

# For Sale

731 J. Clyde Morris Boulevard  
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](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**  
**Strip Shopping Center**  
**731 J. Clyde Morris Boulevard**  
**Newport News, Virginia**

- Location:** 731 J. Clyde Morris Boulevard, Newport News
- Description:** An income producing 7,200 square foot all brick / block strip retail center which was built in 1986. Six individual rental units – 5 are leased and 1 – 1,200 square foot unit is temporarily vacant.
- Land Area:** .76 acres
- Sales Price:** ~~\$1,500,000.00~~ **NEW PRICE: \$1,350,000.00**
- NOI:** \$109,000.00 (Projected)
- Parking:** Ample parking for Tenants' customers with employee parking in the rear of the property.
- Traffic Count:** 38,000 vehicles per day
- Zoning:** C1 – Retail Commercial. Multiple allowable uses by right are attached in the marketing package.
- General Information:**
- Well established area
  - Surrounded by numerous retailers and solid residential neighborhoods
  - Call agent for confidentiality agreement and tenant lease information.
- Also included:**
- Aerial Maps
  - Location Map
  - 5, 10, and 15 minute driving radius demographics

**For Additional Information, Please Contact:**

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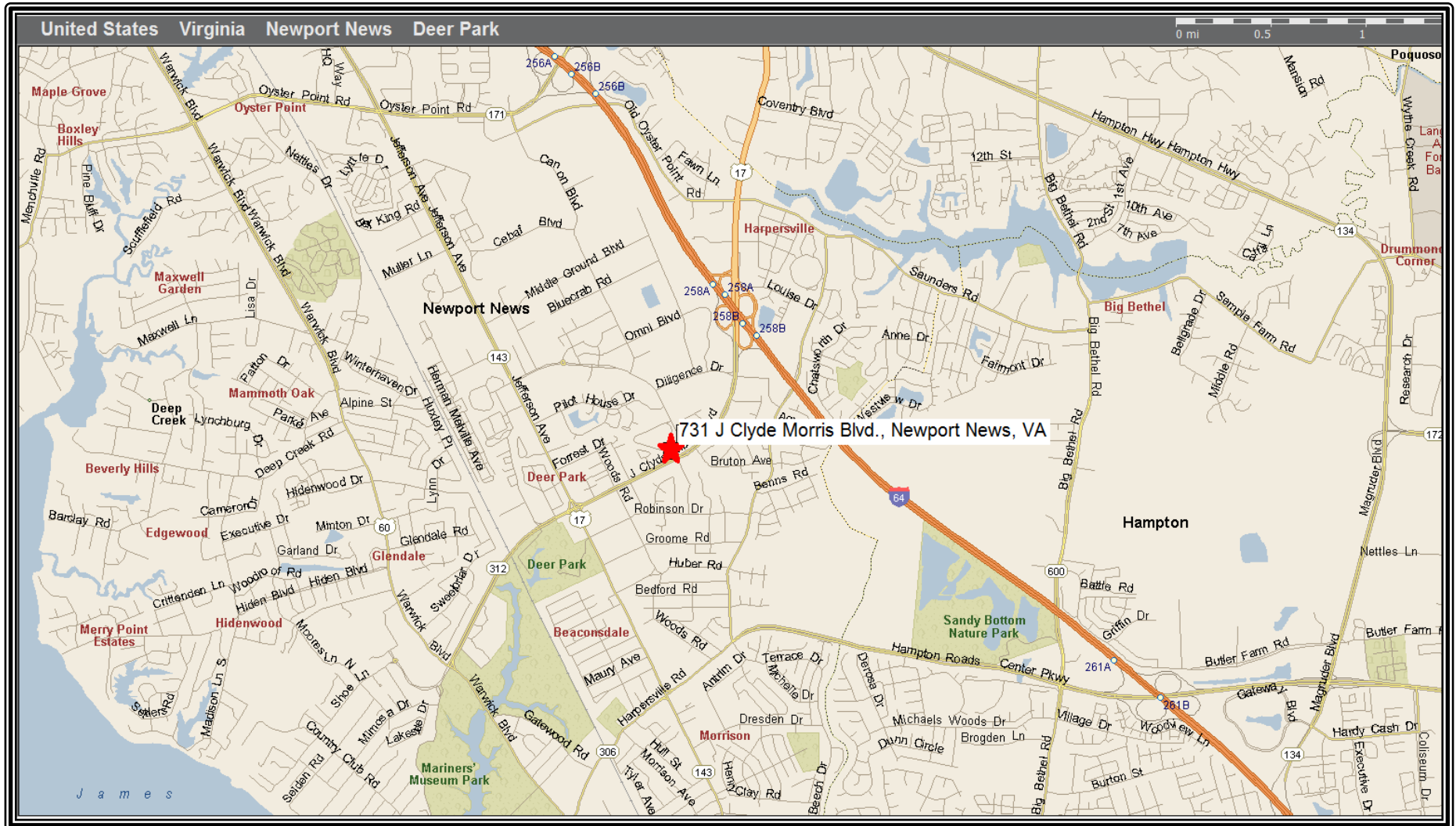
# 731 J. Clyde Morris Boulevard Newport News, Virginia



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# 731 J. Clyde Morris Boulevard Newport News, Virginia



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**Campana Waltz**  
Commercial Real Estate, LLC



# Demographic and Income Profile

731 J Clyde Morris Blvd, Newport News, Virginia, 23601  
 Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.07787  
 Longitude: -76.46515

Summary	Census 2010	2016	2021
Population	17,076	18,030	18,728
Households	7,673	8,014	8,289
Families	4,046	4,190	4,314
Average Household Size	2.19	2.22	2.23
Owner Occupied Housing Units	2,769	2,762	2,857
Renter Occupied Housing Units	4,904	5,252	5,432
Median Age	32.4	33.6	34.2
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.76%	0.97%	0.84%
Households	0.68%	0.93%	0.79%
Families	0.59%	0.86%	0.72%
Owner HHs	0.68%	0.89%	0.73%
Median Household Income	-1.69%	2.35%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	1,038	13.0%	1,232	14.9%
\$15,000 - \$24,999	887	11.1%	921	11.1%
\$25,000 - \$34,999	993	12.4%	891	10.7%
\$35,000 - \$49,999	1,331	16.6%	1,814	21.9%
\$50,000 - \$74,999	1,892	23.6%	1,271	15.3%
\$75,000 - \$99,999	924	11.5%	1,046	12.6%
\$100,000 - \$149,999	637	7.9%	719	8.7%
\$150,000 - \$199,999	168	2.1%	228	2.8%
\$200,000+	144	1.8%	166	2.0%
Median Household Income	\$46,461		\$42,655	
Average Household Income	\$55,987		\$57,744	
Per Capita Income	\$25,616		\$26,265	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,220	7.1%	1,204	6.7%	1,256	6.7%
5 - 9	919	5.4%	1,024	5.7%	1,043	5.6%
10 - 14	777	4.6%	881	4.9%	951	5.1%
15 - 19	844	4.9%	865	4.8%	946	5.1%
20 - 24	2,078	12.2%	1,740	9.7%	1,751	9.4%
25 - 34	3,408	20.0%	3,768	20.9%	3,681	19.7%
35 - 44	2,018	11.8%	2,259	12.5%	2,558	13.7%
45 - 54	2,158	12.6%	2,063	11.4%	1,891	10.1%
55 - 64	1,441	8.4%	1,708	9.5%	1,961	10.5%
65 - 74	967	5.7%	1,186	6.6%	1,333	7.1%
75 - 84	763	4.5%	807	4.5%	806	4.3%
85+	481	2.8%	525	2.9%	549	2.9%

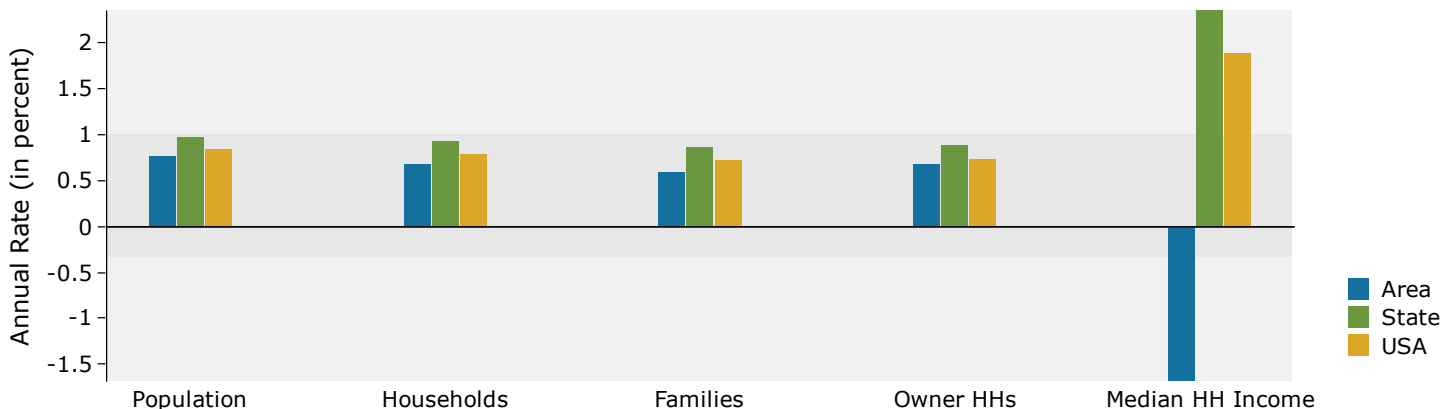
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,883	57.9%	10,185	56.5%	10,359	55.3%
Black Alone	5,123	30.0%	5,345	29.6%	5,458	29.1%
American Indian Alone	73	0.4%	79	0.4%	84	0.4%
Asian Alone	432	2.5%	570	3.2%	687	3.7%
Pacific Islander Alone	27	0.2%	35	0.2%	43	0.2%
Some Other Race Alone	834	4.9%	996	5.5%	1,154	6.2%
Two or More Races	704	4.1%	820	4.5%	943	5.0%
Hispanic Origin (Any Race)	1,651	9.7%	2,054	11.4%	2,483	13.3%

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

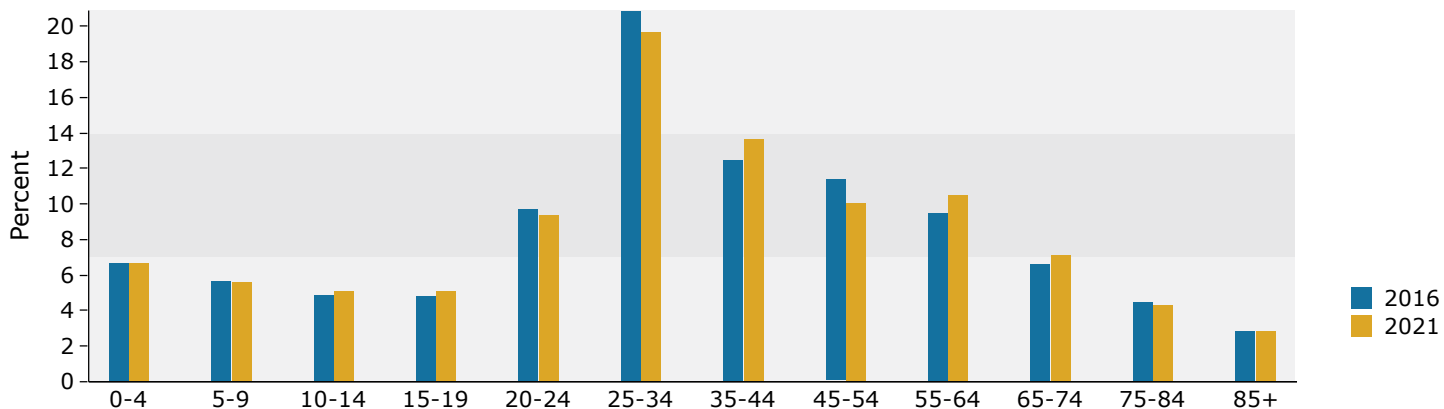
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



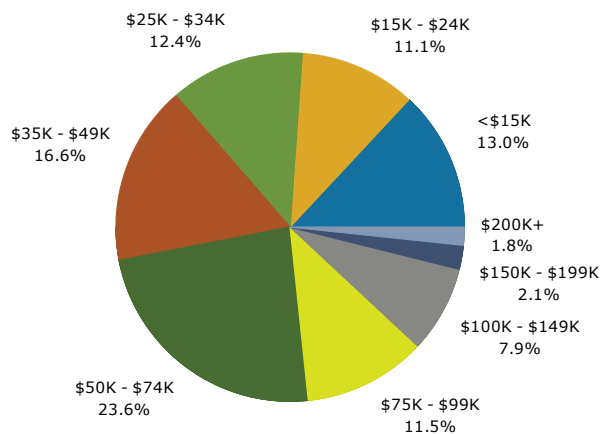
## Trends 2016-2021



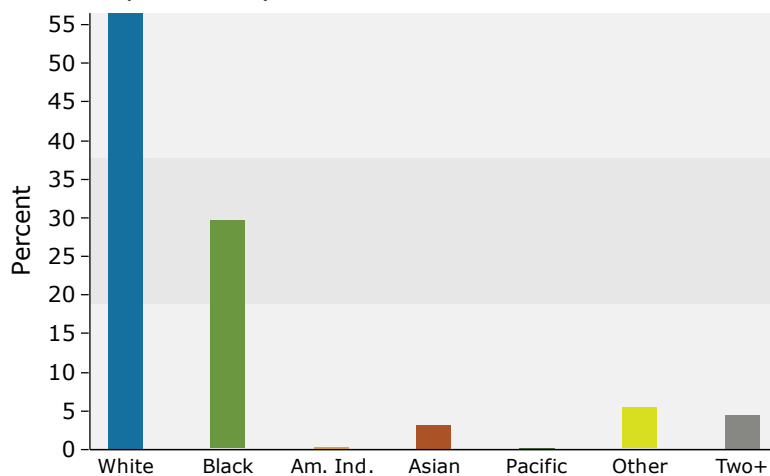
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 11.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



# Demographic and Income Profile

731 J Clyde Morris Blvd, Newport News, Virginia, 23601  
 Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.07787  
 Longitude: -76.46515

Summary	Census 2010	2016	2021
Population	105,726	109,267	111,761
Households	42,925	44,064	44,997
Families	26,815	27,301	27,756
Average Household Size	2.38	2.39	2.39
Owner Occupied Housing Units	23,574	23,419	23,778
Renter Occupied Housing Units	19,351	20,645	21,219
Median Age	34.1	34.9	35.8
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.45%	0.97%	0.84%
Households	0.42%	0.93%	0.79%
Families	0.33%	0.86%	0.72%
Owner HHs	0.30%	0.89%	0.73%
Median Household Income	-0.56%	2.35%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	4,157	9.4%	4,825	10.7%
\$15,000 - \$24,999	3,570	8.1%	3,566	7.9%
\$25,000 - \$34,999	4,278	9.7%	3,760	8.4%
\$35,000 - \$49,999	6,565	14.9%	8,698	19.3%
\$50,000 - \$74,999	9,270	21.0%	5,876	13.1%
\$75,000 - \$99,999	5,985	13.6%	6,528	14.5%
\$100,000 - \$149,999	6,201	14.1%	6,874	15.3%
\$150,000 - \$199,999	2,333	5.3%	2,880	6.4%
\$200,000+	1,704	3.9%	1,991	4.4%
Median Household Income	\$56,993		\$55,420	
Average Household Income	\$73,332		\$77,728	
Per Capita Income	\$30,714		\$32,408	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,805	6.4%	6,545	6.0%	6,726	6.0%
5 - 9	6,411	6.1%	6,509	6.0%	6,375	5.7%
10 - 14	6,387	6.0%	6,336	5.8%	6,435	5.8%
15 - 19	7,842	7.4%	7,744	7.1%	7,625	6.8%
20 - 24	10,765	10.2%	9,592	8.8%	9,226	8.3%
25 - 34	15,866	15.0%	18,046	16.5%	18,175	16.3%
35 - 44	12,756	12.1%	13,016	11.9%	14,652	13.1%
45 - 54	15,804	14.9%	14,143	12.9%	12,349	11.0%
55 - 64	11,091	10.5%	12,923	11.8%	13,610	12.2%
65 - 74	6,208	5.9%	8,035	7.4%	9,528	8.5%
75 - 84	3,924	3.7%	4,308	3.9%	4,864	4.4%
85+	1,866	1.8%	2,069	1.9%	2,198	2.0%

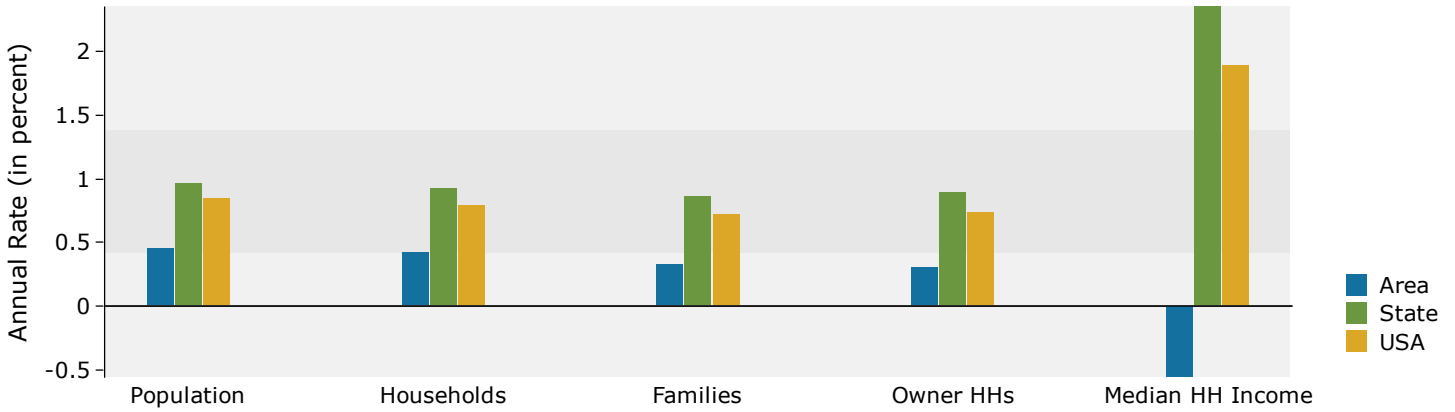
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	62,654	59.3%	63,628	58.2%	63,738	57.0%
Black Alone	32,277	30.5%	32,561	29.8%	32,777	29.3%
American Indian Alone	439	0.4%	469	0.4%	502	0.4%
Asian Alone	3,513	3.3%	4,349	4.0%	5,081	4.5%
Pacific Islander Alone	140	0.1%	190	0.2%	229	0.2%
Some Other Race Alone	2,528	2.4%	3,141	2.9%	3,742	3.3%
Two or More Races	4,176	3.9%	4,928	4.5%	5,692	5.1%
Hispanic Origin (Any Race)	6,747	6.4%	8,814	8.1%	10,900	9.8%

Data Note: Income is expressed in current dollars.

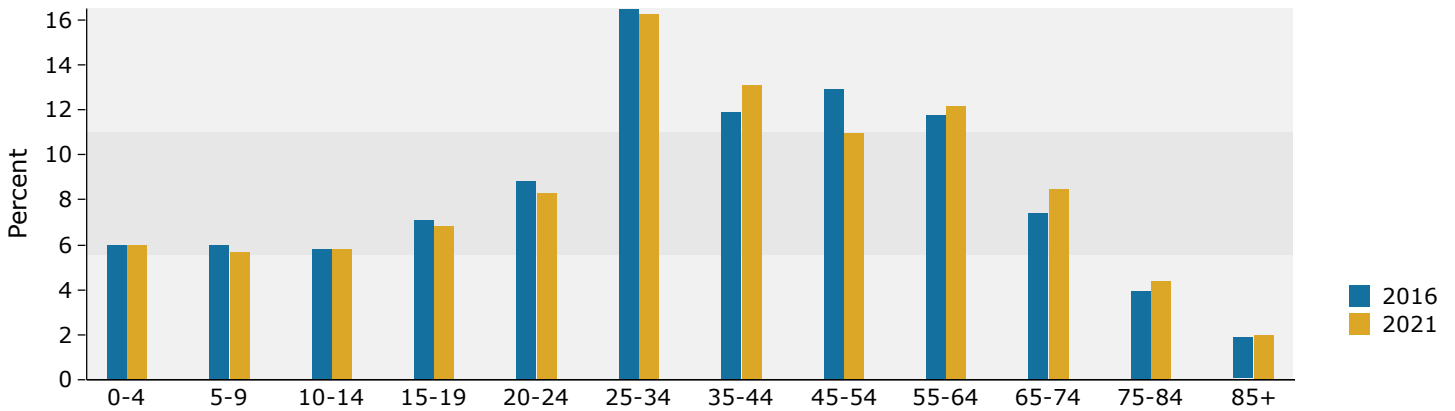
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



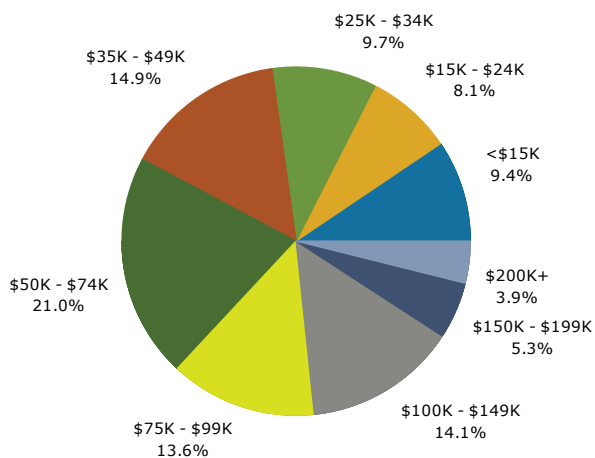
## Trends 2016-2021



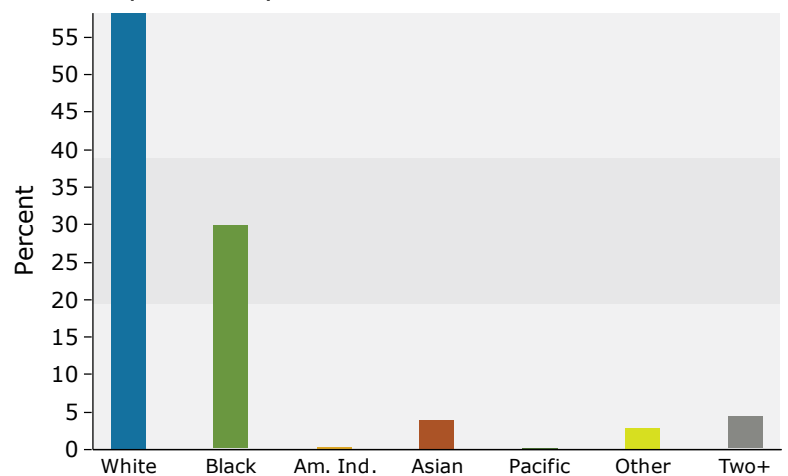
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 8.1%



# Demographic and Income Profile

731 J Clyde Morris Blvd, Newport News, Virginia, 23601  
 Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.07787  
 Longitude: -76.46515

Summary	Census 2010	2016	2021
Population	255,953	261,670	266,177
Households	103,314	105,240	106,950
Families	65,700	66,375	67,150
Average Household Size	2.42	2.42	2.43
Owner Occupied Housing Units	56,526	55,824	56,535
Renter Occupied Housing Units	46,788	49,416	50,415
Median Age	34.8	35.6	36.6
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.34%	0.97%	0.84%
Households	0.32%	0.93%	0.79%
Families	0.23%	0.86%	0.72%
Owner HHs	0.25%	0.89%	0.73%
Median Household Income	-1.34%	2.35%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	11,252	10.7%	12,857	12.0%
\$15,000 - \$24,999	9,825	9.3%	9,647	9.0%
\$25,000 - \$34,999	11,404	10.8%	9,978	9.3%
\$35,000 - \$49,999	16,591	15.8%	21,587	20.2%
\$50,000 - \$74,999	21,156	20.1%	13,487	12.6%
\$75,000 - \$99,999	13,562	12.9%	15,084	14.1%
\$100,000 - \$149,999	13,608	12.9%	14,994	14.0%
\$150,000 - \$199,999	4,655	4.4%	5,631	5.3%
\$200,000+	3,187	3.0%	3,684	3.4%
Median Household Income	\$52,879		\$49,421	
Average Household Income	\$67,729		\$71,425	
Per Capita Income	\$27,976		\$29,420	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,100	6.7%	16,338	6.2%	16,582	6.2%
5 - 9	16,355	6.4%	16,153	6.2%	15,698	5.9%
10 - 14	16,277	6.4%	15,986	6.1%	15,901	6.0%
15 - 19	18,651	7.3%	17,307	6.6%	16,944	6.4%
20 - 24	23,203	9.1%	21,386	8.2%	20,033	7.5%
25 - 34	37,126	14.5%	41,704	15.9%	42,113	15.8%
35 - 44	31,265	12.2%	31,156	11.9%	34,351	12.9%
45 - 54	38,724	15.1%	34,307	13.1%	30,284	11.4%
55 - 64	27,623	10.8%	31,935	12.2%	33,327	12.5%
65 - 74	16,016	6.3%	20,436	7.8%	24,007	9.0%
75 - 84	9,662	3.8%	10,444	4.0%	12,039	4.5%
85+	3,950	1.5%	4,517	1.7%	4,898	1.8%

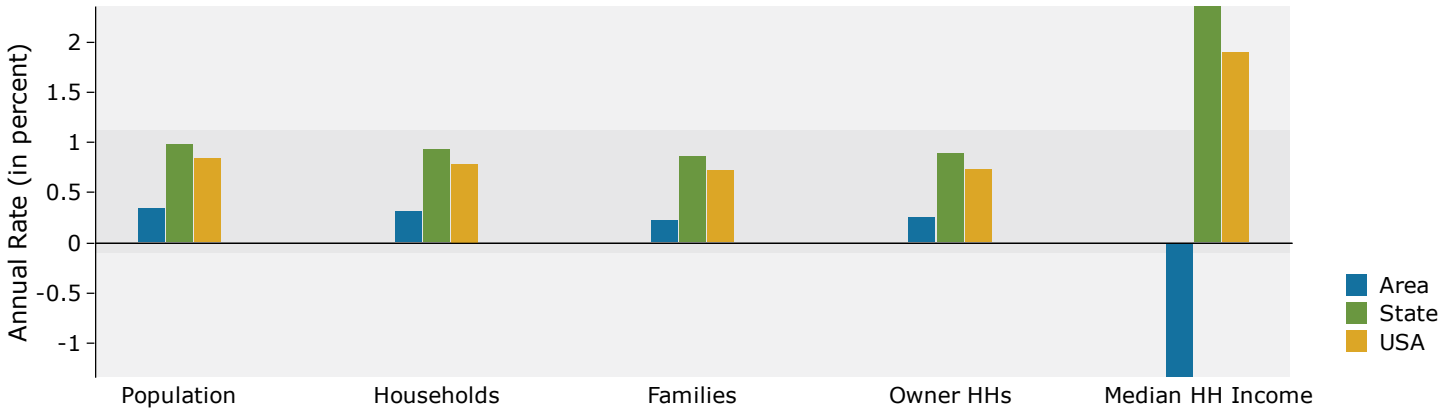
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	128,635	50.3%	129,603	49.5%	129,354	48.6%
Black Alone	103,046	40.3%	102,830	39.3%	102,884	38.7%
American Indian Alone	1,128	0.4%	1,201	0.5%	1,269	0.5%
Asian Alone	7,735	3.0%	9,473	3.6%	10,984	4.1%
Pacific Islander Alone	330	0.1%	433	0.2%	520	0.2%
Some Other Race Alone	5,124	2.0%	6,423	2.5%	7,693	2.9%
Two or More Races	9,955	3.9%	11,707	4.5%	13,474	5.1%
Hispanic Origin (Any Race)	14,827	5.8%	19,364	7.4%	23,911	9.0%

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

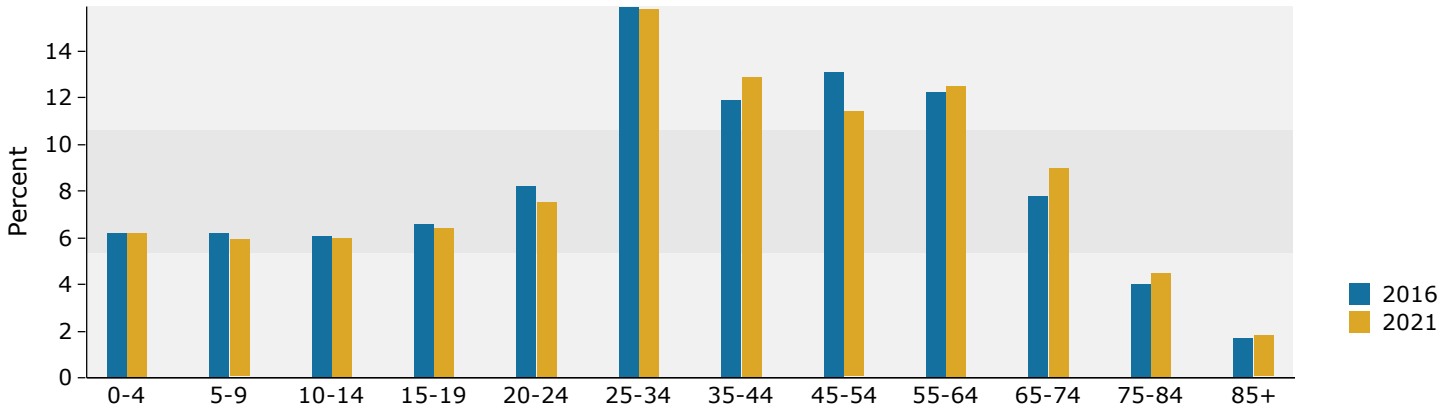
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



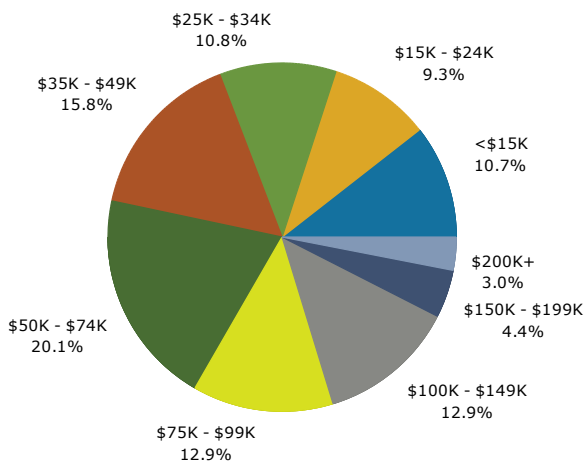
## Trends 2016-2021



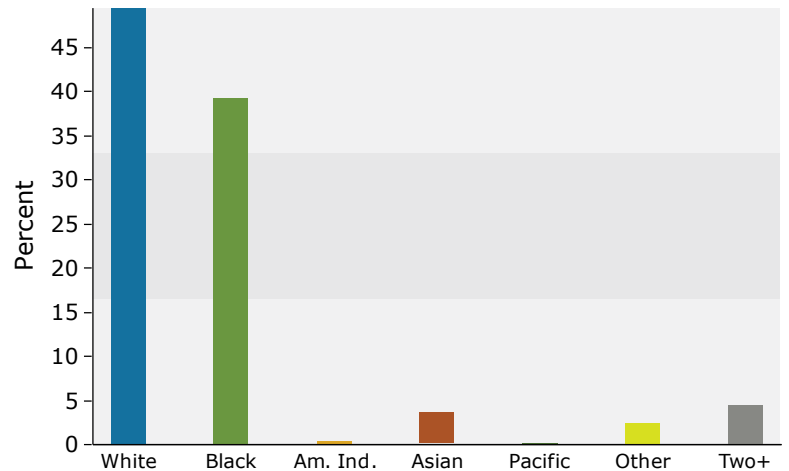
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 7.4%

ARTICLE IV. - SUMMARY OF USES BY DISTRICT

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																						
	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.
<b>PERMITTED USES A. AGRICULTURAL</b>																						
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.																						



PERMITTED USES B. RESIDENTIAL																							
1. SINGLE-FAMILY	P	P	P	P	P						P												
2. TWO-FAMILY					P		P	P													P		
2.1. SINGLE-FAMILY ATTACHED					P		P	P			C										P		
2.2. HOUSING FOR OLDER PERSONS - SINGLE-FAMILY ATTACHED					P		P	P	P		C			C							P	C	
3. MULTIPLE-FAMILY					P		P	P	P		C										P	C	
3.1. HOUSING FOR OLDER PERSONS - MULTIPLE FAMILY					P		P	P	P		C			C							P	C	
4. HIGH RISE APARTMENT									P												P	p	
5. MANUFACTURED HOME & MANFCT. HOME PARK						P																C. CODE XIII	
6. PLANNED RESIDENTIAL DEVELOPMENT	P	P	P	P	P	P	P	P	P													P	
7. DORMITORY	C	C	C	C	C	C	C	C	C	C		P	C									P	
8. GROUP HOME	C	C	C	C	C		C	C	C		C	P		C	C	C	C						
9. HALFWAY HOUSE					C		C	C	C					C	C	C							
10. HOME OCCUPATION	P	P	P	P	P	P	P	P	P													X	<u>45-518</u>
11. BED & BREAKFAST	C	C	C	C	C		C	C	C					P	P	P							
12. BOARDING HOUSE							C	C														C	
13. ASSISTED LIVING FACILITY	P	P	P	P	P						P												
14. CUSTODIAN APARTMENT														P	P	P	P	P	P				
15. SPECIAL RESIDENTIAL FACILITY	P	P	P	P	P																		
16. CAMPUS MINISTRY HOUSE	C	C	C	C	C																		
17. HOMELESS SHELTERS							C	C															
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								

21. RECOVERY HOME	C	C	C	C	C		C	C	C		C	P		C	C	C					
<b>PERMITTED USES C. HEALTH</b>																					
1. HOSPICE												P		P	P						
2. MEDICAL CENTER COMPLEX												P		P	P						
3. HOSPITAL							C	C	C			P		P	P	P	P			V	<a href="#">45-520</a>
4. MEDICAL & DENTAL LABORATORY											P	P		P	P	P	P	P	P		
5. NURSING HOME, CONVALESCENT HOME					C		P	P	P			P		P	P	P	C			V	<a href="#">45-520</a>
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										
15. ASSISTED LIVING FACILITY, CONGREGATE					C		P	P	P		C	P		P	P	P	C				
<b>PERMITTED USES D. UTILITIES</b>																					
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			
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	C	P		
13. WATER RESERVOIR		P										P											
14. WATER TREATMENT PLANT												C								C	C		
15. ELECTRICAL GENERATION FROM LANDFILL GASES												C											
<b>PERMITTED USES E. EDUCATIONAL SERVICES</b>																							
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	<a href="#">45-520</a>	
3. FAMILY HOME CHILD CARE FACILITY	P	P	P	P	P	P	P	P	P												V	<a href="#">45-523</a>	
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	<a href="#">45-520</a>	
7. PUBLIC OR PRIVATE SECONDARY SCHOOL	P	P	P	P	P	P	P	P	P	P						P					V	<a href="#">45-520</a>	
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				
10. PUBLIC OR PRIVATE SCHOOL WITH LESS THAN 200 STUDENTS	P	P	P	P	P	P	P	P	P	P						P	C	C					
<b>PERMITTED USES F. COMMUNITY FACILITIES</b>																							
1. CEMETERY	C	C	C	C	C	C	C	C	C														
2. CHURCH, SYNAGOGUE/OTHER PLACES OF WORSHIP	P	P	P	P	P	P	P	P	P	C	C	C	C		P	P	P	C	C	C	C	V	<a href="#">45-520</a>
2.1 OFF-SITE CHURCH PARKING LOT	C	C	C	C	C					C												V	<a href="#">45-527</a>
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	<a href="#">45-520</a>	
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	<a href="#">45-520</a>
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				V	<a href="#">45-520</a>
8. PRIVATE CLUB	C	C	C	C	C	C	C	C	C		C				P	P	P					V	<a href="#">45-520</a>
9. NEIGHBORHOOD SWIMMING POOL	C	C	C	C	P	P	P	P	P	P					P	P	P					V	<a href="#">45-520</a>
10. POLICE STATION					P	P	P	P	P		P	P	P		P	P	P	P	P	P	P	V	<a href="#">45-520</a>
10.1. POLICE K9 TRAINING FACILITY										P										P	P	V	<a href="#">45-535</a>
11. POST OFFICE/PARCEL PICK UP STATION										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	<a href="#">45-520</a>
13. PUBLIC/SEMI-PUBLIC MUSEUM OR ART GALLERY	C	C	C	C	C	C	C	C		P	C	C			P	P	P	P				V	<a href="#">45-520</a>
14. PUBLIC PARK	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P			V	<a href="#">45-520</a>
<b>PERMITTED USES G. BUSINESS SERVICES</b>																							
1. ADMIN. SUPPORT OFFICES INFORMATIONAL OFFICES										C		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				
4. PARCEL DISTRIBUTION CENTER												C		C	C	P		P	P	P				
5. PROFESSIONAL OFFICE									P		P	P	P		P	P	P	P	C					
6. OFFICE AND TWO-FAMILY RESIDENTIAL USE WITHIN ONE BUILDING										P														
<b>PERMITTED USES H. PERSONAL SERVICES</b>																								
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								
4.1. DAY SERVICES CENTER											C			C	C	C	C							
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									
<b>PERMITTED USES I. RECREATIONAL USES</b>																								
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 ESTABLISHMENT									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	<a href="#">45-511</a>
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			
<b>PERMITTED USES J. RETAIL SERVICES</b>																						
1. ADULT USE														C	C	C					V	<a href="#">45-2502</a>
2. APPLIANCE SALES									P					P	P	P					V	<a href="#">45-522</a>
3. APPLIANCES SERVICES									P					P	P	P					V	<a href="#">45-522</a>
4. BAKERY (RETAIL)									P					P	P	P	P	P				
5. BICYCLE SALES & SERVICE									P					P	P	P					V	<a href="#">45-522</a>
6. BOOK STORE									P					P	P	P	P	P				
7. BUILDING SUPPLY - RETAIL														C	C	C			P	P		
8. CAMERA STORE									P					P	P	P	P	P				
9. CEMETERY MONUMENT SALES														P	P	P					V	<a href="#">45-522</a>
10. COMPUTER SALES & SERVICE									P		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	<a href="#">45-522</a>
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	<a href="#">45-522</a>	
19. GARDEN SUPPLY STORE										P											P	P	P								V	<a href="#">45-522</a>	
20. GOLF PRO SHOP/CLUBHOUSE										P	C										P	P	P	P									
21. GROCERY STORE										P											P	P	P								V	<a href="#">45-522</a>	
22. HARDWARE STORE										P											P	P	P								V	<a href="#">45-522</a>	
23. HOME ACCESSORY STORE										P											P	P	P								V	<a href="#">45-522</a>	
24. ICE CREAM/CANDY STORE										P											P	P	P	P									
25. INTERIOR DECORATING STORE										P											P	P	P	P									
26. JEWELRY SALES, SERVICE & REPAIR										P											P	P	P	P									
27. KENNEL																						C	C	C									
28. LIGHT EQUIPMENT RENTAL & LEASING																						P	P	P	C	C		C			V	<a href="#">45-522</a>	
29. LIQUOR STORE										P												P	P	P	P								
30. MALL/MALL BUILDING (ENCLOSED)										P												P	P	P									
31. MEDICAL SUPPLY SALES																						P	P	P	P	P							
32. MOTEL/HOTEL										P			C									P	P	P	C	C							
33. NEEDLEWORK & PIECE GOODS STORE										P												P	P	P	P								
34. NOVELTY & SOUVENIR STORE										P												P	P	P	P								
35. OFF-PREMISE SALE OF ALCOHOL IN AN ESTABLISHMENT OF LESS THAN 1,600 SQ.FT.										C												C	C	C	C								
36. PAWN SHOP																						C	C	C									

37. PET CARE SERVICE WITHOUT OUTSIDE CAGES OR RUNS									P											P	P	P							
37a. PET CARE SERVICE WITH OUTSIDE CAGES AND RUNS																				C	C	C							
38. PRINTING ENGRAVING, BLUEPRINTING & COPYING									C										C	P	P	P	P	P					
39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY									P	C									P	P	P	P	P		C	C			
40. RESTAURANT/CAFETERIA /DELICATESSEN WITHOUT DRIVE THROUGH SERVICE									P	C	P	P							P	P	P	P	P		C	C			
40.1. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY									C	C									C	C	C	C	C		C	C			
41. RETAIL SALES BY WHOLESALER OF SAME GOODS									C										P	P	P	P	P		P		V	45-522	
41.1. SELF-SERVICE ICE VENDING UNIT																			P	P					P	P			
42. SPORTING GOODS									P										P	P	P	P							
43. STATIONERY STORE									P										P	P	P	P							
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	45-522	
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							





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				
<b>PERMITTED USES L. TRANSPORTATION</b>																										
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	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			
<b>PERMITTED USES M. WHOLESALE &amp; WAREHOUSE</b>																										
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			



3. HEAVY EQUIPMENT STORAGE																		C	P		
4. OUTSIDE COAL STORAGE																				C	
5. OUTSIDE COMPOST FACILITY																				C	
6. OUTSIDE STORAGE AS MAIN USE																				P	
7. SAND & GRAVEL PROCESSING OR STORAGE																				C	P
8. SMALL REPAIR, SMALL CONSTRUCTION SHOP & SMALL CONTRACTORS OFFICE														C	P	P		P	P	P	P
9. TANK, FARM FOR STORAGE OF PETROLEUM PRODUCTS																				P	
<b>PERMITTED USES P. LIMITED INDUSTRIAL</b>																					
1. BOTTLING PLANT																				P	P
2. BUYBACK COLLECTION CENTER/GLASS, PAPER & ALUMINUM																				C	C
3. INDOOR MANUFACTURING AND ASSEMBLY																				P	P
4. INDOOR COMPOST FACILITY																					C
5. MACHINE SHOP																				P	P
6. BREWERY SHOP																					P
<b>PERMITTED USES Q. HEAVY INDUSTRIAL</b>																					
1. AUTOMOBILE, AIRPLANE MANUFACTURE & ASSEMBLY																				P	P
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.																							
** SIZE LIMITED TO 20,000 SQUARE FEET IN FLOOR AREA, UNLESS USE IS CONTAINED IN A MULTI-TENANT STRUCTURE.																							

(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. 5966-03, § 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; Ord. No. 7066-14, § 1; Ord. No. 7103-14, § 1; Ord. No. 7181-15, § 1; Ord. No. 7246-16, § II; Ord. No. 7248-16, § 1; Ord. No. 7255-16, § II; Ord. No. 7316-16, § 1)

Secs. 45-403—45-500. - Reserved.

## 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