

# For Sale

801 Old York-Hampton Highway  
York County, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC - EAST**

**Travis Waltz**

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.231-5516

[Travis@CampanaWaltz.com](mailto:Travis@CampanaWaltz.com)

[www.CampanaWaltz.com](http://www.CampanaWaltz.com)

*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.*

**757-231-5516**

CAMPANA  
**Waltz**  
COMMERCIAL REAL ESTATE LLC - EAST

# INDUSTRIAL LAND FOR SALE ± 5.7 Acres

## 801 Old-York Hampton Highway York County, Virginia

**Location:** 801 Old-York Hampton Highway, York County

**Description:** Property offers ± 5.7 Acres of Light Industrial Land in the heart of York County. The property is in close proximity to Fort Eustis Boulevard, minutes from Route 17, and Interstate 64.

**Sales Price:** ~~\$ 395,000.00~~ **PRICE REDUCED: \$ 350,000.00**

**Zoning:** LI- Light Industrial. Multiple allowable uses by right are attached in the marketing package.

### General Information:

- Rare opportunity
- Well established area
- Surrounded by numerous retailers and solid residential neighborhoods

### Also included:

- Sewer Taps Location Map
- Aerial Map
- Location Map
- Site Plan

### For Additional Information, Please Contact:

**Travis Waltz**

Campana Waltz Commercial Real Estate, LLC - EAST

11832 Fishing Point Drive, Suite 400

Newport News, Virginia, 23606

757.231.5516

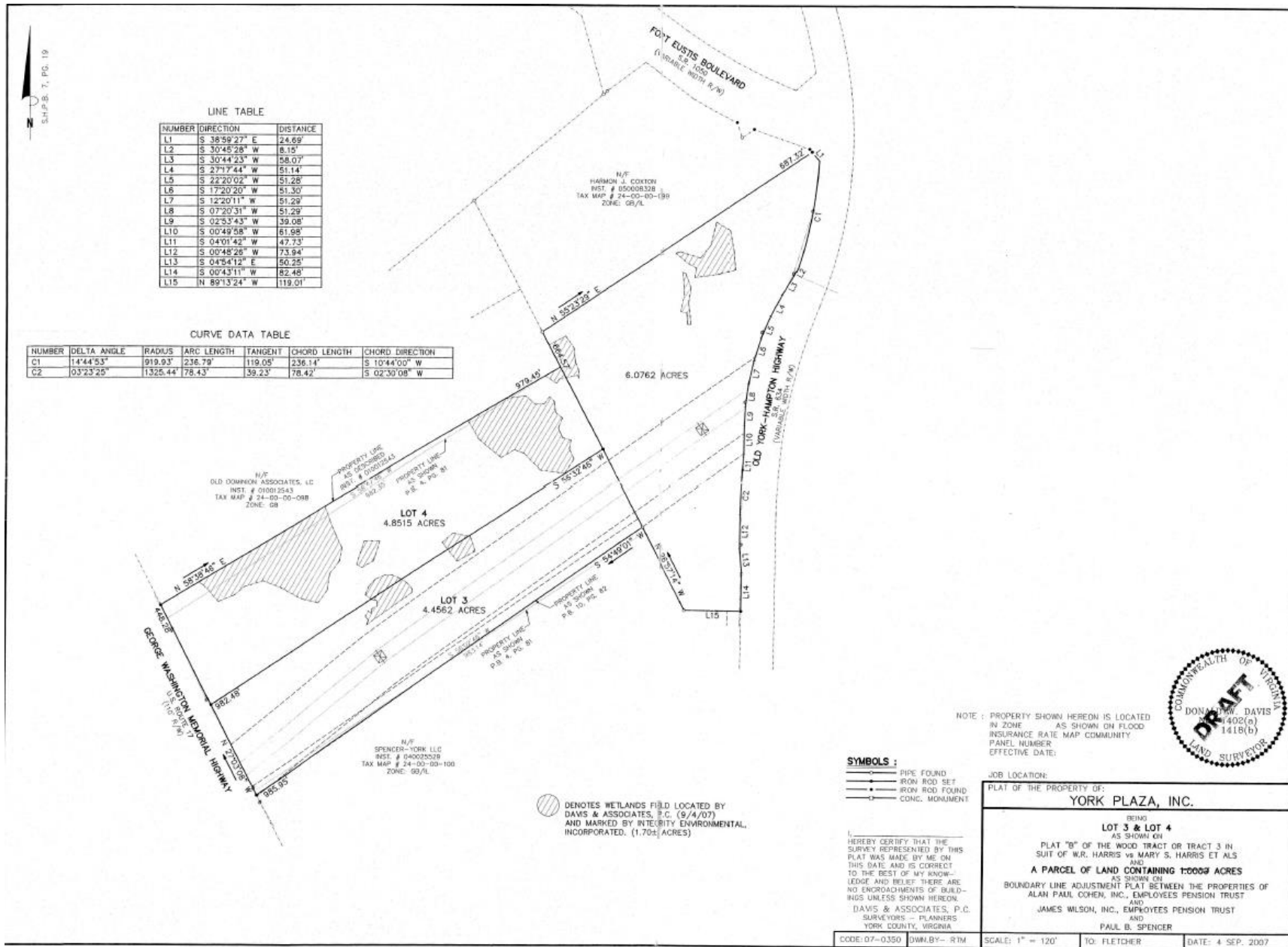
[Travis@CampanaWaltz.com](mailto:Travis@CampanaWaltz.com)

[www.CampanaWaltz.com](http://www.CampanaWaltz.com)



*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.*

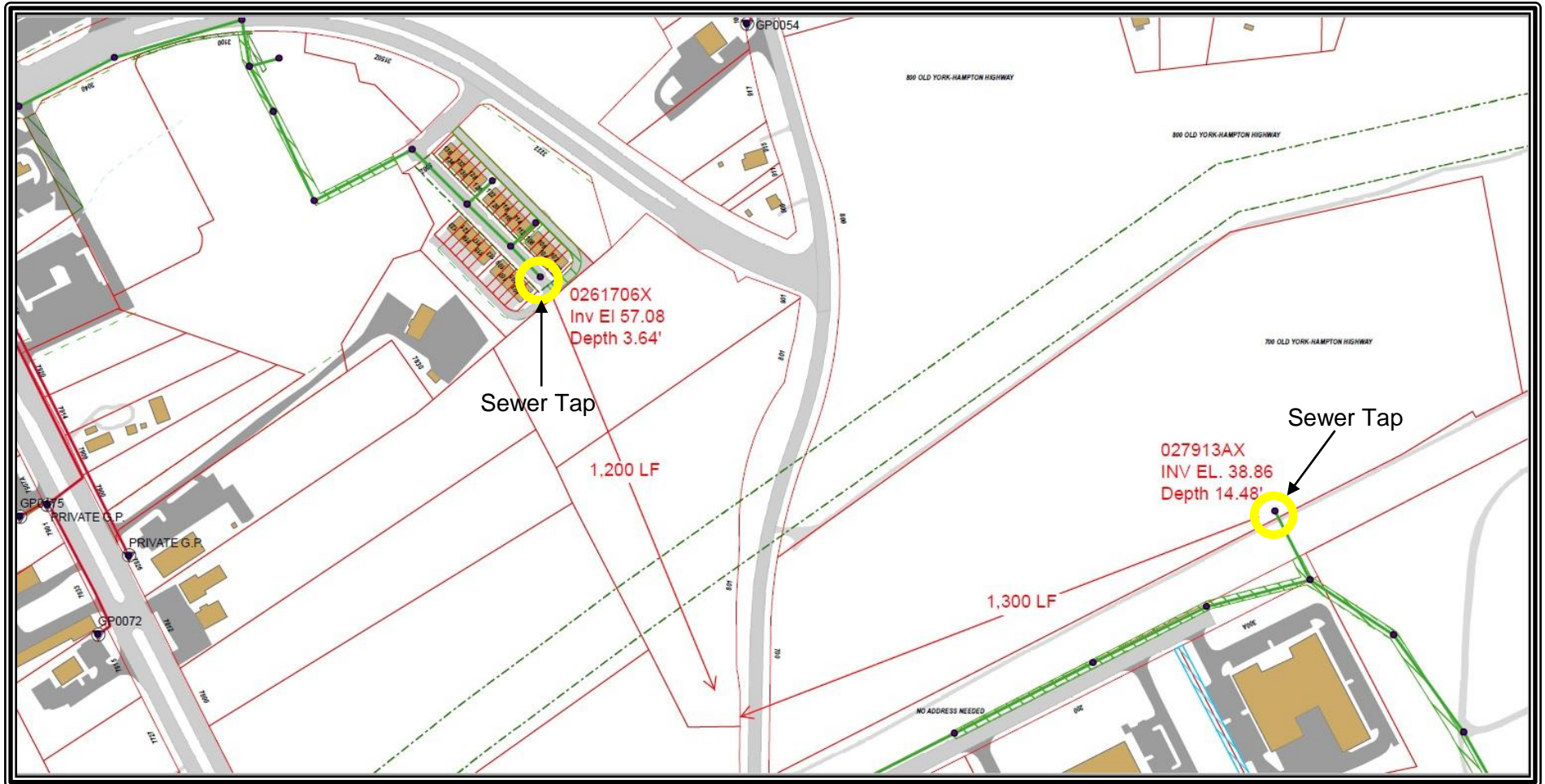
# 801 Old York-Hampton Highway, York County, Virginia



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.



# 801 Old York-Hampton Highway, York County, Virginia

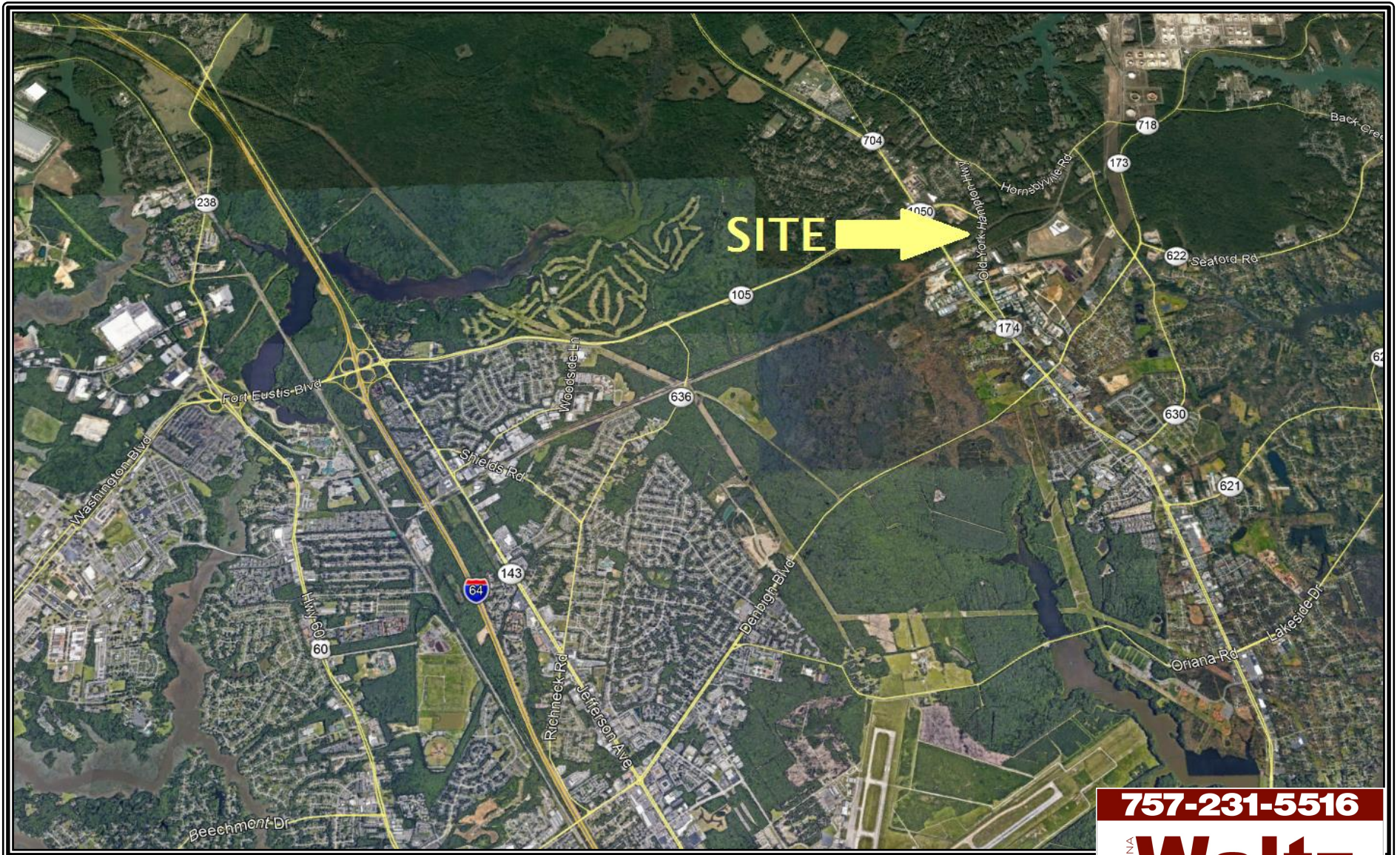


Sewer taps are denoted via the yellow circles.

*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.*

**757-231-5516**  
**Waltz**  
COMMERCIAL REAL ESTATE LLC - EAST

# 801 Old York-Hampton Highway, York County, Virginia

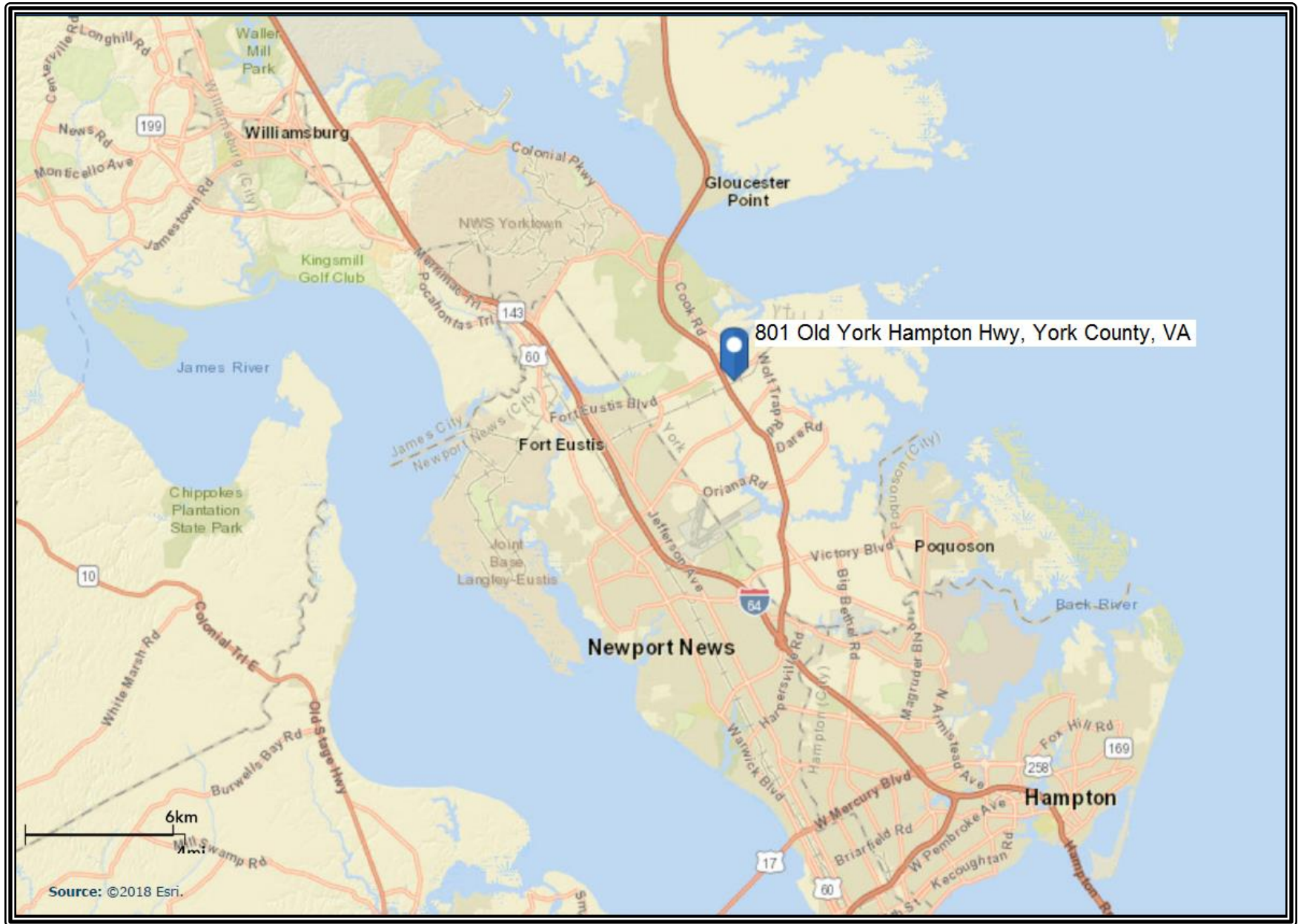


**757-231-5516**

CAMPANA  
**Waltz**  
COMMERCIAL REAL ESTATE LLC - EAST

*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.*

# 801 Old York-Hampton Highway, York County, Virginia



*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.*

757-231-5516

**Waltz**  
COMMERCIAL REAL ESTATE LLC - EAST

# Demographic Detail Report

801 Old York-Hampton Hwy, Yorktown, VA 23692

Building Type: **Land**                      Total Available: **0 SF**  
 Class: -    % Leased: **0%**  
 RBA: -    Rent/SF/Yr: -  
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2026 Projection	4,074	22,646	74,651
2021 Estimate	4,012	22,649	74,971
2010 Census	3,700	22,589	75,753
Growth 2021 - 2026	1.55%	-0.01%	-0.43%
Growth 2010 - 2021	8.43%	0.27%	-1.03%
<b>2021 Population by Age</b>			
	<b>4,012</b>	<b>22,649</b>	<b>74,971</b>
Age 0 - 4	186 4.64%	1,207 5.33%	4,913 6.55%
Age 5 - 9	229 5.71%	1,376 6.08%	4,975 6.64%
Age 10 - 14	234 5.83%	1,445 6.38%	4,872 6.50%
Age 15 - 19	234 5.83%	1,517 6.70%	5,086 6.78%
Age 20 - 24	209 5.21%	1,422 6.28%	5,181 6.91%
Age 25 - 29	195 4.86%	1,305 5.76%	5,323 7.10%
Age 30 - 34	214 5.33%	1,313 5.80%	5,260 7.02%
Age 35 - 39	264 6.58%	1,523 6.72%	5,248 7.00%
Age 40 - 44	246 6.13%	1,412 6.23%	4,502 6.00%
Age 45 - 49	228 5.68%	1,350 5.96%	4,258 5.68%
Age 50 - 54	248 6.18%	1,426 6.30%	4,391 5.86%
Age 55 - 59	309 7.70%	1,696 7.49%	5,114 6.82%
Age 60 - 64	291 7.25%	1,533 6.77%	4,548 6.07%
Age 65 - 69	246 6.13%	1,220 5.39%	3,501 4.67%
Age 70 - 74	240 5.98%	1,108 4.89%	2,986 3.98%
Age 75 - 79	185 4.61%	820 3.62%	2,177 2.90%
Age 80 - 84	117 2.92%	495 2.19%	1,348 1.80%
Age 85+	138 3.44%	483 2.13%	1,288 1.72%
Age 65+	926 23.08%	4,126 18.22%	11,300 15.07%
<b>Median Age</b>	<b>44.90</b>	<b>40.80</b>	<b>36.80</b>
<b>Average Age</b>	<b>43.50</b>	<b>40.50</b>	<b>38.00</b>

757-231-5516

**Waltz**  
 COMMERCIAL REAL ESTATE LLC - EAST

801 Old York Hampton Highway Demographic Report 8-17-21  
 Copyrighted report licensed to Campana Waltz - 833421.

8/17/2021

## Demographic Detail Report

801 Old York-Hampton Hwy, Yorktown, VA 23692

Radius	1 Mile		3 Mile		5 Mile	
<b>2021 Population By Race</b>	<b>4,012</b>		<b>22,649</b>		<b>74,971</b>	
White	3,415	85.12%	17,018	75.14%	44,325	59.12%
Black	328	8.18%	3,653	16.13%	23,153	30.88%
Am. Indian & Alaskan	20	0.50%	103	0.45%	401	0.53%
Asian	151	3.76%	1,059	4.68%	3,636	4.85%
Hawaiian & Pacific Island	10	0.25%	36	0.16%	200	0.27%
Other	89	2.22%	782	3.45%	3,256	4.34%
<b>Population by Hispanic Origin</b>	<b>4,012</b>		<b>22,649</b>		<b>74,971</b>	
Non-Hispanic Origin	3,823	95.29%	21,091	93.12%	67,619	90.19%
Hispanic Origin	189	4.71%	1,558	6.88%	7,352	9.81%
<b>2021 Median Age, Male</b>	<b>43.00</b>		<b>39.10</b>		<b>35.10</b>	
<b>2021 Average Age, Male</b>	<b>42.10</b>		<b>39.30</b>		<b>36.60</b>	
<b>2021 Median Age, Female</b>	<b>47.10</b>		<b>42.40</b>		<b>38.30</b>	
<b>2021 Average Age, Female</b>	<b>44.90</b>		<b>41.70</b>		<b>39.20</b>	
<b>2021 Population by Occupation Classification</b>	<b>3,316</b>		<b>18,320</b>		<b>59,194</b>	
Civilian Employed	1,817	54.79%	10,693	58.37%	35,707	60.32%
Civilian Unemployed	127	3.83%	612	3.34%	2,092	3.53%
Civilian Non-Labor Force	1,292	38.96%	6,461	35.27%	19,116	32.29%
Armed Forces	80	2.41%	554	3.02%	2,279	3.85%
<b>Households by Marital Status</b>						
Married	948		5,038		14,229	
Married No Children	613		2,956		8,211	
Married w/Children	335		2,082		6,018	
<b>2021 Population by Education</b>	<b>3,084</b>		<b>16,624</b>		<b>53,403</b>	
Some High School, No Diploma	167	5.42%	922	5.55%	3,706	6.94%
High School Grad (Incl Equivalency)	545	17.67%	3,133	18.85%	12,475	23.36%
Some College, No Degree	1,026	33.27%	5,627	33.85%	17,714	33.17%
Associate Degree	163	5.29%	942	5.67%	3,457	6.47%
Bachelor Degree	585	18.97%	3,297	19.83%	9,201	17.23%
Advanced Degree	598	19.39%	2,703	16.26%	6,850	12.83%

757-231-5516

**Waltz**  
COMMERCIAL REAL ESTATE LLC - EAST

801 Old York Hampton Highway Demographic Report 8-17-21  
Copyrighted report licensed to Campana Waltz - 833421.

8/17/2021



# Demographic Detail Report

801 Old York-Hampton Hwy, Yorktown, VA 23692

Radius	1 Mile	3 Mile	5 Mile
<b>2021 Population by Occupation</b>	<b>3,352</b>	<b>19,886</b>	<b>66,181</b>
Real Estate & Finance	69 2.06%	473 2.38%	1,542 2.33%
Professional & Management	1,230 36.69%	6,792 34.15%	19,349 29.24%
Public Administration	326 9.73%	1,242 6.25%	3,656 5.52%
Education & Health	402 11.99%	2,470 12.42%	7,511 11.35%
Services	207 6.18%	1,613 8.11%	6,213 9.39%
Information	10 0.30%	145 0.73%	419 0.63%
Sales	383 11.43%	2,145 10.79%	7,603 11.49%
Transportation	0 0.00%	39 0.20%	313 0.47%
Retail	129 3.85%	1,048 5.27%	3,982 6.02%
Wholesale	72 2.15%	340 1.71%	925 1.40%
Manufacturing	158 4.71%	1,009 5.07%	3,896 5.89%
Production	155 4.62%	963 4.84%	4,502 6.80%
Construction	98 2.92%	785 3.95%	3,013 4.55%
Utilities	81 2.42%	287 1.44%	1,291 1.95%
Agriculture & Mining	0 0.00%	9 0.05%	143 0.22%
Farming, Fishing, Forestry	0 0.00%	0 0.00%	82 0.12%
Other Services	32 0.95%	526 2.65%	1,741 2.63%
<b>2021 Worker Travel Time to Job</b>	<b>1,869</b>	<b>10,811</b>	<b>36,745</b>
<30 Minutes	1,283 68.65%	7,291 67.44%	24,742 67.33%
30-60 Minutes	506 27.07%	3,003 27.78%	9,827 26.74%
60+ Minutes	80 4.28%	517 4.78%	2,176 5.92%
<b>2010 Households by HH Size</b>	<b>1,497</b>	<b>8,638</b>	<b>29,501</b>
1-Person Households	340 22.71%	1,795 20.78%	7,110 24.10%
2-Person Households	600 40.08%	3,122 36.14%	9,979 33.83%
3-Person Households	254 16.97%	1,622 18.78%	5,630 19.08%
4-Person Households	195 13.03%	1,328 15.37%	4,156 14.09%
5-Person Households	73 4.88%	538 6.23%	1,793 6.08%
6-Person Households	25 1.67%	157 1.82%	558 1.89%
7 or more Person Households	10 0.67%	76 0.88%	275 0.93%
<b>2021 Average Household Size</b>	<b>2.40</b>	<b>2.60</b>	<b>2.50</b>
<b>Households</b>			
2026 Projection	1,644	8,632	28,910
2021 Estimate	1,620	8,637	29,058
2010 Census	1,496	8,638	29,501
Growth 2021 - 2026	1.48%	-0.06%	-0.51%
Growth 2010 - 2021	8.29%	-0.01%	-1.50%

757-231-5516

**Waltz**  
COMMERCIAL REAL ESTATE LLC - EAST

801 Old York Hampton Highway Demographic Report 8-17-21  
Copyrighted report licensed to Campana Waltz - 833421.

8/17/2021

# Demographic Detail Report

801 Old York-Hampton Hwy, Yorktown, VA 23692

Radius	1 Mile	3 Mile	5 Mile
<b>2021 Households by HH Income</b>	<b>1,619</b>	<b>8,637</b>	<b>29,059</b>
<\$25,000	207 12.79%	1,273 14.74%	5,148 17.72%
\$25,000 - \$50,000	123 7.60%	1,009 11.68%	5,204 17.91%
\$50,000 - \$75,000	269 16.62%	1,456 16.86%	5,509 18.96%
\$75,000 - \$100,000	244 15.07%	1,313 15.20%	4,352 14.98%
\$100,000 - \$125,000	215 13.28%	1,175 13.60%	2,980 10.25%
\$125,000 - \$150,000	199 12.29%	821 9.51%	2,034 7.00%
\$150,000 - \$200,000	220 13.59%	701 8.12%	1,799 6.19%
\$200,000+	142 8.77%	889 10.29%	2,033 7.00%
<b>2021 Avg Household Income</b>	<b>\$111,285</b>	<b>\$105,205</b>	<b>\$88,038</b>
<b>2021 Med Household Income</b>	<b>\$96,567</b>	<b>\$86,052</b>	<b>\$68,614</b>
<b>2021 Occupied Housing</b>	<b>1,620</b>	<b>8,636</b>	<b>29,058</b>
Owner Occupied	1,232 76.05%	6,683 77.39%	18,125 62.38%
Renter Occupied	388 23.95%	1,953 22.61%	10,933 37.62%
<b>2010 Housing Units</b>	<b>1,740</b>	<b>9,194</b>	<b>31,462</b>
1 Unit	1,493 85.80%	7,934 86.30%	21,866 69.50%
2 - 4 Units	42 2.41%	177 1.93%	1,580 5.02%
5 - 19 Units	108 6.21%	860 9.35%	6,339 20.15%
20+ Units	97 5.57%	223 2.43%	1,677 5.33%
<b>2021 Housing Value</b>	<b>1,231</b>	<b>6,683</b>	<b>18,126</b>
<\$100,000	46 3.74%	358 5.36%	2,053 11.33%
\$100,000 - \$200,000	127 10.32%	814 12.18%	4,130 22.78%
\$200,000 - \$300,000	238 19.33%	2,215 33.14%	4,965 27.39%
\$300,000 - \$400,000	502 40.78%	1,848 27.65%	3,752 20.70%
\$400,000 - \$500,000	201 16.33%	846 12.66%	1,612 8.89%
\$500,000 - \$1,000,000	107 8.69%	512 7.66%	1,355 7.48%
\$1,000,000+	10 0.81%	90 1.35%	259 1.43%
<b>2021 Median Home Value</b>	<b>\$340,737</b>	<b>\$297,945</b>	<b>\$258,005</b>
<b>2021 Housing Units by Yr Built</b>	<b>1,744</b>	<b>9,571</b>	<b>32,721</b>
Built 2010+	154 8.83%	466 4.87%	1,349 4.12%
Built 2000 - 2010	369 21.16%	1,313 13.72%	3,336 10.20%
Built 1990 - 1999	323 18.52%	2,469 25.80%	8,409 25.70%
Built 1980 - 1989	237 13.59%	2,106 22.00%	7,444 22.75%
Built 1970 - 1979	240 13.76%	1,541 16.10%	6,608 20.19%
Built 1960 - 1969	242 13.88%	957 10.00%	3,318 10.14%
Built 1950 - 1959	93 5.33%	388 4.05%	1,283 3.92%
Built <1949	86 4.93%	331 3.46%	974 2.98%
<b>2021 Median Year Built</b>	<b>1988</b>	<b>1986</b>	<b>1985</b>

757-231-5516

**Waltz**  
COMMERCIAL REAL ESTATE LLC - EAST

801 Old York Hampton Highway Demographic Report 8-17-21  
Copyrighted report licensed to Campana Waltz - 833421.

8/17/2021

# Demographic Summary Report

801 Old York-Hampton Hwy, Yorktown, VA 23692

Building Type: **Land** Total Available: **0 SF**  
 Class: - % Leased: **0%**  
 RBA: - Rent/SF/Yr: -  
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2026 Projection	4,074	22,646	74,651
2021 Estimate	4,012	22,649	74,971
2010 Census	3,700	22,589	75,753
Growth 2021 - 2026	1.55%	-0.01%	-0.43%
Growth 2010 - 2021	8.43%	0.27%	-1.03%
<b>2021 Population by Hispanic Origin</b>	189	1,558	7,352
<b>2021 Population</b>	4,012	22,649	74,971
White	3,415 85.12%	17,018 75.14%	44,325 59.12%
Black	328 8.18%	3,653 16.13%	23,153 30.88%
Am. Indian & Alaskan	20 0.50%	103 0.45%	401 0.53%
Asian	151 3.76%	1,059 4.68%	3,636 4.85%
Hawaiian & Pacific Island	10 0.25%	36 0.16%	200 0.27%
Other	89 2.22%	782 3.45%	3,256 4.34%
U.S. Armed Forces	83	563	2,321
<b>Households</b>			
2026 Projection	1,644	8,632	28,910
2021 Estimate	1,620	8,637	29,058
2010 Census	1,496	8,638	29,501
Growth 2021 - 2026	1.48%	-0.06%	-0.51%
Growth 2010 - 2021	8.29%	-0.01%	-1.50%
Owner Occupied	1,232 76.05%	6,683 77.38%	18,125 62.38%
Renter Occupied	388 23.95%	1,953 22.61%	10,933 37.62%
<b>2021 Households by HH Income</b>	1,619	8,637	29,059
Income: <\$25,000	207 12.79%	1,273 14.74%	5,148 17.72%
Income: \$25,000 - \$50,000	123 7.60%	1,009 11.68%	5,204 17.91%
Income: \$50,000 - \$75,000	269 16.62%	1,456 16.86%	5,509 18.96%
Income: \$75,000 - \$100,000	244 15.07%	1,313 15.20%	4,352 14.98%
Income: \$100,000 - \$125,000	215 13.28%	1,175 13.60%	2,980 10.25%
Income: \$125,000 - \$150,000	199 12.29%	821 9.51%	2,034 7.00%
Income: \$150,000 - \$200,000	220 13.59%	701 8.12%	1,799 6.19%
Income: \$200,000+	142 8.77%	889 10.29%	2,033 7.00%
<b>2021 Avg Household Income</b>	\$111,285	\$105,205	\$88,038
<b>2021 Med Household Income</b>	\$96,567	\$86,052	\$68,614

757-231-5516

**Waltz**  
 COMMERCIAL REAL ESTATE LLC - EAST

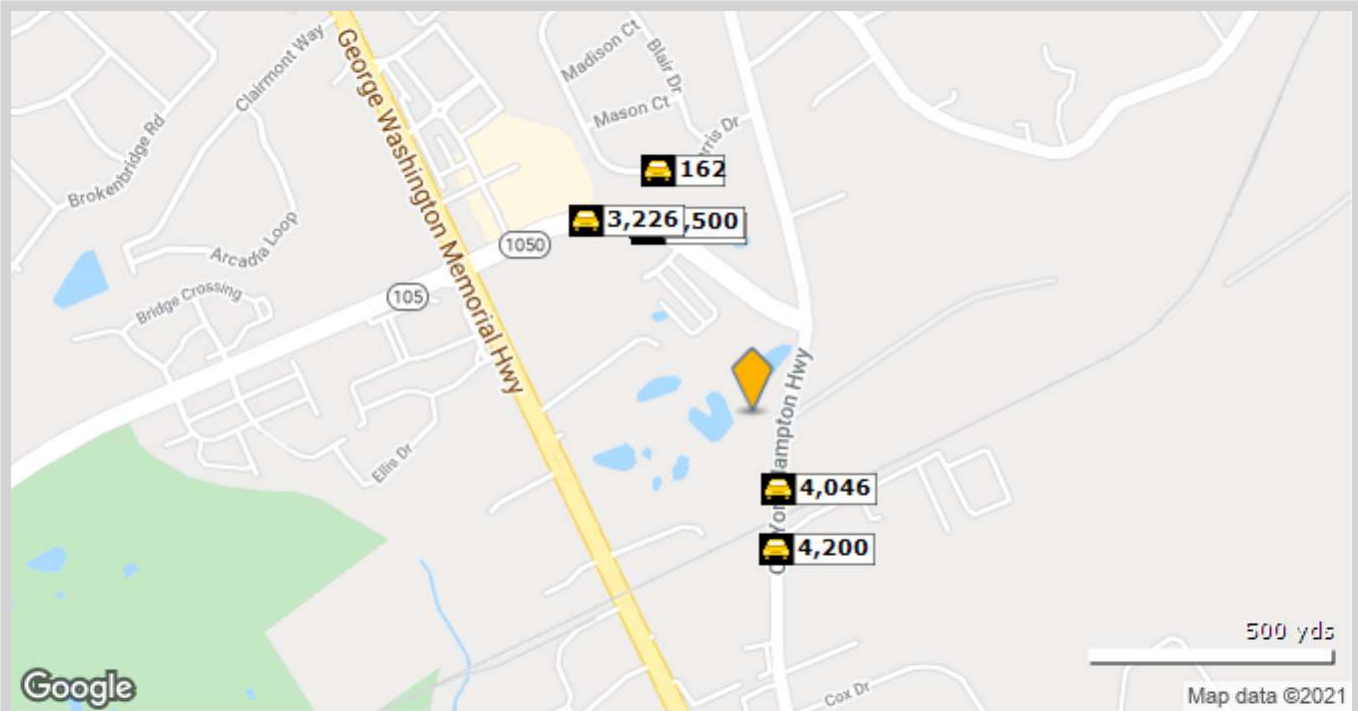
801 Old York Hampton Highway Demographic Report 8-17-21  
 Copyrighted report licensed to Campana Waltz - 833421.

8/17/2021

# Traffic Count Report

## 801 Old York-Hampton Hwy, Yorktown, VA 23692

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Old York-Hampton Hwy	Newsome Dr	0.05 S	2018	3,628	MPSI	.09
2	Old York-Hampton Hwy	Newsome Dr	0.05 S	2020	4,046	MPSI	.09
3	Old York-Hampton Highway	Newsome Dr	0.02 N	2018	4,200	ADT	.16
4	Fort Eustis Blvd	Old York-Hampton Hwy	0.22 SE	2020	3,449	MPSI	.25
5	Fort Eustis Blvd	Old York-Hampton Hwy	0.22 SE	2018	3,347	MPSI	.25
6	Fort Eustis Blvd	Old York-Hampton Hwy	0.22 SE	2017	3,500	MPSI	.26
7	Fort Eustis Blvd	Old York-Hampton Hwy	0.22 SE	2016	3,500	AADT	.26
8	Fort Eustis Blvd	George Washington Memorial Hwy	0.16 SW	2020	3,467	MPSI	.30
9	Fort Eustis Blvd	George Washington Memorial Hwy	0.16 SW	2018	3,226	MPSI	.30

# Traffic Count Report

801 Old York-Hampton Hwy, Yorktown, VA 23692

<b>10</b>	Allen Harris Dr	Blair Dr	0.07 NE	2020	162	MPSI	.31
-----------	-----------------	----------	---------	------	-----	------	-----

- (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													
<b>1. Residential - Conventional</b>														
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								
<b>2. Residential (Cluster Techniques Open Space Development)</b>														
a) Single-Family, Detached	P	P	P	P	P									
b) Single-Family, Attached														
• Duplex	S	S	S	S	S									
<b>3. RESERVED</b>														
<b>4. Manufactured Home Park</b>						S								
<b>5. Boarding House</b>		S					S							
<b>6. Tourist Home, Bed and Breakfast</b>	S	S	S	S	S		S		P	P				
<b>7. Group Home (for more than 8 occupants)</b>		S	S	S	S		S							
<b>8. Transitional Home</b>		S	S	S	S		S							
<b>9. Senior Housing – Independent Living Facility</b>														
(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
<b>USES</b>	<b>CATEGORY 2 - AGRICULTURE, ANIMAL KEEPING, AND RELATED USES</b>													
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							P					
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
<b>USES</b>	<b>CATEGORY 3 - RESERVED</b>													

(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
<b>USES</b>	<b>CATEGORY 4 - COMMUNITY USES</b>													
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	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													
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												



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	
11. Mobile Food Vending Vehicle (Food Trucks)								A	A	A	A	A	A	A

(Ord. No. 14-12, 6/17/14; Ord. No. 15-15(R), 1/19/16)

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 b) Indoor & Outdoor								S	P	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 <sup>1</sup>													
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)

<sup>1</sup>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	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	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. 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.

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. 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
2b. Solar Energy Facilities	S	S									S	S	P	P
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; Ord. No. 17-8, 8/15/17)

**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 - EAST is \_\_\_\_ the Listing Broker, \_\_\_\_ Buyer Broker, \_\_\_\_ Dual Agent for the property submitted in this information package.

Acknowledged by:

-----

-----

Campana Waltz Commercial Real Estate, LLC - EAST