

For Sale

2.53 Acre Prime Retail Land Opportunity
822 & 1008 Lightfoot Road
Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

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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.



FOR SALE
822 & 1008 Lightfoot Road
Williamsburg, Virginia

Location: 822 & 1008 Lightfoot Road, Williamsburg, Virginia 23188

Description: This highly visible retail land development opportunity offers a great location and high traffic count visibility along Route 199.

Great access from Lightfoot Road / State Route 646

Great visibility from Route 199

Close proximity to the Williamsburg Prime Outlet Retail Market

Easy access to Interstate 64.

Site: **Approximately 2.53 Acres**

Sales Price: ~~\$499,000.00~~ **\$385,000.00 Priced Reduced!**

Transportation / Distance:

Interstate I-64: 1.5 miles

4-Lane arterial Highway U.S. Route 199: 1.0 miles

Commercial Airport Newport News-Williamsburg International Airport:
24.6 miles

Zoning: **EO Zoning: Economic Opportunity:** Multiple allowable uses by right are attached in the marketing package.

In Close Proximity to:

Colonial Williamsburg (734,000 Visitors per Year)

Busch Gardens Williamsburg

Williamsburg Premium Outlets

Gas / Convenience

Also included:

- Aerial Maps
- Location Map
- List of uses which are allowed by right
- Demographics

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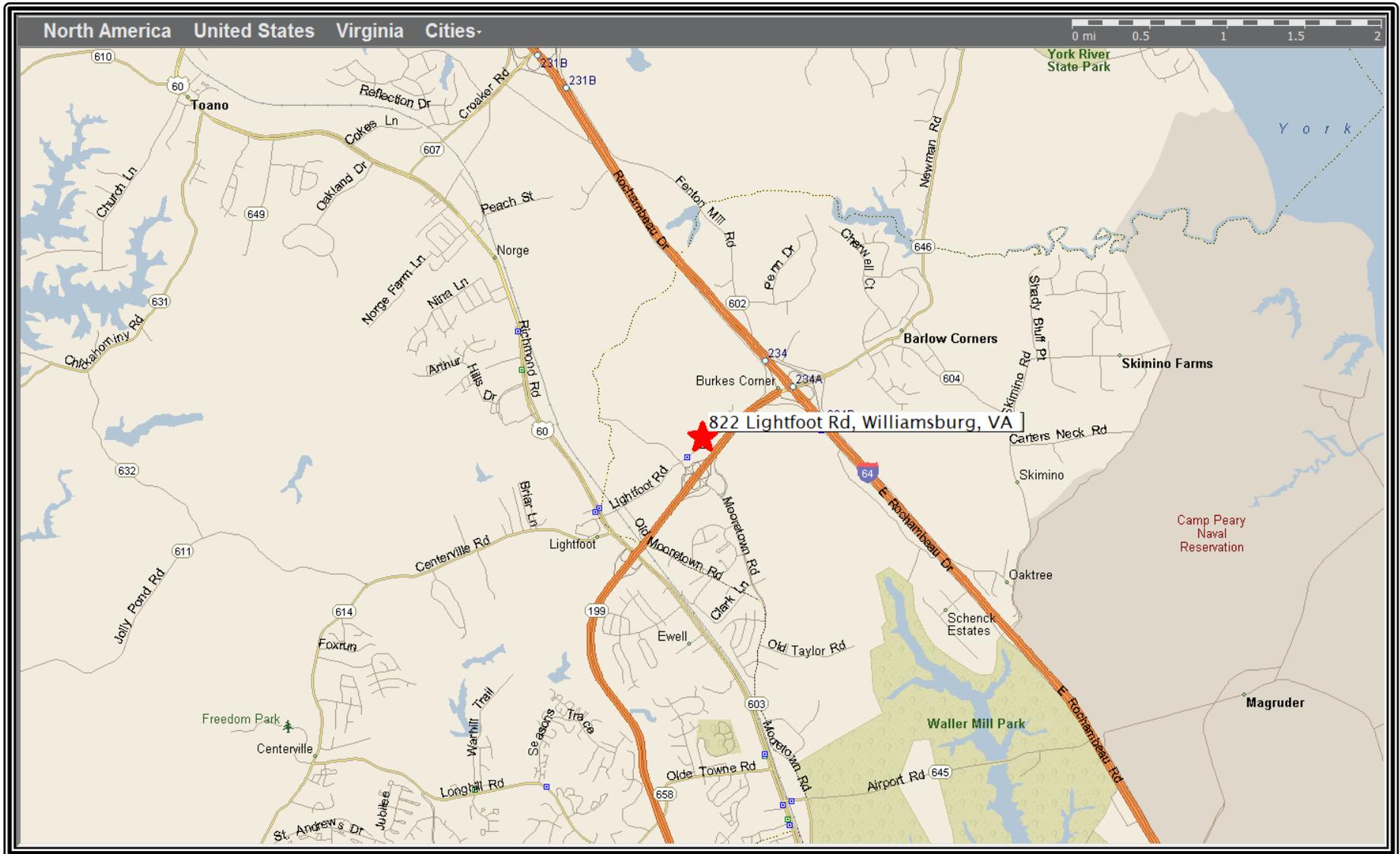
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822 & 1008 Lightfoot Road Williamsburg, Virginia



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822 Lightfoot Road Williamsburg, Virginia

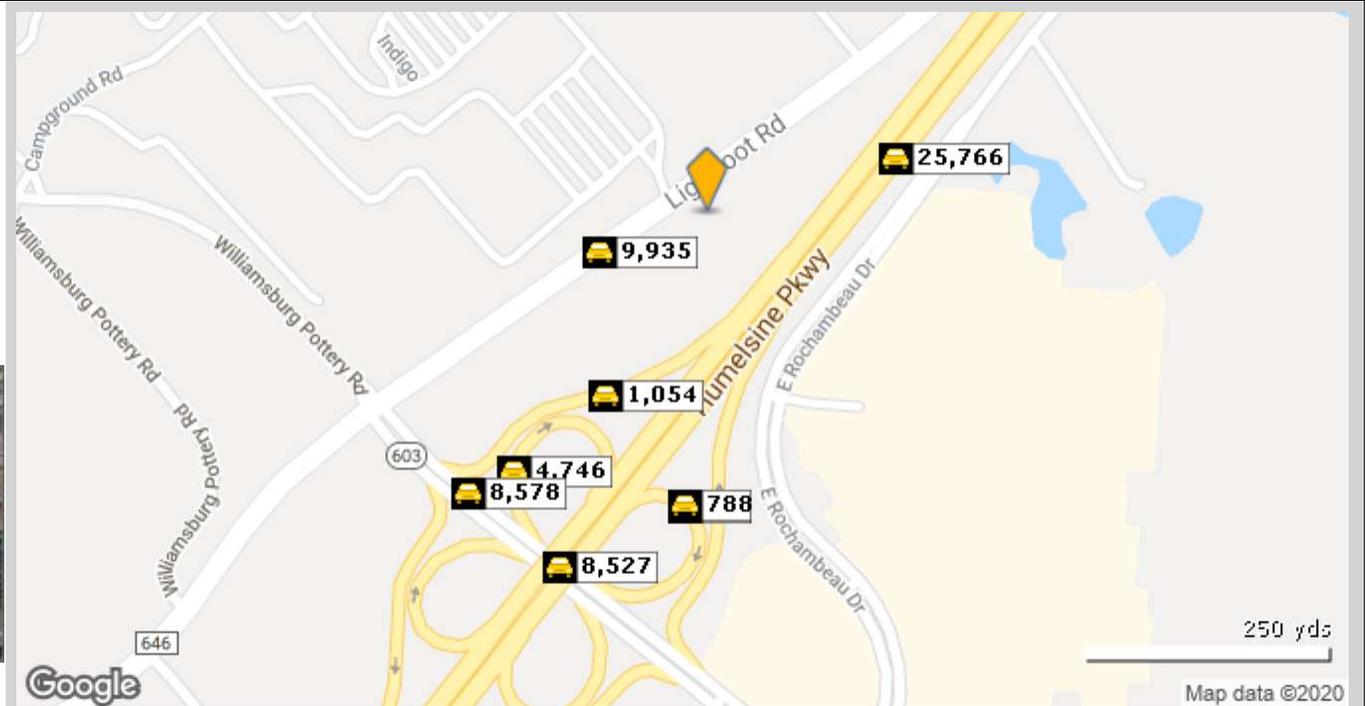


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Traffic Count Report

822 Lightfoot Rd, Williamsburg, VA 23188

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	Lightfoot Rd	International Blvd	0.16 SW	2018	9,783	MPSI	.07
2	Lightfoot Rd	International Blvd	0.16 SW	2020	9,935	MPSI	.07
3	State Rte 199	International Blvd	0.31 SW	2018	21,432	MPSI	.12
4	State Rte 199	International Blvd	0.31 SW	2020	25,766	MPSI	.12
5	Not Available	Not Available	0.00 No	2020	1,054	MPSI	.12
6	State Rte 199	International Blvd	0.08 SW	2018	770	MPSI	.17
7	State Rte 199	International Blvd	0.08 SW	2020	788	MPSI	.17
8	International Blvd	State Rte 199	0.06 SE	2020	4,746	MPSI	.19
9	International Blvd	State Rte 199	0.06 SE	2020	8,578	MPSI	.22
10	International Blvd	State Rte 199	0.01 NW	2020	8,527	MPSI	.23

Demographic Trend Report

1 Mile Radius

822 Lightfoot Rd, Williamsburg, VA 23188

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Description	2010		2020		2025	
Population	201		214		221	
Age 0 - 4	13	6.47%	13	6.07%	13	5.88%
Age 5 - 9	13	6.47%	14	6.54%	13	5.88%
Age 10 - 14	15	7.46%	14	6.54%	14	6.33%
Age 15 - 19	14	6.97%	14	6.54%	14	6.33%
Age 20 - 24	13	6.47%	12	5.61%	14	6.33%
Age 25 - 29	12	5.97%	13	6.07%	13	5.88%
Age 30 - 34	12	5.97%	13	6.07%	13	5.88%
Age 35 - 39	12	5.97%	15	7.01%	14	6.33%
Age 40 - 44	15	7.46%	13	6.07%	14	6.33%
Age 45 - 49	18	8.96%	14	6.54%	14	6.33%
Age 50 - 54	17	8.46%	15	7.01%	14	6.33%
Age 55 - 59	14	6.97%	16	7.48%	15	6.79%
Age 60 - 64	11	5.47%	14	6.54%	14	6.33%
Age 65 - 69	8	3.98%	11	5.14%	13	5.88%
Age 70 - 74	6	2.99%	9	4.21%	11	4.98%
Age 75 - 79	5	2.49%	7	3.27%	8	3.62%
Age 80 - 84	3	1.49%	4	1.87%	5	2.26%
Age 85+	2	1.00%	4	1.87%	5	2.26%
Age 15+	162	80.60%	174	81.31%	181	81.90%
Age 20+	148	73.63%	160	74.77%	167	75.57%
Age 65+	24	11.94%	35	16.36%	42	19.00%
Median Age	39		40		41	
Average Age	37.40		39.50		40.50	
Population By Race	201		214		221	
White	150	74.63%	155	72.43%	158	71.49%
Black	38	18.91%	42	19.63%	44	19.91%
Am. Indian & Alaskan	1	0.50%	1	0.47%	1	0.45%
Asian	6	2.99%	7	3.27%	8	3.62%
Hawaiian & Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other	7	3.48%	9	4.21%	10	4.52%

Demographic Trend Report

1 Mile Radius

822 Lightfoot Rd, Williamsburg, VA 23188

Description	2010	2020	2025
Population by Race (Hispanic)	11	16	18
White	9 81.82%	13 81.25%	15 83.33%
Black	1 9.09%	1 6.25%	2 11.11%
Am. Indian & Alaskan	0 0.00%	0 0.00%	0 0.00%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	0 0.00%	1 6.25%	1 5.56%
Household by Household Income	82	84	85
<\$25,000	15 18.29%	16 19.05%	17 20.00%
\$25,000 - \$50,000	15 18.29%	14 16.67%	14 16.47%
\$50,000 - \$75,000	18 21.95%	13 15.48%	12 14.12%
\$75,000 - \$100,000	9 10.98%	14 16.67%	15 17.65%
\$100,000 - \$125,000	10 12.20%	11 13.10%	11 12.94%
\$125,000 - \$150,000	5 6.10%	5 5.95%	5 5.88%
\$150,000 - \$200,000	7 8.54%	6 7.14%	6 7.06%
\$200,000+	3 3.66%	5 5.95%	5 5.88%
Average Household Income	\$81,360	\$86,750	\$86,112
Median Household Income	\$66,923	\$72,856	\$73,749

Demographic Summary Report

822 Lightfoot Rd, Williamsburg, VA 23188

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



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	221	18,453	45,333
2020 Estimate	214	17,496	42,645
2010 Census	201	15,441	35,756
Growth 2020 - 2025	3.27%	5.47%	6.30%
Growth 2010 - 2020	6.47%	13.31%	19.27%
2020 Population by Hispanic Origin	15	1,164	2,519
2020 Population	214	17,496	42,645
White	155 72.43%	13,267 75.83%	32,817 76.95%
Black	42 19.63%	3,095 17.69%	7,003 16.42%
Am. Indian & Alaskan	1 0.47%	86 0.49%	198 0.46%
Asian	7 3.27%	447 2.55%	1,277 2.99%
Hawaiian & Pacific Island	0 0.00%	17 0.10%	32 0.08%
Other	9 4.21%	584 3.34%	1,319 3.09%
U.S. Armed Forces	2	191	419
Households			
2025 Projection	86	7,370	18,148
2020 Estimate	84	6,995	17,059
2010 Census	79	6,202	14,207
Growth 2020 - 2025	2.38%	5.36%	6.38%
Growth 2010 - 2020	6.33%	12.79%	20.07%
Owner Occupied	52 61.90%	5,103 72.95%	11,843 69.42%
Renter Occupied	32 38.10%	1,892 27.05%	5,215 30.57%
2020 Households by HH Income	84	6,996	17,059
Income: <\$25,000	16 19.05%	1,278 18.27%	3,330 19.52%
Income: \$25,000 - \$50,000	14 16.67%	1,110 15.87%	2,452 14.37%
Income: \$50,000 - \$75,000	13 15.48%	1,331 19.03%	3,010 17.64%
Income: \$75,000 - \$100,000	14 16.67%	1,036 14.81%	2,468 14.47%
Income: \$100,000 - \$125,000	11 13.10%	777 11.11%	1,747 10.24%
Income: \$125,000 - \$150,000	5 5.95%	328 4.69%	869 5.09%
Income: \$150,000 - \$200,000	6 7.14%	791 11.31%	1,717 10.07%
Income: \$200,000+	5 5.95%	345 4.93%	1,466 8.59%
2020 Avg Household Income	\$86,750	\$87,206	\$94,437
2020 Med Household Income	\$72,856	\$70,117	\$72,498

Demographic Market Comparison Report

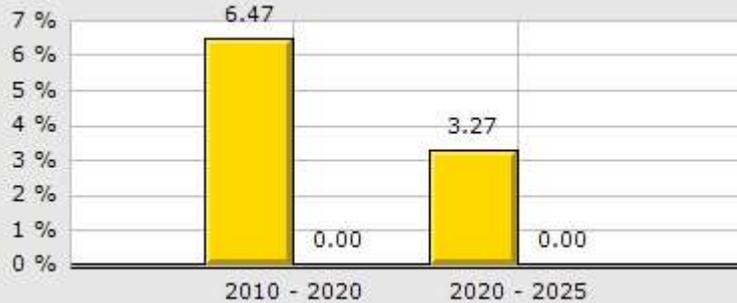
1 mile radius

822 Lightfoot Rd, Williamsburg, VA 23188

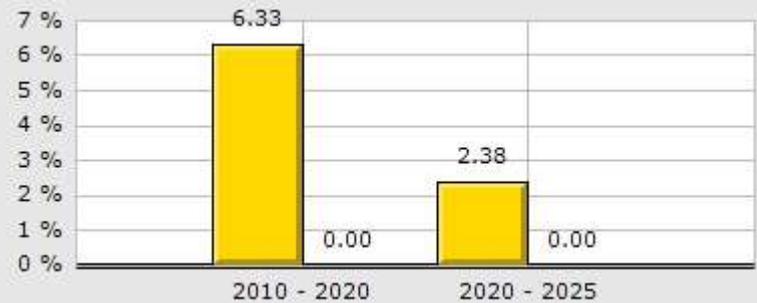
Type: Land
County: York

1 Mile
County

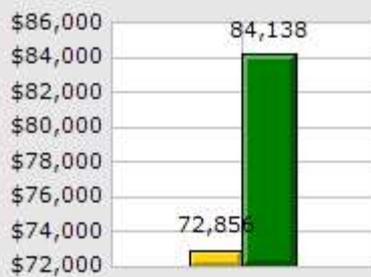
Population Growth



Household Growth



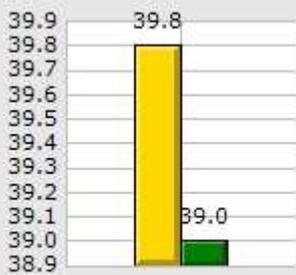
2020 Med Household Inc



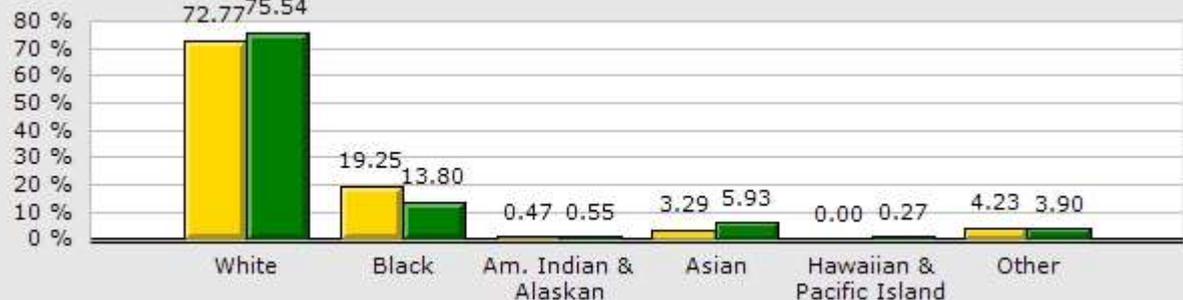
2020 Households by Household Income



2020 Median Age



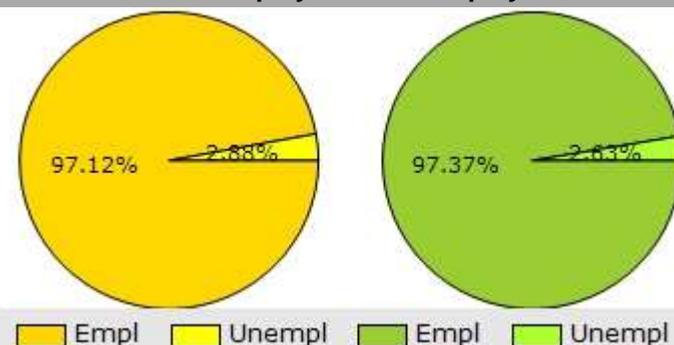
2020 Population by Race



2020 Renter vs. Owner



2020 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

822 Lightfoot Rd, Williamsburg, VA 23188				
Type: Land				
County: York				
	1 Mile		County	
Population Growth				
Growth 2010 - 2020	6.47%		0.00%	
Growth 2020 - 2025	3.27%		0.00%	
Empl	101	97.12%	31,815	97.37%
Unempl	3	2.88%	861	2.63%
2020 Population by Race				
	213		67,854	
White	155	72.77%	51,258	75.54%
Black	41	19.25%	9,365	13.80%
Am. Indian & Alaskan	1	0.47%	375	0.55%
Asian	7	3.29%	4,025	5.93%
Hawaiian & Pacific Island	0	0.00%	182	0.27%
Other	9	4.23%	2,649	3.90%
Household Growth				
Growth 2010 - 2020	6.33%		0.00%	
Growth 2020 - 2025	2.38%		0.00%	
Renter Occupied	32	38.10%	6,500	26.11%
Owner Occupied	52	61.90%	18,396	73.89%
2020 Households by Household Income				
	84		24,896	
Income <\$25K	16	19.05%	2,568	10.31%
Income \$25K - \$50K	14	16.67%	4,238	17.02%
Income \$50K - \$75K	13	15.48%	4,443	17.85%
Income \$75K - \$100K	14	16.67%	3,280	13.17%
Income \$100K - \$125K	11	13.10%	3,211	12.90%
Income \$125K - \$150K	5	5.95%	1,746	7.01%
Income \$150K - \$200K	6	7.14%	3,323	13.35%
Income \$200K+	5	5.95%	2,087	8.38%
2020 Med Household Inc	\$72,856		\$84,138	
2020 Median Age	39.80		39.00	

Demographic Detail Report

822 Lightfoot Rd, Williamsburg, VA 23188

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



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	221	18,453	45,333
2020 Estimate	214	17,496	42,645
2010 Census	201	15,441	35,756
Growth 2020 - 2025	3.27%	5.47%	6.30%
Growth 2010 - 2020	6.47%	13.31%	19.27%
2020 Population by Age	214	17,496	42,645
Age 0 - 4	13 6.07%	929 5.31%	2,134 5.00%
Age 5 - 9	14 6.54%	1,020 5.83%	2,307 5.41%
Age 10 - 14	14 6.54%	1,077 6.16%	2,422 5.68%
Age 15 - 19	14 6.54%	1,078 6.16%	2,806 6.58%
Age 20 - 24	12 5.61%	897 5.13%	2,682 6.29%
Age 25 - 29	13 6.07%	894 5.11%	2,204 5.17%
Age 30 - 34	13 6.07%	957 5.47%	2,275 5.33%
Age 35 - 39	15 7.01%	1,101 6.29%	2,510 5.89%
Age 40 - 44	13 6.07%	1,017 5.81%	2,291 5.37%
Age 45 - 49	14 6.54%	1,083 6.19%	2,469 5.79%
Age 50 - 54	15 7.01%	1,142 6.53%	2,620 6.14%
Age 55 - 59	16 7.48%	1,246 7.12%	2,848 6.68%
Age 60 - 64	14 6.54%	1,187 6.78%	2,789 6.54%
Age 65 - 69	11 5.14%	1,168 6.68%	2,896 6.79%
Age 70 - 74	9 4.21%	1,084 6.20%	2,780 6.52%
Age 75 - 79	7 3.27%	788 4.50%	2,092 4.91%
Age 80 - 84	4 1.87%	472 2.70%	1,326 3.11%
Age 85+	4 1.87%	357 2.04%	1,196 2.80%
Age 65+	35 16.36%	3,869 22.11%	10,290 24.13%
Median Age	39.80	43.90	44.30
Average Age	39.50	42.30	43.00

Demographic Detail Report

822 Lightfoot Rd, Williamsburg, VA 23188

Radius	1 Mile	3 Mile	5 Mile
2020 Population By Race	214	17,496	42,645
White	155 72.43%	13,267 75.83%	32,817 76.95%
Black	42 19.63%	3,095 17.69%	7,003 16.42%
Am. Indian & Alaskan	1 0.47%	86 0.49%	198 0.46%
Asian	7 3.27%	447 2.55%	1,277 2.99%
Hawaiian & Pacific Island	0 0.00%	17 0.10%	32 0.08%
Other	9 4.21%	584 3.34%	1,319 3.09%
Population by Hispanic Origin	214	17,496	42,645
Non-Hispanic Origin	198 92.52%	16,332 93.35%	40,125 94.09%
Hispanic Origin	16 7.48%	1,164 6.65%	2,521 5.91%
2020 Median Age, Male	38.20	41.80	42.50
2020 Average Age, Male	38.40	41.00	41.90
2020 Median Age, Female	40.40	45.80	45.90
2020 Average Age, Female	39.90	43.60	44.10
2020 Population by Occupation Classification	170	14,255	35,223
Civilian Employed	101 59.41%	8,260 57.94%	19,050 54.08%
Civilian Unemployed	3 1.76%	246 1.73%	606 1.72%
Civilian Non-Labor Force	64 37.65%	5,569 39.07%	15,173 43.08%
Armed Forces	2 1.18%	180 1.26%	394 1.12%
Households by Marital Status			
Married	46	3,912	9,425
Married No Children	27	2,573	6,407
Married w/Children	19	1,339	3,018
2020 Population by Education	160	13,671	32,691
Some High School, No Diploma	18 11.25%	1,233 9.02%	2,337 7.15%
High School Grad (Incl Equivalency)	30 18.75%	2,554 18.68%	6,252 19.12%
Some College, No Degree	44 27.50%	3,581 26.19%	8,007 24.49%
Associate Degree	13 8.13%	1,175 8.59%	2,396 7.33%
Bachelor Degree	30 18.75%	3,005 21.98%	8,199 25.08%
Advanced Degree	25 15.63%	2,123 15.53%	5,500 16.82%

Demographic Detail Report

822 Lightfoot Rd, Williamsburg, VA 23188						
Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	186		14,991		35,019	
Real Estate & Finance	3	1.61%	338	2.25%	783	2.24%
Professional & Management	47	25.27%	4,025	26.85%	10,654	30.42%
Public Administration	16	8.60%	839	5.60%	1,506	4.30%
Education & Health	25	13.44%	2,132	14.22%	5,540	15.82%
Services	24	12.90%	1,893	12.63%	3,894	11.12%
Information	1	0.54%	220	1.47%	419	1.20%
Sales	27	14.52%	1,963	13.09%	4,332	12.37%
Transportation	1	0.54%	110	0.73%	216	0.62%
Retail	10	5.38%	790	5.27%	2,027	5.79%
Wholesale	2	1.08%	192	1.28%	315	0.90%
Manufacturing	6	3.23%	617	4.12%	1,272	3.63%
Production	8	4.30%	699	4.66%	1,196	3.42%
Construction	3	1.61%	380	2.53%	1,121	3.20%
Utilities	1	0.54%	174	1.16%	490	1.40%
Agriculture & Mining	4	2.15%	146	0.97%	267	0.76%
Farming, Fishing, Forestry	4	2.15%	115	0.77%	152	0.43%
Other Services	4	2.15%	358	2.39%	835	2.38%
2020 Worker Travel Time to Job	100		8,132		18,601	
<30 Minutes	64	64.00%	5,280	64.93%	12,403	66.68%
30-60 Minutes	31	31.00%	2,174	26.73%	4,917	26.43%
60+ Minutes	5	5.00%	678	8.34%	1,281	6.89%
2010 Households by HH Size	78		6,202		14,207	
1-Person Households	18	23.08%	1,393	22.46%	3,326	23.41%
2-Person Households	28	35.90%	2,480	39.99%	5,967	42.00%
3-Person Households	14	17.95%	1,024	16.51%	2,180	15.34%
4-Person Households	12	15.38%	841	13.56%	1,744	12.28%
5-Person Households	4	5.13%	302	4.87%	659	4.64%
6-Person Households	1	1.28%	102	1.64%	213	1.50%
7 or more Person Households	1	1.28%	60	0.97%	118	0.83%
2020 Average Household Size	2.50		2.50		2.40	
Households						
2025 Projection	86		7,370		18,148	
2020 Estimate	84		6,995		17,059	
2010 Census	79		6,202		14,207	
Growth 2020 - 2025	2.38%		5.36%		6.38%	
Growth 2010 - 2020	6.33%		12.79%		20.07%	

Demographic Detail Report

822 Lightfoot Rd, Williamsburg, VA 23188						
Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Income	84		6,996		17,059	
<\$25,000	16	19.05%	1,278	18.27%	3,330	19.52%
\$25,000 - \$50,000	14	16.67%	1,110	15.87%	2,452	14.37%
\$50,000 - \$75,000	13	15.48%	1,331	19.03%	3,010	17.64%
\$75,000 - \$100,000	14	16.67%	1,036	14.81%	2,468	14.47%
\$100,000 - \$125,000	11	13.10%	777	11.11%	1,747	10.24%
\$125,000 - \$150,000	5	5.95%	328	4.69%	869	5.09%
\$150,000 - \$200,000	6	7.14%	791	11.31%	1,717	10.07%
\$200,000+	5	5.95%	345	4.93%	1,466	8.59%
2020 Avg Household Income	\$86,750		\$87,206		\$94,437	
2020 Med Household Income	\$72,856		\$70,117		\$72,498	
2020 Occupied Housing	84		6,995		17,058	
Owner Occupied	52	61.90%	5,103	72.95%	11,843	69.43%
Renter Occupied	32	38.10%	1,892	27.05%	5,215	30.57%
2010 Housing Units	104		7,603		19,530	
1 Unit	66	63.46%	6,147	80.85%	13,909	71.22%
2 - 4 Units	6	5.77%	404	5.31%	1,216	6.23%
5 - 19 Units	28	26.92%	893	11.75%	3,152	16.14%
20+ Units	4	3.85%	159	2.09%	1,253	6.42%
2020 Housing Value	51		5,104		11,842	
<\$100,000	1	1.96%	170	3.33%	367	3.10%
\$100,000 - \$200,000	9	17.65%	791	15.50%	1,654	13.97%
\$200,000 - \$300,000	11	21.57%	1,533	30.04%	3,097	26.15%
\$300,000 - \$400,000	20	39.22%	1,659	32.50%	2,911	24.58%
\$400,000 - \$500,000	7	13.73%	586	11.48%	1,885	15.92%
\$500,000 - \$1,000,000	3	5.88%	296	5.80%	1,812	15.30%
\$1,000,000+	0	0.00%	69	1.35%	116	0.98%
2020 Median Home Value	\$322,500		\$303,496		\$327,585	
2020 Housing Units by Yr Built	105		7,768		19,862	
Built 2010+	3	2.86%	814	10.48%	2,615	13.17%
Built 2000 - 2010	45	42.86%	2,640	33.99%	7,572	38.12%
Built 1990 - 1999	16	15.24%	1,369	17.62%	3,230	16.26%
Built 1980 - 1989	18	17.14%	1,206	15.53%	2,727	13.73%
Built 1970 - 1979	11	10.48%	986	12.69%	1,892	9.53%
Built 1960 - 1969	6	5.71%	436	5.61%	956	4.81%
Built 1950 - 1959	2	1.90%	152	1.96%	438	2.21%
Built <1949	4	3.81%	165	2.12%	432	2.18%
2020 Median Year Built	1996		1996		1999	

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 2 - AGRICULTURE, ANIMAL KEEPING, AND RELATED USES													
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	
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
	CATEGORY 3 - RESERVED													
USES														

(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
	CATEGORY 4 - COMMUNITY USES													
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)

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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												

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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				
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.

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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	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)

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 12 – MOTOR VEHICLE / TRANSPORTATION													
USES														
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)

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 13 - SHOPPING CENTERS / BUSINESS PARKS ¹													
USES														
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)
¹ 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
5. 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
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