

Development Site For Sale

4507 George Washington Memorial Highway
1409 & 1405 Oriana Road
Yorktown, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Tom Waltz

11832 Fishing Point Drive, Suite 400,

Newport News, Virginia 23606

757.327.0333

Tom@CampanaWaltz.com

www.CampanaWaltz.com

Campana Waltz
Commercial Real Estate, LLC

This information was obtained from sources deemed to be reliable, but is not warranted.

This offer subject to errors and omissions, or withdrawal, without notice.

**DEVELOPMENT SITE
FOR SALE
4507 George Washington Memorial Highway and
1409 and 1405 Oriana Road
Yorktown, Virginia**

Location: Signalized intersection at the corner of US Route 17 (George Washington Memorial Highway) and Oriana Road
140' frontage on Route 17 and 323' frontage on Oriana Road

Description: Prominent visibility on Route 17 and the perfect site for redevelopment – a rare find in York County! This property has dual road frontage.

Land Area: 1.92 acres

Sales Price: \$1,600,000.00

Traffic Count: 34,000 vehicles per day

Zoning: GB – General Business. 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:

- Aerial Maps
- Conceptual Site Plan
- DEQ closure letter dated October 30, 2018
- Location Map

For Additional Information, Please Contact:

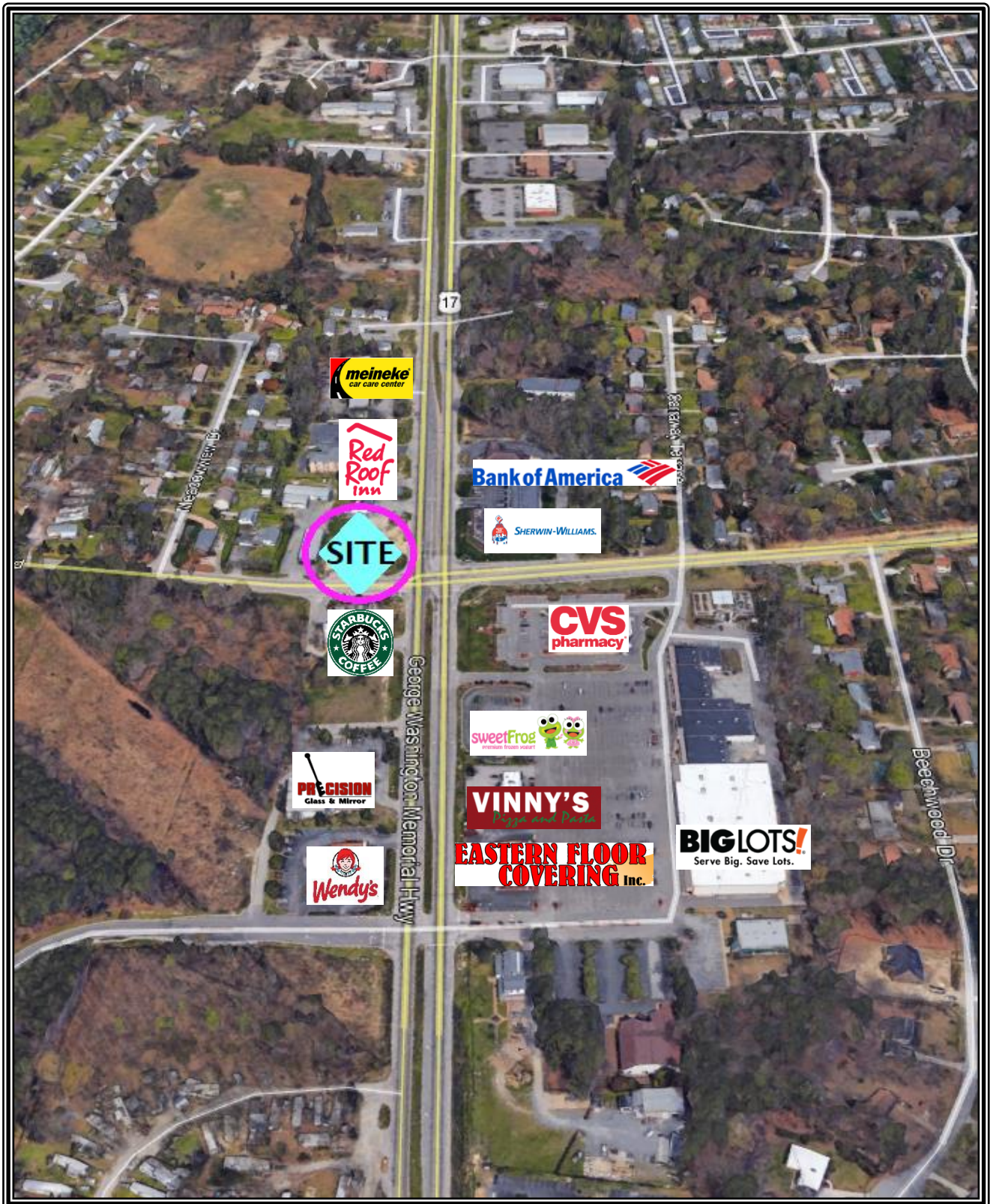
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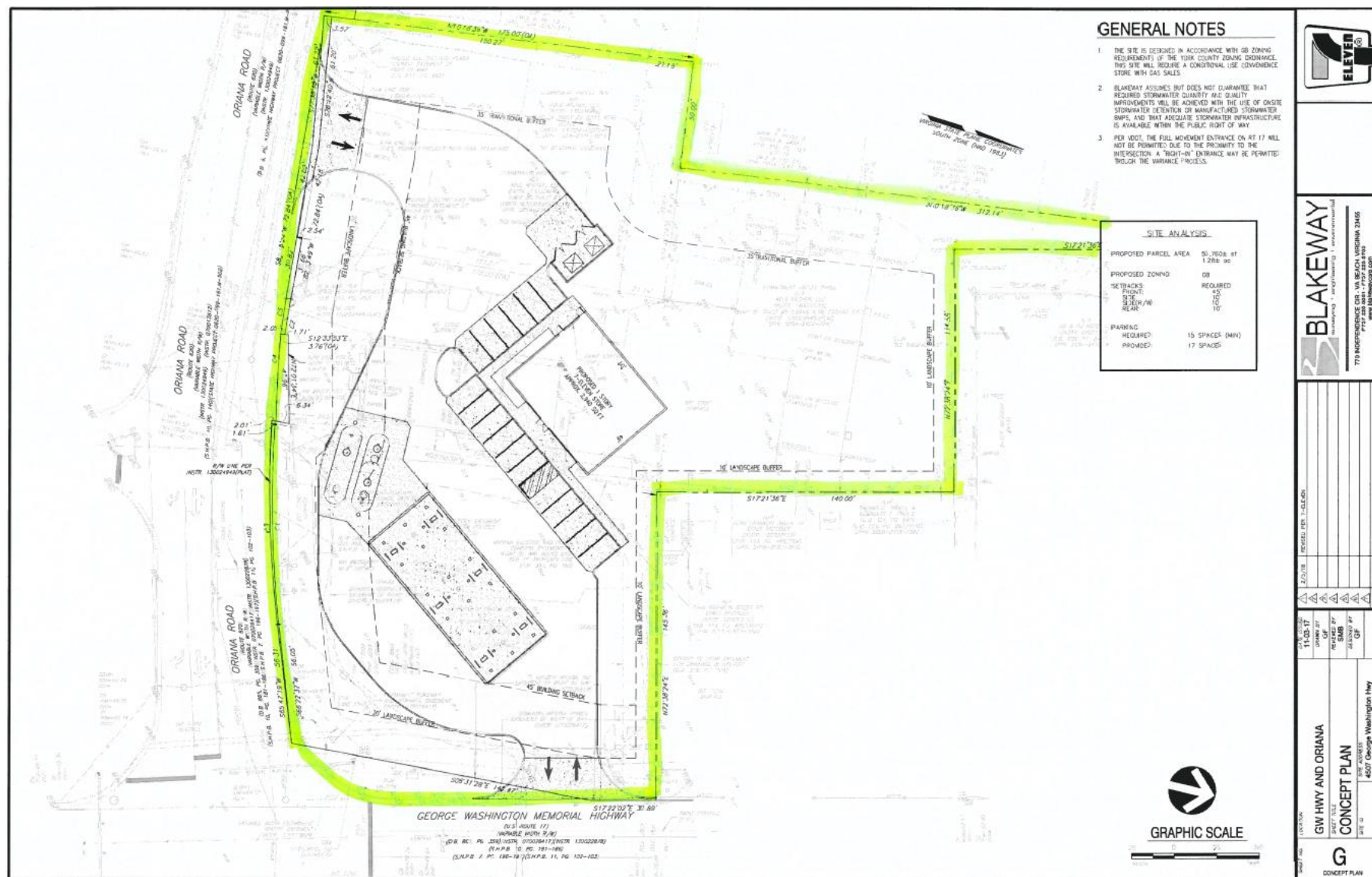
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4507 George Washington Memorial Highway 1409 & 1405 Oriana Road, Yorktown, Virginia



Conceptual Site Plan for 7-Eleven.
For illustration purposes only.

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Commercial Real Estate, LLC



COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY

TIDEWATER REGIONAL OFFICE

5636 Southern Boulevard, Virginia Beach, Virginia 23462

(757) 518-2000 Fax (757) 518-2009

www.deq.virginia.gov

Matthew J. Strickler
Secretary of Natural Resources

David K. Paylor
Director

Craig R. Nicol
Regional Director

October 30, 2018

Able Archer, LLC
c/o Mr. Conway H. Shield III
Jones, Bleachman, Woltz & Kelly, P.C.
701 Towne Center Drive, Suite 800
Newport News, VA 23612

RE: Phase II Environmental Site Assessment (ESA), AECOM April 2017
4507 George Washington Hwy & 1405 -1409 Oriana Rd. Yorktown, VA

Dear Mr. Shield:

On October 19, 2018 Mr. Christopher Hahn, GET Solutions, Inc. submitted a Phase II ESA prepared by AECOM for the above referenced site. Although reportable levels of petroleum and petroleum by-products were identified in the subsurface at the site, the information provided in the Phase II ESA did not trigger a request for additional assessment or additional information. As such the DEQ will not require further subsurface petroleum assessment and or cleanup, as authorized by Code § 62.1-44.34:8 through 9 and 9 VAC 25-580-10 et seq. and the former assigned pollution complaint cases (PC# 1990-0118, 2000-5183 and 200-5255) associated with the site will remain closed. Please note that should additional and more substantial subsurface petroleum contamination, beyond that reflected in the AECOM report, be discovered at the site it should be reported to DEQ.

If you have any questions concerning this case review or need additional information, please contact me at tom.madigan@deq.virginia.gov or by phone at 518-2115.

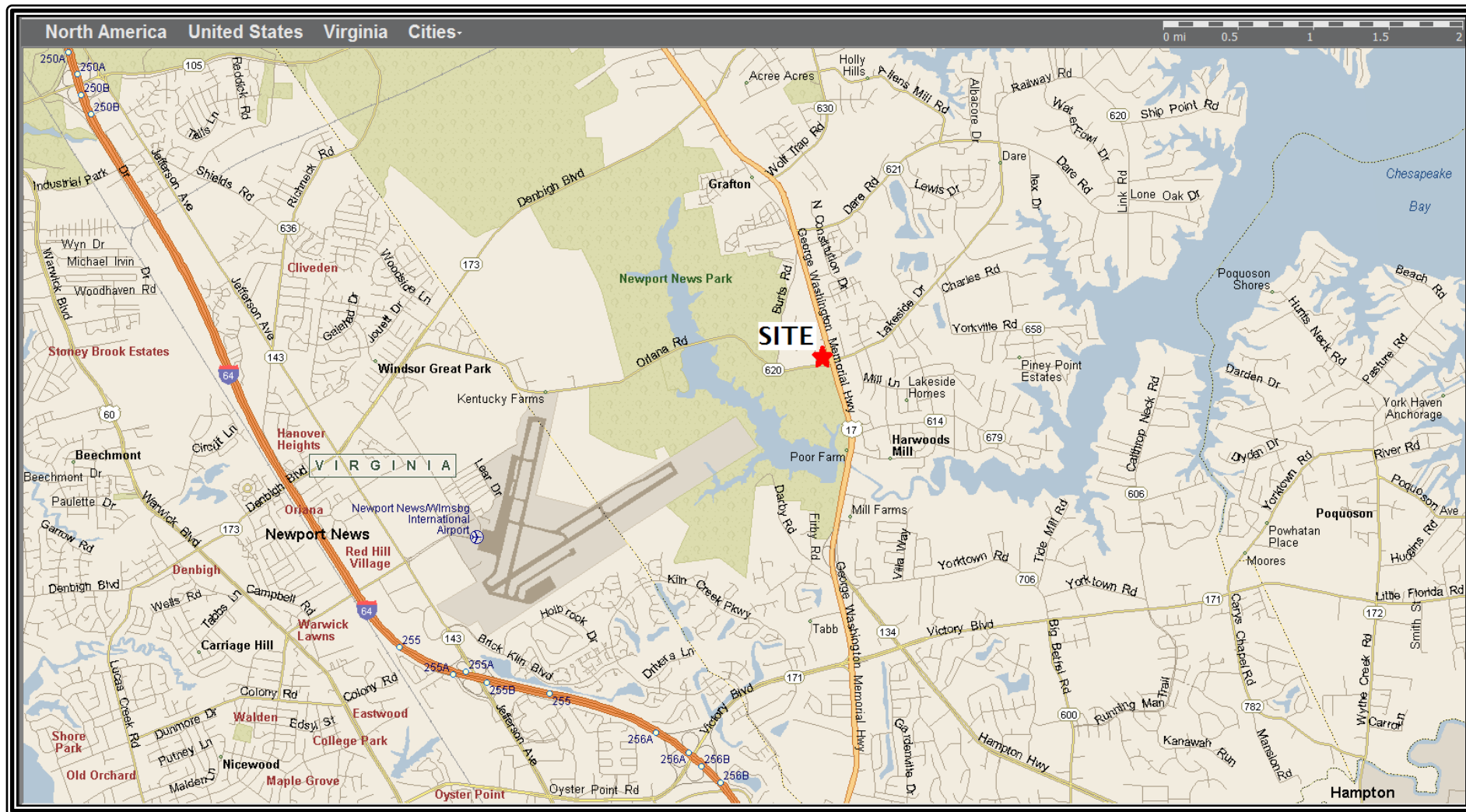
Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Madigan".

Tom Madigan
Petroleum Program Manager

cc: GET Solutions, Inc. (Christopher Hahn)
DEQ file

4705 George Washington Memorial Highway
1409 & 1405 Oriana Road
Yorktown, Virginia



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

Sec. 24.1-305. Additional requirements.

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

Sec. 24.1-306. Table of land uses.

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

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

| P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT | RESIDENTIAL DISTRICTS | | | | | | | COMMERCIAL AND INDUSTRIAL DISTRICTS | | | | | | |
|---|--|----|-----|-----|-----|----|-----|-------------------------------------|----|----|-----|----|----|----|
| | RC | RR | R33 | R20 | R13 | R7 | RMF | NB | LB | GB | WCI | EO | IL | IG |
| USES | CATEGORY 2 - AGRICULTURE, ANIMAL KEEPING, AND RELATED USES | | | | | | | | | | | | | |
| 1. Aquaculture | P | | | | | | | | | | P | | P | P |
| 2. Agriculture | P | P | | | | | | | | | | | P | P |
| 3. RESERVED | | | | | | | | | | | | | | |
| 4. Plant Nursery or Greenhouse | | | | | | | | | | | | | | |
| a) Wholesale Only | P | P | | | | | | | | P | | P | P | |
| b) Retail Sales with or without wholesale sales | S | | | | | | | | | P | | P | P | |
| | | S | | | | | | | 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)

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|--|-----------------------|----|-----|-----|-----|----|-----|-------------------------------------|----|----|-----|----|----|----|
| | RC | RR | R33 | R20 | R13 | R7 | RMF | NB | LB | GB | WCI | EO | IL | IG |
| USES | CATEGORY 3 - RESERVED | | | | | | | | | | | | | |

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

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

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

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

CODE OF THE COUNTY OF YORK, VIRGINIA

CHAPTER 24.1

| | | | | | | | | | | | | | | | |
|---------------------------|---|--|--|--|--|--|--|--|---|---|---|---|--|---|---|
| 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 | | | | | | | | 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)

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|--|-----------------------------------|----|-----|-----|-----|----|-----|-------------------------------------|----|----|-----|----|----|----|
| | RC | RR | R33 | R20 | R13 | R7 | RMF | NB | LB | GB | WCI | EO | IL | IG |
| | CATEGORY 10 - COMMERCIAL / RETAIL | | | | | | | | | | | | | |
| 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)

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

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

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

| USES | RESIDENTIAL DISTRICTS | | | | | | | COMMERCIAL AND INDUSTRIAL DISTRICTS | | | | | | |
|--|--|----|-----|-----|-----|----|-----|-------------------------------------|----|----|-----|----|----|----|
| | RC | RR | R33 | R20 | R13 | R7 | RMF | NB | LB | GB | WCI | EO | IL | IG |
| | CATEGORY 12 – MOTOR VEHICLE / TRANSPORTATION | | | | | | | | | | | | | |
| 1. Car Wash | | | | | | | | | S | S | | S | | |
| 2. Automobile Fuel Dispensing Establishment/ Service Station (May include accessory convenience store and/or car wash) | | | | | | | | | | S | | S | S | |
| 3. Auto Repair Garage | | | | | | | | | | S | | | P | P |
| 4. Auto Body Work & Painting | | | | | | | | | | S | | S | P | P |
| 5. Auto or Light Truck Sales, Rental, Service (New or used vehicles sales) (Including Motorcycles or R.V.'s) | | | | | | | | | | 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 P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT | RESIDENTIAL DISTRICTS | | | | | | | COMMERCIAL AND INDUSTRIAL DISTRICTS | | | | | | |
|--|---|----|-----|-----|-----|----|-----|-------------------------------------|----|----|-----|----|----|----|
| | RC | RR | R33 | R20 | R13 | R7 | RMF | NB | LB | GB | WCI | EO | IL | IG |
| | CATEGORY 14 - WHOLESALING / WAREHOUSING | | | | | | | | | | | | | |
| 1. Wholesale Auction Establishment a) without outdoor storage/activity 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 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 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)

| P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT 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)

| P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT 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. 098-18, 10/7/98; Ord. No. 099-17, 12/1/99; Ord. No. 00-12, 7/18/00; Ord. No. 00-15, 8/15/00; Ord. No. 00-22, 12/19/00; Ord. No. 03-25, 6/17/03; Ord. No. 04-2(R), 3/2/04; Ord. No. 05-13(R), 5/17/05; Ord. No. 06-19(R), 7/18/06; Ord. No. 08-17(R), 3/17/09; Ord. No. 10-18(R-1), 1/18/11; Ord. No. 14-12, 6/17/14; 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 is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC