

FOR LEASE
Grafton Shopping Center
5716 George Washington Memorial Highway
Yorktown, Virginia

- Location:** Grafton Shopping Center
George Washington Memorial Highway, Yorktown, Virginia
- Description:** 3,300 contiguous square feet of retail space. Space can be subdivided into 3 separate units: 1,700 SF / 700 SF / 900 SF
- Lease:** Rental rate is subject to negotiation
- Parking:** Ample Parking in shopping center
- Traffic Count:** 34,000 vehicles per day
- Zoning:** GB – General Business. Multiple allowable uses by right are attached in the marketing package.
- General Information:**
- Located in the heart of York County
 - Well established area
 - Surrounded by numerous retailers and solid residential neighborhoods
- Also included:**
- Aerial Maps
 - Location Map
 - 5 and 10 minute Demographics

For Additional Information, Please Contact:

Tom Waltz

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*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.*

Grafton Shopping Center George Washington Memorial Highway, Yorktown, Virginia



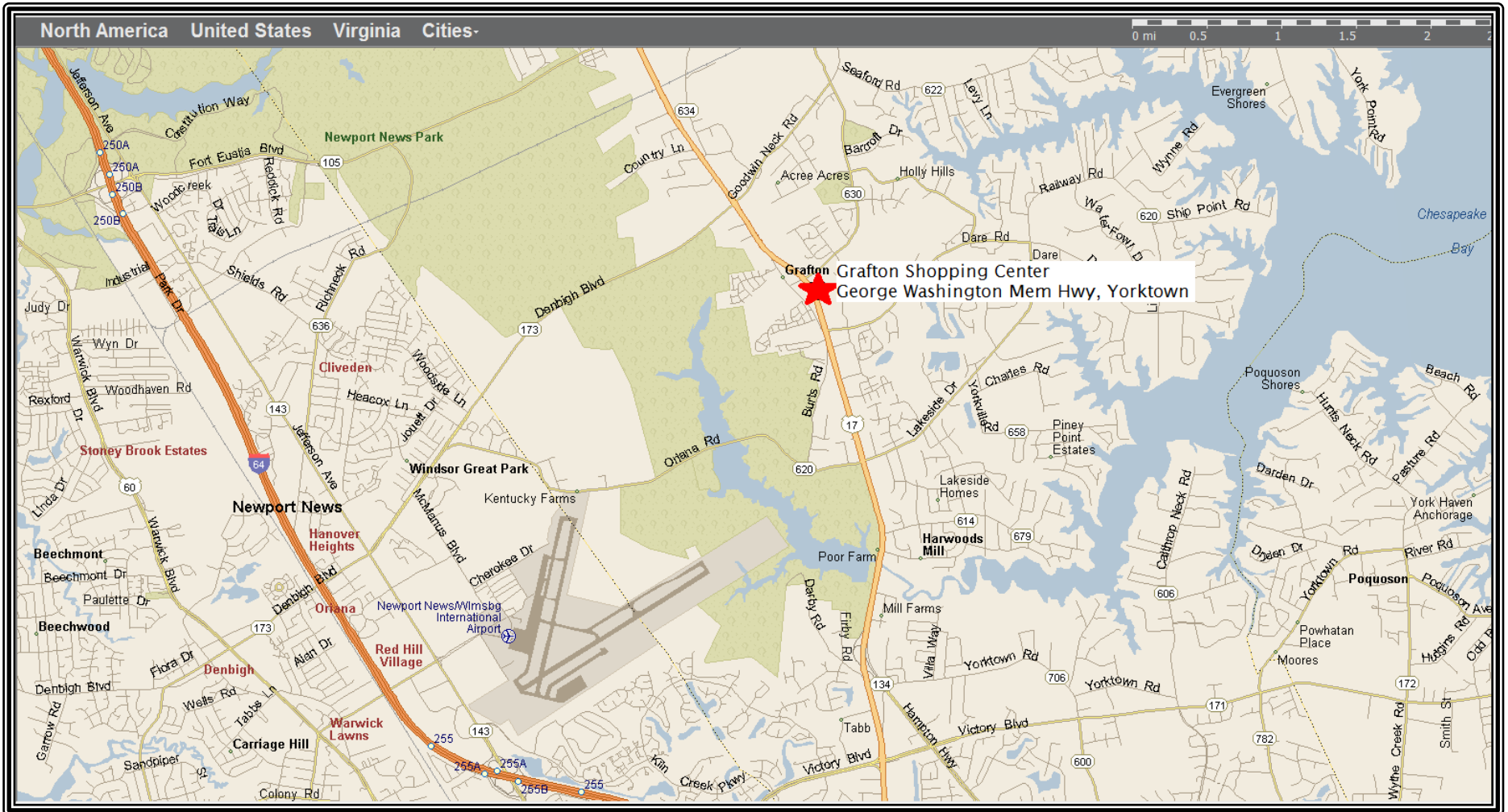
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Grafton Shopping Center George Washington Memorial Highway Yorktown, Virginia



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Subject Shopping Center

Grafton Shopping Center

SHOPPING CENTER

Type:	Neighborhood Center	Land Acres:	27.50 AC
Name	Grafton Shopping Center	# of Properties:	2
GLA:	67,087 SF	Year Built/Renov	Built 1961
Anchor GLA:	-	Levels:	1
Available Spaces:	1	Location Score:	Good Location (50)
% Leased	85.09 %	Walk Score®:	Somewhat Walkable (58)
Website:	-	Transit Score®:	Minimal Transit (0)
Anchor Tenant:	-		
Parking	374 Surface Spaces		
Features:	Bus Line, Dedicated Turn Lane, Pylon Sign, Signage, Signalized Intersection		
Frontage:	Geo Washington Mem hwy 342', George Washington Memoria 242'		
For Sale:	Not for sale		

AVAILABLE SPACES

Address	Space Type			Square Feet		Rent	On Mkt	Vacant
	Use	Type	Occupancy	SF Avail	Bldg Contig			
5702 George Washington Me...	Retail	Direct	Vacant	2,000 - 10,000	10,000 SF	Withheld	30 mo	30 mo
5716-5760 George Washingto...	Retail	Direct	Vacant	2,000 - 10,000	10,000 SF	Withheld	30 mo	30 mo
All Spaces				10,000	10,000 SF	\$0.00/SF/		

SHOPPING CENTER PROPERTIES

Property Name / Address	Yr Blt/Renov	Bldg SF	Anchor	Availability			NNN Rent Per SF
				Spcs	Avail %	Vac %	
1 5702 George Washington Mem... ★★★★★	1961/-	37,877	-	0	0.0%	0.0%	\$12-15 (Est.)
2 5716-5760 George Washington... ★★★★★	1961/-	29,210	-	1	34.2%	34.2%	\$10-13 (Est.)



1 **5702 George Washington M...** [↻](#)

SF, Built 1961
2 Tenants, Vacancy 0%
Fully Leased
Rent/SF - \$12-15 (Est.)

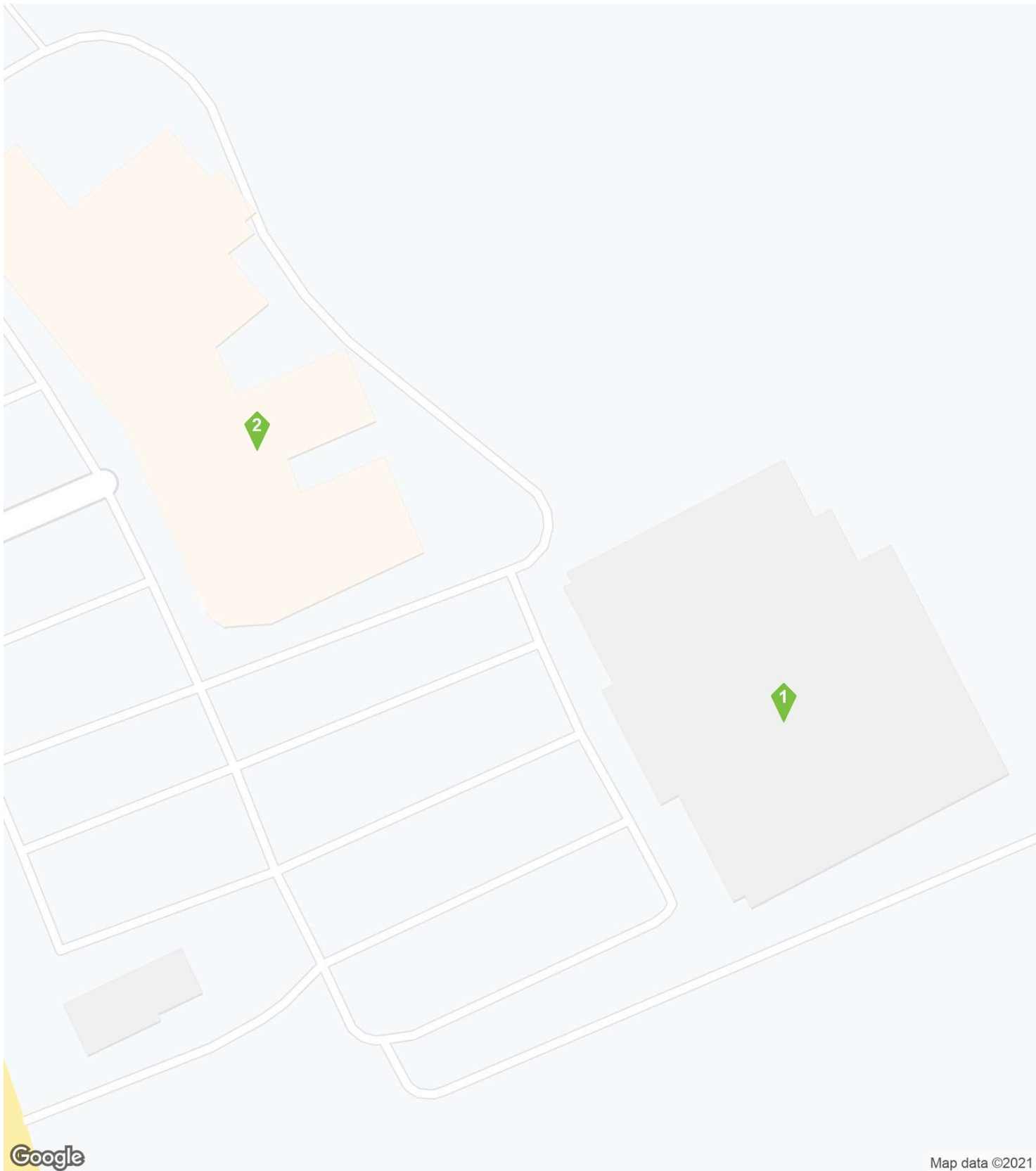


2 **5716-5760 George Washingt...** [↻](#)

SF, Built 1961
7 Tenants, Vacancy 34.2%
10,000 SF / 1 Space Avail
Rent/SF - \$10-13 (Est.)



SHOPPING CENTER PROPERTIES



Subject Shopping Center

TENANTS

1	5702 George Washington Mem Hwy	Store Type	SF Occupied	Chain	Move Date	Exp Date
	United States Postal Service	Other Services	19,401	Yes	Oct 2019	-
	Bingo City	-	18,476	No	Dec 2005	-
2	5716-5760 George Washington Memorial Hwy	Store Type	SF Occupied	Chain	Move Date	Exp Date
	AutoZone	Automotive	6,500	Yes	May 2005	-
	Joe & Mimma's Italian Restaurant	Restaurant	3,437	No	May 2005	-
	Garden Of Zen Yoga Studio	-	2,750	No	Sep 2015	-
	Wolf Martial Arts	Other Services	2,406	No	Sep 2015	-
	All About Hair	Salon/Barber/Spa	1,798	No	Jul 2017	-
	County Gold Buyers & Jewelry	-	1,719	No	Sep 2015	-
	Unique Tailor And Cleaners	Cleaners	1,000	No	Dec 2019	-

AERIAL VIEW



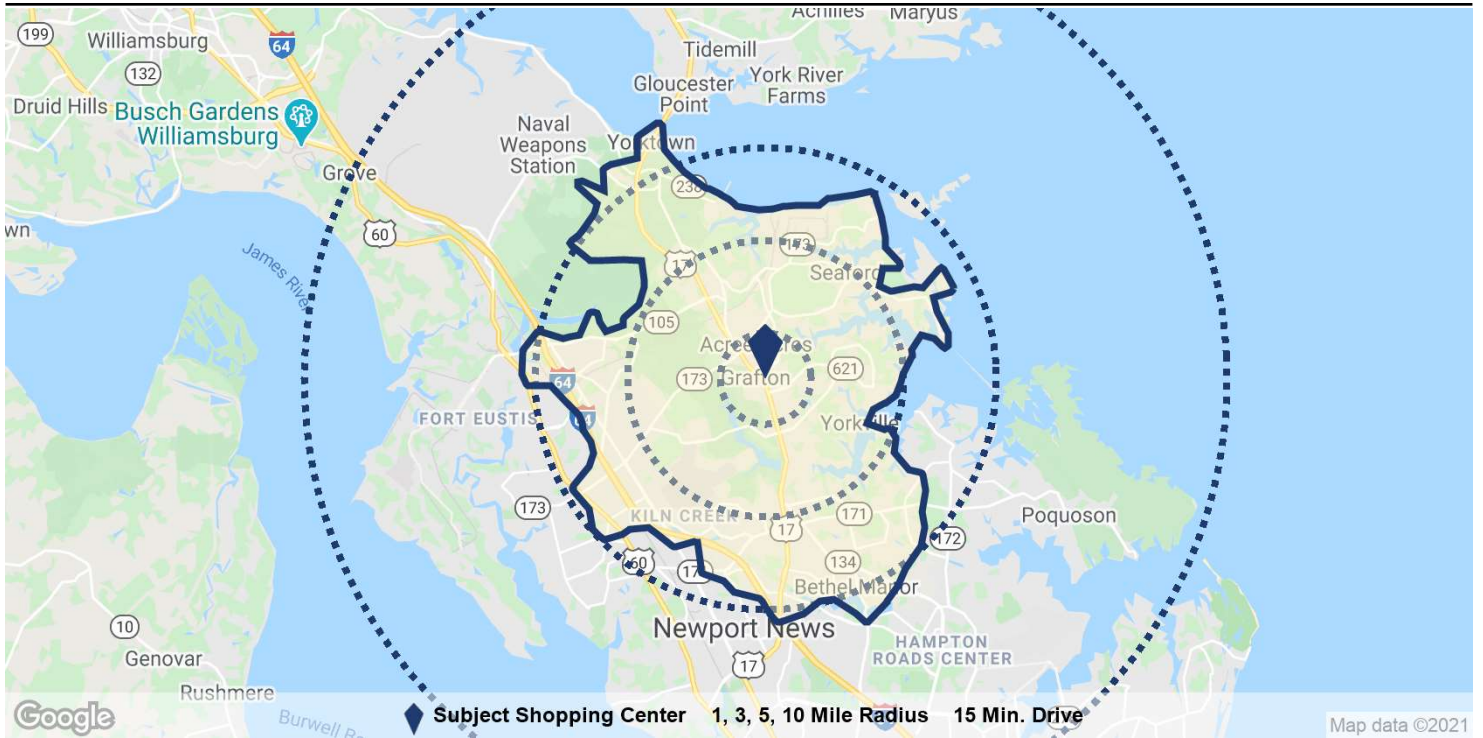
Google

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Subject Shopping Center

Grafton Shopping Center

DEMOGRAPHICS

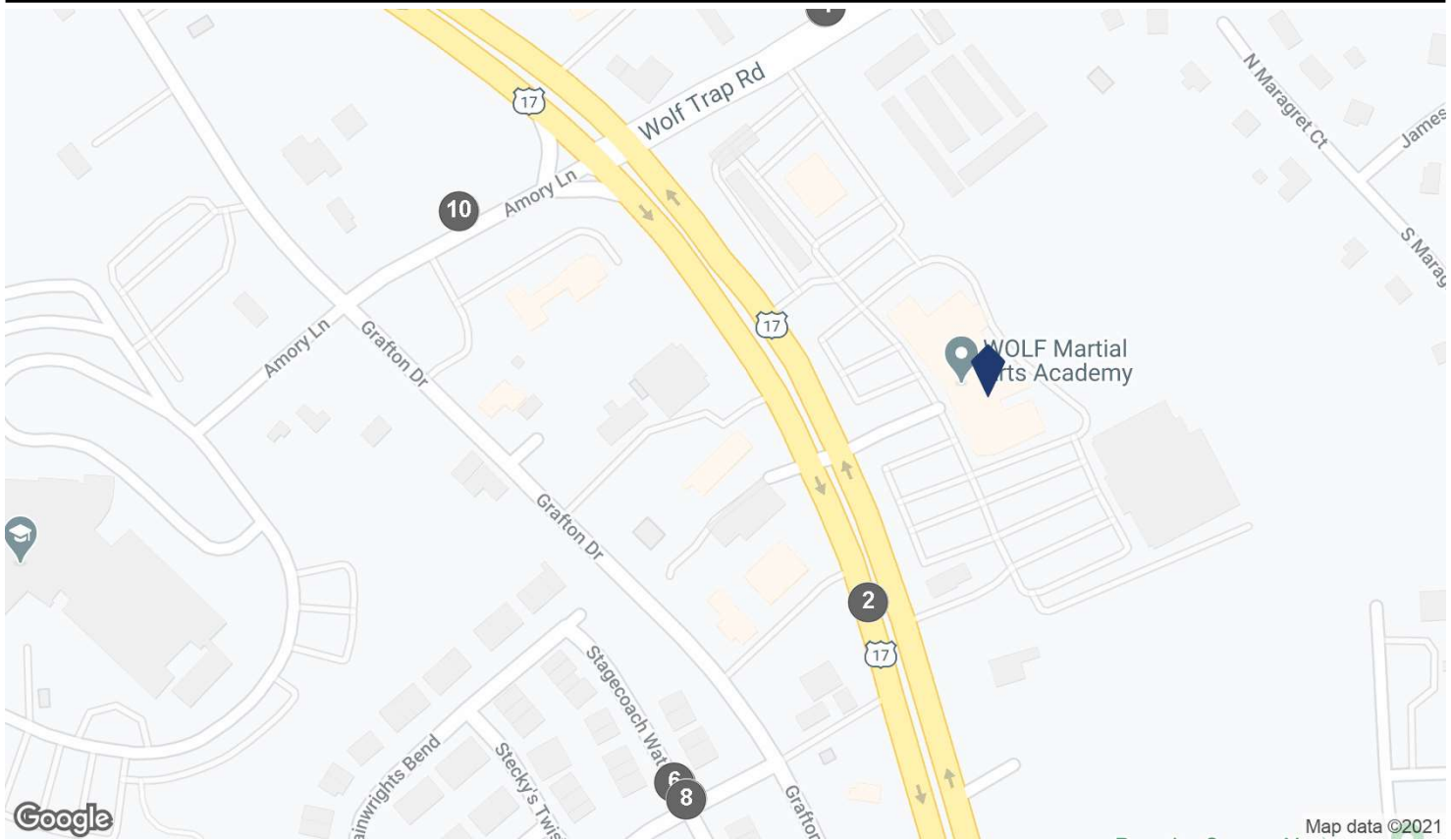


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	6,256	28,368	106,880	281,346	88,092
5 Yr Growth	0.3%	-1.2%	-0.5%	-0.7%	-0.2%
Median Age	40	43	36	36	37
5 Yr Forecast	41	43	38	37	38
White / Black / Hispanic	83% / 8% / 7%	79% / 12% / 6%	62% / 27% / 10%	60% / 30% / 8%	64% / 25% / 9%
5 Yr Forecast	81% / 8% / 7%	78% / 13% / 6%	61% / 28% / 10%	59% / 31% / 9%	63% / 25% / 10%
Employment	2,702	10,429	48,812	126,841	42,062
Buying Power	\$170.6M	\$892.2M	\$2.8B	\$6.8B	\$2.6B
5 Yr Growth	-0.4%	-1.3%	-0.8%	-0.8%	0.6%
College Graduates	28.3%	35.7%	30.3%	26.6%	38.2%
Household					
Households	2,506	10,901	41,236	108,733	33,618
5 Yr Growth	0.3%	-1.4%	-0.6%	-0.8%	-0.3%
Median Household Income	\$68,069	\$81,846	\$67,278	\$62,761	\$77,059
5 Yr Forecast	\$67,633	\$81,942	\$67,141	\$62,765	\$77,776
Average Household Income	\$86,518	\$99,804	\$85,561	\$79,152	\$98,533
5 Yr Forecast	\$86,495	\$100,030	\$85,817	\$79,573	\$99,747
% High Income (>\$75k)	44%	54%	44%	40%	51%
Housing					
Median Home Value	\$275,103	\$316,311	\$281,147	\$243,503	\$295,079
Median Year Built	1989	1985	1985	1980	1987
Owner / Renter Occupied	73% / 27%	80% / 20%	61% / 39%	59% / 41%	61% / 39%

Subject Shopping Center

Grafton Shopping Center

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 George Washington Memorial Hwy	Wolf Trap Rd - NW	34,570	2020	0.09 mi
2 George Washington Memorial Hwy	Wolf Trap Rd - NW	29,913	2018	0.09 mi
3 Wolf Trap Rd	George Washington Memorial Hwy - SW	6,102	2018	0.14 mi
4 Wolf Trap Rd	George Washington Memorial Hwy - SW	6,882	2020	0.14 mi
5 Stagecoach Watch	Glen Laurel Way - SE	1,612	2020	0.18 mi
6 Stagecoach Watch	Glen Laurel Way - SE	1,115	2018	0.18 mi
7 Thornrose Dr	Not Available - No	1,612	2020	0.18 mi
8 Thornrose Dr	Not Available - No	1,310	2018	0.18 mi
9 Amory Ln	Grafton Dr - SW	3,229	2020	0.19 mi
10 Amory Ln	Grafton Dr - SW	3,549	2018	0.19 mi



Demographics

Grafton Shopping Center

5728-5760 George Washington Mem Hwy
67,087 SF Neighborhood Center
Yorktown, VA 23692 - Poquoson Submarket

PREPARED BY

Campana Waltz
Commercial Real Estate, LLC

Travis Waltz
Sales/Leasing Associate



Income & Spending Demographics

Grafton Shopping Center

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2020 Households by HH Income	2,508		10,899		41,238		33,618	
<\$25,000	259	10.33%	1,106	10.15%	6,746	16.36%	4,912	14.61%
\$25,000 - \$50,000	670	26.71%	1,866	17.12%	8,801	21.34%	5,317	15.82%
\$50,000 - \$75,000	477	19.02%	2,064	18.94%	7,652	18.56%	6,141	18.27%
\$75,000 - \$100,000	394	15.71%	1,510	13.85%	5,475	13.28%	5,325	15.84%
\$100,000 - \$125,000	313	12.48%	1,651	15.15%	4,551	11.04%	3,511	10.44%
\$125,000 - \$150,000	96	3.83%	670	6.15%	2,335	5.66%	2,765	8.22%
\$150,000 - \$200,000	127	5.06%	1,249	11.46%	3,341	8.10%	2,494	7.42%
\$200,000+	172	6.86%	783	7.18%	2,337	5.67%	3,152	9.38%
2020 Avg Household Income	\$86,518		\$99,804		\$85,561		\$98,533	
2020 Med Household Income	\$68,069		\$81,846		\$67,278		\$77,059	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$66.2M		\$325.7M		\$1.1B		\$1.1B	
Total Apparel	\$3.7M	5.55%	\$17.8M	5.46%	\$63.8M	5.95%	\$58.7M	5.19%
Women's Apparel	\$1.5M	2.21%	\$7.3M	2.24%	\$25.4M	2.37%	\$22.8M	2.01%
Men's Apparel	\$788.3K	1.19%	\$3.9M	1.20%	\$13.4M	1.25%	\$12M	1.06%
Girl's Apparel	\$297.1K	0.45%	\$1.3M	0.41%	\$5.1M	0.48%	\$4.3M	0.38%
Boy's Apparel	\$189.1K	0.29%	\$883.7K	0.27%	\$3.4M	0.32%	\$3.1M	0.28%
Infant Apparel	\$160.8K	0.24%	\$724.9K	0.22%	\$3M	0.28%	\$2.9M	0.25%
Footwear	\$775K	1.17%	\$3.6M	1.12%	\$13.5M	1.26%	\$13.7M	1.21%

Total Entertainment & Hobbies	\$10.6M	16.00%	\$51.5M	15.80%	\$167.7M	15.65%	\$171.7M	15.16%
Entertainment	\$842.1K	1.27%	\$4.5M	1.38%	\$14.3M	1.33%	\$20M	1.77%
Audio & Visual Equipment/Service	\$2.6M	3.92%	\$12.1M	3.70%	\$41.9M	3.91%	\$38.4M	3.39%
Reading Materials	\$243K	0.37%	\$1.2M	0.38%	\$3.6M	0.33%	\$2.1M	0.19%
Pets, Toys, & Hobbies	\$1.7M	2.55%	\$8M	2.46%	\$24.8M	2.31%	\$27.7M	2.44%
Personal Items	\$5.2M	7.90%	\$25.7M	7.88%	\$83.2M	7.76%	\$83.5M	7.37%

Total Food and Alcohol	\$17.5M	26.47%	\$82.8M	25.43%	\$282.5M	26.37%	\$294.1M	25.96%
Food At Home	\$9.5M	14.34%	\$44.2M	13.58%	\$153.9M	14.36%	\$149.5M	13.20%
Food Away From Home	\$6.9M	10.43%	\$33.2M	10.19%	\$111.2M	10.38%	\$125.2M	11.05%
Alcoholic Beverages	\$1.1M	1.70%	\$5.4M	1.65%	\$17.4M	1.63%	\$19.4M	1.72%

Total Household	\$9.3M	14.08%	\$47.7M	14.65%	\$149.7M	13.97%	\$183M	16.16%
House Maintenance & Repair	\$1.9M	2.93%	\$9.6M	2.94%	\$27.3M	2.55%	\$38M	3.35%
Household Equip & Furnishings	\$3.8M	5.67%	\$18.8M	5.77%	\$60.9M	5.68%	\$70M	6.18%
Household Operations	\$2.7M	4.13%	\$14.2M	4.37%	\$45.9M	4.29%	\$53.7M	4.74%
Housing Costs	\$898.1K	1.36%	\$5.1M	1.57%	\$15.6M	1.45%	\$21.4M	1.89%

Income & Spending Demographics

Grafton Shopping Center

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$17.3M	26.08%	\$86.1M	26.43%	\$283.4M	26.46%	\$301M	26.57%
Vehicle Purchases	\$7.8M	11.84%	\$40.4M	12.41%	\$128.4M	11.99%	\$155.6M	13.74%
Gasoline	\$5.8M	8.82%	\$27.2M	8.36%	\$94.9M	8.86%	\$76.6M	6.76%
Vehicle Expenses	\$385.4K	0.58%	\$2.3M	0.70%	\$6.6M	0.62%	\$6.1M	0.54%
Transportation	\$1.1M	1.67%	\$6M	1.84%	\$19.3M	1.81%	\$28M	2.47%
Automotive Repair & Maintenance	\$2.1M	3.16%	\$10.2M	3.12%	\$34.1M	3.18%	\$34.7M	3.07%
Total Health Care	\$3.8M	5.74%	\$18.6M	5.71%	\$56.1M	5.24%	\$52.5M	4.63%
Medical Services	\$2M	3.03%	\$9.9M	3.04%	\$30M	2.80%	\$29.5M	2.60%
Prescription Drugs	\$1.5M	2.19%	\$7M	2.14%	\$20.8M	1.94%	\$17.1M	1.51%
Medical Supplies	\$347.5K	0.52%	\$1.7M	0.53%	\$5.4M	0.50%	\$5.9M	0.52%
Total Education/Day Care	\$4M	6.06%	\$21.2M	6.51%	\$68.1M	6.36%	\$71.7M	6.33%
Education	\$2.6M	3.95%	\$13.7M	4.21%	\$45.2M	4.22%	\$46M	4.06%
Fees & Admissions	\$1.4M	2.11%	\$7.5M	2.31%	\$22.9M	2.14%	\$25.7M	2.27%

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

Sec. 24.1-305. Additional requirements.

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

Sec. 24.1-306. Table of land uses.

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS						COMMERCIAL AND INDUSTRIAL DISTRICTS							
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 1 - RESIDENTIAL USES													
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. Apartment Accessory to Single-Family Detached	(1)	(1)	(1)	(1)	(1)									
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		

(1) Refer to Section 24.1-407 for accessory apartment location and performance standards (Ord. No. 03-2, 1/21/03; Ord. No. 03-8(R), 3/4/03; Ord. No. 03-25, 6/17/03; Ord. No. 08-17(R), 3/17/09; Ord. No. 11-15(R), 11/16/11; Ord. No. 13-16, 11/19/13; Ord. No. 14-12, 8/17/14)

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

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

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 3 - HOME OCCUPATIONS													
1. Activities with No On-Premises Retail Sales, Personal Services or Customer Contact	P	P	P	P	P	P	P				P			
2. Activities with Limited On-Premises Retail Sales, Personal Services or Customer Contact	S	S	S	S	S	S	S				P			
3. Small Contracting Business	S	S									S			

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

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

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

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

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

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

12. Correctional Facility																		
a) County Jail	P									P	P	P	P				P	P
b) Other Facility																	S	S

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

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 8 - TEMPORARY USES													
1. Carnival, Circus, Fair, Festival or Similar Special Event	A	A	A	A	A	A	A	A	A	A	A	A	A	A
2. Sale of Seasonal Items such as Christmas Trees, Produce	A	A	A	A	A	A	A	A	A	A	A	A	A	A
3. Recycling Collection Point	A	A	A	A	A	A	A	A	A	A	A	A	A	A
4. Craft Shows & Sales	A	A	A	A	A	A	A	A	A	A	A	A	A	A
5. Flea Markets										S			S	S
6. Temporary Construction Office Trailers & Buildings	A	A	A	A	A	A	A	A	A	A	A	A	A	A
7. Temporary Construction Workers' Parking	S	S	S	S	S	S	S	P	P	P	P	P	P	P
8. Temporary Home While Constructing Permanent Dwelling Facilities	A	A	A	A	A		A				A			
9. Temporary Trailers for Business or School Use	A	A	A	A	A	A	A	A	A	A	A	A	A	A
10. Model Home Display Parks										S			S	

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

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 9 - RECREATION AND AMUSEMENT (NON-GOVERNMENTAL)													
1. Theater - Indoor										P		P		
2. Health, Exercise, Fitness Centers Including Swimming and Racquet Sports														
a) Indoor Only								S	P	P		P	P	P
b) Indoor & Outdoor									S	P		P	P	P
3. Bowling Alley										P		P		
4. Video Arcade, Pool Hall, Billiards Hall, Bingo Hall										S		S		
5. Indoor Family Amusement Center									S	P		P		
6. Skating Rink										P		P		
7. Firing Range-Indoor Only										S			S	S
8. Paintball Gun Firing Range-outdoor	S													S
9. Miniature Golf, Waterslide, Skateboard Rink, Baseball Hitting Range, Outdoor Commercial Amusement										S		S		
10. Golf Driving Range	S									P		S	S	S
11. Country Club or Golf Course, Public or Private	S	S	S	S	S	S	S		S			S		
12. Campgrounds	S	S								S	S			
13. Theme Park, Amphitheater, Stadium										S		S	S	S
14. Marina, Dock, Boating Facility (Commercial)											P		P	P
15. Marina, Dock, Boating Facility (Private/Club)	S	S	S	S	S	S	S				P		P	P

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

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 10 - COMMERCIAL / RETAIL 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)
¹See Section 24.1-466(g) for special provisions applicable to developments with 80,000 or more square feet of gross floor area.

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

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

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

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

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

(Ord. No. 14-12, 6/17/14)
¹See Section 24.1-481(a)(3) for special provisions applicable to shopping centers with 80,000 or more square feet of gross floor area.

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

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

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 15 - LIMITED INDUSTRIAL ACTIVITIES													
1. Laboratories, Research/Development Testing Facilities										S		P	P	P
2. Publishing, Printing, Other than general public and business/professional services										P		P	P	P
3. Computer and Technology Development and Assembly										P		P	P	P
4. Contractors' Shops (e.g., Plumbing, Electrical, Mechanical, HVAC, Home Improvement or Construction, Swimming Pool, Landscaping, Cabinetmaking, General Building, Excavating, etc.) a) With Enclosed Storage of Equipment or Materials b) With Outdoor/Exposed Storage										P			P	P
										S			P	P
5. Laundry, Dry Cleaning Plant (institutional)													P	P
6. Stone Monument Sales, Processing													S	P
7. Manufacture or Assembly of Electronic Instruments, Components, Devices										S	S	P	P	P
8. Machine Shops & Fabricators										S	S		P	P
9. Manufacture or Assembly of Medical, Drafting, Metering, Marine, Photographic, Mechanical Instruments												P	P	P
10. Ice Manufacturing and Storage													P	P
11. Sales, Distribution, and Installation of Glass, Including Windows, Mirrors, and/or Automobile Glass									S	P			P	P
12. Recycling Center									S	S			P	P
13. Recycling Plant													S	P

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

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

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

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

(Ord. No. O98-18, 10/7/98; Ord. No. O99-17, 12/1/99; Ord. No. 00-12, 7/18/00; Ord. No. 00-15, 8/15/00; Ord. No. 00-22, 12/19/00; Ord. No. 03-25, 6/17/03; Ord. No. 04-2(R), 3/2/04; Ord. No. 05-13(R), 5/17/05; Ord. No. 06-19(R), 7/18/06; Ord. No. 08-17(R), 3/17/09; Ord. No. 10-18(R-1), 1/18/11; Ord. No. 14-12, 6/17/14)

Sec. 24.1-307. Prohibited uses.

The following uses shall be prohibited in the county:

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

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

Secs. 24.1-308—24.1-319. Reserved

DIVISION 2. RESIDENTIAL DISTRICTS

AGENCY DISCLOSURE

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

Seller/Landlord:

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

Buyer/Tenant:

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

Buyer and Seller (Acting as a Dual Agent):

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

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

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC