

# For Sale

## Prime Redevelopment Opportunity

1901 Richmond Road  
Williamsburg, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate West**

**Ron A. Campana, Jr.**

1313 Jamestown Road, Suite 202

Williamsburg, Virginia 23185

757.209.2990

[Ron@cwcrew.net](mailto:Ron@cwcrew.net)

[www.cwcrew.net](http://www.cwcrew.net)

*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.*



**PRIME REDEVELOPMENT OPPORTUNITY  
FOR SALE  
1901 Richmond Road  
Williamsburg, Virginia**

**Location:** 1901 Richmond Road, York County  
Williamsburg, Virginia

**Description:** This highly visible parcel is located directly in the heart of the tourist corridor of Williamsburg. This property is in close proximity to The College of William & Mary, Colonial Williamsburg, the brand-new Mid Town Row Development, and High Street. This site is attractively located in York County on the City of Williamsburg line. It is served by a private parking lot with ample parking and has monument signage for maximum visibility. It is an ideal redevelopment opportunity!

**Lot Size:** Approximately 1.16 Acres

**Sale Price:** \$750,000.00

**Real Estate Taxes:** \$5,720.52/ year

**Zoning:** GB – General Business District

**General Information:**

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

**Also included:**

- Site Plan
- Additional Photographs
- Aerial Maps
- Location Map
- Zoning Matrix
- Demographics

**For Additional Information, Please Contact:**

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# 1901 Richmond Road, Williamsburg, Virginia



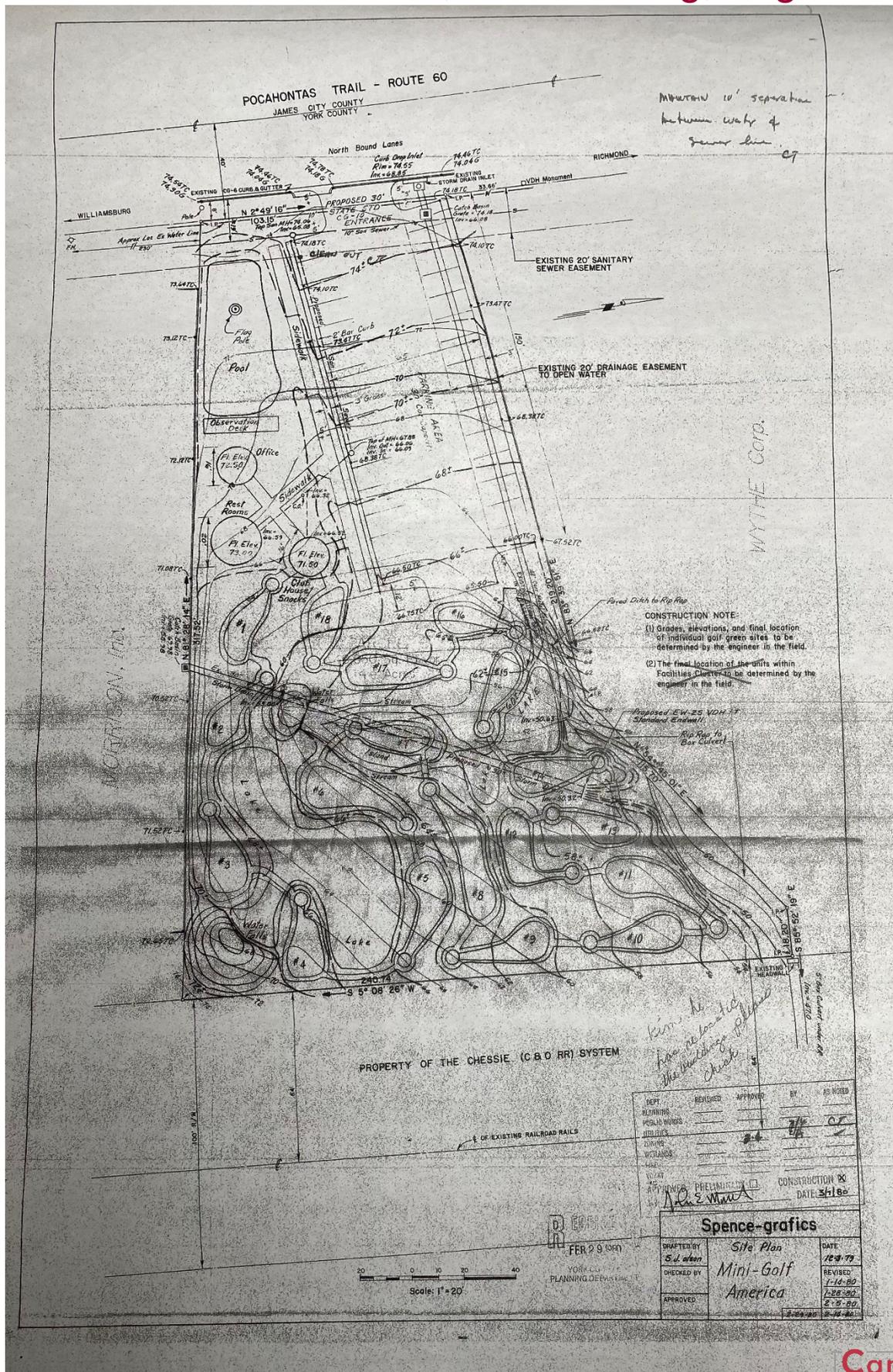
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# 1901 Richmond Road, Williamsburg, Virginia



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# 1901 Richmond Road Williamsburg, Virginia



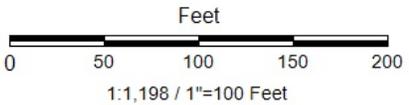
Property is highlighted in red.  
For illustration purposes only.

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# York County, Virginia

## Legend

- Parcel Boundary
- Plat Link



**Title:**

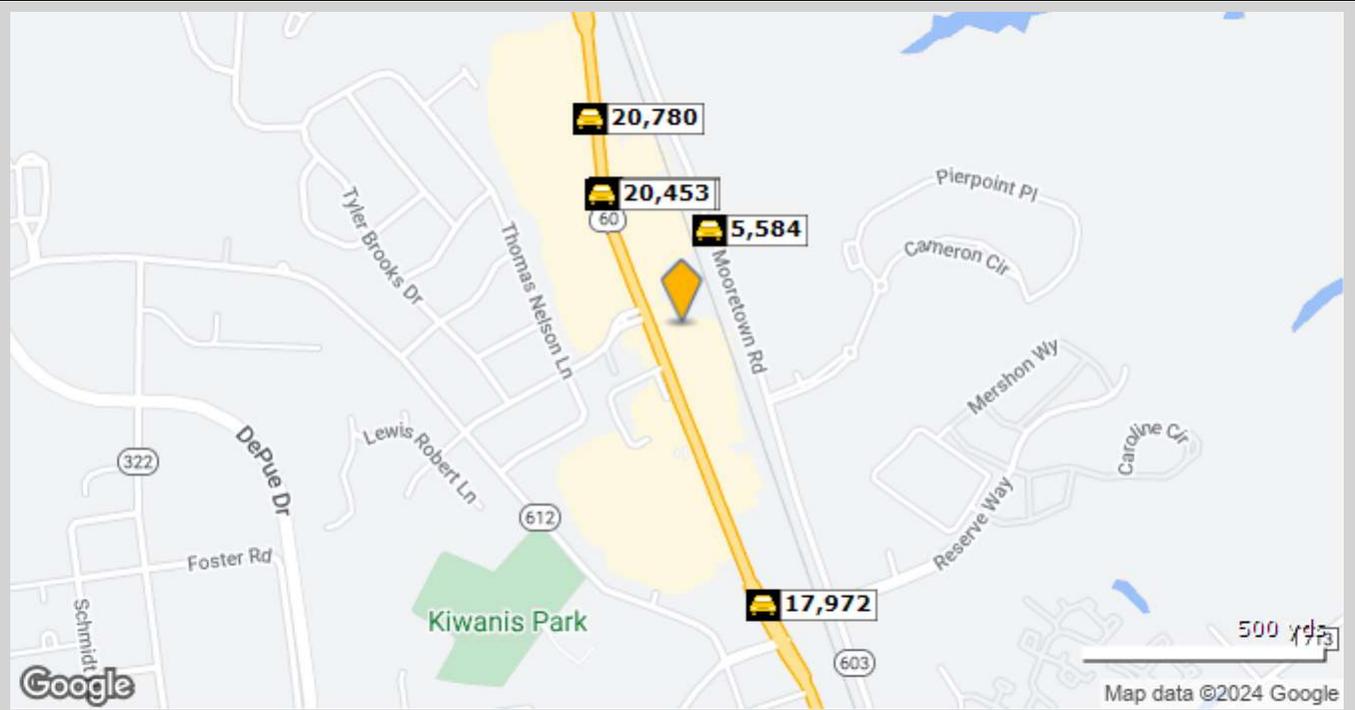
**Date: 12/29/2022**

*DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and York County is not responsible for its accuracy or how current it may be.*

# Traffic Count Report

1901 Richmond Rd, Williamsburg, VA 23185

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 Mooretown Rd	Reserve Way	0.47 S	2022	5,949	MPSI	.12
2 Mooretown Rd	Reserve Way	0.47 S	2021	5,954	MPSI	.12
3 Mooretown Road	Reserve Way	0.82 S	2022	5,584	MPSI	.12
4 Richmond Rd	Governor Berkeley Rd	0.16 S	2020	20,737	MPSI	.18
5 Richmond Rd	Governor Berkeley Rd	0.16 S	2018	18,093	MPSI	.18
6 Richmond Rd	Governor Berkeley Rd	0.16 S	2022	20,453	MPSI	.18
7 Richmond Rd	Governor Berkeley Rd	0.25 S	2018	18,534	MPSI	.27
8 Richmond Rd	Governor Berkeley Rd	0.25 S	2022	20,189	MPSI	.27
9 Richmond Road	Governor Berkeley Rd	0.16 S	2022	20,780	MPSI	.27
10 Richmond Rd	Ironbound Rd	0.05 SE	2018	17,972	MPSI	.34

# Demographic Trend Report

1 Mile Radius

1901 Richmond Rd, Williamsburg, VA 23185

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

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



Description	2010	2023	2028
<b>Population</b>	<b>4,104</b>	<b>5,617</b>	<b>6,035</b>
Age 0 - 4	209 5.09%	264 4.70%	367 6.08%
Age 5 - 9	177 4.31%	241 4.29%	307 5.09%
Age 10 - 14	154 3.75%	244 4.34%	274 4.54%
Age 15 - 19	299 7.29%	491 8.74%	351 5.82%
Age 20 - 24	633 15.42%	591 10.52%	490 8.12%
Age 25 - 29	372 9.06%	372 6.62%	511 8.47%
Age 30 - 34	249 6.07%	289 5.15%	420 6.96%
Age 35 - 39	198 4.82%	309 5.50%	351 5.82%
Age 40 - 44	205 5.00%	302 5.38%	329 5.45%
Age 45 - 49	217 5.29%	272 4.84%	312 5.17%
Age 50 - 54	207 5.04%	277 4.93%	297 4.92%
Age 55 - 59	197 4.80%	314 5.59%	300 4.97%
Age 60 - 64	244 5.95%	345 6.14%	320 5.30%
Age 65 - 69	232 5.65%	335 5.96%	330 5.47%
Age 70 - 74	159 3.87%	324 5.77%	322 5.34%
Age 75 - 79	149 3.63%	269 4.79%	284 4.71%
Age 80 - 84	94 2.29%	191 3.40%	220 3.65%
Age 85+	108 2.63%	188 3.35%	251 4.16%
<b>Age 15+</b>	<b>3,563 86.82%</b>	<b>4,869 86.68%</b>	<b>5,088 84.31%</b>
<b>Age 20+</b>	<b>3,264 79.53%</b>	<b>4,378 77.94%</b>	<b>4,737 78.49%</b>
<b>Age 65+</b>	<b>742 18.08%</b>	<b>1,307 23.27%</b>	<b>1,407 23.31%</b>
<b>Median Age</b>	<b>34</b>	<b>40</b>	<b>39</b>
<b>Average Age</b>	<b>38.90</b>	<b>41.90</b>	<b>41.70</b>
<b>Population By Race</b>	<b>4,104</b>	<b>5,617</b>	<b>6,035</b>
White	3,067 74.73%	4,101 73.01%	4,413 73.12%
Black	716 17.45%	1,028 18.30%	1,097 18.18%
Am. Indian & Alaskan	18 0.44%	37 0.66%	40 0.66%
Asian	164 4.00%	228 4.06%	245 4.06%
Hawaiian & Pacific Islander	1 0.02%	2 0.04%	2 0.03%
Other	133 3.24%	222 3.95%	237 3.93%

# Demographic Trend Report

1 Mile Radius

1901 Richmond Rd, Williamsburg, VA 23185

Description	2010	2023	2028
<b>Population by Race (Hispanic)</b>	<b>297</b>	<b>508</b>	<b>543</b>
White	248 83.50%	394 77.56%	421 77.53%
Black	33 11.11%	66 12.99%	70 12.89%
Am. Indian & Alaskan	3 1.01%	11 2.17%	12 2.21%
Asian	4 1.35%	12 2.36%	14 2.58%
Hawaiian & Pacific Islander	0 0.00%	1 0.20%	1 0.18%
Other	9 3.03%	23 4.53%	25 4.60%
<b>Household by Household Income</b>	<b>1,705</b>	<b>2,388</b>	<b>2,586</b>
<\$25,000	445 26.10%	485 20.31%	518 20.03%
\$25,000 - \$50,000	439 25.75%	478 20.02%	508 19.64%
\$50,000 - \$75,000	292 17.13%	437 18.30%	474 18.33%
\$75,000 - \$100,000	288 16.89%	333 13.94%	356 13.77%
\$100,000 - \$125,000	78 4.57%	323 13.53%	365 14.11%
\$125,000 - \$150,000	42 2.46%	90 3.77%	99 3.83%
\$150,000 - \$200,000	79 4.63%	105 4.40%	113 4.37%
\$200,000+	42 2.46%	137 5.74%	153 5.92%
<b>Average Household Income</b>	<b>\$63,609</b>	<b>\$79,397</b>	<b>\$80,273</b>
<b>Median Household Income</b>	<b>\$46,718</b>	<b>\$59,829</b>	<b>\$60,625</b>

# Demographic Summary Report

1901 Richmond Rd, Williamsburg, VA 23185

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



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	6,035	42,103	83,389
2023 Estimate	5,617	39,853	78,790
2010 Census	4,104	33,344	65,463
Growth 2023 - 2028	7.44%	5.65%	5.84%
Growth 2010 - 2023	36.87%	19.52%	20.36%
<b>2023 Population by Hispanic Origin</b>	507	2,991	5,470
<b>2023 Population</b>	5,617	39,853	78,790
White	4,101 73.01%	29,782 74.73%	60,928 77.33%
Black	1,028 18.30%	6,666 16.73%	11,553 14.66%
Am. Indian & Alaskan	37 0.66%	186 0.47%	370 0.47%
Asian	228 4.06%	1,722 4.32%	3,098 3.93%
Hawaiian & Pacific Island	2 0.04%	60 0.15%	137 0.17%
Other	222 3.95%	1,438 3.61%	2,704 3.43%
U.S. Armed Forces	22	353	822
<b>Households</b>			
2028 Projection	2,586	16,484	32,957
2023 Estimate	2,388	15,494	31,029
2010 Census	1,704	12,580	25,420
Growth 2023 - 2028	8.29%	6.39%	6.21%
Growth 2010 - 2023	40.14%	23.16%	22.07%
Owner Occupied	1,242 52.01%	9,102 58.75%	21,126 68.08%
Renter Occupied	1,146 47.99%	6,392 41.25%	9,902 31.91%
<b>2023 Households by HH Income</b>	2,388	15,493	31,028
Income: <\$25,000	485 20.31%	2,194 14.16%	3,417 11.01%
Income: \$25,000 - \$50,000	478 20.02%	2,987 19.28%	4,717 15.20%
Income: \$50,000 - \$75,000	437 18.30%	2,542 16.41%	5,295 17.07%
Income: \$75,000 - \$100,000	333 13.94%	2,183 14.09%	4,363 14.06%
Income: \$100,000 - \$125,000	323 13.53%	1,785 11.52%	4,049 13.05%
Income: \$125,000 - \$150,000	90 3.77%	999 6.45%	2,660 8.57%
Income: \$150,000 - \$200,000	105 4.40%	1,037 6.69%	2,389 7.70%
Income: \$200,000+	137 5.74%	1,766 11.40%	4,138 13.34%
<b>2023 Avg Household Income</b>	\$79,397	\$100,701	\$111,566
<b>2023 Med Household Income</b>	\$59,829	\$75,269	\$86,947

# Demographic Market Comparison Report

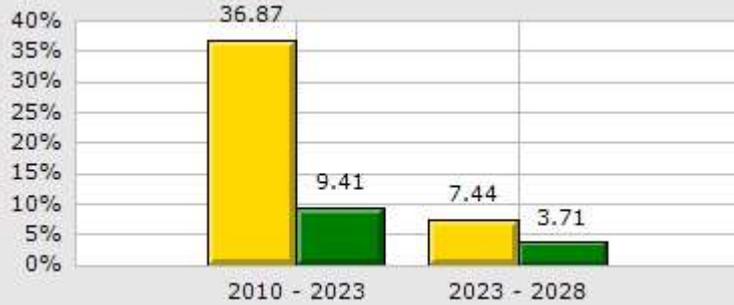
1 mile radius

1901 Richmond Rd, Williamsburg, VA 23185

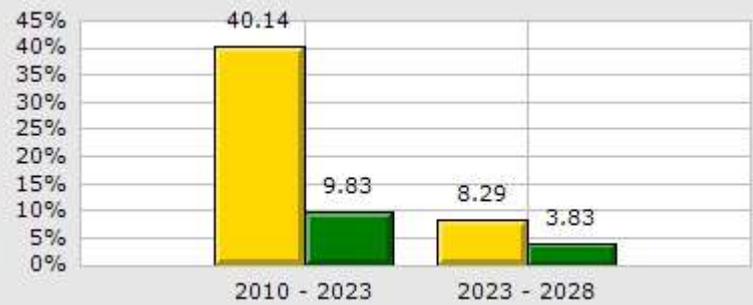
Type: Land  
County: York

1 Mile  
County

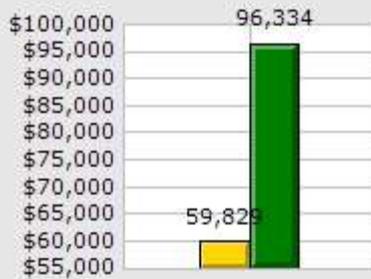
## Population Growth



## Household Growth



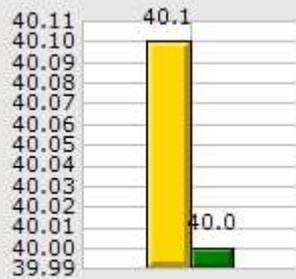
## 2023 Med Household Inc



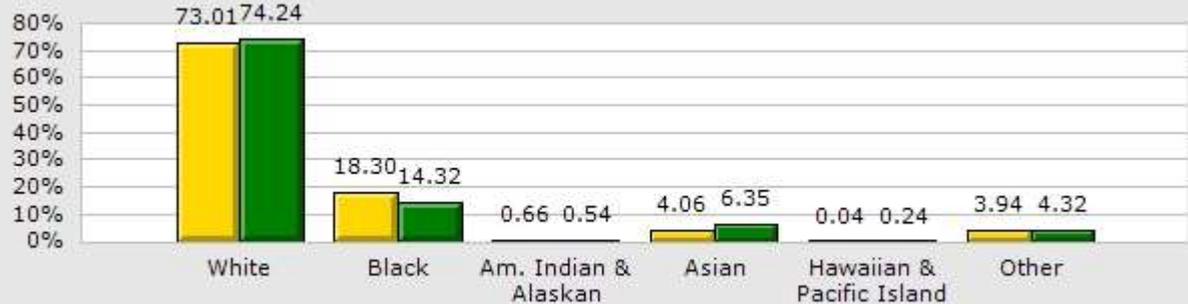
## 2023 Households by Household Income



## 2023 Median Age



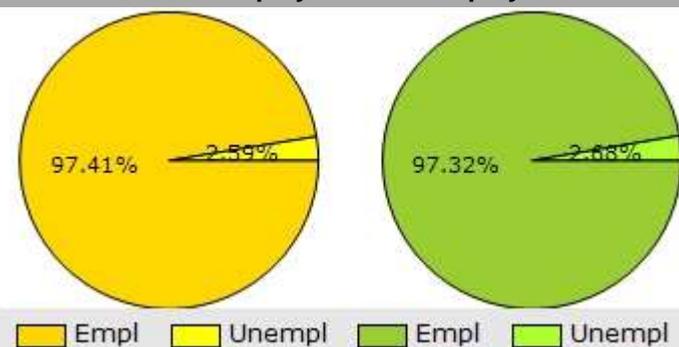
## 2023 Population by Race



## 2023 Renter vs. Owner



## 2023 Employed vs. Unemployed



# Demographic Market Comparison Report

1 mile radius

1901 Richmond Rd, Williamsburg, VA 23185

Type: **Land**  
County: **York**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2023	36.87%		9.41%	
Growth 2023 - 2028	7.44%		3.71%	
Empl	2,183	97.41%	33,118	97.32%
Unempl	58	2.59%	911	2.68%
<b>2023 Population by Race</b>				
	<b>5,616</b>		<b>71,627</b>	
White	4,100	73.01%	53,174	74.24%
Black	1,028	18.30%	10,254	14.32%
Am. Indian & Alaskan	37	0.66%	385	0.54%
Asian	228	4.06%	4,549	6.35%
Hawaiian & Pacific Island	2	0.04%	172	0.24%
Other	221	3.94%	3,093	4.32%
<b>Household Growth</b>				
Growth 2010 - 2023	40.14%		9.83%	
Growth 2023 - 2028	8.29%		3.83%	
Renter Occupied	1,146	47.99%	6,934	26.30%
Owner Occupied	1,242	52.01%	19,431	73.70%
<b>2023 Households by Household Income</b>				
	<b>2,388</b>		<b>26,365</b>	
Income <\$25K	485	20.31%	3,087	11.71%
Income \$25K - \$50K	478	20.02%	2,585	9.80%
Income \$50K - \$75K	437	18.30%	4,015	15.23%
Income \$75K - \$100K	333	13.94%	4,096	15.54%
Income \$100K - \$125K	323	13.53%	3,384	12.84%
Income \$125K - \$150K	90	3.77%	3,042	11.54%
Income \$150K - \$200K	105	4.40%	2,315	8.78%
Income \$200K+	137	5.74%	3,841	14.57%
2023 Med Household Inc	\$59,829		\$96,334	
2023 Median Age	40.10		40.00	

# Demographic Detail Report

1901 Richmond Rd, Williamsburg, VA 23185

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

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



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	6,035	42,103	83,389
2023 Estimate	5,617	39,853	78,790
2010 Census	4,104	33,344	65,463
Growth 2023 - 2028	7.44%	5.65%	5.84%
Growth 2010 - 2023	36.87%	19.52%	20.36%
<b>2023 Population by Age</b>			
	<b>5,617</b>	<b>39,853</b>	<b>78,790</b>
Age 0 - 4	264 4.70%	2,085 5.23%	3,916 4.97%
Age 5 - 9	241 4.29%	1,970 4.94%	3,972 5.04%
Age 10 - 14	244 4.34%	1,989 4.99%	4,200 5.33%
Age 15 - 19	491 8.74%	2,978 7.47%	5,355 6.80%
Age 20 - 24	591 10.52%	3,767 9.45%	6,058 7.69%
Age 25 - 29	372 6.62%	2,723 6.83%	4,723 5.99%
Age 30 - 34	289 5.15%	2,251 5.65%	4,213 5.35%
Age 35 - 39	309 5.50%	2,359 5.92%	4,563 5.79%
Age 40 - 44	302 5.38%	2,259 5.67%	4,538 5.76%
Age 45 - 49	272 4.84%	2,012 5.05%	4,171 5.29%
Age 50 - 54	277 4.93%	2,000 5.02%	4,221 5.36%
Age 55 - 59	314 5.59%	2,157 5.41%	4,630 5.88%
Age 60 - 64	345 6.14%	2,289 5.74%	4,951 6.28%
Age 65 - 69	335 5.96%	2,280 5.72%	4,960 6.30%
Age 70 - 74	324 5.77%	2,278 5.72%	4,939 6.27%
Age 75 - 79	269 4.79%	1,889 4.74%	4,044 5.13%
Age 80 - 84	191 3.40%	1,312 3.29%	2,763 3.51%
Age 85+	188 3.35%	1,255 3.15%	2,572 3.26%
Age 65+	1,307 23.27%	9,014 22.62%	19,278 24.47%
<b>Median Age</b>	<b>40.10</b>	<b>39.60</b>	<b>42.60</b>
<b>Average Age</b>	<b>41.90</b>	<b>41.30</b>	<b>42.80</b>

# Demographic Detail Report

1901 Richmond Rd, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Population By Race</b>	<b>5,617</b>	<b>39,853</b>	<b>78,790</b>
White	4,101 73.01%	29,782 74.73%	60,928 77.33%
Black	1,028 18.30%	6,666 16.73%	11,553 14.66%
Am. Indian & Alaskan	37 0.66%	186 0.47%	370 0.47%
Asian	228 4.06%	1,722 4.32%	3,098 3.93%
Hawaiian & Pacific Island	2 0.04%	60 0.15%	137 0.17%
Other	222 3.95%	1,438 3.61%	2,704 3.43%
<b>Population by Hispanic Origin</b>	<b>5,617</b>	<b>39,853</b>	<b>78,790</b>
Non-Hispanic Origin	5,109 90.96%	36,862 92.49%	73,319 93.06%
Hispanic Origin	508 9.04%	2,991 7.51%	5,472 6.95%
<b>2023 Median Age, Male</b>	<b>38.40</b>	<b>38.50</b>	<b>41.20</b>
<b>2023 Average Age, Male</b>	<b>40.50</b>	<b>40.30</b>	<b>41.70</b>
<b>2023 Median Age, Female</b>	<b>41.80</b>	<b>40.60</b>	<b>44.00</b>
<b>2023 Average Age, Female</b>	<b>43.10</b>	<b>42.20</b>	<b>43.80</b>
<b>2023 Population by Occupation Classification</b>	<b>4,769</b>	<b>33,211</b>	<b>65,630</b>
Civilian Employed	2,183 45.77%	17,314 52.13%	36,277 55.28%
Civilian Unemployed	58 1.22%	519 1.56%	1,170 1.78%
Civilian Non-Labor Force	2,507 52.57%	15,043 45.30%	27,405 41.76%
Armed Forces	21 0.44%	335 1.01%	778 1.19%
<b>Households by Marital Status</b>			
Married	871	7,408	16,756
Married No Children	616	5,068	11,240
Married w/Children	254	2,339	5,516
<b>2023 Population by Education</b>	<b>4,201</b>	<b>29,960</b>	<b>60,929</b>
Some High School, No Diploma	146 3.48%	1,536 5.13%	2,694 4.42%
High School Grad (Incl Equivalency)	858 20.42%	5,107 17.05%	9,939 16.31%
Some College, No Degree	864 20.57%	6,717 22.42%	14,226 23.35%
Associate Degree	417 9.93%	2,896 9.67%	5,642 9.26%
Bachelor Degree	955 22.73%	7,403 24.71%	15,429 25.32%
Advanced Degree	961 22.88%	6,301 21.03%	12,999 21.33%

# Demographic Detail Report

1901 Richmond Rd, Williamsburg, VA 23185						
Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Population by Occupation</b>	<b>3,927</b>		<b>31,386</b>		<b>65,844</b>	
Real Estate & Finance	44	1.12%	922	2.94%	1,788	2.72%
Professional & Management	1,206	30.71%	10,079	32.11%	22,232	33.76%
Public Administration	147	3.74%	1,240	3.95%	2,859	4.34%
Education & Health	688	17.52%	5,098	16.24%	10,194	15.48%
Services	341	8.68%	2,931	9.34%	6,054	9.19%
Information	26	0.66%	237	0.76%	372	0.56%
Sales	561	14.29%	4,093	13.04%	8,065	12.25%
Transportation	67	1.71%	290	0.92%	320	0.49%
Retail	318	8.10%	1,928	6.14%	4,177	6.34%
Wholesale	25	0.64%	400	1.27%	804	1.22%
Manufacturing	52	1.32%	653	2.08%	2,026	3.08%
Production	170	4.33%	1,363	4.34%	2,659	4.04%
Construction	120	3.06%	625	1.99%	1,358	2.06%
Utilities	75	1.91%	619	1.97%	1,194	1.81%
Agriculture & Mining	14	0.36%	112	0.36%	122	0.19%
Farming, Fishing, Forestry	13	0.33%	60	0.19%	78	0.12%
Other Services	60	1.53%	736	2.34%	1,542	2.34%
<b>2023 Worker Travel Time to Job</b>	<b>2,090</b>		<b>16,322</b>		<b>34,240</b>	
<30 Minutes	1,515	72.49%	11,842	72.55%	24,346	71.10%
30-60 Minutes	476	22.78%	3,097	18.97%	6,943	20.28%
60+ Minutes	99	4.74%	1,383	8.47%	2,951	8.62%
<b>2010 Households by HH Size</b>	<b>1,703</b>		<b>12,580</b>		<b>25,420</b>	
1-Person Households	593	34.82%	3,415	27.15%	6,249	24.58%
2-Person Households	644	37.82%	5,155	40.98%	10,476	41.21%
3-Person Households	226	13.27%	1,859	14.78%	3,857	15.17%
4-Person Households	145	8.51%	1,385	11.01%	3,118	12.27%
5-Person Households	62	3.64%	508	4.04%	1,160	4.56%
6-Person Households	19	1.12%	172	1.37%	372	1.46%
7 or more Person Households	14	0.82%	86	0.68%	188	0.74%
<b>2023 Average Household Size</b>	<b>2.10</b>		<b>2.30</b>		<b>2.40</b>	
<b>Households</b>						
2028 Projection	2,586		16,484		32,957	
2023 Estimate	2,388		15,494		31,029	
2010 Census	1,704		12,580		25,420	
Growth 2023 - 2028	8.29%		6.39%		6.21%	
Growth 2010 - 2023	40.14%		23.16%		22.07%	

# Demographic Detail Report

1901 Richmond Rd, Williamsburg, VA 23185						
Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Households by HH Income</b>	<b>2,388</b>		<b>15,493</b>		<b>31,028</b>	
<\$25,000	485	20.31%	2,194	14.16%	3,417	11.01%
\$25,000 - \$50,000	478	20.02%	2,987	19.28%	4,717	15.20%
\$50,000 - \$75,000	437	18.30%	2,542	16.41%	5,295	17.07%
\$75,000 - \$100,000	333	13.94%	2,183	14.09%	4,363	14.06%
\$100,000 - \$125,000	323	13.53%	1,785	11.52%	4,049	13.05%
\$125,000 - \$150,000	90	3.77%	999	6.45%	2,660	8.57%
\$150,000 - \$200,000	105	4.40%	1,037	6.69%	2,389	7.70%
\$200,000+	137	5.74%	1,766	11.40%	4,138	13.34%
<b>2023 Avg Household Income</b>	<b>\$79,397</b>		<b>\$100,701</b>		<b>\$111,566</b>	
<b>2023 Med Household Income</b>	<b>\$59,829</b>		<b>\$75,269</b>		<b>\$86,947</b>	
<b>2023 Occupied Housing</b>	<b>2,388</b>		<b>15,494</b>		<b>31,028</b>	
Owner Occupied	1,242	52.01%	9,102	58.75%	21,126	68.09%
Renter Occupied	1,146	47.99%	6,392	41.25%	9,902	31.91%
<b>2010 Housing Units</b>	<b>2,637</b>		<b>17,529</b>		<b>33,527</b>	
1 Unit	1,201	45.54%	10,626	60.62%	24,071	71.80%
2 - 4 Units	233	8.84%	1,369	7.81%	1,995	5.95%
5 - 19 Units	691	26.20%	3,819	21.79%	5,136	15.32%
20+ Units	512	19.42%	1,715	9.78%	2,325	6.93%
<b>2023 Housing Value</b>	<b>1,241</b>		<b>9,101</b>		<b>21,126</b>	
<\$100,000	55	4.43%	175	1.92%	264	1.25%
\$100,000 - \$200,000	291	23.45%	958	10.53%	1,674	7.92%
\$200,000 - \$300,000	446	35.94%	2,164	23.78%	4,723	22.36%
\$300,000 - \$400,000	163	13.13%	2,157	23.70%	5,594	26.48%
\$400,000 - \$500,000	227	18.29%	1,630	17.91%	3,953	18.71%
\$500,000 - \$1,000,000	59	4.75%	1,953	21.46%	4,707	22.28%
\$1,000,000+	0	0.00%	64	0.70%	211	1.00%
<b>2023 Median Home Value</b>	<b>\$261,546</b>		<b>\$358,113</b>		<b>\$369,753</b>	
<b>2023 Housing Units by Yr Built</b>	<b>2,644</b>		<b>17,622</b>		<b>33,889</b>	
Built 2010+	370	13.99%	2,135	12.12%	4,555	13.44%
Built 2000 - 2010	1,010	38.20%	6,416	36.41%	10,152	29.96%
Built 1990 - 1999	289	10.93%	2,577	14.62%	5,763	17.01%
Built 1980 - 1989	258	9.76%	2,270	12.88%	4,799	14.16%
Built 1970 - 1979	253	9.57%	1,793	10.17%	3,574	10.55%
Built 1960 - 1969	305	11.54%	1,126	6.39%	2,291	6.76%
Built 1950 - 1959	100	3.78%	555	3.15%	1,513	4.46%
Built <1949	59	2.23%	750	4.26%	1,242	3.66%
<b>2023 Median Year Built</b>	<b>2000</b>		<b>1998</b>		<b>1995</b>	

**Sec. 24.1-333. GB—General business district.**

- (a) *Statement of intent.* The GB district is intended to provide opportunities for a broad range of commercial activities. Many of these uses are characterized by the need for large amounts of outdoor display and storage of goods or materials, significant parking and loading space requirements, a dependency on truck traffic, and, in general, an activity level and aesthetic character which set them apart from the types of uses permitted in the lower intensity commercial districts. The GB district is intended for application in areas designated for general commercial and tourist commercial development by the comprehensive plan but with specific attention to the suitability of such areas and their surroundings for accommodating the demands and impacts of high intensity commercial development.
- (b) *Dimensional standards.* Each lot created or used shall be subject to the following dimensional standards:

**GB—GENERAL BUSINESS DISTRICT**

Use Classification	Minimum Lot Requirements <sup>(1)</sup>		Minimum Yard Requirements			Maximum Building Height
	Area	Width	Front	Side	Rear	
All Permitted & Special Uses	20,000 sf	100'	45'	10'	10'	50'
Minimum district size: none						
<p>NOTE:            These minimum lot requirements apply where both public water and public sewer are available. For lots not served by public water and public sewer, refer to section 24.1-204.            Performance standards and special use permit requirements or conditions may increase yard and lot requirements. See article IV.</p>						

- (c) *Special requirements.*
  - (1) Outdoor storage of goods or materials shall not be permitted in front yards. In side and rear yards, outdoor storage shall be in a fully buffered area which meets all applicable setback requirements.
  - (2) Outdoor display of merchandise shall be limited to that merchandise which:
    - a. is in working order and ready for sale; and
    - b. is located in side or rear yards; or
    - c. if in front, can be accommodated in the area immediately adjoining the front of the principal building and extending not more than ten feet (10') from it except:
      - 1. in the case of a permitted gasoline sales establishment, outdoor display can be accommodated on the pump islands;
      - 2. in the case of permitted vehicle sales establishments, landscape nurseries and materially similar uses, outdoor display which does not encroach upon any required element on the site shall be permitted.

No such display shall encroach upon any required parking or loading area or vehicular circulation area. Outdoor displays of merchandise shall not cause injury or harm to or reduce the viability of any required landscaping.

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- (3) Other provisions of this ordinance notwithstanding, the use of trailers, as defined in section 24.1-104, for outdoor storage purposes in conjunction with a principal permitted use shall be permitted by special exception approved by the board of supervisors subsequent to conducting a duly advertised public hearing. Such activity shall be subject to the following standards and such others as the board may deem appropriate:
- a. the use of trailers/cargo units shall be clearly accessory and incidental to the principal use of the property;
  - b. such trailer or cargo unit shall not be visible from any adjacent right-of-way and shall be screened from view from such rights-of-way and adjacent properties by a walled enclosure at least two (2) feet higher than the height of the tallest trailer/cargo unit with such wall being constructed of as an extension of the principal building;
  - c. the exterior finish of the enclosure wall shall match and/or complement the faces of the principal building with which it is aligned.
  - d. the wall shall incorporate articulations, pilasters, belt and/or header courses or other decorative treatments to break up any continuous linear expanse greater than twenty-five (25) feet in length.
  - e. Landscaping shall be placed around the perimeter of the enclosure in accordance with the building perimeter landscaping requirements specified by this chapter.
  - f. The above provisions notwithstanding, the zoning administrator may authorize the placement of such trailers/cargo units on a site without need for installation of the walled enclosure in situations where the trailers/cargo units are totally obscured from view from any public roadway or customer parking area by virtue of their placement behind a building or buildings on the site and when such units can be effectively screened from view from adjacent properties by buildings, fencing, landscaping, topography or distance.

(Ord. No. 05-13(R), 5-17-05; Ord. No. 10-24, 12-21-10)

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**GB- General Business District**

**Zoning Matrix**

**Sec. 24.1-306. Table of land uses.**

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
USES	CATEGORY 1—RESIDENTIAL USES													
<b>1. Residential Conventional</b>														
a) Single-Family, Detached	P	P	P	P	P		S							
b) Single-Family, Attached •Duplex					S		P							
•Townhouse							P							
• Multiplex							P							
c) Multi-Family							P							
d) Manufactured Home (Permanent)						P								
<b>2. Residential (Cluster Techniques Open Space Development)</b>														
a) Single-Family, Detached	P	P	P	P	P									
b) Single-Family, Attached • Duplex	S	S	S	S	S									
<b>3. RESERVED</b>														
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							
<b>9. Senior Housing—Independent Living Facility</b>														
(a) detached or attached units w/individual outside entrances							S							
(b) multi-unit structures w/internal entrances							S		S	S		S		

(c) multi-unit structure w/internal or external entrances to individual units when established in an adapted structure formerly used as hotel or motel.										S	S		S		
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(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 USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	<b>CATEGORY 2—AGRICULTURE, ANIMAL KEEPING, AND RELATED USES</b>													
1. Aquaculture	P										P		P	P
2. Agriculture	P	P											P	P
3. RESERVED														
4. Plant Nursery or Greenhouse														
a) Wholesale Only	P	P								P		P	P	
b) Retail Sales with or without wholesale sales	S	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	S	S					S		S	P		P	P	P
a) Without Outside Runs														
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 USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	<b>CATEGORY 3—RESERVED</b>													

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

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
USES	<b>CATEGORY 4—COMMUNITY USES</b>													
1. Meeting Halls, Recreational, Social Uses, or Private Clubs Operated by Social, Fraternal, Civic, Public, or Similar Organizations		S	S	S	S	S	S	S	S	P	S			P
2. Any Recreational or Social Uses Approved as a Part of a Subdivision or Site Plan and Operated Primarily for Use of Residents or Occupants of Such Development	P	P	P	P	P	P	P				P			

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

	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
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P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT USES	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	<b>CATEGORY 5—EDUCATIONAL USES</b>													
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 USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	<b>CATEGORY 6—INSTITUTIONAL USES</b>													
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		

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

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

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT USES 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
<b>USES</b>	<b>CATEGORY 8—TEMPORARY USES</b>													
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)

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
<b>USES</b>	<b>CATEGORY 9—RECREATION AND AMUSEMENT (NON-GOVERNMENTAL)</b>													

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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)

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
USES	CATEGORY 10—COMMERCIAL/RETAIL <sup>1</sup>													

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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		P		
									P	S		S		
35. Storage shed and utility building sales/display										S			P	P
36. Home Improvement Center										P		P		

<sup>1</sup> See Section 24.1-466(g) for special provisions applicable to developments with 80,000 or more square feet of gross floor area.

(Ord. No. 14-12, 6-17-14; Ord. No. 19-9, 9-17-19; Ord. No. 19-9, 9-17-19)

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
USES	<b>CATEGORY 11—BUSINESS/PROFESSIONAL SERVICE</b>													
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,										P	P		P	P

Facsimile Reception & Transmission or similar business services to the general public, and business and professional users														
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 USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
<b>USES</b>	<b>CATEGORY 12—MOTOR VEHICLE/TRANSPORTATION</b>													
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)														
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	

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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; Ord. No. 17-12, 9-19-17)

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
USES	<b>CATEGORY 13—SHOPPING CENTERS/BUSINESS PARKS<sup>1</sup></b>													
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

;sz=6q<sup>1</sup> 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.

(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
USES	<b>CATEGORY 14—WHOLESALE/WAREHOUSING</b>													
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

(Ord. No. 11-15(R), 11-16-11; 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
USES	<b>CATEGORY 15—LIMITED INDUSTRIAL ACTIVITIES</b>													
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, microWineries, 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
USES	<b>CATEGORY 16—GENERAL INDUSTRIAL</b>													
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
USES	<b>CATEGORY 17—UTILITIES</b>													
1. Electric Substations, Distribution Center, Transformer Stations, Telephone Exchanges	S	S	S	S	S	S	S	A	A	A	S	S	A	P

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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)

## 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.

C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West is the \_\_\_ Listing Broker, \_\_\_ Buyer Broker, Dual Agent for the property submitted in this information package.

Acknowledged by:

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C & W Real Estate, LLC., d//b/a Campana Waltz Commercial Real Estate West