# 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

> <u>Tom@CampanaWaltz.com</u> www.CampanaWaltz.com



### FOR SALE – SIGNALIZED LOCATION

# 10731 & 10735 Jefferson Avenue Newport News, Virginia (STRONG RETAIL REDVELOPMENT 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

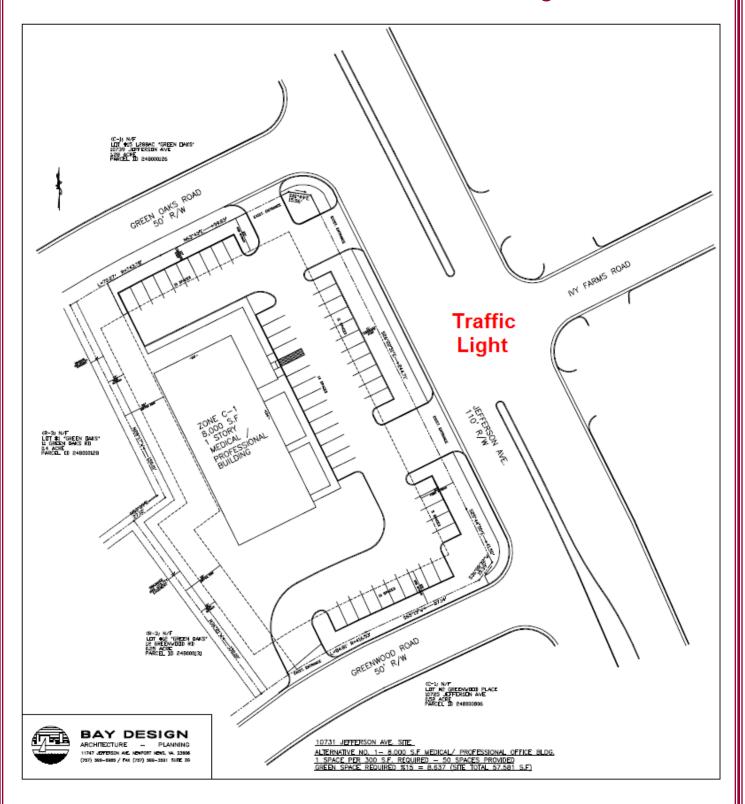
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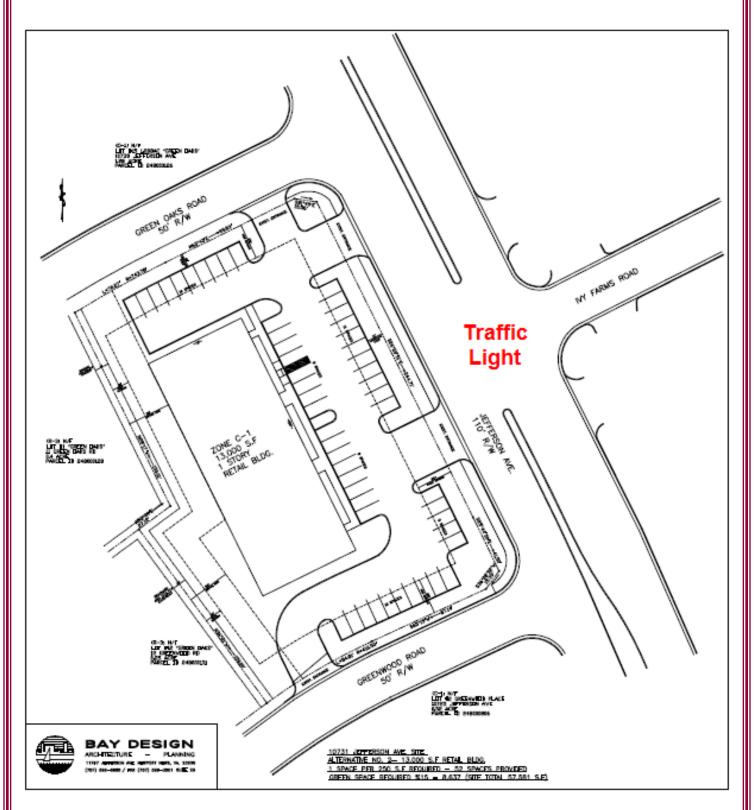


# 10731 & 10735 Jefferson Avenue, Newport News, Virginia Alternate Redevelopment Site Plan #1 Medical / Professional Building



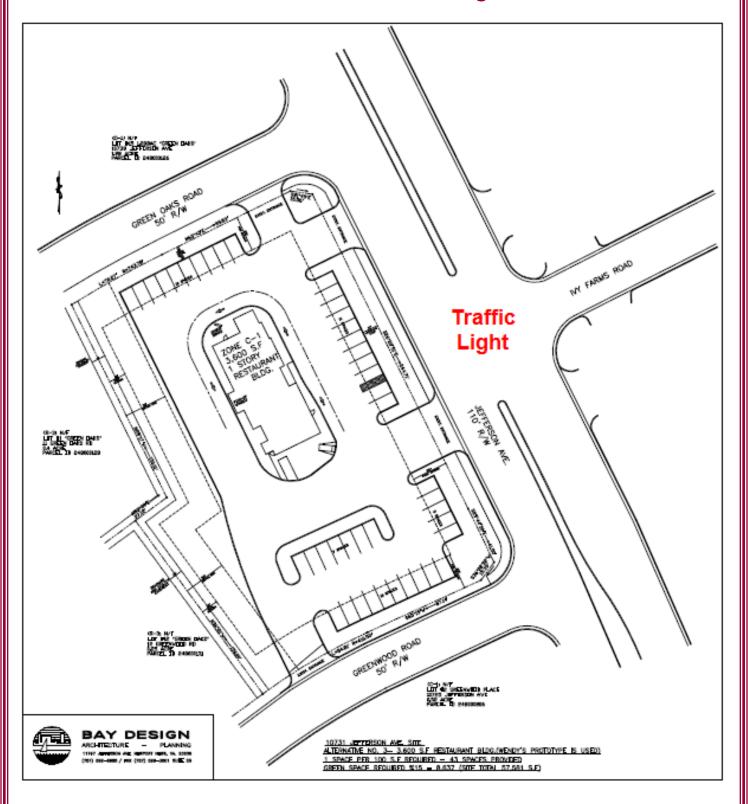


# 10731 & 10735 Jefferson Avenue, Newport News, Virginia Alternate Redevelopment Site Plan #2 Retail Building

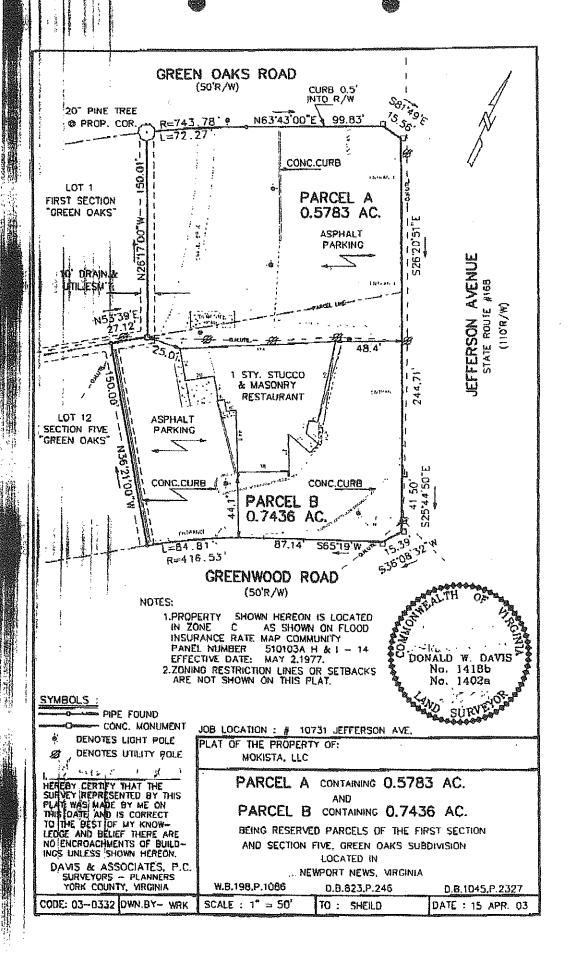




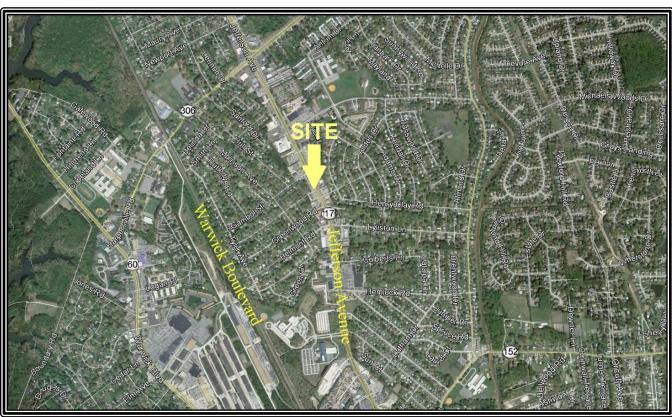
# 10731 & 10735 Jefferson Avenue, Newport News, Virginia Alternate Redevelopment Site Plan #3 Restaurant Building

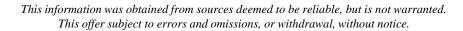


















Campana Waltz
Commercial Real Estate, LLC





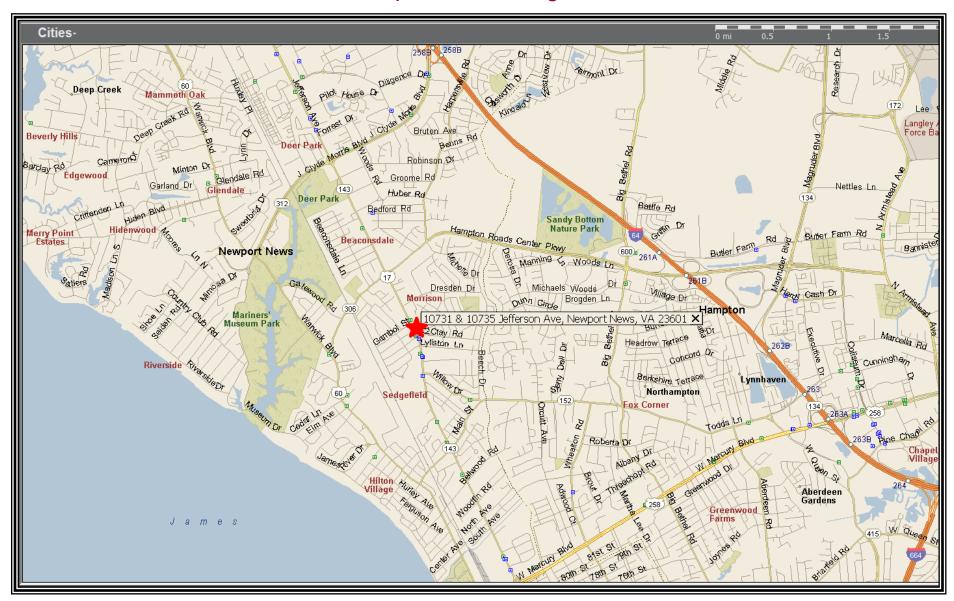


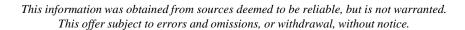














#### Sec. 45-401. Coding and categorization system.

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
Р	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
- Educational Services
- F. Community Facilities Development
- G. Business Services
- H. Personal Services
- 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 US C = CONDITIONAL	-																				
BLANK = NOT PER																					
SUMMARY OF USES	BY DIST	TRICT*																			
					S=							ZONIN	G DISTRICTS								
PERMITTED USES A.	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	01	02	03	C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFERENCES
AGRICULTURAL	SINGLE	-SINGLE-	SINGLE-	SINGLE-	LOW	MANFCT.	MEDIUM	HIGH	MIXED	PARK	OFFICE	OFFICE	OFFICE/RESEARCH	COMMERCIAL	COMMERCIAL	REGIONAL	OYSTER	POINT	INDUSTRIA	INDUSTRIAL	
	FAMILY	FAMILY	FAMILY	FAMILY	MULTI-	HOMES	MULTI-	MULTI-	USE			PARK	& DEVEL.			BUSINESS	POINT	BUSI./MANUF.			ART.
					FAMILY		FAMILY	FAMILY								DISTRICT	BUSINESS				SEC.
1. AGRICULTURE,	C									Р											
FARM																					
* ARTICLES XXVIII AN	ID XXXI	SHOULD	BE CONS	ULTED I	FOR ANY	MODIFIC	ATION C	R ADJU	STME	NTS O	F DISTR	ICT REC	GULATIONS OR ANY	SPECIAL OVE	RLAY ZONING	REGULAT	IONS.				-

PERMITTED USES B.																							
RESIDENTIAL	_	D	lo.	T-	1-				_	т —	1.		1										
1. SINGLE-FAMILY	Р	P	Р	Р	P	-	-	-	-	-	Р				_		_					_	-
2. TWO-FAMILY				-	P	-	P	P	-	-	-	-			_		P					_	
2.1. SINGLE-FAMILY					Р		P	P			C				- 1		Р					4	
ATTACHED	-			-	D	-	0	-	D	-	_				_		aro						
2.2. HOUSING FOR					P		P	P	P		C			C	- 1		Р	C			l i		
OLDER PERSONS - SINGLE-FAMILY												1			- 1							1	
ATTACHED								1															
3. MULTIPLE-FAMILY				-	D	-	D	D	D		c	-			_		D	6		_		-	-
3.1. HOUSING FOR	_	-		-	P	-	P	D	D	-	C	-		-	_		2	C	-	_		-	-
OLDER PERSONS -					P		P	P	P		C			C		1	P	C					
MULTIPLE FAMILY					l.	1																	
4. HIGH RISE		-		-	1	+	+	_	D	_	-				_		D	n			_		
APARTMENT	1																	P				1	
5. MANUFACTURED		1	-		1	D			_													-	
HOME & MANFCT.						ľ																CODE	
HOME PARK				1				1								- 1						XIII	
	Р	P	Р	Р	P	P	Р	Р	Р	-							Р					7	
RESIDENTIAL											l					- 1	•					1	
DEVELOPMENT				1																			
7. DORMITORY	С	С	С	С	С	С	С	c	С	С		Р	С				Р						
8. GROUP HOME	С	С	С	C	С		С	С	С		С	P		C	c		С						
9. HALFWAY HOUSE	С	C	С	С	С		С	C	С					C	c		С						
10. HOME	Р	Р	Р	Р	P	P	Р	Р	Р													X	45-518
OCCUPATION																							
11. BED &	С	C	С	С	С		С	С	С					P	Р		Р						
BREAKFAST																							
12. BOARDING							C	C									С						
HOUSE																							

P = PERMITTED L																					
C = CONDITIONA	L USE																				
BLANK = NOT PE	RMITTED																				
SUMMARY OF USE	S BY DIST	RICT*																			
												ZONIN	G DISTRICTS								
PERMITTED USES I	3.R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	01	02	03	C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFERENCE
RESIDENTIAL	SINGLE	SINGLE	SINGLE	SINGLE	LOW	MANFCT	MEDIUM.	HIGH	MIXE	PARK	OFFIC	OFFICE	OFFICE/RESEARCH	COMMERCIAL	COMMERCIAL	REGIONAL	OYSTER	POINT	INDUSTRIAL	INDUSTRIAL	
CONTRACTOR OF THE PROPERTY OF	FAMILY	FAMILY	FAMILY	FAMILY	MULTI-	HOMES	MULTI-	MULTI-	USE			PARK	& DEVEL.			BUSINESS	POINT	BUSI./MANUF			ART.
					FAMILY	1	FAMILY	FAMILY	1							DISTRICT	BUSINESS	5			SEC.
13. ASSISTED	Р	Р	P	Р	Р						P										
LIVING FACILITY										1											
14. CUSTODIAN														P	Р	Р	Р	Р	P	Р	
APARTMENT																					
15. SPECIAL	Р	Р	Р	P	Р																
RESIDENTIAL	1				ľ			1			1										
FACILITY																					
16. CAMPUS	С	C	C	C	c																
MINISTRY HOUSE																					
17. HOMELESS							c	c		1											
SHELTERS																					

18. CONGREGATE HOUSING FOR CHILDREN	С	c	c	c	c	c	c	c			c	c				
19. TEMPORARY FAMILY HEALTH CARE STRUCTURE	Р	Р	Р	Р	P				P							
20. ADAPTIVE RE-USE	С	С	С	C	С						С	c				

<sup>\*</sup> ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.

											Z	ONING	DISTRICTS									
PERMITTED USES C.	R1	R2	R3	R4	R5	R6	R7	R8			01	02	03		C2 GENERAL		C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	RE	FER
IEALTH		-SINGLE- FAMILY				MANFCT HOMES	.MEDIUM MULTI- FAMILY	MULTI-	USE	PARK	OFFIC		EOFFICE/RESEARCH & DEVEL.	COMMERCIA	LCOMMERCIA	LREGIONAI BUSINESS DISTRICT	POINT	POINT BUSI./MANUF.	INDUSTRIAI	INDUSTRIAL	AR	RT.
. HOSPICE			1									Р		Р	Р	1	-				Ť	· ·
. MEDICAL CENTER COMPLEX												Р		Р	Р							
. HOSPITAL							С	С	С			Р		Р	р	Р	Р				V	45-5
4. MEDICAL & DENTAL ABORATORY											Р	Р		Р	Р	Р	Р	Р	Р			
ONVALESCENT HOME					С		Р	Р	Р			Р		Р	Р	Ρ	С				٧	45-5
. OPTICIAN									Р		Р	P	Р	Р	Р	Р	Р				$\Box$	
. OUTPATIENT CARE							С	С	Р		Р	Р	Р	Р	Р	Р	Р					
. PHARMACY/DRUG TORE									Р			Р		Ρ	Р	Р	Р					
. PHYSICAL THERAPY							С	С	Р		Ρ	Р	Р	Р	P	Р	Р					
IO. PHYSICIAN, DENTIST OR DPTOMETRIST'S DFFICE							С	c	Р		Ρ	Р	Р	P	Р	ρ	P					
1. VETERINARY ACILITY WITH OUTSIDE CAGES OR RUNS											С			С	С	С						
2. VETERINARY ACILITY WITHOUT OUTSIDE CAGES AND UNS									Р		Р			P	Р	Р						
3. ADULT DAY CARE ACILITY									Р		Р	Р		Р	Р	Р	С					
4. FAMILY HOME DULT DAY CARE ACILITY	Ρ	Р	Р	Р	Р	Р	Ρ	Р	Р		Р											
ARTICLES XXVIII AND	XXXI SHO	OULD BE	CONSUL	TED FOR	R ANY M	ODIFICAT	ION OR	ADJUST	MENTS	OF D	STRIC	T REGU	LATIONS OR ANY SP	ECIAL OVERL	AY ZONING R	EGULATION	IS.					

ZONING DISTRICTS			

PERMITTED USES D. UTILITIES	SINGLE-	SINGLE-	SINGLE-	R4 SINGLE- FAMILY	R5 -LOW MULTI- FAMILY			HIGH MULTI-	MIXED	P1 PARK	O1 OFFICE	OFFICE	O3 OFFICE/RESEARCH & DEVEL.	C1 RETAIL COMMERCIAL		C3 REGIONAL BUSINESS DISTRICT	OYSTER POINT	POINT BUSI./MANUF	INDUSTRIAL	M2 HEAVY INDUSTRIAL	ART.	
RADIO TOWER/ANT. 70 FT. OR UNDER IN HEIGHT	Р	P.	Р	P	P	Р	P	Р	Р													
2. AMATEUR RADIO TOWER/ANT. OVER 70 FT. IN HEIGHT	С	С	С	С	С	С	С	С	С													
3. COMMERCIAL RADIO OR TV STATION									С		Р	Р		P	P	Р	Р	Р	С			
4. ELECTRICAL GENERATING PLANT								1.0	0											С		
5. ELECTRICAL SUBSTATION	С	С	С	С	С	С	С	С	С	С		Р	Р	P	P	P	С	С	P	Р		
6. ELEVATED WATER STORAGE TANK	С	С	С	С	С	С	С	С	С	С	С	С	Р	С	С	С	С	С	С	С		
7. LOCAL UTILITIES	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	P		
8. COMMUNICATION TOWER/ANTENNA									С	С	С	С	С	С	С	С	С	C	С	С		
9. SANITARY LANDFILL										С									С	С		
10. SEWAGE TREATMENT PLANT		. :								С									С	С		
11. SOLID WASTE TRANSFER STATION										С									С	С		
	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	Р		
13. WATER RESERVOIR		Р								Р												
14. WATER TREATMENT PLANT										С									c	С		
15. ELECTRICAL GENERATION FROM LANDFILL GASES * ARTICLES XXVIII										С												

ZONING DISTRICTS

PERMITTED USES E.	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	01	02	03	C1	RETAIL	C2 GENERAL	lc3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REF	ERENCE
EDUCATIONAL	SINGLE	SINGLE	SINGLE-	SINGLE-	LOW	MANFCT.	MEDIUM	HIGH	MIXED	PARK	OFFICE	OFFICE	OFFICE/RESEARCH					OYSTER	POINT	INDUSTRIAL			
SERVICES	FAMILY	FAMILY	FAMILY	FAMILY			MULTI-		USE			PARK	& DEVEL.	0.000			BUSINESS	POINT	BUSI./MANUF			1	ART.
		1112-11111			FAMILY		FAMILY	FAMILY				11.5050010-05	NO PERSONAL PROPERTY.				DISTRICT	BUSINESS					SEC.
1. CHILD CARE					С	С	С	С	Р		С	Р	С	Р		Р	Р	Р	P	c	С		
CENTER							-												ĺ				
2. COLLEGE,	С	С	С	С	С	С	С	С	Р	Р		Р	Р				Р	Р	c			V	45-520
UNIVERSITY																			3				
3. FAMILY HOME	Р	Р	Р	Р	P	Р	Р	Р	Р													V	45-523
CHILD CARE FACILITY						61	50																-
4. OTHER									Р			Р	Р	Р		Р	Р	С	c				
EDUCATIONAL/GROUP																							1
INSTRUCTION																							1
5. PRE-SCHOOL OR	С	С	С	С	С	С	С	С	С		С	Р		Р		Р	Р	Р					
DAY SCHOOL WITH OR																							
WITHOUT CHILD CARE																							1
CENTER, PART OF A																							í
COMMUNITY FACILITY																							
6. PUBLIC OR PRIVATE	Р	P	Р	Р	Р	Р	Р	Р	Р	Р							Р					V	45-520
<b>ELEMENTARY SCHOOL</b>																							
7. PUBLIC OR PRIVATE	Р	Р	Р	Р	Р	Р	Р	P	Р	Р							Р			7		V	45-520
SECONDARY SCHOOL																							
8. VOCATIONAL									Р		С	Р	С	Р		Р	Р	С	Р	Р	Р		
SCHOOL																	13	1000		32			
9. BUSINESS SCHOOL									Р		Р	Р	Р	Р		P	Р	Р	Р	Р			
10. PUBLIC OR	P	Р	Р	Р	Р	Р	Р	Р	Р	Р							Р	С	С				
PRIVATE SCHOOL									50													ΙI	
WITH LESS THAN 200							1																i
STUDENTS																							
* ARTICLES XXVIII AND	XXXI SH	OULD B	E CONSU	LTED FO	R ANY	MODIFICA	TION OR	ADJUS	TMENT	S OF	DISTRIC	T REGI	JLATIONS OR ANY	SPE	CIAL OVER	LAY ZONING	REGULATION	DNS.	•				

												ZONIN	G DISTRICTS									
	SINGLE-	SINGLE-	SINGLE-	SINGLE	LOW	MANFCT.	MEDIUM		MIXEC		OFFICE		O3 OFFICE/RESEARCH			REGIONAL	OYSTER	POINT		M2 HEAVY LINDUSTRIAL		
	FAMILY	FAMILY	FAMILY	FAMILY	MULTI- FAMILY		MULTI- FAMILY		0.000			PARK	& DEVEL.			BUSINESS DISTRICT		BUSI./MANUF.				ART. SEC.
1. CEMETERY	C	С	C	C	C	C	С	C	C													
2. CHURCH, SYNAGOGUE/OTHER PLACES OF WORSHIP	P	P	Р	Р	Р	Р	Р	Р	Р	С	С	c	c	P	P	Р	С	c	С	С	٧	45-520
2.1 OFF-SITE CHURCH PARKING LOT	С	С	С	С	С					С											٧	45-527
3. COMMUNITY REC. CENTER (TENNIS, RACQUET BALL)	С	С	С	С	Р	Ρ	Р	Р	Р	Ρ		Р		Р	Р	Р	С	С	С	С	٧	45-520
4. CORRECTION FACILITIES										Р						Р						
5. FIRE STATION	С	С	С	С	Р	Р	ρ	Р	ρ	Р	Р	Р	Р	P	p	Р	Р	Р	P	Р	٧	45-520
6. FUNERAL HOME 7. LIBRARY	Р	P	Р	Р	Р	P	P	P	ρ		Р	Р	ρ	P	P	P P	Р		C		٧	45-520
8. PRIVATE CLUB	С	С	С	С	С	С	С	c	С		С			Р	Р	Р					-	45-520

9. NEIGHBORHOOD C	2	c	c	c	P	P	P	Р	P	P				P	P	P	Ì	Î	Ĭ		٧	45-520
10. POLICE STATION					P	P	Р	P	Р		P	Р	P	P	Р	Р	P	P	P	Р	V	45-520
11. POST OFFICE/PARCEL PICK UP STATION									Р		Р	P	Р	P	P	Р	P	Р	P	P		
12. PUBLIC/PRIVATEC GOLF COURSE		С	С	С	Р	Р	Р	Р	Р	Р		Р		Р	P	Р					٧	45-520
13. PUBLIC/SEMI- PUBLIC MUSEUM OR ART GALLERY		С	С	C	С	С	c	С		Р	c	С		P	P	Р	Р				٧	45-520
14. PUBLIC PARK P	Ē	Р	Р	Р	Р	P	P	Р	P	Р	Р	Р	Р	P	P	Р	Р	Р			V	45-520
* ARTICLES XXVIII AND	XXXI	SHOUL	D BE CO	NSULTE	D FOR A	NY MOD	IFICATION	OR ADJ	USTME	NTS C	F DISTR	ICT RE	GULATIONS OR A	NY SPECIA	L OVERLAY Z	ONING REGU	ATIONS.					

												701111	le Districte									
		T			1								G DISTRICTS									
PERMITTED				700	22	F 1000			2550				03		C2 GENERAL			C5 OYSTER	M1 LIGHT	M2 HEAVY	REFERE	ENCES
USES G.				SINGLE-		MANFCT.	MEDIUM	HIGH	MIXED	PARK	OFFICE	OFFICE	OFFICE/RESEARCH	COMMERCIAL	COMMERCIAL	REGIONAL	OYSTER	POINT	INDUSTRIAL	INDUSTRIAL		
BUSINESS	FAMILY	FAMILY	FAMILY	FAMILY	MULTI-	HOMES	MULTI-	MULTI-	USE			PARK	& DEVEL.			BUSINESS	POINT	BUSI./MANUF.			ART.	
SERVICES					FAMILY		FAMILY	FAMILY								DISTRICT	BUSINESS				SEC	
1. ADMIN.									С		Р	Р	Р	Р	Р	P	Р	Р	Р	р		_
SUPPORT	1									1												
OFFICES	1								l	1												
INFORMATIONAL										1					1							
OFFICES	1																					
2. BANK, LOAN									D		c	D	c	D	D	D	0	0	_	-	-	
OFFICE OR										1			_		-	r	ľ		_	<u></u>		
CREDIT UNION																						
3. BUSINESS	-								-	_	0		D		-	-	-			0	-	
ADMIN. OFFICES									_		P	P	P	P	P	P	P	P	Ρ	P		
	-																					
4. PARCEL									l			C		C	С	P		Ρ	Р	P		
DISTRIBUTION	1								l													
CENTER																						
5.									P		Р	Р	P	Р	P	P	Р	P	С			
PROFESSIONAL	1																					
OFFICE																						
6. OFFICE AND											Р											
TWO-FAMILY																						
RESIDENTIAL																						
USE WITHIN																						
ONE BUILDING														4				1				
* ARTICLES XXVI	II AND X	XI SHOU	LD BE C	ONSULTE	D FOR	NY MODI	FICATION	OR AD	JUSTM	ENTS (	OF DIST	RICT RE	GULATIONS OR AN	Y SPECIAL OV	ERLAY ZONING	G REGULAT	TIONS.					

			Last transmission of the Control of									ZONING	G DISTRICTS								
PERMITTED USES H.	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	01	02	03	C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFERENCE
PERSONAL SERVICES	SINGLE	SINGLE	-SINGLE-	SINGLE	LOW	MANFCT.	MEDIUA	HIGH	MIXED	PARI	OFFICE	OFFICE	OFFICE/RESEARCH	COMMERCIA	LCOMMERCIAL	REGIONAL	OYSTER	POINT	INDUSTRIAL	INDUSTRIAL	
	FAMILY	FAMILY	FAMILY	FAMILY	MULTI-	HOMES	MULTI-	MULTI-	USE			PARK	& DEVEL.			BUSINESS	POINT	BUSI./MANUF			ART.
					FAMILY	1	FAMILY	FAMILY	1		1					DISTRICT	BUSINESS	5		1	SEC.
I. ARTIST OR PHOTOGRAPHY									Р		Р			Р	Р	Р	Р	Р			
1. ARTIST OR PHOTOGRAPHY STUDIO									Р		Р			P	Р	Р	Р	Р			

2. BARBER/BEAUTY SHOP		1 1				P			P	-		P		P	P	P		Î		
3. CARPET/UPHOLSTERY CLEANING														Р	Р	С	P	Р	С	
4. COIN-OPERATED COMMERCIAL LAUNDRY						P						P		Р	Р					
5. DIAPER SERVICE/LINEN SUPPLY														Р	Р	C	Р	Р	Р	
6. DRY CLEANING PICKUP						P						P		Р	P	Р	Р			
7. DRY CLEANING PLANT												P		Р	Р	С	Р	Р	Р	
8. RECORDING STUDIO						P		С				P		Р	Р	Р	Р	Р		
9. SHOE REPAIR						Р						P		P	Р	Р				
10. TAILOR SHOP						P						P		P	P	P				
11. TRAVEL AGENCY								Р	Р			P		Р	Р	Р				
12. TATTOO ESTABLISHMENT														С						
* ARTICLES XXVIII AND X	XXI SHOULD	BE CONSULT	TED FOR	ANY MODIFI	CATION OR	ADJUST	MENTS	OF DIS	TRICT	REGUL	ATIONS OR ANY	SPEC	IAL OVER	LAY ZONING	REGULATI	ONS.			-	

ZONING DISTRICTS PERMITTED USESR1 03 C2 GENERAL C3 C1 RETAIL M1 LIGHT M2 HEAVY REFERENCES C5 OYSTER SINGLE-SINGLE-SINGLE-LOW MANFCT.MEDIUMHIGH MIXED PARK OFFICE OFFICE/RESEARCH COMMERCIAL COMMERCIAL REGIONAL OYSTER POINT INDUSTRIALINDUSTRIAL FAMILY FAMILY FAMILY MULTI- HOMES RECREATIONAL MULTI- MULTI- USE PARK & DEVEL. BUSINESS POINT BUSI./MANUF ART. FAMILY FAMILY FAMILY DISTRICT BUSINESS SEC. 1. AMUSEMENT PARK OR THEME PARK 2. BILLIARD PARLOR 3. BINGO PARLOR 4. BOWLING ALLEY 5. AMUSEMENT ARCADE COUNTRY/YACHT CLUB 7. GOLF DRIVING RANGE 8. HEALTH CLUB, FITNESS CENTER & GYMNASIUM 9. MINIATURE GOLF COURSE 10. PUBLIC CAMPGROUND 11. SKATEBOARD 45-511 RAMP

12. SKATING RINK		1							P	Р				C		P	P					-	
13. STADIUM, ARENA OR AMPHITHEATRE										С							Р	С	С	С	С		
14. THEATRE OR STAGE									Р	Р				P		Р	Р	С	С				
15. SHOOTING RANGE																				С			
* ARTICLES XXVIII	AND XXX	SHOUL	D BE CC	NSULTE	D FOR	NY MODI	FICATION	OR AD	JUSTM	ENTS (	OF DIST	RICT RE	GULATIONS OR A	NY SP	ECIAL OV	ERLAY ZONIN	G REGULA	TIONS.					

												ZONING	DISTRICTS									
ERMITTED USES J.	R1	R2	R3	R4	R5	R6					01	O2	03	C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REF	ERI
RETAIL SERVICES	SINGLE	SINGLE	SINGLE	SINGLE	LOW	MANFCT	MEDIUM.	HIGH	MIXEE	PAR	OFFIC		EOFFICE/RESEARC	HCOMMERCIA						INDUSTRIAL		
	FAMILY	FAMILY	FAMILY	FAMILY			MULTI-					PARK	& DEVEL.			BUSINESS		BUSI./MANUF				ART
					FAMILY	1	FAMILY	FAMILY	1							DISTRICT	BUSINESS					SEC
I. ADULT USE						25								C	С	c					٧	45-2
2. APPLIANCE SALES									Р					Р	Р	Р					V	45-5
3. APPLIANCES SERVICES									Р					Р	Р	Р					V	45-5 45-5
4. BAKERY (RETAIL)									P					Р	Р	Р	Р	Р				
5. BICYCLE SALES &									Р					Р	Р	Р					V	45-5
SERVICE																						
6. BOOK STORE									Р					Р	Р	Р	Р	Р				
7. BUILDING SUPPLY -														С	С	С			Р	Р	П	
RETAIL																						
8. CAMERA STORE									Р					P	P	Р	Р	P				
9. CEMETERY														Р	P	Р				1	٧	45-5
MONUMENT SALES																						
10. COMPUTER SALES &									Р			Р		P	Р	Р	Р	Р			П	
SERVICE																						
11. CONCESSION STAND									Р	Р				Р	Р	Р	С	С				
12. CONVENIENCE STORE									Р					P	Р	Р	С	С				
WITHOUT GASOLINE																						
13. CRAFT STORE														P	Ρ	Р	Р					
14. DEPARTMENT STORE									Р					P	Р	P					٧	45-5
15. DUPLICATING STORE									Р			Р	С	Р	P	Р	Р	Ρ				
16. EXTENDED STAY									Р					Р	Р	Р	С	С			П	
MOTEL																						
17. FLORIST,									Р			р		P	P	Р	Р					
HORTICULTURAL &																		1		1		
NURSERY																						
18. FURNITURE &									Р					P	Р	P	Р				٧	45-5
UPHOLSTERY STORE			:																			
19. GARDEN SUPPLY									Р					P	Р	Р					٧	45-5
STORE																						
20. GOLF PRO									Р	C				P	P	P	Р			1		
SHOP/CLUBHOUSE																			·			
21. GROCERY STORE									P					P	Р	Р					٧	45-5 45-5 45-5
22. HARDWARE STORE									Р					P	Р	Р					٧	45-5
3. HOME ACCESSORY									Р					P	Р	Р					V	45-5
STORE																						
4. ICE CREAM/CANDY									Р					P	Р	Р	Р					
TORE	l	ı	1	ı	1		ı			l	I	1	1	1.00		1	1			I	Ιl	

		20		p) 0,200				790	0.0	22	100	3	-	20	97	100	27	525	0.0	57 85	
25. INTERIOR	1		1					P	1		I	1	P	P	P	P		1			
DECORATING STORE																					
26. JEWELRY SALES,								P					P	P	P	P					
SERVICE & REPAIR									1		1										
27. KENNEL													C.	C	C					$\vdash$	
28. LIGHT EQUIPMENT													P	P	P	c	c	c		V 4	15-52
RENTAL & LEASING	- 1										1		13	ľ	1	ļ .					13 32
29. LIQUOR STORE		1						P	1		1		D	D	D	D		1		+	
30. MALL/MALL BUILDING		_	_					P	-	_	1		D	0	D	-		-	-	+	_
(ENCLOSED)	1		1										-	ľ	P		1		1	11	
31. MEDICAL SUPPLY			-	-			-	-	+		-		D	0	n	P	D	-	-	+	_
SALES	- 1										1		P	P	P	P	P			11	
		+	_					-	-	-	6		D	-	D		-		-	-	-
32. MOTEL/HOTEL		-						P	-	-	С		P	P	P	C	С			$\vdash$	_
33. NEEDLEWORK &	1							P					P	P	P	P				1 1	
PIECE GOODS STORE		-	-					-		-	-		D					-		$\vdash$	
34. NOVELTY &	1	1						P	1	1			P	P	P	Р				1 1	
SOUVENIR STORE								c	-	-	-		-	-	-	c				₩	
35. OFF-PREMISE SALE			1					C		1	1		C	C	C	C				11	
OF ALCOHOL IN AN ESTABLISHMENT OF LESS																				11	
- '무슨 항상 이번 없는 것은 사람들이 없는 것이 없는 것이다.																				11	
THAN 1,600 SQ.FT.								-			-		6	6	c	_		_		$\vdash$	-
36. PAWN SHOP 37. PET CARE SERVICE		-				_		D	-		-		0	0	0			-	-	$\vdash$	-
WITHOUT OUTSIDE					- 1			P					P	P	P			1		11	
CAGES OR RUNS					- 1						1							1		11	
37a. PET CARE SERVICE	_	+						-	-	-	-		C	6	c	-				$\vdash$	
					- 1						1		C	C	С	1		1		П	
WITHOUT OUTSIDE CAGES AND RUNS					- 1							1						1		П	
	_	-		-	-			-	-		-	c	D	D	P			-		$\vdash$	
38. PRINTING ENGRAVING,		1			- 1			C				C	P	P	P	P	P	1		11	
ENGRAVING,																					
	1				I					1	1							1		11	
BLUEPRINTING &																					
BLUEPRINTING & COPYING									6												
BLUEPRINTING & COPYING 39.	_							P	С		P		P	P	P	P	P	c	C		
BLUEPRINTING & COPYING 39. RESTAURANT/CAFETERIA								P	С		Р		P	P	P	Р	P	С	С		_
BLUEPRINTING & COPYING 39. RESTAURANT/CAFETERIA /DELICATESSEN WITH								P	С		P		P	P	P	Р	P	С	c		
BLUEPRINTING & COPYING 39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH								P	С		P		P	P	P	P	P	С	c		
BLUEPRINTING & COPYING 39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT								P	С		P	-	P	P	P	P	P	С	c		
BLUEPRINTING & COPYING 39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL								P	С		Р	-	P	P	P	P	P	С	С		
BLUEPRINTING & COPYING 39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY										0			P			p	P		С		
BLUEPRINTING & COPYING 39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY 40.								P	С	P	P		P	P	P	P	P	С	С		
BLUEPRINTING & COPYING 39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY 40. RESTAURANT/CAFETERIA										P			P			P	P		С		
BLUEPRINTING & COPYING 39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY 40. RESTAURANT/CAFETERIA /DELICATESSEN										P			P			P	P		С		
BLUEPRINTING & COPYING 39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY 40. RESTAURANT/CAFETERIA /DELICATESSEN WITHOUT DRIVE										P			P			P P	P		С		
BLUEPRINTING & COPYING 39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY 40. RESTAURANT/CAFETERIA /DELICATESSEN WITHOUT DRIVE THROUGH SERVICE								Р	С	P	P		P	P	P	P	P	С	С		
BLUEPRINTING & COPYING 39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY 40. RESTAURANT/CAFETERIA /DELICATESSEN WITHOUT DRIVE THROUGH SERVICE 40.1.										P			P			P	P		C C		
BLUEPRINTING & COPYING  39.  RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY 40. RESTAURANT/CAFETERIA /DELICATESSEN WITHOUT DRIVE THROUGH SERVICE 40.1. RESTAURANT/CAFETERIA								Р	С	P	P		P P	P	P	P	P C	С	C C		
BLUEPRINTING & COPYING 39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY 40. RESTAURANT/CAFETERIA /DELICATESSEN WITHOUT DRIVE THROUGH SERVICE 40.1. RESTAURANT/CAFETERIA /DELICATESSEN WITH								Р	С	P	P		P C C	P	P	P P	P C	С	С		
BLUEPRINTING & COPYING 39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY 40. RESTAURANT/CAFETERIA /DELICATESSEN WITHOUT DRIVE THROUGH SERVICE 40.1. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE-THROUGH								Р	С	P	P		P	P	P	P C	P C	С	c c		
BLUEPRINTING & COPYING 39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY 40. RESTAURANT/CAFETERIA /DELICATESSEN WITHOUT DRIVE THROUGH SERVICE 40.1. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO								Р	С	P	P		P	P	P	P C	P C	С	С		
BLUEPRINTING & COPYING 39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY 40. RESTAURANT/CAFETERIA /DELICATESSEN WITHOUT DRIVE THROUGH SERVICE 40.1. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY								Р	С	P	P		P	P	P	С	P C C	С	C C	W 44	
BLUEPRINTING & COPYING  39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY 40. RESTAURANT/CAFETERIA /DELICATESSEN WITHOUT DRIVE THROUGH SERVICE 40.1. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY 41. RETAIL SALES BY								Р	С	Р	P		P C	P	P	P C C	P C	С	C C	V 4	5-52
BLUEPRINTING & COPYING  39.  RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY 40. RESTAURANT/CAFETERIA /DELICATESSEN WITHOUT DRIVE THROUGH SERVICE 40.1. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY 41. RETAIL SALES BY WHOLESALER OF SAME								Р	С	P	P		P C	P	P	С	P C C	С	C C	V 4	5-52
BLUEPRINTING & COPYING  39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY 40. RESTAURANT/CAFETERIA /DELICATESSEN WITHOUT DRIVE THROUGH SERVICE 40.1. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY 41. RETAIL SALES BY WHOLESALER OF SAME GOODS								Р	С	P	P		P P	P	P	С	P C	С	C	V 4	15-52
BLUEPRINTING & COPYING  39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY 40. RESTAURANT/CAFETERIA /DELICATESSEN WITHOUT DRIVE THROUGH SERVICE 40.1. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY 41. RETAIL SALES BY WHOLESALER OF SAME GOODS 41.1. SELF-SERVICE ICE								Р	С	P	P		P	P	P	С	P C	C	C C	V 4	55-52
BLUEPRINTING & COPYING  39.  RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY 40.  RESTAURANT/CAFETERIA /DELICATESSEN WITHOUT DRIVE THROUGH SERVICE 40.1. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY 41. RETAIL SALES BY WHOLESALER OF SAME GOODS 41.1. SELF-SERVICE ICE VENDING UNIT								P C	С	P	P		P P	P P	P	С	P C C	C	C C	V 4	
BLUEPRINTING & COPYING  39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY 40. RESTAURANT/CAFETERIA /DELICATESSEN WITHOUT DRIVE THROUGH SERVICE 40.1. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY 41. RETAIL SALES BY WHOLESALER OF SAME GOODS 41.1. SELF-SERVICE ICE								Р	С	P	P		P	P	P	C	P C C	C	C C	V 4	55-52

44. TENNIS PRO	1 1 1 1	P	C  P	1	P	P	P	l <sub>P</sub>		Ĭ	1	1.1
SHOP/CLUBHOUSE		200			20	100						
45. TOY OR HOBBY STORE		Р			Р	Р	P					П
46. USED MERCHANDISE SALES					Р	P	Р					V 45
47. VARIETY STORE		Р			P	Р	Р					
48. VIDEO RENTAL		Р			P	Р	P	Р				
49. WEARING APPAREL/SHOE STORE		Р			P	Р	Р	Р				
51. BANQUET/FUNCTION HALL			С		C	С	С			С		
52. ANIMAL SHELTER										Р		
53. MICRO-BREWERY, MICRO-DISTILLERY, AND/OR MICRO-WINERY		Р			P	Р	P	Р	Р	P		

<sup>\*</sup> ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.

												ZONIN	G DISTRICTS									
PERMITTED USES	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	01		03	C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	RFFF	RENCE
K. AUTO &	SINGLE			SINGLE-		MANFCT.							OFFICE/RESEARCH							INDUSTRIAL		
				FAMILY			MULTI-						& DEVEL.			BUSINESS		BUSI./MANUF.				RT.
SERVICES					FAMILY		FAMILY									DISTRICT						EC.
1. AUTO PARTS									P					Р	Р	P					Ť	
STORE (NO									[						ľ							
SERVICE)																						
2. AUTOMOBILE									c					c	C	c					$\neg$	
FUEL &																						
KEROSENE SALES		1																				
(SUPPLEMENTAL)																						
3. AUTOMOBILE									c					c	c	c						
GASOLINE		1														- Table						
SUPPLY STATION																						
3.1. AUTOMOBILE																			С	c		
GASOLINE																			7			
SUPPLY STATION															,						1	
- UNMANNED																						
4. AUTOMOBILE															С	С			С			
BODY & PAINT																						
SHOP																						
5. SMALL MOTOR													,		С	С			С			
VEHICLE REPAIR		i																	No. 2			
AND SERVICE																						
FACILITY																						
6. AUTOMOBILE												7		C	С	Р			Р	С	V	45-522
SALES/NEW CAR																						
DEALERSHIP																						
7. AUTOMOBILE															С	С					V	45-522
SALES, USED CAR																						
DEALERSHIP					L																	
B. CAR WASH														C	С	С						
9. AUTOMOBILE														C	С	Р						
UPHOLSTERY														97							- 1	

10. AUTOMOBILE	- 1				1	1	1	1	1		1	c		c	c	c	F	<b>)</b>	P	1	V	45-522
LIMOUSINE, VAN,					1			1	1													
MOTORCYCLE					1											ŀ						
LEASING/RENTAL																						
11. BOAT &						1			C					C	C	P					٧	45-522
YACHT SALES	_																					
12. BOAT BASIN C	(	C	C	C	C	C	С	C	Р	P		Р		Р	P	Р			P	P		
13. LARGE															C				С			
MOTOR VEHICLE					1				1												1 1	
SALES, REPAIR					1		1													1	H	
AND/OR SERVICE	_																					
13.1.					1	1	1								C				С			
MANUFACTURED					1		1													1	1 1	
HOME SALES,	- 1																			1	1 1	
SERVICE AND/OR																					1 1	
LEASING	_					ļ																
14. MARINA										C				C	C	Р			P	Р	٧	45-522
15. SMALL BOAT															c	P						
REPAIR																					1 1	
16. TOWING															C	C			С			
SERVICE																						
* ARTICLES XXVIII AN	D XXX	I SHOUL	D BE CO	ONSULTE	D FOR	NY MOD	FICATIO	N OR AD	JUSTMI	ENTS (	F DISTI	RICT RE	<b>GULATIONS OR AN</b>	Y SPECIAL	OVERLAY ZON	ING REGULA	TIONS.					

												ZONIN	G DISTRICTS									
PERMITTED USES	R1 SINGLE-						R7				01	02			C2 GENERAL		C4			M2 HEAVY		ENCE
TRANSPORTATION				FAMILY	MULTI- FAMILY	HOMES	MULTI- FAMILY	MULTI-		PARK	OFFICE		OFFICE/RESEARCH & DEVEL.	COMMERCIA		REGIONAL BUSINESS DISTRICT	POINT	BUSI./MANUF.	INDUSTRIAI	LINDUSTRIAL	ART. SEC	
1. AIRPORT																			Р	Р		
2. BUS STOP, BUS SHELTER OR TAXI STAND	Р	Р	Р	ρ	Р	ρ	Р	Р	Ρ	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		
3. COMMERCIAL PARKING LOT OR GARAGE															Р	Р	С	c				
4. FREIGHT TERMINAL																С		С	Р	Р		
5. HELISTOP OR HELIPORT									С			С	С	С	С	С	С	С	Р	Р		
S. OFF-SITE PARKING LOT OR GARAGE							С	С	Р		c	Р	С	Р	Р	Р	С	С	Р	Р		
7. SEAPORT																Р			Р	Р		
3. TAXI DISPATCH DPERATIONS, MAINTENANCE OR STORAGE															С				Р	Р		
D. TRANSIT FERMINAL FOR BUS, RAIL BOAT, SHIP, OR OTHER MASS TRANSIT ARTICLES XXVIII A					С	С	С	c	С	С	c	c	С	С	С	P	С	Р	Р	Р		

												ZONIE	IG DISTRICTS									
PERMITTED	R1	R2	R3	R4	R5 LOW	R6	R7	R8	R9	P1	01	1		C1 RETAIL	C2 GENERAL	lc3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFERE	FNCES
USES M.	SINGLE-	SINGLE-	SINGLE-	SINGLE-	MULTI-	MANFCT.	MEDIUM						OFFICE/RESEARCH		COMMERCIAL	REGIONAL		POINT		INDUSTRIAL		
WHOLESALE	FAMILY	FAMILY	FAMILY	FAMILY	FAMILY	HOMES		MULTI-					& DEVEL.			BUSINESS		BUSI./MANUF.			ART	
&			1	İ			FAMILY	FAMILY	1							DISTRICT	BUSINESS				SEC	
WAREHOUSE																						
1. BUILDING															C	Р		С	Р	Р		
SUPPLIES																						
WHOLESALE &																						
DISTRIBUTION										_												
Z.														C	С	Р		Р	Р	Р		
DISTRIBUTION CENTER FOR																						
RETAIL				i																		
GOODS, MAIL																						
ORDER																						
OKUEK 3									-					<u></u>	c	0		0	0	0		
DISTRIBUTION															C			r	r			
WAREHOUSE																						
4. DOCUMENT																p		P	p	p		_
STORAGE																		ľ				
WAREHOUSE																						
5. FOOD															c	Р		P	ρ	Р		
PREPARATION	,																					
STORAGE &																						
DISTRIBUTION																						
6. HEATING																P			C	С		
OIL STORAGE																		3				
&																						
DISTRIBUTION																						
7.															C	P		С	Р			
MINI-STORAGE																						
WAREHOUSE														-	-				0			
7.1. MINI-STORAGE						1								C	C	Р	1	C	Р		1	
WAREHOUSE -																						
SINGLE																						
ENTRANCE																						
INTERIOR																						
STORAGE																						
8. MOVING &																Р		С	Р			
STORAGE																						
9. PLUMBING															С	Р		С	Р	Р		
SUPPLIES																						
WHOLESALE &															1							
DISTRIBUTION																						
10. PROPANE																		С				
STORAGE &																						
DISTRIBUTION																						
11. SEAFOOD															C	Р		Р	P	Р		
WHOLESALE			1																			
DISTRIBUTION																						
& RECEIVING	IIII AND	VVVI CUO	III D DE	CONCLUZ	ED FOR	AND HOS	NEICATIO	M OD 1	DUCT	AENTO	OF DICT	DICTO	CHI ATIONS OR TH	V CDECITI O	EDLAY ZOVIV	C DECLII 1	TIONS					
AKTICLES XX	AND .	YYXI 2HO	OLD BE	CONSULI	EDFOR	ANY MOD	JIFICATIO	IN OR A	חוק בחרת	VFM12	OF DIST	KICI RE	GULATIONS OR AN	Y SPECIAL OV	EKLAY ZONIN	G REGULA	HONS.					

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

				2.00								ZONIN	G DISTRICTS										
PERMITTED USES	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	01	02	03	C1 R	ETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFERE	ENCES
٧.	SINGLE-	SINGLE-	SINGLE	-SINGLE	LOW	MANFCT.	MEDIUM	HIGH	MIXED	PARK	OFFICE	OFFICE	OFFICE/RESEARCH	COM	MERCIAL	COMMERCIAL	REGIONAL	OYSTER			LINDUSTRIAL		
OFFICE/RESEARCH	FAMILY	FAMILY	FAMILY	FAMILY	MULTI-	HOMES	MULTI-	MULTI-	USE				& DEVEL.				BUSINESS		BUSI./MANUF.			ART	
DEVELOP.					FAMILY	1	FAMILY	FAMILY			1						DISTRICT	BUSINESS				SEC	
. COMPUTER												Р	Р				P	Р	Р	Р		1	
ENTERS				1																			
. LASER,												Р	Р				Р	Р	Р	р			
MATERIAL																	50.						
CIENCE,																							
LECTRONICS																							
ROD. FIRMS																							
. LIBRARIES,												Р	Р				P	P	p	P		-	
UDITORIUMS,				1								ľ											
ECTURE &				1																			
ONFERENCE				1																			
NTR.															- 1								
. NONPROFIT											$\vdash$	Р	P				P	P	P	P			
ROFESSIONAL OR																ľ	W 1						
ECH.				1																			
DUCATIONAL									- 25														
NSTITUTE																							
. PILOT PLANTS													P				p	C	Р	Р			
OR PRODUCTION																							
F PROTOTYPES																							
. RESEARCH												Р	P			1	p	Р	P	р			
ABORATORIES,																ſ							
FFICES AND																							
ACILITIES																							
ARTICLES XXVIII A	ND XXXI	SHOULD	BE CON	SUITED	FOR AN	Y MODIFI	CATION	OB AD II	ISTME	NTS C	E DICTO	ICT DEC	THE TONE OF AND	CDE	CIAL OVE	DI AV ZONING	DECLUAT	IONIC					

	ZONING DISTRICTS																						
PERMITTED USES	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	01	O2	03	C1 RE	TAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFERE	ENCES
				SINGLE-		MANFCT.	MEDIUM	HIGH	MIXED	PARK	OFFICE	OFFICE	OFFICE/RESEARCH	COMM	ERCIAL	COMMERCIAL	REGIONAL	OYSTER	POINT	INDUSTRIAL	INDUSTRIAL		
INDUSTRIAL	FAMILY	FAMILY	FAMILY	FAMILY	MULTI-	HOMES	MULTI-	MULTI-	USE			PARK	& DEVEL.				BUSINESS	POINT	BUSI./MANUF.	100 100 100 100		ART.	ia l
					FAMILY		FAMILY	FAMILY									DISTRICT	BUSINESS				SEC.	
1. BRICK																				С	С		
MFG./BRICKYARD																							
LUMBER MILL																							
2. CONCRETE,																				С	Р		
BITUMINOUS																							
MFG. & ASPHALT		1																					
PLANT																							
3. HEAVY																				С	Р		
EQUIPMENT																				OE.C			
STORAGE																							
4. OUTSIDE COAL																					c		
STORAGE																							

5. OUTSIDE COMPOST FACILITY																		С		
6. OUTSIDE STORAGE AS MAIN USE																		Р		
7. SAND & GRAVEL PROCESSING OR STORAGE																	С	Р		
8. SMALL REPAIR, SMALL CONSTRUCTION SHOP & SMALL CONTRACTORS OFFICE													С	Р	P	Р	P	Р		
9. TANK, FARM FOR STORAGE OF PETROLEUM PRODUCTS																		Р		
* ARTICLES XXVIII A	ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																			

												ZONIN	IG DISTRICTS										
PERMITTED USES	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	01	02	03	C1	RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFERE	ENCE
P. LIMITED	SINGLE	SINGLE	SINGLE	-SINGLE-	LOW	MANFCT	MEDIUM.	HIGH	MIXED	PARK	OFFICE	OFFICE	OFFICE/RESEARCH	CO	MMERCIAL	COMMERCIAL	REGIONAL	OYSTER	POINT	INDUSTRIAL	INDUSTRIAL		
NDUSTRIAL	FAMILY	FAMILY	FAMILY	FAMILY	MULTI-	HOMES	MULTI-	MULTI-	USE			PARK	& DEVEL.				BUSINESS	POINT	BUSI./MANUF.			ART	
					FAMILY		FAMILY	FAMILY									DISTRICT	BUSINESS				SEC	
I. BOTTLING PLANT																	Р		Р	Р	Р		
. BUYBACK COLLECTION									С							Р	С			С	С		
ENTER/GLASS,																							
PAPER & ALUMINUM																							
I. INDOOR MANUFACTURING AND ASSEMBLY													P				P	С	Р	Р	Р		
I. INDOOR COMPOST FACILITY																					С		
. MACHINE SHOP																	Р		Р	P	Р		
ARTICLES XXVIII	AND XX	XI SHOU	LD BE CC	DNSULTE	FOR A	NY MODIF	ICATION	OR AD.	JUSTM	ENTS (	OF DIST	RICT RE	GULATIONS OR AN'	Y SP	ECIAL OVE	RLAY ZONING	REGULAT	IONS.					

												ZONIN	IG DISTRICTS								
PERMITTED USES	R1	R2	R3	R4	R5	R6	R7	R8	R9	P1	01	02	03	C1 RETAIL	C2 GENERAL	C3	C4	C5 OYSTER	M1 LIGHT	M2 HEAVY	REFERENCE
Q. HEAVY	SINGLE-	SINGLE	SINGLE-	SINGLE-	LOW	MANFCT.	MEDIUM	HIGH	MIXED	PARK	OFFICE	OFFICE	OFFICE/RESEARCH	COMMERCIA	COMMERCIAL	REGIONAL	OYSTER	POINT	INDUSTRIAL	INDUSTRIAL	
NDUSTRIAL	FAMILY	FAMILY	FAMILY	FAMILY	MULTI-	HOMES	MULTI-	MULTI-	USE			PARK	& DEVEL.			BUSINESS	POINT	BUSI./MANUF.		Language Colonial Manager	ART.
					FAMILY		FAMILY	FAMILY								DISTRICT	BUSINESS				SEC.
I. AUTOMOBILE,												1						Р	Р	Р	
IRPLANE								1													
MANUFACTURE &																					

			190																					
ASSEMBLY																		_						
2. CANNERY, FOOD																						Р		
PRODUCTS									- 1															
PACKING &			1																				1 1	
PROCESSING																								
3. CHEMICAL																						c		
MANUFACTURING					- 1															1				
4. DISTILLERY																						c		
5. GLUE,																$\neg$						C		
FERTILIZER					- 1																1	, , , , , , , , , , , , , , , , , , ,		
MANUFACTURING																								- 1
6. INDOOR																$\neg$					c	P		$\neg$
RECYCLING					- 1																<u> </u>			
CENTER											- 1	1												
7. IRON, STEEL,																$\neg$						c		$\neg$
COPPER,																								
ALUMINUM, &											- 1													
OTHER											- 1													
METALWORK				1								- 1												
PLANT																								
8. PAPER PLANT																$\neg$						С		$\neg$
9. REFINERY																$\neg$						c		
10. SEAFOOD																$\neg$						P		
PACKING &																						E.		
PROCESSING						1																		
11. SHIPBUILDING,																$\neg$						P		
SHIPYARD																	- 1							
MANUFACTURE OR																	1					1		
REPAIR											1						- 1							
12.										7				200					-			r		
SLAUGHTERHOUSE,			- 1														- 1					C		
RENDERING PLANT	1		- 1														- 1							- 1
ABATTOIR				- 4																				
13. TANNING OR										_	$\overline{}$					$\dashv$						c		$\neg$
CURING OF HIDES																						_		
	ND XXXI	SHOULD	BE CONSI	ULTED F	OR ANY	MODIFIC	CATION	OR AD III	STMENT	SOFI	DISTRI	CT REG	III ATIO	IS OB ANY	SPECIAL	OVED	LAY TONING	DEGIII AT	IONS					_
	ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS.																							

 $(Ord.\ No.\ 5028-97,\ \S\ 1;\ Ord.\ No.\ 5094-98,\ \S\ 1;\ Ord.\ No.\ 5206-99,\ \S\ 1;\ Ord.\ No.\ 5209-98,\ \S\ 1;\ Ord.\ No.\ 5202-98,\ \S\ 1;\ Ord.\ No.\ 5203-98,\ \S\ 1;\ Ord.\ No.\ 5206-99,\ \S\ 1;\ Ord.\ No.\ 5266-99,\ \S\ 1;$ 

#### **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 <u>only</u> if the scope of the agency is limited by a written agreement and <u>only</u> with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller <u>must disclose</u> all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party folly and exclusively. The Agent <u>must not disclose</u> 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 Dual Agent for the property submitted in this information	 Buyer Broker,
Acknowledged by:	