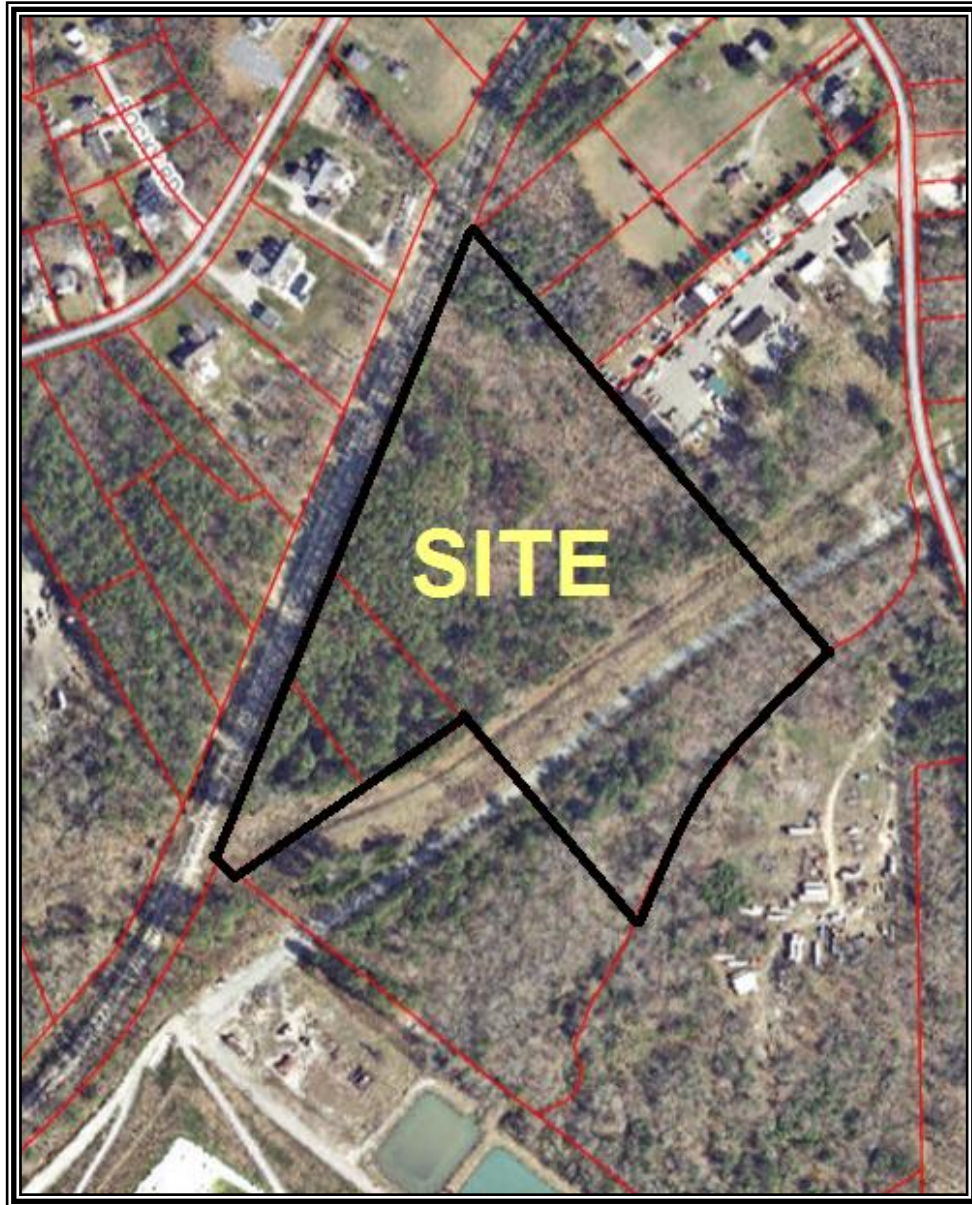


For Sale

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



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Travis Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Travis@CampanaWaltz.com / www.CampanaWaltz.com

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

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

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

Property Size: Approximately 13 Acres

Sales Price: \$750,000.00

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

Additional Information:

- Tax Map
- Base Map
- Location Maps
- List of uses which are allowed by right.

For Additional Information, Please Contact:

Travis Waltz

Campana Waltz Commercial Real Estate, LLC

11832 Fishing Point Drive, Suite 400

Newport News, Virginia, 23606

757.327.0333

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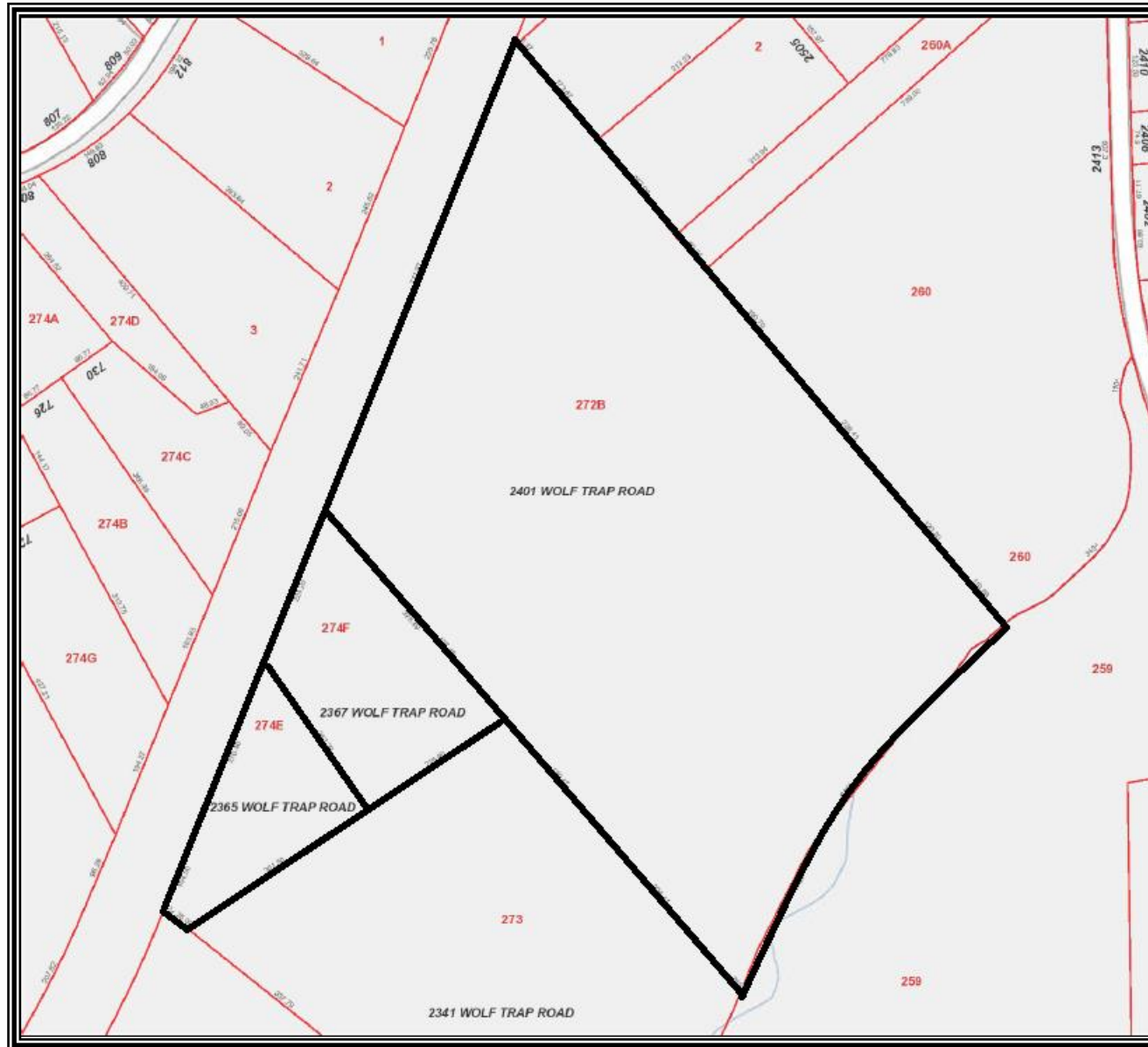
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2365, 2367 & 2401 Wolf Trap Road
York County, Virginia



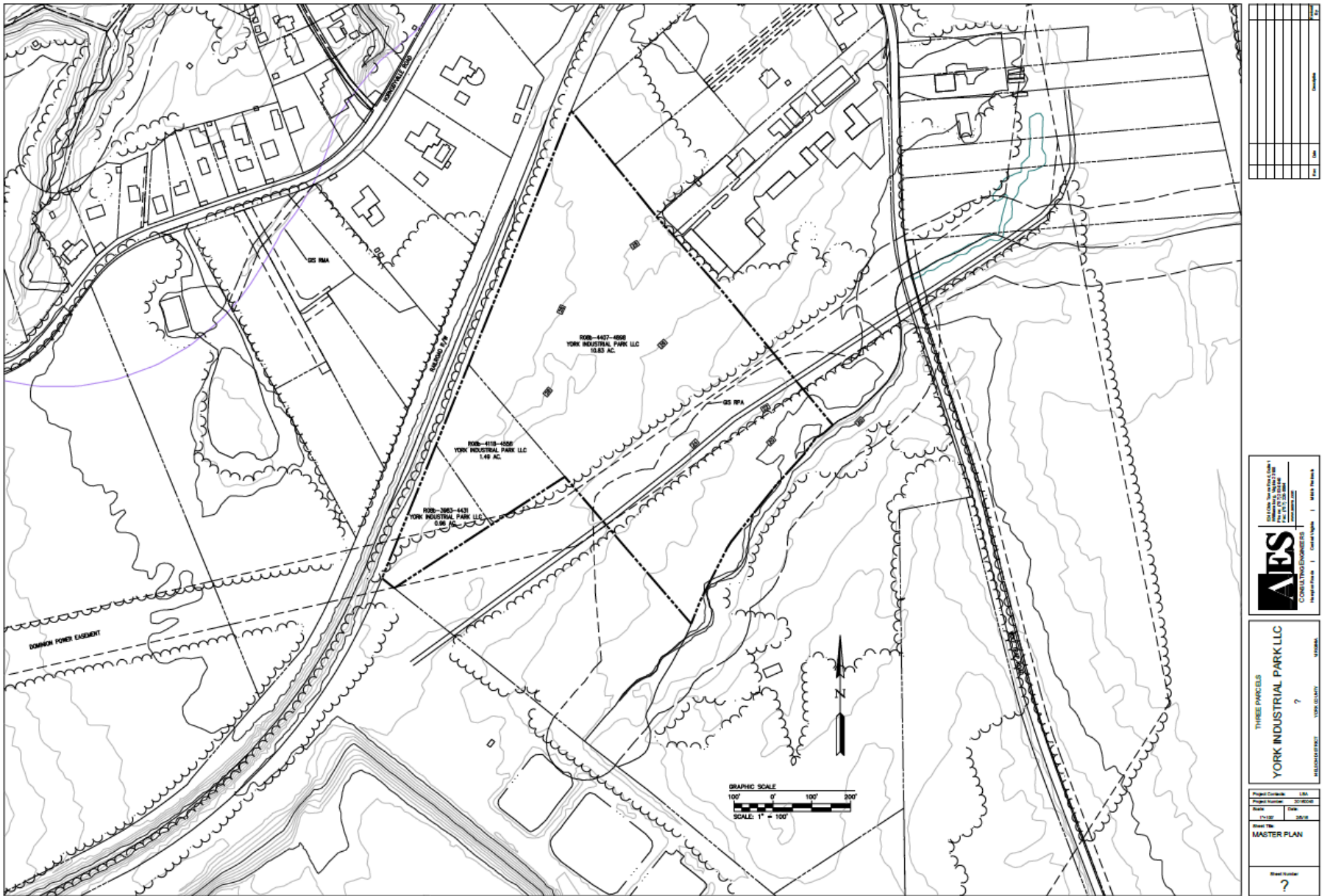
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2365, 2367 & 2401 Wolf Trap Road, York County, Virginia



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



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Demographic Summary Report

2365-2401 Wolf Trap Rd, Yorktown, VA 23692

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

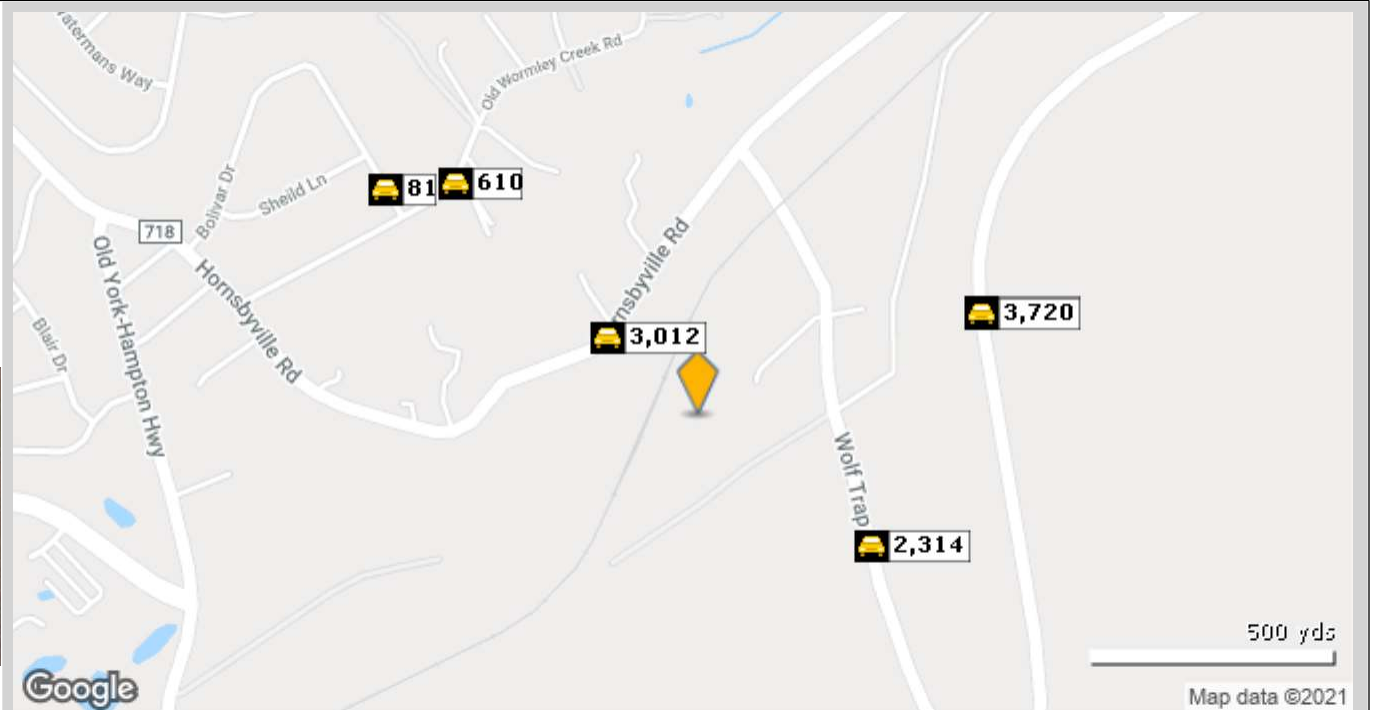


Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	1,736	17,855	56,232
2021 Estimate	1,731	17,883	56,424
2010 Census	1,715	18,114	57,234
Growth 2021 - 2026	0.29%	-0.16%	-0.34%
Growth 2010 - 2021	0.93%	-1.28%	-1.42%
2021 Population by Hispanic Origin	76	973	4,429
2021 Population	1,731	17,883	56,424
White	1,529 88.33%	15,413 86.19%	38,050 67.44%
Black	100 5.78%	1,155 6.46%	13,156 23.32%
Am. Indian & Alaskan	7 0.40%	72 0.40%	245 0.43%
Asian	66 3.81%	751 4.20%	2,644 4.69%
Hawaiian & Pacific Island	3 0.17%	28 0.16%	134 0.24%
Other	27 1.56%	463 2.59%	2,194 3.89%
U.S. Armed Forces	27	368	1,774
Households			
2026 Projection	646	6,999	21,752
2021 Estimate	645	7,011	21,848
2010 Census	642	7,105	22,284
Growth 2021 - 2026	0.16%	-0.17%	-0.44%
Growth 2010 - 2021	0.47%	-1.32%	-1.96%
Owner Occupied	576 89.30%	5,511 78.61%	15,000 68.66%
Renter Occupied	69 10.70%	1,499 21.38%	6,848 31.34%
2021 Households by HH Income	647	7,011	21,846
Income: <\$25,000	74 11.44%	1,028 14.66%	3,545 16.23%
Income: \$25,000 - \$50,000	47 7.26%	729 10.40%	3,414 15.63%
Income: \$50,000 - \$75,000	95 14.68%	1,079 15.39%	3,931 17.99%
Income: \$75,000 - \$100,000	72 11.13%	989 14.11%	3,228 14.78%
Income: \$100,000 - \$125,000	95 14.68%	956 13.64%	2,454 11.23%
Income: \$125,000 - \$150,000	96 14.84%	713 10.17%	1,722 7.88%
Income: \$150,000 - \$200,000	54 8.35%	603 8.60%	1,617 7.40%
Income: \$200,000+	114 17.62%	914 13.04%	1,935 8.86%
2021 Avg Household Income	\$129,553	\$113,059	\$96,394
2021 Med Household Income	\$109,342	\$91,923	\$75,256

Traffic Count Report

2365-2401 Wolf Trap Rd, 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	Hornsbyville Rd	Rocky Rd	0.01 NE	2020	2,801	MPSI	.14
2	Hornsbyville Road	Rocky Rd	0.01 NE	2018	3,000	ADT	.14
3	Hornsbyville Rd	Rocky Rd	0.01 NE	2018	3,012	MPSI	.14
4	Wolf Trap Rd	Operations Dr	0.29 SE	2016	2,700	AADT	.25
5	Wolf Trap Rd	Operations Dr	0.29 SE	2020	2,314	MPSI	.25
6	Goodwin Neck Rd	Hornsbyville Rd	0.41 NE	2018	2,683	MPSI	.36
7	Goodwin Neck Rd	Hornsbyville Rd	0.41 NE	2020	3,720	MPSI	.36
8	Old Wormley Creek Rd	Bolivar Dr	0.07 SW	2020	794	MPSI	.40
9	Old Wormley Creek Rd	Bolivar Dr	0.07 SW	2018	610	MPSI	.40
10	Bolivar Dr	Old Wormley Creek Rd	0.04 SE	2020	81	MPSI	.46

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24.1 Attachment 1

York County

Table of Land Uses

Category 1 - Residential Uses

[Ord. No. 03-2, 1-21-2003; Ord. No. 03-8(R), 3-4-2003; Ord. No. 03-25, 6-17-2003; Ord. No. 08-17(R), 3-17-2009; Ord. No. 11-15(R), 11-16-2011; Ord. No. 13-16, 11-19-2013; Ord. No. 14-12, 6-17-2014; Ord. No. 14-20(R), 10-21-2014]

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
1. Residential - Conventional														
(a) Single-Family, Detached	P	P	P	P	P		S							
(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)	P	P	P	P	P									
(a) Single-Family, Detached														
(b) Single-Family, Attached	S	S	S	S	S									
• Duplex														
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							

YORK COUNTY CODE

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
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		

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Table of Land Uses

Category 2 - Agriculture, Animal Keeping, and Related Uses [Ord. No. 11-15(R), 11-16-2011; Ord. No. 14-12, 6-17-2014; Ord. No. 14-20(R), 10-21-2014]

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
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	S							P	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

YORK COUNTY CODE

Table of Land Uses

Category 3 – Reserved
[Ord. No. 14-20(R), 10-21-2014]

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														
	(Reserved)													

ZONING

Table of Land Uses

Category 4 - Community Uses [Ord. No. 14-12, 6-17-2014]

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
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			

YORK COUNTY CODE

Table of Land Uses

Category 5 - Educational Uses
[Ord. No. 14-12, 6-17-2014]

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
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		

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Table of Land Uses

Category 6 - Institutional Uses [Ord. No. 11-15(R), 11-16-2011; Ord. No. 14-12, 6-17-2014]

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
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				

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Table of Land Uses

Category 7 - Public and Semi-Public Uses
[Ord. No. 14-12, 6-17-2014]

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
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

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Table of Land Uses

Category 8 - Temporary Uses [Ord. No. 14-12, 6-17-2014; Ord. No. 15-15(R), 1-19-2016]

P=Permitted Use S=Permitted by Special Use Permit A=Permitted by Administratively Issued Permit	Residential Districts							Commercial and Industrial Districts						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
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

YORK COUNTY CODE

Table of Land Uses

Category 9 - Recreation and Amusement (Non-Governmental)
[Ord. No. 14-12, 6-17-2014]

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
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

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Table of Land Uses

Category 10 - Commercial/Retail ¹
[Ord. No. 14-12, 6-17-2014; amended 9-17-2019 by Ord. No. 19-9]

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
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		

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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
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. Secondhand, Used Merchandise Retailers (household items, etc.) (a) Without outside display/storage (b) With outside display/storage									P	P		P		
									S	S		S		
35. Storage shed and utility building sales/display										S			P	P
36. Home Improvement Center										P		P		

Notes:

¹ See § 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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Table of Land Uses

Category 11 - Business/Professional Service

[Ord. No. 05-34(R), 12-20-2005; Ord. No. 06-21, 9-19-2006; Ord. No. 14-12, 6-17-2014]

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
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		

YORK COUNTY CODE

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
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		

ZONING

Table of Land Uses

Category 12 - Motor Vehicle/Transportation

[Ord. No. 09-22(R), 10-20-2009; Ord. No. 10-24, 12-21-2010; Ord. No. 14-12, 6-17-2014; Ord. No. 17-12, 9-19-2017]

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
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		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	

YORK COUNTY CODE

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
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

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Category 13 - Shopping Centers/Business Parks [Ord. No. 14-12, 6-17-2014]

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
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

Notes:

¹ See § 24.1-481(a)(3) for special provisions applicable to shopping centers with 80,000 or more square feet of gross floor area.

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Category 14 - Wholesaling/Warehousing
 [Ord. No. 11-15(R), 11-16-2011; Ord. No. 14-12, 6-17-2014]

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
1. Wholesale Auction Establishment														
(a) without outdoor storage/activity										P			P	P
(b) with outdoor storage										S			P	P
2. Warehousing, Including Moving and Storage Establishment										S		S	P	P
3. Wholesale Trade Establishment (May Include accessory retail sales)														
(a) without outdoor storage										P		P	P	P
(b) with outdoor storage										S		S	P	P
4. Seafood Receiving, Packing, Storage											P		S	P
5. Petroleum Products Bulk Storage/Retail Distribution													S	P
6. Mini-Storage Warehouses														
(a) Single-story										S			P	P
(b) Multi-story										S			P	P

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Category 15 - Limited Industrial Activities [Ord. No. 14-12, 6-17-2014; Ord. No. 14-27, 12-16-2014]

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
1. Laboratories, Research/Development Testing Facilities										S		P	P	P
2. Publishing, Printing, Other than general public and business/professional services										P		P	P	P
3. Computer and Technology Development and Assembly										P		P	P	P
4. Contractors' Shops (e.g., Plumbing, Electrical, Mechanical, HVAC, Home Improvement or Construction, Swimming Pool, Landscaping, Cabinetmaking, General Building, Excavating, etc.)														
(a) With Enclosed Storage of Equipment or Materials										P			P	P
(b) With Outdoor/Exposed Storage										S			P	P
5. Laundry, Dry Cleaning Plant (institutional)													P	P
6. Stone Monument Sales, Processing													S	P
7. Manufacture or Assembly of Electronic Instruments, Components, Devices										S	S	P	P	P
8. Machine Shops & Fabricators										S	S		P	P
9. Manufacture or Assembly of Medical, Drafting, Metering, Marine, Photographic, Mechanical Instruments												P	P	P
10. Ice Manufacturing and Storage													P	P
11. Microbreweries, micro-distilleries, micro-Wineries, micro-cideries										P		P	P	P

YORK COUNTY CODE

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
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

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Category 16 - General Industrial [Ord. No. 14-12, 6-17-2014]

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
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

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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
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

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Category 17 – Utilities

[Ord. No. O98-18, 10-7-1998; Ord. No. O99-17, 12-1-1999; Ord. No. 00-12, 7-18-2000; Ord. No. 00-15, 8-15-2000; Ord. No. 00-22, 12-19-2000; Ord. No. 03-25, 6-17-2003; Ord. No. 04-2(R), 3-2-2004; Ord. No. 05-13(R), 5-17-2005; Ord. No. 06-19(R), 7-18-2006; Ord. No. 08-17(R), 3-17-2009; Ord. No. 10-18(R-1), 1-18-2011; Ord. No. 14-12, 6-17-2014; Ord. No. 17-8, 8-15-2017]

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
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

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