINESS DISTRICT	C4 OYSTER POINT BUSINESS	C5 OYSTER POINT BUSI./MANUF.	M1 LIGHT INDUSTRIAL	M2 HEAVY INDUSTRIAL	ART. SEC.
1. ARTIST OR PHOTOGRAPHY STUDIO									P		P			P	P	P	P	P			

2. BARBER/BEAUTY SHOP									P			P			P	P	P	P								
3. CARPET/UPHOLSTERY CLEANING															P	P	C	P		P		C				
4. COIN-OPERATED COMMERCIAL LAUNDRY									P						P	P	P									
5. DIAPER SERVICE/LINEN SUPPLY															P	P	C	P		P		P				
6. DRY CLEANING PICKUP									P						P	P	P	P	P							
7. DRY CLEANING PLANT															P	P	P	C	P		P		P			
8. RECORDING STUDIO									P		C				P	P	P	P	P		P					
9. SHOE REPAIR									P						P	P	P	P								
10. TAILOR SHOP									P						P	P	P	P								
11. TRAVEL AGENCY											P	P			P	P	P	P								
12. TATTOO ESTABLISHMENT																C										

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ZONING DISTRICTS																						
PERMITTED USES	R1 SINGLE-FAMILY	R2 SINGLE-FAMILY	R3 SINGLE-FAMILY	R4 SINGLE-FAMILY	R5 LOW-MULTI-FAMILY	R6 MANFCT. HOMES	R7 MEDIUM-MULTI-FAMILY	R8 HIGH-MULTI-FAMILY	R9 MIXED-USE	P1 PARK	O1 OFFICE	O2 OFFICE PARK	O3 OFFICE/RESEARCH & DEVEL.	C1 RETAIL COMMERCIAL	C2 GENERAL COMMERCIAL	C3 REGIONAL BUSINESS DISTRICT	C4 OYSTER POINT BUSINESS	C5 OYSTER POINT BUSI./MANUF.	M1 LIGHT INDUSTRIAL	M2 HEAVY INDUSTRIAL	REFERENCES	
1. AMUSEMENT PARK OR THEME PARK																P			C	C		
2. BILLIARD PARLOR									P					C	P	P						
3. BINGO PARLOR														C	P						C	
4. BOWLING ALLEY									P					C	P	P						
5. AMUSEMENT ARCADE									C					C	P	P						
6. COUNTRY/YACHT CLUB	C	C	C	C	C	C	C	C	C	C		P		P		P	C					
7. GOLF DRIVING RANGE										P					P				C	C		
8. HEALTH CLUB, FITNESS CENTER & GYMNASIUM									P			P	C	P	P	P	P	P	C			
9. MINIATURE GOLF COURSE										C					P	P						
10. PUBLIC CAMPGROUND										C												
11. SKATEBOARD RAMP										P				C	C	C			C	C	V	45-511

12. SKATING RINK								P	P					C		P	P								
13. STADIUM, ARENA OR AMPHITHEATRE									C								P	C	C		C	C			
14. THEATRE OR STAGE								P	P					P		P	P	C	C						
15. SHOOTING RANGE																					C				

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PERMITTED USES J. RETAIL SERVICES	ZONING DISTRICTS																	C1 RETAIL COMMERCIAL	C2 GENERAL COMMERCIAL	C3 REGIONAL BUSINESS DISTRICT	C4 OYSTER POINT BUSINESS	C5 OYSTER POINT BUSI./MANUF.	M1 LIGHT INDUSTRIAL	M2 HEAVY INDUSTRIAL	REFEREN ART. SEC.
	R1 SINGLE-FAMILY	R2 SINGLE-FAMILY	R3 SINGLE-FAMILY	R4 SINGLE-FAMILY	R5 LOW-MULTI-FAMILY	R6 MANFCT. HOMES	R7 MEDIUM-MULTI-FAMILY	R8 HIGH-MULTI-FAMILY	R9 MIXED-USE	P1 PARK	O1 OFFICE	O2 OFFICE PARK	O3 OFFICE/RESEARCH & DEVEL.												
1. ADULT USE																		C	C	C					V 45-52
2. APPLIANCE SALES									P									P	P	P					V 45-52
3. APPLIANCES SERVICES									P									P	P	P					V 45-52
4. BAKERY (RETAIL)									P									P	P	P	P				V 45-52
5. BICYCLE SALES & SERVICE									P									P	P	P					V 45-52
6. BOOK STORE									P									P	P	P	P				
7. BUILDING SUPPLY - RETAIL																		C	C	C		P	P		
8. CAMERA STORE									P									P	P	P	P				
9. CEMETERY MONUMENT SALES																		P	P	P					V 45-52
10. COMPUTER SALES & SERVICE									P			P						P	P	P	P				
11. CONCESSION STAND									P	P								P	P	P	C	C			
12. CONVENIENCE STORE WITHOUT GASOLINE									P									P	P	P	C	C			
13. CRAFT STORE																		P	P	P	P				
14. DEPARTMENT STORE									P									P	P	P					V 45-52
15. DUPLICATING STORE									P			P	C					P	P	P	P	P			
16. EXTENDED STAY MOTEL									P									P	P	P	C	C			
17. FLORIST, HORTICULTURAL & NURSERY									P			P						P	P	P	P				
18. FURNITURE & UPHOLSTERY STORE									P									P	P	P	P				V 45-52
19. GARDEN SUPPLY STORE									P									P	P	P					V 45-52
20. GOLF PRO SHOP/CLUBHOUSE									P	C								P	P	P	P				
21. GROCERY STORE									P									P	P	P					V 45-52
22. HARDWARE STORE									P									P	P	P					V 45-52
23. HOME ACCESSORY STORE									P									P	P	P					V 45-52
24. ICE CREAM/CANDY STORE									P									P	P	P	P				

45-52

44. TENNIS PRO SHOP/CLUBHOUSE									P	C	P				P	P	P	P										
45. TOY OR HOBBY STORE									P						P	P	P											
46. USED MERCHANDISE SALES															P	P	P									V	45-52	
47. VARIETY STORE									P						P	P	P											
48. VIDEO RENTAL									P						P	P	P	P										
49. WEARING APPAREL/SHOE STORE									P						P	P	P	P										
51. BANQUET/FUNCTION HALL											C				C	C	C					C						
52. ANIMAL SHELTER																						P						
53. MICRO-BREWERY, MICRO-DISTILLERY, AND/OR MICRO-WINERY									P						P	P	P	P	P			P						

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PERMITTED USES	ZONING DISTRICTS																				REFERENCES		
	K. AUTO & MARINE SERVICES	R1 SINGLE-FAMILY	R2 SINGLE-FAMILY	R3 SINGLE-FAMILY	R4 SINGLE-FAMILY	R5 LOW MULTI-FAMILY	R6 MANFCT. HOMES	R7 MEDIUM MULTI-FAMILY	R8 HIGH MULTI-FAMILY	R9 MIXED USE	P1 PARK	O1 OFFICE	O2 OFFICE PARK	O3 OFFICE/RESEARCH & DEVEL.	C1 RETAIL COMMERCIAL	C2 GENERAL COMMERCIAL	C3 REGIONAL BUSINESS DISTRICT	C4 OYSTER POINT BUSINESS	C5 OYSTER POINT BUSI./MANUF.	M1 LIGHT INDUSTRIAL			M2 HEAVY INDUSTRIAL
1. AUTO PARTS STORE (NO SERVICE)										P					P	P	P						
2. AUTOMOBILE FUEL & KEROSENE SALES (SUPPLEMENTAL)										C					C	C	C						
3. AUTOMOBILE GASOLINE SUPPLY STATION										C					C	C	C						
3.1. AUTOMOBILE GASOLINE SUPPLY STATION - UNMANNED																				C	C		
4. AUTOMOBILE BODY & PAINT SHOP																C	C			C			
5. SMALL MOTOR VEHICLE REPAIR AND SERVICE FACILITY																C	C			C			
6. AUTOMOBILE SALES/NEW CAR DEALERSHIP															C	C	P			P	C	V	45-522
7. AUTOMOBILE SALES, USED CAR DEALERSHIP																C	C					V	45-522
8. CAR WASH															C	C	C						
9. AUTOMOBILE UPHOLSTERY															C	C	P						

10. AUTOMOBILE LIMOUSINE, VAN, MOTORCYCLE LEASING/RENTAL														C		C	C	C		P	P		V	45-522
11. BOAT & YACHT SALES									C							C	C	P					V	45-522
12. BOAT BASIN	C	C	C	C	C	C	C	C	P	P		P				P	P	P			P	P		
13. LARGE MOTOR VEHICLE SALES, REPAIR AND/OR SERVICE																	C				C			
13.1. MANUFACTURED HOME SALES, SERVICE AND/OR LEASING																	C				C			
14. MARINA										C						C	C	P			P	P	V	45-522
15. SMALL BOAT REPAIR																	C	P						
16. TOWING SERVICE																	C	C			C			

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PERMITTED USES L. TRANSPORTATION	ZONING DISTRICTS														C1 RETAIL COMMERCIAL	C2 GENERAL COMMERCIAL	C3 REGIONAL BUSINESS DISTRICT	C4 OYSTER POINT BUSINESS	C5 OYSTER POINT BUSI./MANUF.	M1 LIGHT INDUSTRIAL	M2 HEAVY INDUSTRIAL	REFERENCES	
	R1 SINGLE-FAMILY	R2 SINGLE-FAMILY	R3 SINGLE-FAMILY	R4 SINGLE-FAMILY	R5 LOW MULTI-FAMILY	R6 MANFCT HOMES	R7 MEDIUM MULTI-FAMILY	R8 HIGH MULTI-FAMILY	R9 MIXED-USE	P1 PARK	O1 OFFICE	O2 OFFICE PARK	O3 OFFICE/RESEARCH & DEVEL.									ART. SEC.	
1. AIRPORT																				P	P		
2. BUS STOP, BUS SHELTER OR TAXI STAND	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P		
3. COMMERCIAL PARKING LOT OR GARAGE																P	P	C	C				
4. FREIGHT TERMINAL																	C		C	P	P		
5. HELISTOP OR HELIPORT									C			C	C		C	C	C	C	C	P	P		
6. OFF-SITE PARKING LOT OR GARAGE							C	C	P		C	P	C		P	P	P	C	C	P	P		
7. SEAPORT																	P			P	P		
8. TAXI DISPATCH OPERATIONS, MAINTENANCE OR STORAGE																C				P	P		
9. TRANSIT TERMINAL FOR BUS, RAIL BOAT, SHIP, OR OTHER MASS TRANSIT					C	C	C	C	C	C	C	C	C		C	C	P	C	P	P	P		

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ZONING DISTRICTS																					
PERMITTED USES M. WHOLESALE & WAREHOUSE	R1 SINGLE- FAMILY	R2 SINGLE- FAMILY	R3 SINGLE- FAMILY	R4 SINGLE- FAMILY	R5 LOW MULTI- FAMILY	R6 MANFCT. HOMES	R7 MEDIUM MULTI- FAMILY	R8 HIGH MULTI- FAMILY	R9 MIXED USE	P1 PARK	O1 OFFICE	O2 OFFICE PARK	O3 OFFICE/RESEARCH & DEVEL.	C1 RETAIL COMMERCIAL	C2 GENERAL COMMERCIAL	C3 REGIONAL BUSINESS DISTRICT	C4 OYSTER POINT BUSINESS	C5 OYSTER POINT BUSI./MANUF.	M1 LIGHT INDUSTRIAL	M2 HEAVY INDUSTRIAL	REFERENCES ART. SEC.
1. BUILDING SUPPLIES WHOLESALE & DISTRIBUTION															C	P		C	P	P	
2. DISTRIBUTION CENTER FOR RETAIL GOODS, MAIL ORDER														C	C	P		P	P	P	
3. DISTRIBUTION WAREHOUSE														C	C	P		P	P	P	
4. DOCUMENT STORAGE WAREHOUSE																P		P	P	P	
5. FOOD PREPARATION, STORAGE & DISTRIBUTION															C	P		P	P	P	
6. HEATING OIL STORAGE & DISTRIBUTION																P			C	C	
7. MINI-STORAGE WAREHOUSE															C	P		C	P		
7.1. MINI-STORAGE WAREHOUSE - SINGLE ENTRANCE INTERIOR STORAGE														C	C	P		C	P		
8. MOVING & STORAGE																P		C	P		
9. PLUMBING SUPPLIES WHOLESALE & DISTRIBUTION															C	P		C	P	P	
10. PROPANE STORAGE & DISTRIBUTION																		C			
11. SEAFOOD WHOLESALE DISTRIBUTION & RECEIVING															C	P		P	P	P	
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																					

** SIZE LIMITED TO 20,000 SQUARE FEET IN FLOOR AREA, UNLESS USE IS CONTAINED IN A MULTI-TENANT STRUCTURE.

ZONING DISTRICTS																			REFERENCES
PERMITTED USES N.	R1 SINGLE-FAMILY	R2 SINGLE-FAMILY	R3 SINGLE-FAMILY	R4 SINGLE-FAMILY	R5 LOW MULTI-FAMILY	R6 MANFCT. HOMES	R7 MEDIUM MULTI-FAMILY	R8 HIGH MULTI-FAMILY	R9 MIXED USE	P1 PARK	O1 OFFICE	O2 OFFICE PARK	O3 OFFICE/RESEARCH & DEVEL.	C1 RETAIL COMMERCIAL	C2 GENERAL COMMERCIAL	C3 REGIONAL BUSINESS DISTRICT	C4 OYSTER POINT BUSINESS	C5 OYSTER POINT BUSI./MANUF.	
OFFICE/RESEARCH DEVELOP.																			ART. SEC.
1. COMPUTER CENTERS												P	P			P	P	P	
2. LASER, MATERIAL SCIENCE, ELECTRONICS PROD. FIRMS												P	P			P	P	P	
3. LIBRARIES, AUDITORIUMS, LECTURE & CONFERENCE CNTR.												P	P			P	P	P	
4. NONPROFIT PROFESSIONAL OR TECH. EDUCATIONAL INSTITUTE												P	P			P	P	P	
5. PILOT PLANTS FOR PRODUCTION OF PROTOTYPES													P			P	C	P	
6. RESEARCH LABORATORIES, OFFICES AND FACILITIES												P	P			P	P	P	
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ZONING DISTRICTS																			REFERENCES
PERMITTED USES	R1 SINGLE-FAMILY	R2 SINGLE-FAMILY	R3 SINGLE-FAMILY	R4 SINGLE-FAMILY	R5 LOW MULTI-FAMILY	R6 MANFCT. HOMES	R7 MEDIUM MULTI-FAMILY	R8 HIGH MULTI-FAMILY	R9 MIXED USE	P1 PARK	O1 OFFICE	O2 OFFICE PARK	O3 OFFICE/RESEARCH & DEVEL.	C1 RETAIL COMMERCIAL	C2 GENERAL COMMERCIAL	C3 REGIONAL BUSINESS DISTRICT	C4 OYSTER POINT BUSINESS	C5 OYSTER POINT BUSI./MANUF.	
O. OPEN INDUSTRIAL																			ART. SEC.
1. BRICK MFG./BRICKYARD LUMBER MILL																		C	C
2. CONCRETE, BITUMINOUS MFG. & ASPHALT PLANT																		C	P
3. HEAVY EQUIPMENT STORAGE																		C	P
4. OUTSIDE COAL STORAGE																			C

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ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.

ASSEMBLY																				
2. CANNERY, FOOD PRODUCTS PACKING & PROCESSING																		P		
3. CHEMICAL MANUFACTURING																		C		
4. DISTILLERY																		C		
5. GLUE, FERTILIZER MANUFACTURING																		C		
6. INDOOR RECYCLING CENTER																	C	P		
7. IRON, STEEL, COPPER, ALUMINUM, & OTHER METALWORK PLANT																		C		
8. PAPER PLANT																		C		
9. REFINERY																		C		
10. SEAFOOD PACKING & PROCESSING																		P		
11. SHIPBUILDING, SHIPYARD MANUFACTURE OR REPAIR																		P		
12. SLAUGHTERHOUSE, RENDERING PLANT ABATTOIR																		C		
13. TANNING OR CURING OF HIDES																		C		
* ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																				

(Ord. No. 5028-97, § 1; Ord. No. 5094-98, § 1; Ord. No. 5200-98, § 1; Ord. No. 5202-98, § 1; Ord. No. 5203-98, § 1; Ord. No. 5210-98, § 1; Ord. No. 5264-99, § 1; Ord. No. 5265-99, § 1; Ord. No. 5266-99, § 1; Ord. No. 5273-99, § 1; Ord. No. 5274-99, § 1; Ord. No. 5333-99, § 1; Ord. No. 5395-00, §§ 1—5; Ord. No. 5407-00, § 1; Ord. No. 5422-00, § 1; Ord. No. 5529-00, § 1; Ord. No. 5530-00, § 1; Ord. No. 5550-00, § 1; Ord. No. 5551-00, § 1; Ord. No. 5561-01, § 1; Ord. No. 5711-01, § 1; Ord. No. 5741-02, § 1; Ord. No. 5780-02, § 1; Ord. No. 5781-02, § 1; Ord. No. 5956-03, § 1; Ord. No. 5957-03, § 1; Ord. No. 5958-03, § 1; Ord. No. 5985-03, § 1; Ord. No. 5986-03, § 1; Ord. No. 6174-05, § 1; Ord. No. 6191-06, § 1; Ord. No. 6192-06, § 1; Ord. No. 6193-06, § 1; Ord. No. 6194-06, § 1; Ord. No. 6195-06, § 1; Ord. No. 6196-06, § 1; Ord. No. 6197-06, § 1; Ord. No. 6198-06, § 1; Ord. No. 6331-07, § 1; Ord. No. 6334-07, § 1; Ord. No. 6335-07, § 1; Ord. No. 6336-07, § 1; Ord. No. 6352-07, § 1; Ord. No. 6537-08, § 1; Ord. No. 6538-08, § 1; Ord. No. 6539-08, § 1; Ord. No. 6540-08, § 1; Ord. No. 6578-09, § 1; Ord. No. 6770-11, § 1; Ord. No. 6782-11, § 1; Ord. No. 6794-11, § 1; Ord. No. 6802-11, § 1; Ord. No. 6889-12, § 1; Ord. No. 6892-12, § 1; Ord. No. 6995-13, § 1; Ord. No. 7001-13, § 1)

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