

For Sale

2365, 2367 & 2401 Wolf Trap Road
York County, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Travis Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Travis@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
PRICED TO SELL
2365, 2367 & 2401 Wolf Trap Road
Yorktown, Virginia

Location: 2365, 2367 & 2401 Wolf Trap Road, Yorktown, Virginia

Description: An Excellent opportunity to hold one of the fewer larger tracts of Heavy Industrial Zoned Property located just off of frequently traveled George Washington Memorial Highway in York County. Wetland Delineation has been approved. 1,500 feet of Rail Spur is adjacent to the property! A variety of uses allowed, including Asphalt Manufacturing, Site Contractor, Metal Recycling, and more.

Property Size: Approximately 18 Acres

Sales Price: ~~\$550,000.00~~ **New Price \$400,000.00**

Zoning: IG: General Industrial. Multiple allowable uses by right are attached in the marketing package.

Additional Information:

- Tax Map
- Conceptual Plan
- Location Maps
- List of uses which are allowed by right

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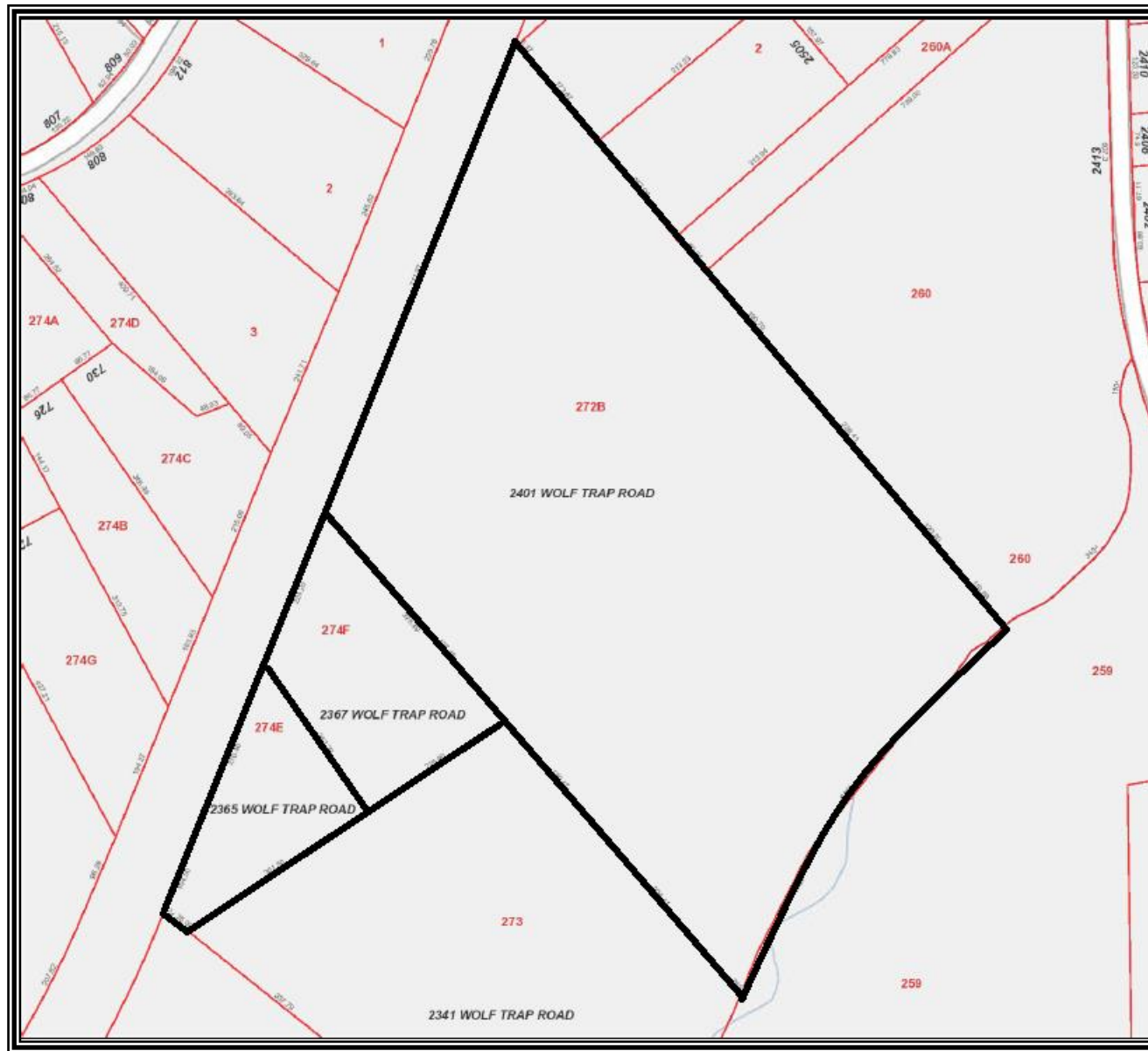
2365, 2367 & 2401 Wolf Trap Road
York County, Virginia



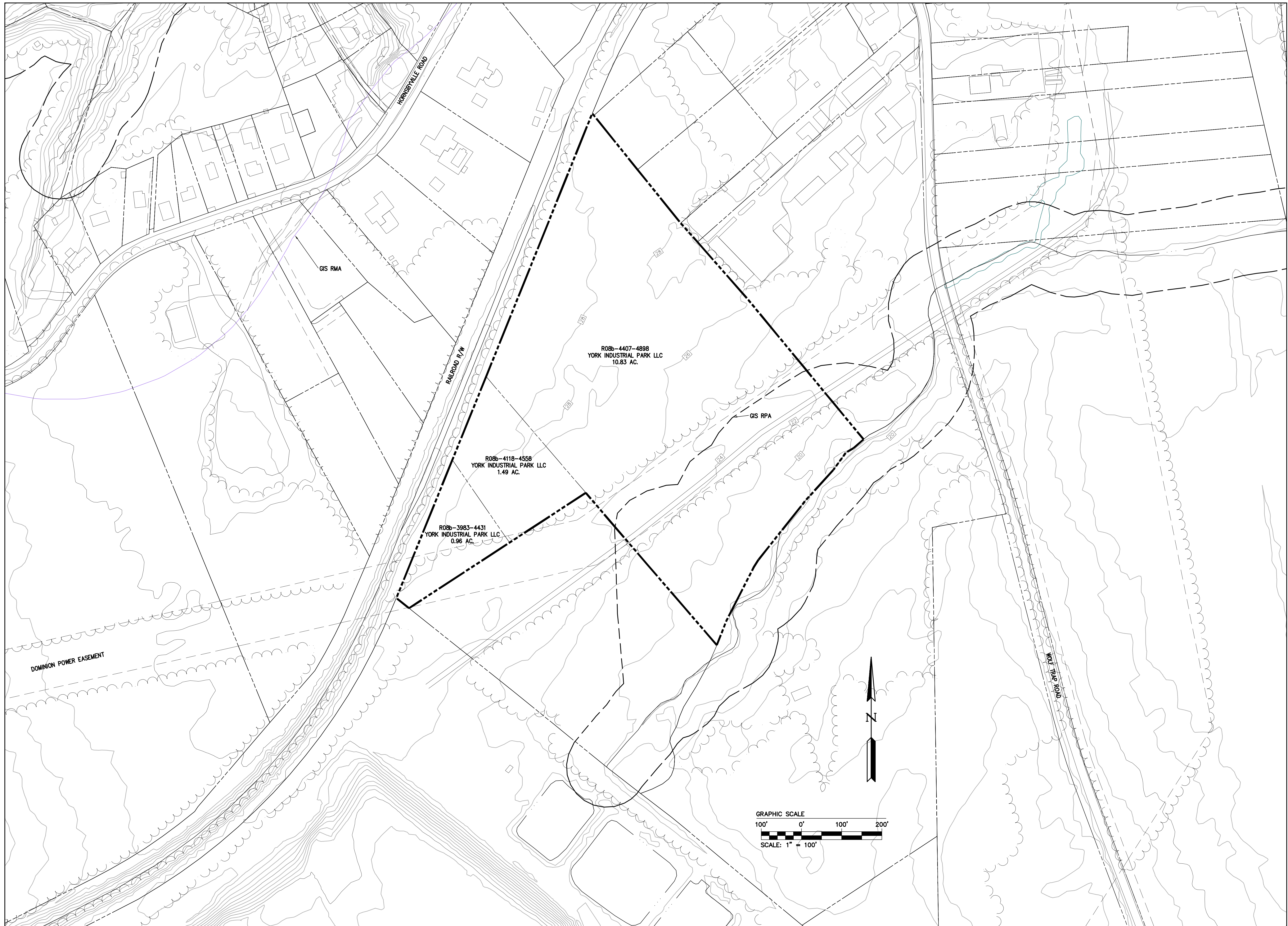
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Rev.	Date	Description


AES
 CONSULTING ENGINEERS
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 York, VA 22591
 Phone: (757) 253-0040
 Fax: (757) 250-8894
 www.aesva.com

THREE PARCELS
YORK INDUSTRIAL PARK LLC
 ?
 NELSON DISTRICT YORK COUNTY VIRGINIA

Project Contacts: LBA
 Project Number: 20160045
 Scale: 1"=100' Date: 2/5/16
 Sheet Title:
MASTER PLAN
 Sheet Number:
 ?

10/10/2016 10:00 AM by: [unreadable]

Demographic and Income Profile

2401 Wolf Trap Rd, Yorktown, Virginia, 23692 2
2401 Wolf Trap Rd, Yorktown, Virginia, 23692
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM
Latitude: 37.19276
Longitude: -76.46662

Summary	Census 2010	2015	2020
Population	34,407	34,871	35,465
Households	13,497	13,810	14,111
Families	9,759	9,929	10,114
Average Household Size	2.52	2.49	2.48
Owner Occupied Housing Units	9,689	9,609	9,808
Renter Occupied Housing Units	3,808	4,201	4,303
Median Age	39.3	40.7	41.8
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.34%	0.99%	0.75%
Households	0.43%	1.00%	0.77%
Families	0.37%	0.92%	0.69%
Owner HHs	0.41%	0.95%	0.70%
Median Household Income	2.76%	2.91%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	753	5.5%	733	5.2%
\$15,000 - \$24,999	949	6.9%	758	5.4%
\$25,000 - \$34,999	1,127	8.2%	814	5.8%
\$35,000 - \$49,999	2,361	17.1%	2,220	15.7%
\$50,000 - \$74,999	2,607	18.9%	2,640	18.7%
\$75,000 - \$99,999	1,689	12.2%	2,108	14.9%
\$100,000 - \$149,999	2,026	14.7%	2,262	16.0%
\$150,000 - \$199,999	1,205	8.7%	1,402	9.9%
\$200,000+	1,092	7.9%	1,176	8.3%
Median Household Income	\$64,179		\$73,551	
Average Household Income	\$92,382		\$101,549	
Per Capita Income	\$36,480		\$40,277	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,945	5.7%	1,844	5.3%	1,861	5.2%
5 - 9	2,263	6.6%	2,078	6.0%	1,987	5.6%
10 - 14	2,510	7.3%	2,388	6.8%	2,265	6.4%
15 - 19	2,486	7.2%	2,244	6.4%	2,179	6.1%
20 - 24	2,046	5.9%	2,083	6.0%	1,823	5.1%
25 - 34	4,145	12.0%	4,436	12.7%	4,488	12.7%
35 - 44	4,404	12.8%	4,266	12.2%	4,545	12.8%
45 - 54	5,683	16.5%	5,131	14.7%	4,584	12.9%
55 - 64	4,242	12.3%	4,790	13.7%	5,143	14.5%
65 - 74	2,711	7.9%	3,426	9.8%	3,948	11.1%
75 - 84	1,410	4.1%	1,531	4.4%	1,912	5.4%
85+	561	1.6%	653	1.9%	729	2.1%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	24,629	71.6%	24,592	70.5%	24,547	69.2%
Black Alone	6,700	19.5%	6,681	19.2%	6,673	18.8%
American Indian Alone	104	0.3%	111	0.3%	120	0.3%
Asian Alone	1,214	3.5%	1,396	4.0%	1,609	4.5%
Pacific Islander Alone	43	0.1%	55	0.2%	68	0.2%
Some Other Race Alone	546	1.6%	706	2.0%	906	2.6%
Two or More Races	1,171	3.4%	1,330	3.8%	1,541	4.3%
Hispanic Origin (Any Race)	1,772	5.2%	2,369	6.8%	3,099	8.7%

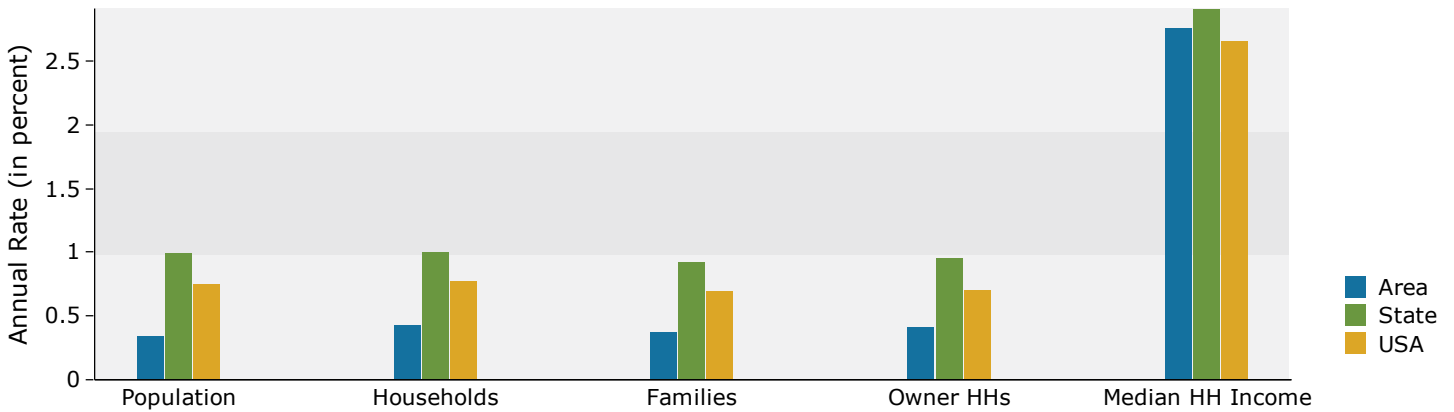
Data Note: Income is expressed in current dollars.

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

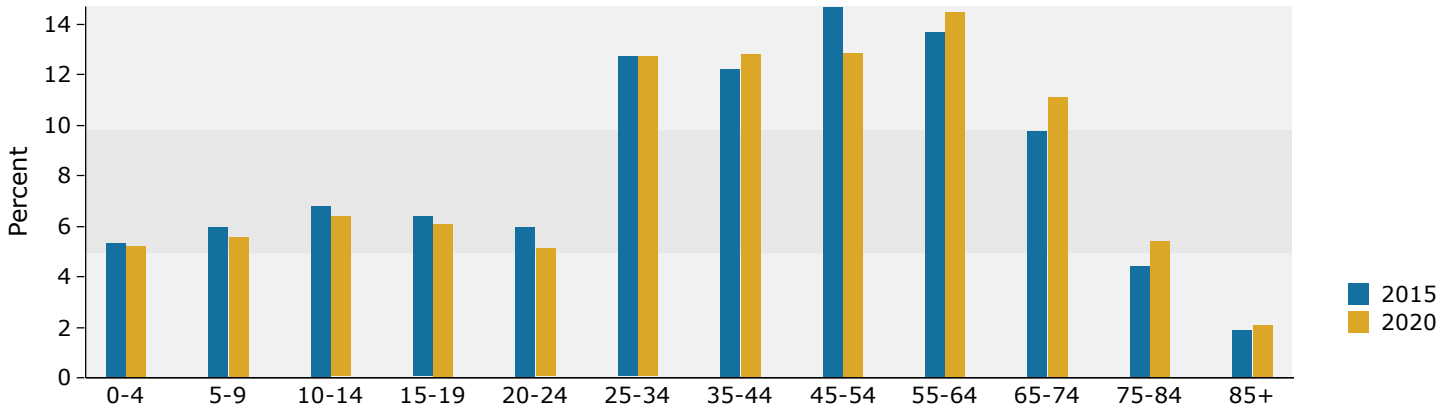
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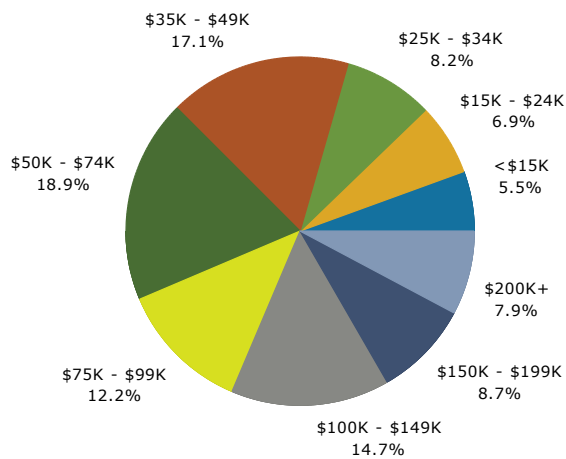
Trends 2015-2020



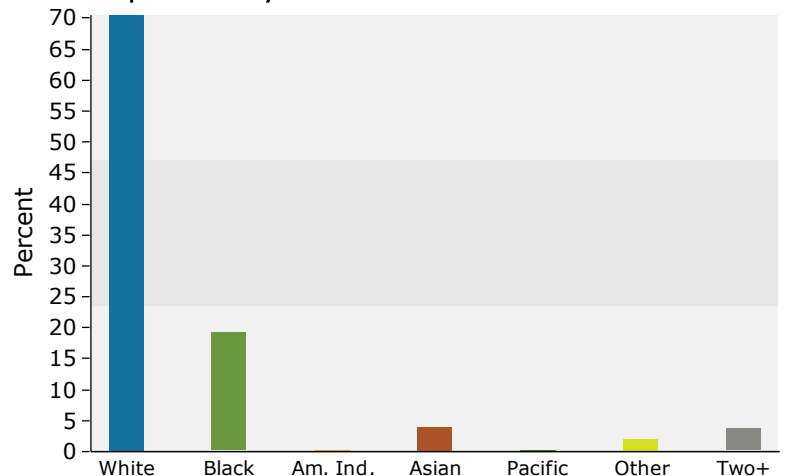
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 6.8%

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

Demographic and Income Profile

2401 Wolf Trap Rd, Yorktown, Virginia, 23692 2
2401 Wolf Trap Rd, Yorktown, Virginia, 23692
Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.19276
Longitude: -76.46662

Summary	Census 2010	2015	2020
Population	120,856	123,252	125,797
Households	46,665	47,977	49,159
Families	32,723	33,413	34,091
Average Household Size	2.55	2.52	2.52
Owner Occupied Housing Units	27,530	27,112	27,647
Renter Occupied Housing Units	19,135	20,865	21,512
Median Age	34.0	34.7	35.8
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.41%	0.99%	0.75%
Households	0.49%	1.00%	0.77%
Families	0.40%	0.92%	0.69%
Owner HHs	0.39%	0.95%	0.70%
Median Household Income	2.22%	2.91%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	4,074	8.5%	3,928	8.0%
\$15,000 - \$24,999	3,601	7.5%	2,904	5.9%
\$25,000 - \$34,999	4,757	9.9%	3,529	7.2%
\$35,000 - \$49,999	7,778	16.2%	7,442	15.1%
\$50,000 - \$74,999	9,865	20.6%	10,407	21.2%
\$75,000 - \$99,999	5,885	12.3%	7,317	14.9%
\$100,000 - \$149,999	6,620	13.8%	7,281	14.8%
\$150,000 - \$199,999	3,465	7.2%	4,127	8.4%
\$200,000+	1,931	4.0%	2,224	4.5%
Median Household Income	\$57,233		\$63,868	
Average Household Income	\$77,436		\$85,967	
Per Capita Income	\$29,952		\$33,368	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,817	7.3%	8,438	6.8%	8,588	6.8%
5 - 9	8,673	7.2%	8,508	6.9%	8,192	6.5%
10 - 14	8,655	7.2%	8,309	6.7%	8,260	6.6%
15 - 19	8,828	7.3%	8,053	6.5%	7,783	6.2%
20 - 24	9,267	7.7%	9,251	7.5%	8,461	6.7%
25 - 34	17,868	14.8%	19,614	15.9%	20,235	16.1%
35 - 44	15,808	13.1%	15,172	12.3%	16,522	13.1%
45 - 54	18,264	15.1%	16,466	13.4%	14,332	11.4%
55 - 64	12,399	10.3%	14,394	11.7%	15,591	12.4%
65 - 74	7,050	5.8%	9,074	7.4%	10,668	8.5%
75 - 84	3,763	3.1%	4,220	3.4%	5,143	4.1%
85+	1,465	1.2%	1,753	1.4%	2,024	1.6%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	71,850	59.5%	72,044	58.5%	72,061	57.3%
Black Alone	34,442	28.5%	34,261	27.8%	34,035	27.1%
American Indian Alone	542	0.4%	594	0.5%	650	0.5%
Asian Alone	5,347	4.4%	6,223	5.0%	7,145	5.7%
Pacific Islander Alone	253	0.2%	300	0.2%	354	0.3%
Some Other Race Alone	3,049	2.5%	3,787	3.1%	4,662	3.7%
Two or More Races	5,372	4.4%	6,044	4.9%	6,892	5.5%
Hispanic Origin (Any Race)	9,143	7.6%	11,665	9.5%	14,684	11.7%

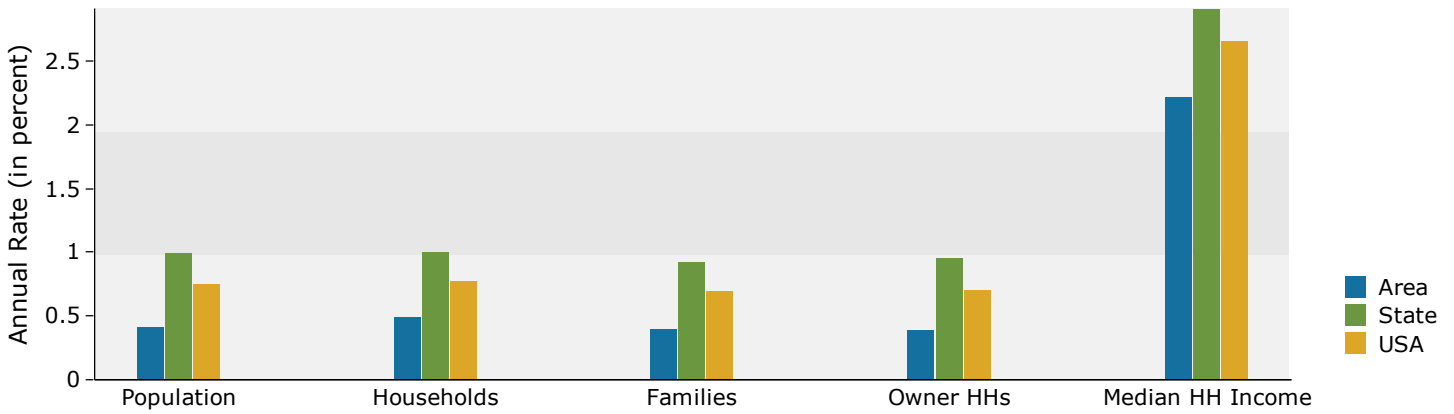
Data Note: Income is expressed in current dollars.

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

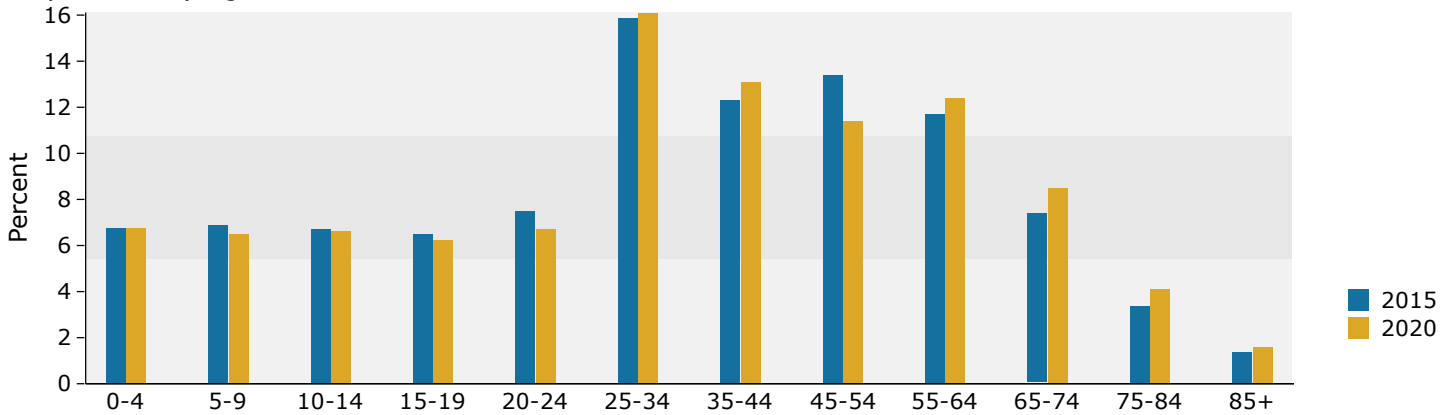
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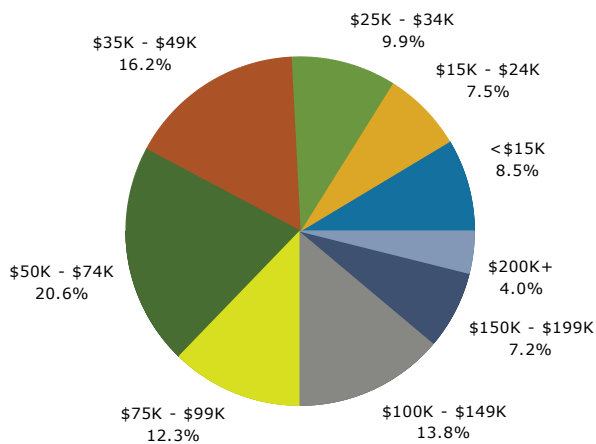
Trends 2015-2020



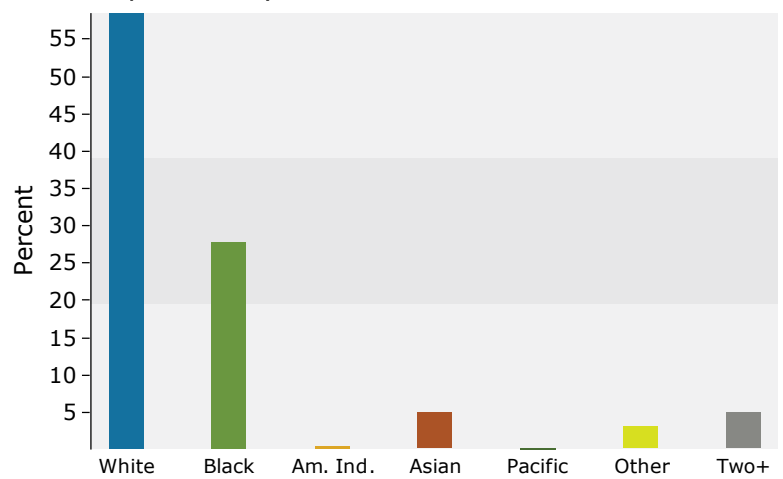
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 9.5%

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

Demographic and Income Profile

2401 Wolf Trap Rd, Yorktown, Virginia, 23692 2
2401 Wolf Trap Rd, Yorktown, Virginia, 23692
Drive Time: 20 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.19276
Longitude: -76.46662

Summary	Census 2010	2015	2020
Population	211,720	217,190	222,479
Households	81,421	84,119	86,511
Families	55,938	57,356	58,708
Average Household Size	2.54	2.52	2.51
Owner Occupied Housing Units	48,619	48,126	49,199
Renter Occupied Housing Units	32,802	35,993	37,312
Median Age	33.9	34.7	35.8
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.48%	0.99%	0.75%
Households	0.56%	1.00%	0.77%
Families	0.47%	0.92%	0.69%
Owner HHs	0.44%	0.95%	0.70%
Median Household Income	2.19%	2.91%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	7,291	8.7%	7,050	8.1%
\$15,000 - \$24,999	6,744	8.0%	5,512	6.4%
\$25,000 - \$34,999	8,957	10.6%	6,745	7.8%
\$35,000 - \$49,999	13,456	16.0%	12,919	14.9%
\$50,000 - \$74,999	17,611	20.9%	18,668	21.6%
\$75,000 - \$99,999	10,436	12.4%	13,208	15.3%
\$100,000 - \$149,999	11,075	13.2%	12,364	14.3%
\$150,000 - \$199,999	5,307	6.3%	6,346	7.3%
\$200,000+	3,242	3.9%	3,699	4.3%
Median Household Income	\$55,821		\$62,212	
Average Household Income	\$75,092		\$83,297	
Per Capita Income	\$29,166		\$32,471	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,849	7.0%	14,271	6.6%	14,507	6.5%
5 - 9	14,458	6.8%	14,402	6.6%	13,924	6.3%
10 - 14	14,402	6.8%	13,964	6.4%	14,121	6.3%
15 - 19	15,162	7.2%	13,997	6.4%	13,718	6.2%
20 - 24	18,331	8.7%	17,784	8.2%	16,577	7.5%
25 - 34	31,639	14.9%	35,281	16.2%	35,767	16.1%
35 - 44	27,169	12.8%	26,339	12.1%	29,286	13.2%
45 - 54	31,753	15.0%	28,878	13.3%	25,225	11.3%
55 - 64	21,924	10.4%	25,586	11.8%	27,766	12.5%
65 - 74	12,636	6.0%	16,008	7.4%	18,974	8.5%
75 - 84	6,896	3.3%	7,714	3.6%	9,169	4.1%
85+	2,500	1.2%	2,967	1.4%	3,443	1.5%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	129,089	61.0%	130,175	59.9%	130,838	58.8%
Black Alone	58,934	27.8%	59,261	27.3%	59,522	26.8%
American Indian Alone	936	0.4%	1,038	0.5%	1,135	0.5%
Asian Alone	7,961	3.8%	9,363	4.3%	10,731	4.8%
Pacific Islander Alone	386	0.2%	459	0.2%	537	0.2%
Some Other Race Alone	5,368	2.5%	6,611	3.0%	8,030	3.6%
Two or More Races	9,046	4.3%	10,281	4.7%	11,686	5.3%
Hispanic Origin (Any Race)	15,425	7.3%	19,542	9.0%	24,274	10.9%

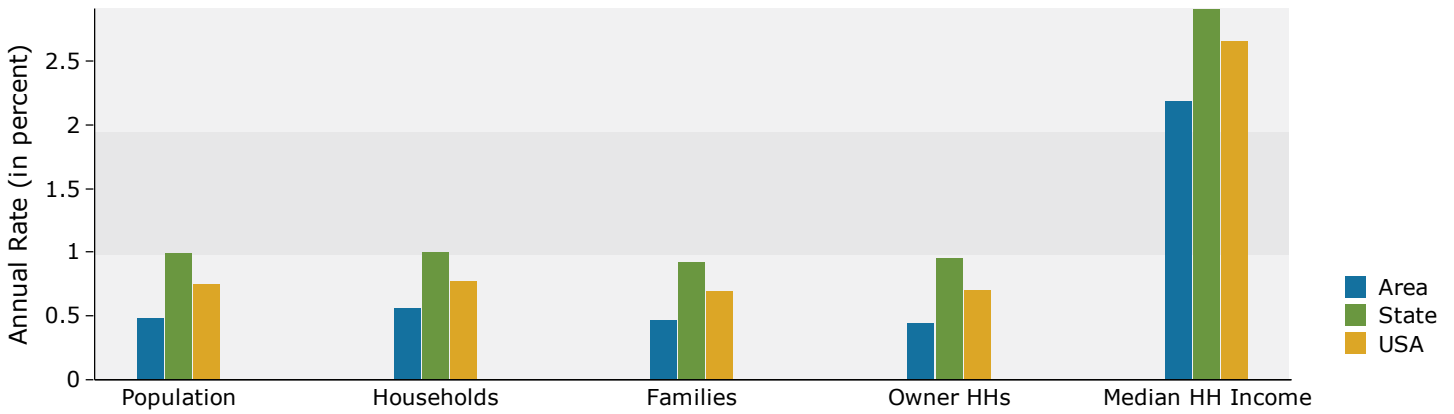
Data Note: Income is expressed in current dollars.

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

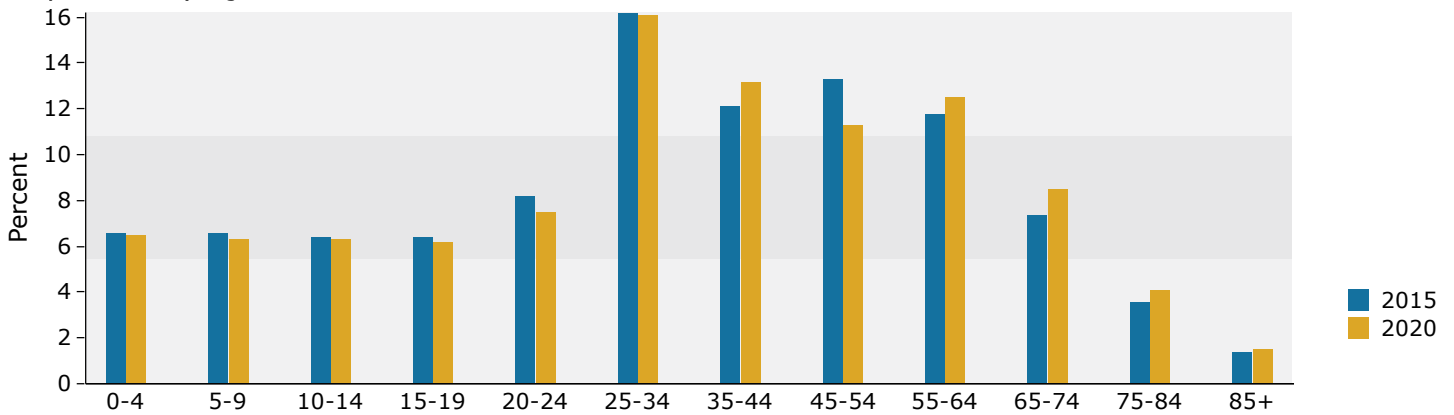
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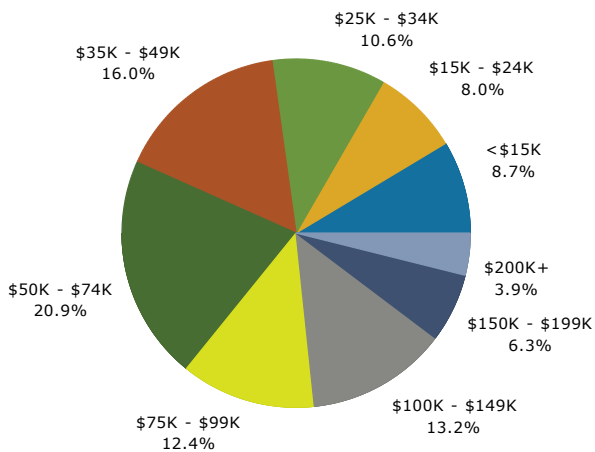
Trends 2015-2020



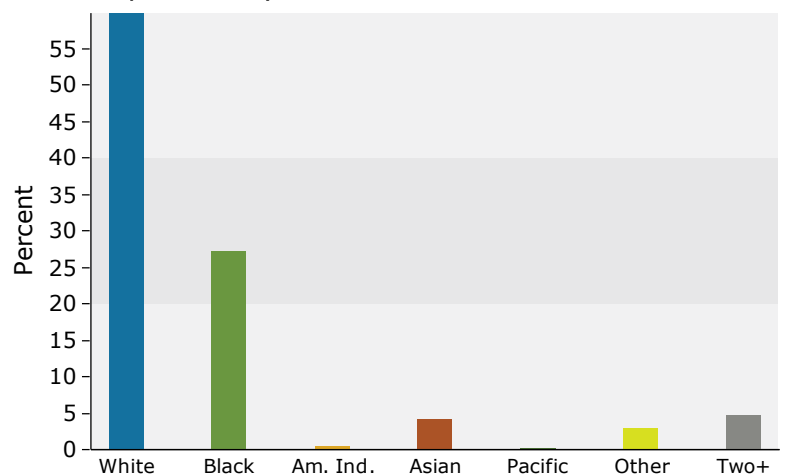
Population by Age



2015 Household Income

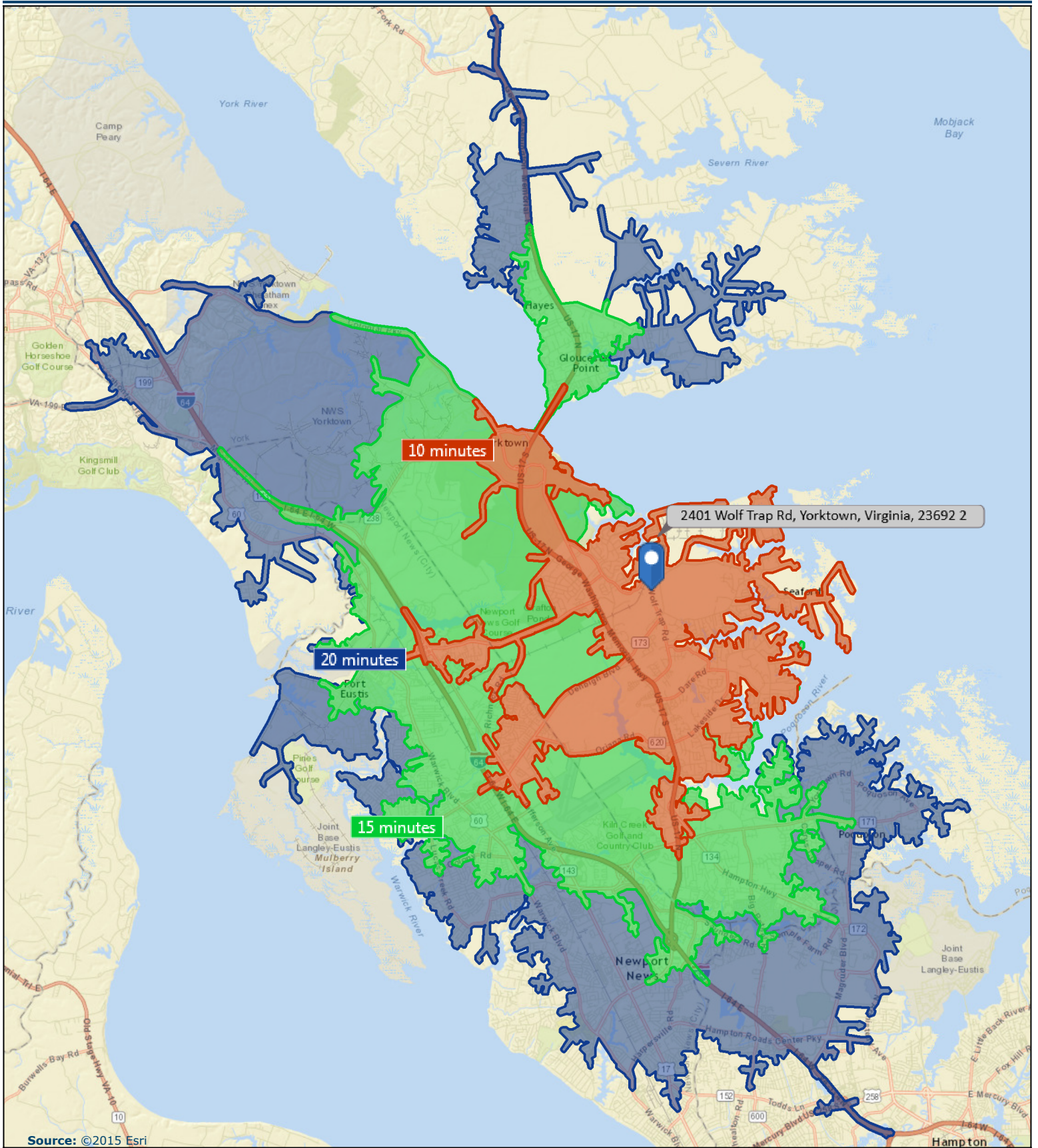


2015 Population by Race



2015 Percent Hispanic Origin: 9.0%

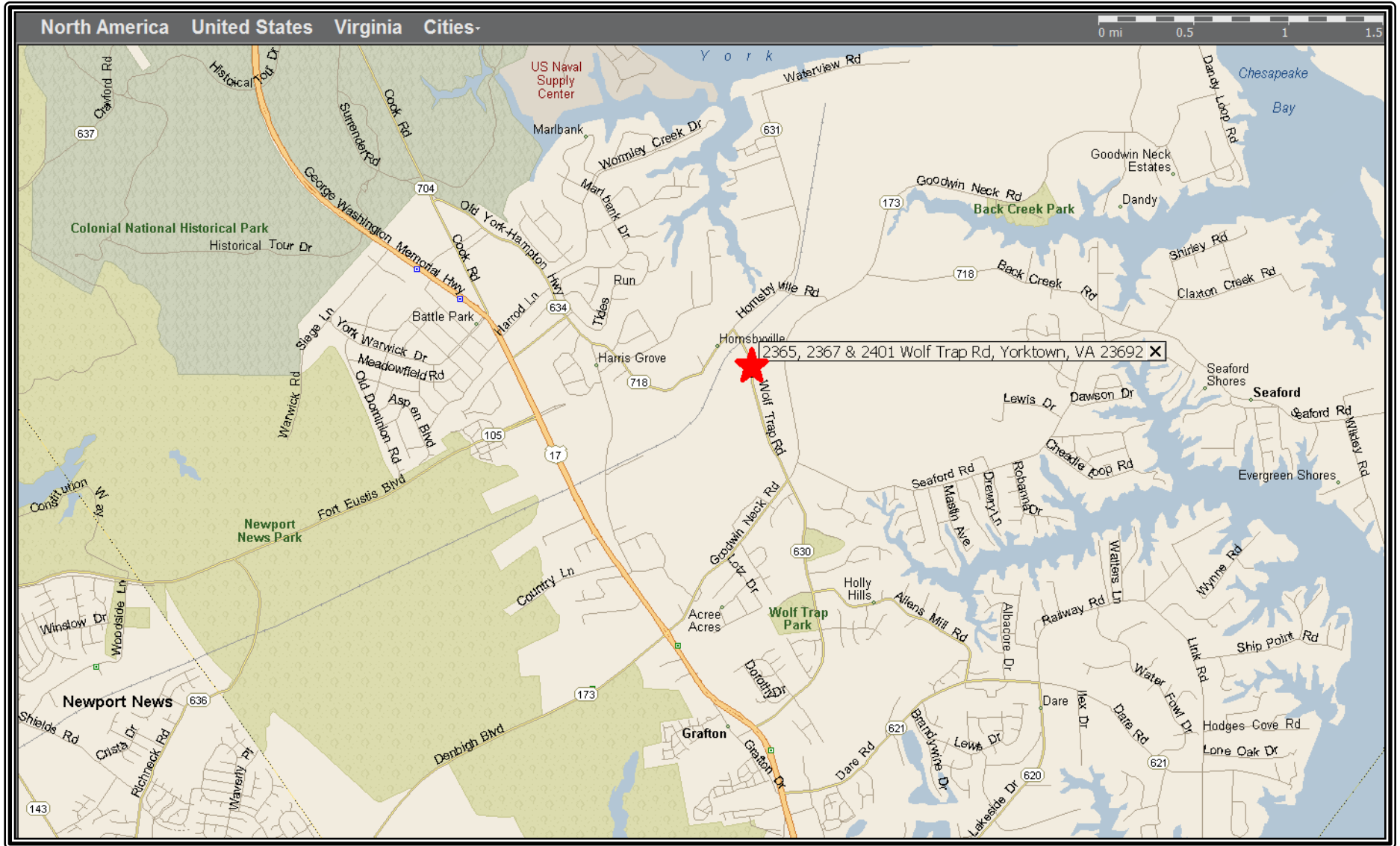
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Source: ©2015 Esri

September 17, 2015

2365, 2367, & 2401 Wolf Trap Road Yorktown, Virginia



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(c) *Meaning of Terms.* The terms in this article have specific and limited meanings.

- (1) The term "permitted use" represents only those uses which are allowed in a district without a special permit. Permitted uses are designated by the letter "P" in the Table of Land Uses established in section 24.1-306. In the event of conflict between the table and the text of this chapter, the text shall control.
- (2) The terms "special use" and "specially permitted use" are synonymous and refer to those uses which are permitted only by special use permit authorized by the board in accordance with applicable standards and the review and approval procedures established in article I. Such uses are designated by the letter "S" in the table of land uses established in section 24.1-306. In the event of conflict between the table and the text of this chapter, the text shall control.
- (3) The term "administrative permit" shall refer only to those uses specifically denoted with the letter "A" in the table of land uses established in section 24.1-306 for which an administratively issued permit is required prior to commencing the use. Administrative permits are issued by the zoning administrator in accordance with the performance standards and requirements established for the specific use in article IV of this chapter.

(d) *Districts.* The following zoning districts are established:

District	Definition	Primary Permitted Use
RC	Resource conservation	Very low density single-family detached, agriculture, aquaculture, military, conservation, environmentally sensitive areas
RR	Rural residential	Low density single-family detached, agriculture, aquaculture
R33	Low density single-family residential	Low density single-family, subdivision settings
R20	Medium density single-family residential	Medium density single-family detached
R13	High density single-family residential	High density single-family detached
R7	Manufactured home subdivision	Manufactured homes within a manufactured home subdivision
RMF	Multi-family residential	Duplexes, townhouses, multiplexes, apartments, and condominiums
YVA	Yorktown village activity	Residential and nonresidential uses within historic Yorktown
NB	Neighborhood business	Retail uses and services for nearby residential areas
LB	Limited business	Commercial retail uses, businesses and professional services and offices having a predominant "9 to 5" character
GB	General business	Broad range of retail commercial uses, shopping centers, fast food establishments, business and professional services, and automotive services
WCI	Water-oriented commercial and industrial	Marina, marine supply stores, seafood processing and storage, aquaculture
EO	Economic opportunity	Retail, tourist-related and limited industrial activities,
IL	Limited industrial	Wholesaling and warehousing activities, limited manufacturing and assembly and recycling centers, agriculture, aquaculture
IG	General industrial	Warehousing, petroleum production, broad range of industrial uses, and utility facilities, agriculture, aquaculture
PD	Planned development	Planned development including mixed use development

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

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

Sec. 24.1-305. Additional requirements.

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

Sec. 24.1-306. Table of land uses.

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

(Ord. No. 03-2, 1/21/03; Ord. No. 03-8(R), 3/4/03; Ord. No. 03-25, 6/17/03; Ord. No. 08-17(R), 3/17/09; Ord. No. 11-15(R), 11/16/11; Ord. No. 13-16, 11/19/13; Ord. No. 14-12, 6/17/14; Ord. No. 14-20(R), 10/21/14)

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

(Ord. No. 11-15(R), 11/16/11; Ord. No. 14-12, 6/17/14; Ord. No. 14-20(R), 10/21/14)

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 3 - RESERVED													

(Ord. No. 14-20(R), 10/21/14)

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

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

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

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

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

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

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

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

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

¹ See Section 24.1-466(g) for special provisions applicable to developments with 80,000 or more square feet of gross floor area.

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

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

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

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

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

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

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

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

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 16 - LIMITED INDUSTRIAL ACTIVITIES													
1. Laboratories, Research/Development Testing Facilities										S		P	P	P
2. Publishing, Printing, Other than general public and business/professional services										P		P	P	P
3. Computer and Technology Development and Assembly										P		P	P	P
4. Contractors' Shops (e.g., Plumbing, Electrical, Mechanical, HVAC, Home Improvement or Construction, Swimming Pool, Landscaping, Cabinetmaking, General Building, Excavating, etc.) a) With Enclosed Storage of Equipment or Materials										P			P	P
b) With Outdoor/Exposed Storage										S			P	P
5. Laundry, Dry Cleaning Plant (institutional)													P	P
6. Stone Monument Sales, Processing													S	P
7. Manufacture or Assembly of Electronic Instruments, Components, Devices										S	S	P	P	P
8. Machine Shops & Fabricators										S	S		P	P
9. Manufacture or Assembly of Medical, Drafting, Metering, Marine, Photographic, Mechanical Instruments												P	P	P
10. Ice Manufacturing and Storage													P	P
11. Microbreweries, micro-distilleries, micro-Wineries, micro-cideries										P		P	P	P
12. Sales, Distribution, and Installation of Glass, Including Windows, Mirrors, and/or Automobile Glass										S	P		P	P
13. Recycling Center										S	S		P	P
14. Recycling Plant													S	P

(Ord. No. 14-12, 6/17/14, Ord. No. 14-27, 12/16/14)

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

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

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

(Ord. No. 098-18, 10/7/98; Ord. No. 099-17, 12/1/99; Ord. No. 00-12, 7/18/00; Ord. No. 00-15, 8/15/00; Ord. No. 00-22, 12/19/00; Ord. No. 03-25, 6/17/03; Ord. No. 04-2(R), 3/2/04; Ord. No. 05-13(R), 5/17/05; Ord. No. 06-19(R), 7/18/06; Ord. No. 08-17(R), 3/17/09; Ord. No. 10-18(R-1), 1/18/11; Ord. No. 14-12, 6/17/14)

Sec. 24.1-307. Prohibited uses.

The following uses shall be prohibited in the county:

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

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

Secs. 24.1-308—24.1-319. Reserved

DIVISION 2. RESIDENTIAL DISTRICTS

AGENCY DISCLOSURE

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

Seller/Landlord:

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

Buyer/Tenant:

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

Buyer and Seller (Acting as a Dual Agent):

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

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

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC