

For Sale

.34 Acre Retail / Office Land Opportunity
York County, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

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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.

FOR SALE
.34 Acre Retail / Office Land Opportunity
York County, Virginia

Location: 6325 George Washington Memorial Highway, York County, Virginia

Description: This property is centrally located directly on Route 17 in York County. The site offers a great location with strong, high traffic count, and visibility.

Site: Approximately .34 Acres

Improvements: Approximately 832 Square Feet

Sales Price: ~~\$250,000.00~~ **\$225,000.00 Price Reduced!**

Transportation / Distance:

Interstate I-64: 6.2 miles
4-Lane arterial Highway U.S. Route 17: Direct access
Commercial Airport Newport News-Williamsburg International Airport:
4.6 miles

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

General Information:

- Rare opportunity
- Direct Frontage on Route 17
- Well established area
- Surrounded by numerous retailers and solid residential neighborhoods

Also included:

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

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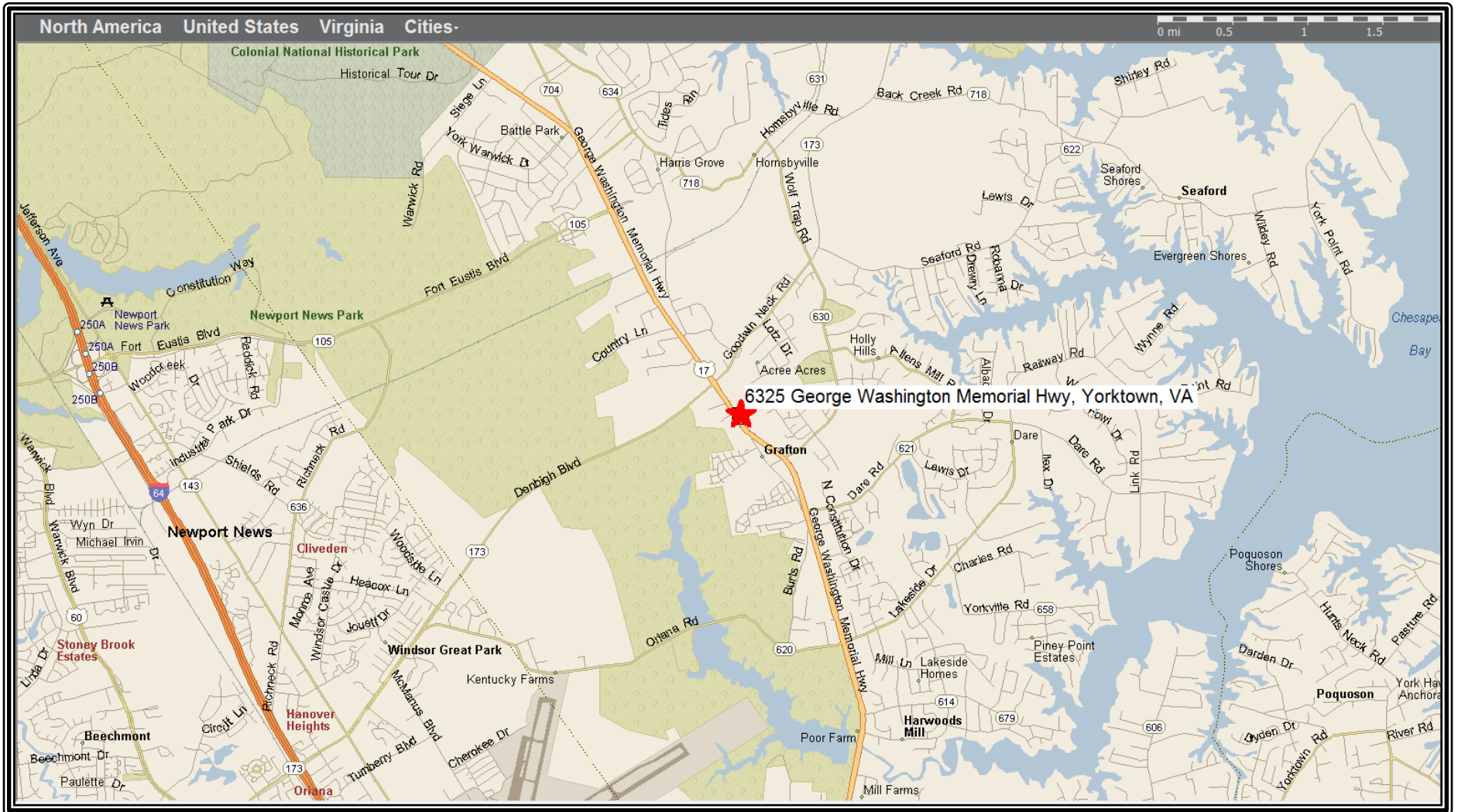
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- (d) In the event of conflict between the Tables of Lot and Building Dimensional Requirements and the text of this chapter, the text shall control.

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.

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS						COMMERCIAL AND INDUSTRIAL DISTRICTS							
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 1 - RESIDENTIAL USES													
1. Residential - Conventional														
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								
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. Apartment Accessory to Single-Family Detached	(1)	(1)	(1)	(1)	(1)									
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		

(1) Refer to Section 24.1-407 for accessory apartment location and performance standards (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, 8/17/14)

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
USES	CATEGORY 2 - AGRICULTURE, ANIMAL KEEPING, AND RELATED USES													
1. Aquaculture	P										P		P	P
2. Agriculture	P	P											P	P
3. Horsekeeping in Conjunction with Residential Use	P	P	S	S	S		S	S	S	S			S	S
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. Private Kennel accessory to a residence	P	P	S	S	S						S		S	
6. Backyard chicken-keeping accessory to a single-family detached dwelling	P	P	P	P	P						P			
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		S	S					S		P	P	P
10. Forestry	P	P		S	S	S	S	S	S	S	S	S	S	S
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)

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	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
USES	CATEGORY 3 - HOME OCCUPATIONS													
1. Activities with No On-Premises Retail Sales, Personal Services or Customer Contact	P	P	P	P	P	P	P				P			
2. Activities with Limited On-Premises Retail Sales, Personal Services or Customer Contact	S	S	S	S	S	S	S				P			
3. Small Contracting Business	S	S									S			

(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
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													
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)

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	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 6 - INSTITUTIONAL USES													
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													
USES														
1. Conference Center									P	P		P		
2. Post Office								P	P	P		P		
3. Animal Shelter		S											S	S
4. Museum									P	P	S	P		
5. Government Offices	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6. Libraries		P	P	P	P	P	P	P	P	P	P	P	P	P
7. Public Safety Facilities (Fire, Rescue, Sheriff)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
8. Park or Recreation Facilities (Civic or Semi-Public), excluding golf courses	S	S	S	S	S	S	S	S		P	S	P	S	S
9. Governmental Park & Recreation Facilities (Athletic and Non-Athletic)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
10. Cemetery	S	S	S	S	S	S	S		P	P				
11. Military Installation	P	P												

12. Correctional Facility																	
a) County Jail	P									P	P	P	P			P	P
b) Other Facility																S	S

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

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 8 - TEMPORARY USES													
1. Carnival, Circus, Fair, Festival or Similar Special Event	A	A	A	A	A	A	A	A	A	A	A	A	A	A
2. Sale of Seasonal Items such as Christmas Trees, Produce	A	A	A	A	A	A	A	A	A	A	A	A	A	A
3. Recycling Collection Point	A	A	A	A	A	A	A	A	A	A	A	A	A	A
4. Craft Shows & Sales	A	A	A	A	A	A	A	A	A	A	A	A	A	A
5. Flea Markets										S			S	S
6. Temporary Construction Office Trailers & Buildings	A	A	A	A	A	A	A	A	A	A	A	A	A	A
7. Temporary Construction Workers' Parking	S	S	S	S	S	S	S	P	P	P	P	P	P	P
8. Temporary Home While Constructing Permanent Dwelling Facilities	A	A	A	A	A		A				A			
9. Temporary Trailers for Business or School Use	A	A	A	A	A	A	A	A	A	A	A	A	A	A
10. Model Home Display Parks										S			S	

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

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 9 - RECREATION AND AMUSEMENT (NON-GOVERNMENTAL)													
1. Theater - Indoor										P		P		
2. Health, Exercise, Fitness Centers Including Swimming and Racquet Sports														
a) Indoor Only								S	P	P		P	P	P
b) Indoor & Outdoor									S	P		P	P	P
3. Bowling Alley										P		P		
4. Video Arcade, Pool Hall, Billiards Hall, Bingo Hall										S		S		
5. Indoor Family Amusement Center									S	P		P		
6. Skating Rink										P		P		
7. Firing Range-Indoor Only										S			S	S
8. Paintball Gun Firing Range-outdoor	S													S
9. Miniature Golf, Waterslide, Skateboard Rink, Baseball Hitting Range, Outdoor Commercial Amusement										S		S		
10. Golf Driving Range	S									P		S	S	S
11. Country Club or Golf Course, Public or Private	S	S	S	S	S	S	S		S			S		
12. Campgrounds	S	S								S	S			
13. Theme Park, Amphitheater, Stadium										S		S	S	S
14. Marina, Dock, Boating Facility (Commercial)											P		P	P
15. Marina, Dock, Boating Facility (Private/Club)	S	S	S	S	S	S	S				P		P	P

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

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 10 - COMMERCIAL / RETAIL ¹													
1. Antiques/Reproductions, Art Gallery								P	P	P	P	P		
2. Wearing Apparel Store								P	P	P		P		
3. Appliance Sales										P		P		
4. Auction House									P	P		S		
5. Convenience Store								S	S	S		S		
6. Grocery Store								P		P		P		
7. Book, Magazine, Card Shop								P	P	P		P		
8. Camera Shop, One-Hour Photo Service								P	P	P		P		P
9. Florist								P	P	P		P		P
10. Gifts, Souvenirs Shop									P	P		P		
11. Hardware, Paint Store									P	P		P	P	P
12. Hobby, Craft Shop									P	P		P		
13. Household Furnishings, Furniture										P		P		
14. Jewelry Store									P	P		P		
15. Lumberyard, Building Materials										S			P	P
16. Music, Records, Video Tapes									P	P		P		
17. Drug Store								S	S	P		P		
18. Radio and TV Sales									S	P		P		
19. Sporting Goods Store									P	P		P		
20. Firearms Sales and Service									S	S		S		
21. Tobacco Store									P	P		P		
22. Toy Store									S	P		P		
23. Gourmet Items/Health Foods/Candy/ Specialty Foods/Bakery Shops								P	P	P		P		
24. ABC Store									P	P		P		
25. Bait, Tackle/Marine Supplies Including Incidental Grocery Sales										P	P	P	S	S
26. Office Equipment & Supplies									P	P		P	P	P
27. Pet Store								S	P	P		P		
28. Bike Store, Including Rental/Repair								P	P	P		P		P
29. Piece Goods, Sewing Supplies								P	P	P		P		
30. Optical Goods, Health Aids or Appliances									P	P		P		P
31. Fish, Seafood Store										P	P	P		
32. Department, Variety, Discount Store										P		P		
33. Auto Parts, Accessories (new parts)									P	P		P		
34. Second Hand, Used Merchandise Retailers (household items, etc.)									P	P				
a) without outside display/storage									S	S				
b) with outside display/storage													P	P
35. Storage shed and utility building sales/display										S			P	P
36. Home Improvement Center										P		P		

(Ord. No. 14-12, 6/17/14)
¹See Section 24.1-466(g) for special provisions applicable to developments with 80,000 or more square feet of gross floor area.

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													
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
5. Industrial Park													P	P

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

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

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 14 - WHOLESALING / WAREHOUSING													
1. Wholesale Auction Establishment a) without outdoor storage/activity b) with outdoor storage										P			P	P
										S			P	P
2. Warehousing, Including Moving and Storage Establishment										S		S	P	P
3. Wholesale Trade Establishment (May Include accessory retail sales) a) without outdoor storage b) with outdoor storage										P		P	P	P
										S		S	P	P
4. Seafood Receiving, Packing, Storage											P		S	P
5. Petroleum Products Bulk Storage/Retail Distribution													S	P
6. Mini-Storage Warehouses a. Single-story b. Multi-story										S			P	P
										S			P	P

(Ord. No. 11-15(R), 11/16/11; Ord. No. 14-12, 6/17/14)

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 15 - LIMITED INDUSTRIAL ACTIVITIES													
1. Laboratories, Research/Development Testing Facilities										S		P	P	P
2. Publishing, Printing, Other than general public and business/professional services										P		P	P	P
3. Computer and Technology Development and Assembly										P		P	P	P
4. Contractors' Shops (e.g., Plumbing, Electrical, Mechanical, HVAC, Home Improvement or Construction, Swimming Pool, Landscaping, Cabinetmaking, General Building, Excavating, etc.) a) With Enclosed Storage of Equipment or Materials b) With Outdoor/Exposed Storage										P			P	P
										S			P	P
5. Laundry, Dry Cleaning Plant (institutional)													P	P
6. Stone Monument Sales, Processing													S	P
7. Manufacture or Assembly of Electronic Instruments, Components, Devices										S	S	P	P	P
8. Machine Shops & Fabricators										S	S		P	P
9. Manufacture or Assembly of Medical, Drafting, Metering, Marine, Photographic, Mechanical Instruments												P	P	P
10. Ice Manufacturing and Storage													P	P
11. Sales, Distribution, and Installation of Glass, Including Windows, Mirrors, and/or Automobile Glass									S	P			P	P
12. Recycling Center									S	S			P	P
13. Recycling Plant													S	P

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

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 16 - GENERAL INDUSTRIAL													
1. Manufacture & Assembly of Tools, Firearms, Hardware, HVAC Equipment												S	P	P
2. Manufacture & Assembly of Musical Instruments, Toys, Novelties												S	P	P
3. Manufacture, Compounding, Processing, Packaging of Cosmetics, Toiletries, Pharmaceuticals												S	P	P
4. Manufacture, Compounding, Assembly of Products Made From Previously Prepared Paper, Plastic, Metal, Textiles, Tobacco, Wood, Paint, Fiber, Glass, Rubber, Leather, Cellophane, Canvas, Fur, Felt, Horn, Wax, Hair, Yarn												S	P	P
5. Manufacture of Pottery and Ceramic Products												S	P	P
6. Manufacture, Compounding, Processing & Packaging of Food and Food Products												S	P	P
7. Concrete or Asphalt Mixing, Batching Plant														S
8. Distillation of Varnish, Turpentine														S
9. Fertilizer Manufacturing														S
10. Fireworks, Explosives Manufacturing, Storage														S
11. Fish Canning, Curing, Grinding, Smoking											S			S
12. Glue, Size Manufacturing														S
13. Iron, Steel, Copper, Metal Works & Foundries														S
14. Lime, Cement, Gypsum, Plaster Manufacturing														S
15. Petroleum Products, Alcohol Refining, Manufacturing, Mixing, Storage														S
16. Soap Manufacturing														S
17. Tanning/Curing Hides														S
18. Slaughterhouse, Rendering Plant														S
19. Chemical Manufacturing													S	S
20. Paint, Shellac Manufacturing													S	S
21. Extractive Industries, Surface Mines, Borrow Pits														S
21.1. Soil Stockpiling	S	A	S	S	S	S	S	A	A	A	A	A	A	A
22. Sawmill/Firewood splitting/sales lot													S	S
23. Construction Trailer Storage Yards													S	S
24. Reclamation of Non-Conforming Borrow Pits	P	P	P	P	P	P	P	P	P	P	P	P	P	P
25. Meat & Poultry Packing, Curing, Canning, Smoking														S

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

USES	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 17 - UTILITIES													
1. Electric Substations, Distribution Center, Transformer Stations, Telephone Exchanges	S	S	S	S	S	S	S	A	A	A	S	S	A	P
2. Electric Generating Plants														S
3. Sewage Pump/Lift Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P
4. Sewage Treatment/Disposal Facilities	S	S											S	S
5. Water Purification Facilities	S	S											S	P
6. Water Storage Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	P
7. Radio, Television, Microwave Facilities	S	S								S	S	S	P	P
8. Utility Transmission Facilities other than Normal Distribution Facilities (Essential Services): Including Telephone Exchanges, Pipelines, High Voltage Power Lines	S	S	S	S	S	S	S	S	S	S	S	S	S	S
9. Solid Waste Disposal and Treatment Facilities including Incinerators, Landfills, Transfer Stations														S
10. Storage, Handling, Transport of Coal or Other Solid Fossil Fuels used in the County; Storage, Handling, Transport, Disposal of Fly Ash, Bottom Ash														S

(Ord. No. O98-18, 10/7/98; Ord. No. O99-17, 12/1/99; Ord. No. 00-12, 7/18/00; Ord. No. 00-15, 8/15/00; Ord. No. 00-22, 12/19/00; Ord. No. 03-25, 6/17/03; Ord. No. 04-2(R), 3/2/04; Ord. No. 05-13(R), 5/17/05; Ord. No. 06-19(R), 7/18/06; Ord. No. 08-17(R), 3/17/09; Ord. No. 10-18(R-1), 1/18/11; Ord. No. 14-12, 6/17/14)

Sec. 24.1-307. Prohibited uses.

The following uses shall be prohibited in the county:

- (a) Smelting;
- (b) Nuclear materials manufacturing;
- (c) Nuclear waste processing or disposal;
- (d) Biohazard waste processing or disposal; and
- (e) Manufacture, transformation, or distribution of biologically accumulative poisons or other poisons that are or ever were registered in accordance with the provisions of the Federal Insecticide, Fungicide, and Rodenticide Act (7 USC 135, et sec.).
- (f) ATV (All Terrain Vehicle) tracks, cross-country circuits or other facilities de-signed or used for operation of such vehicles by other than the property owner/occupant as an activity accessory to their residential use of a property.
- (g) Placement of trailers or containerized cargo units on any property for storage or other uses, except as specifically authorized by the terms of this chapter.

(Ord. No. 05-13(R), 5/17/05; Ord. No. 08-17(R), 3/17/09)

Secs. 24.1-308—24.1-319. Reserved

DIVISION 2. RESIDENTIAL DISTRICTS

ZONING CATEGORIES - YORK COUNTY ZONING ORDINANCE

Zoning District	Primary Permitted Uses	Minimum Lot Area ⁽¹⁾	Minimum Lot Width ⁽¹⁾	Yard Regulations			Open Space Percentage
				Front	Side	Rear	
RC	Low Density Single-Family Detached, Agriculture, Military, Conservation Uses, and Environmentally Sensitive Areas	5 acre	300 feet	50 feet	50 feet	50 feet	-----
RR	Low Density Single-Family Detached, Farming	1 acre	150 feet	50 feet	20 feet	50 feet	-----
R33	Low Density Single-Family Detached, Subdivision Settings	33,000 sq. ft.	130 feet	50 feet	15 feet	30 feet	-----
R20	Medium Density Single-Family Detached	20,000 sq. ft.	100 feet	40 feet	15 feet	30 feet	-----
R13	High Density Single-Family Detached	13,500 sq. ft.	90 feet	30 feet	12.5 feet	25 feet	-----
R7	Manufactured Homes within a Manufactured Home Subdivision	7,500 sq. ft.	70 feet	30 feet	10 feet	20 feet	-----
RMF	Duplexes, Townhouses, Multiplexes, Apartments, and Condominiums	10 du/acre	-----	50 feet	25 feet	50 feet	-----
YVA	Residential and Nonresidential Uses within Historic Yorktown	None	-----	25 feet ⁽²⁾	10 feet ⁽²⁾	20 feet ⁽²⁾	25% ⁽³⁾
NB	Neighborhood Business, Retail Uses and Services for Nearby Residential Areas	20,000 sq. ft.	100 feet	40 feet	10 feet	20 feet	-----
LB	Limited Business, Limited Commercial Retail Uses, and Business and Professional Services having a predominant "9 to 5" character	20,000 sq. ft.	100 feet	40 feet	10 feet	10 feet	-----
GB	General Business (formerly Community Commercial), Broad Range of Retail Commercial Uses, Shopping Centers, Business and Professional Services, and Automotive Services	20,000 sq. ft.	100 feet	45 feet	10 feet	10 feet	-----
WCI	Waterfront Commercial, Marinas, Marine Supply Stores, Seafood Processing and Storage	1 acre	150 feet	45 feet	20 feet	50 feet	-----
EO	Economic Opportunity, Retail, Tourist-Related and Limited Industrial Activities	20,000 sq. ft.	100 feet	45 feet	10 feet	10 feet	-----
IL	Limited Industrial, Wholesaling and Warehousing Activities, Limited Manufacturing and Assembly, and Recycling Centers	20,000 sq. ft.	100 feet	45 feet	10 feet	10 feet	-----
IG	General Industrial, Warehousing, Petroleum Production, Broad Range of Industrial Uses, and Utility Facilities	30,000 sq. ft.	125 feet	50 feet	15 feet	15 feet	-----
PD	Planned Development	Varies	-----	-----	-----	-----	20% ⁽⁴⁾ - 25% ⁽⁵⁾

⁽¹⁾ Minimum lot requirements apply where both public water and public sewer are available. Larger lots are required where one or both are not available.

⁽²⁾ Single-Family Detached Only

⁽³⁾ Nonresidential only

⁽⁴⁾ Nonresidential

⁽⁵⁾ Residential

Demographic and Income Profile

6325 George Washington Memorial Hwy, Yorktown, Virginia,
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.16936
Longitude: -76.47208

Summary	Census 2010	2016	2021
Population	10,491	10,808	11,085
Households	4,142	4,254	4,358
Families	2,981	3,037	3,096
Average Household Size	2.51	2.52	2.52
Owner Occupied Housing Units	3,331	3,367	3,440
Renter Occupied Housing Units	811	887	919
Median Age	41.8	43.8	45.5
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.51%	0.97%	0.84%
Households	0.48%	0.93%	0.79%
Families	0.39%	0.86%	0.72%
Owner HHs	0.43%	0.89%	0.73%
Median Household Income	1.35%	2.35%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	159	3.7%	182	4.2%
\$15,000 - \$24,999	222	5.2%	217	5.0%
\$25,000 - \$34,999	304	7.1%	239	5.5%
\$35,000 - \$49,999	610	14.3%	725	16.6%
\$50,000 - \$74,999	824	19.4%	590	13.5%
\$75,000 - \$99,999	697	16.4%	804	18.4%
\$100,000 - \$149,999	864	20.3%	931	21.4%
\$150,000 - \$199,999	368	8.7%	429	9.8%
\$200,000+	205	4.8%	241	5.5%
Median Household Income	\$75,192		\$80,419	
Average Household Income	\$88,671		\$95,300	
Per Capita Income	\$35,396		\$37,978	

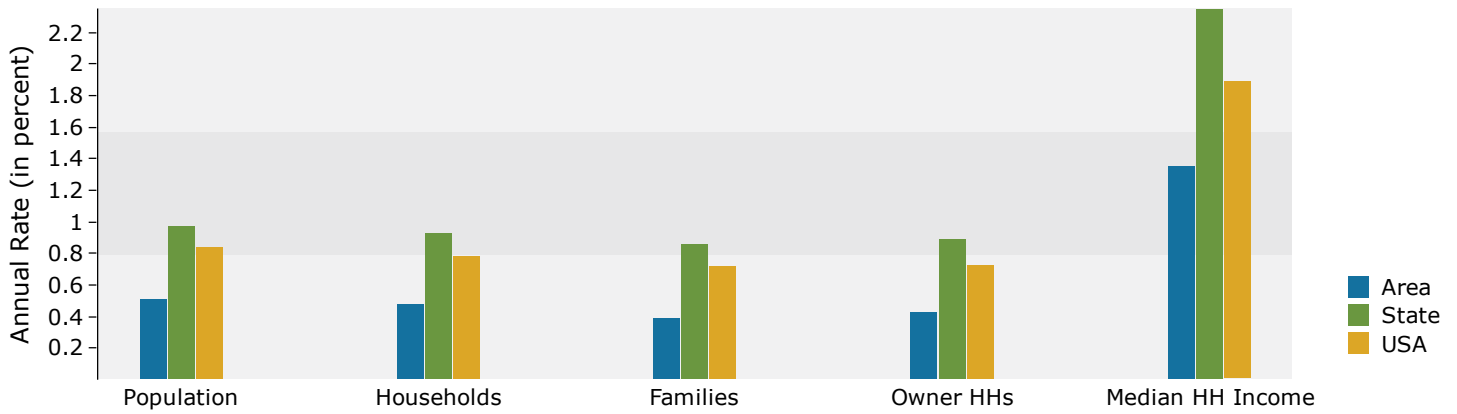
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	497	4.7%	480	4.4%	488	4.4%
5 - 9	672	6.4%	578	5.3%	556	5.0%
10 - 14	796	7.6%	734	6.8%	651	5.9%
15 - 19	771	7.3%	704	6.5%	666	6.0%
20 - 24	468	4.5%	564	5.2%	519	4.7%
25 - 34	1,094	10.4%	1,134	10.5%	1,160	10.5%
35 - 44	1,424	13.6%	1,389	12.8%	1,424	12.8%
45 - 54	1,806	17.2%	1,675	15.5%	1,574	14.2%
55 - 64	1,348	12.8%	1,579	14.6%	1,687	15.2%
65 - 74	934	8.9%	1,182	10.9%	1,398	12.6%
75 - 84	502	4.8%	558	5.2%	685	6.2%
85+	179	1.7%	233	2.2%	274	2.5%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,385	79.9%	8,499	78.6%	8,562	77.2%
Black Alone	1,229	11.7%	1,229	11.4%	1,236	11.2%
American Indian Alone	36	0.3%	36	0.3%	37	0.3%
Asian Alone	385	3.7%	461	4.3%	537	4.8%
Pacific Islander Alone	8	0.1%	13	0.1%	17	0.2%
Some Other Race Alone	152	1.4%	212	2.0%	276	2.5%
Two or More Races	296	2.8%	358	3.3%	420	3.8%
Hispanic Origin (Any Race)	430	4.1%	647	6.0%	837	7.6%

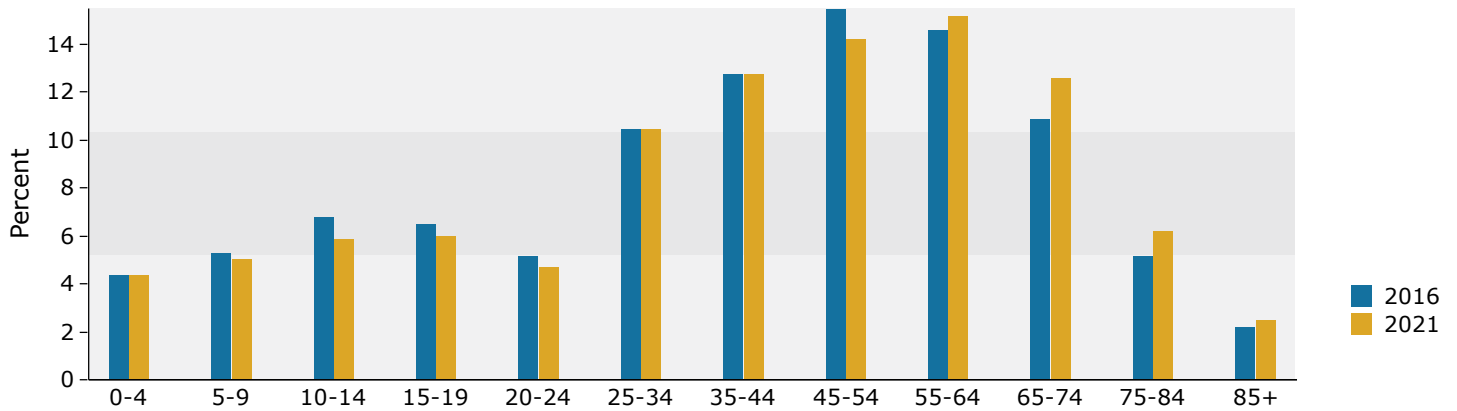
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

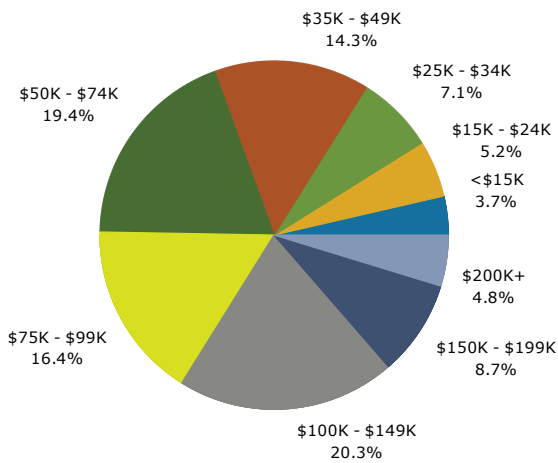
Trends 2016-2021



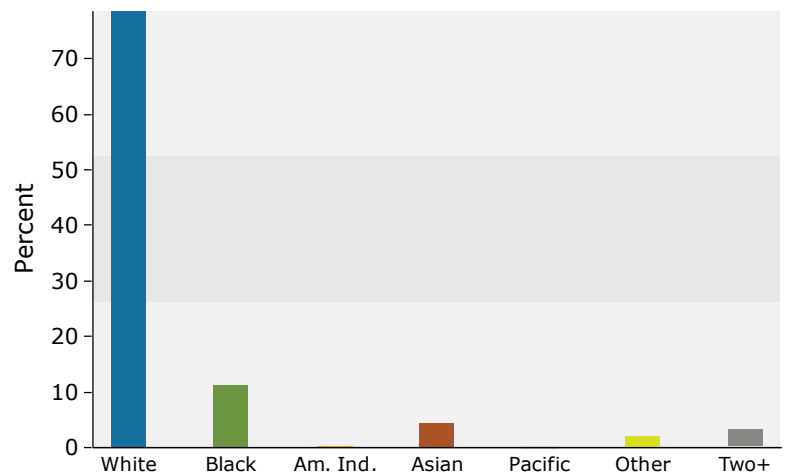
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 6.0%

Demographic and Income Profile

6325 George Washington Memorial Hwy, Yorktown, Virginia,
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.16936
Longitude: -76.47208

Summary	Census 2010	2016	2021
Population	53,685	55,283	56,704
Households	21,029	21,560	22,079
Families	15,038	15,289	15,584
Average Household Size	2.53	2.54	2.54
Owner Occupied Housing Units	14,224	14,188	14,463
Renter Occupied Housing Units	6,805	7,371	7,617
Median Age	37.6	38.9	39.7
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.51%	0.97%	0.84%
Households	0.48%	0.93%	0.79%
Families	0.38%	0.86%	0.72%
Owner HHs	0.38%	0.89%	0.73%
Median Household Income	2.08%	2.35%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	1,358	6.3%	1,564	7.1%
\$15,000 - \$24,999	1,194	5.5%	1,186	5.4%
\$25,000 - \$34,999	1,611	7.5%	1,319	6.0%
\$35,000 - \$49,999	3,012	14.0%	3,713	16.8%
\$50,000 - \$74,999	4,369	20.3%	2,966	13.4%
\$75,000 - \$99,999	3,146	14.6%	3,474	15.7%
\$100,000 - \$149,999	4,161	19.3%	4,608	20.9%
\$150,000 - \$199,999	1,583	7.3%	1,941	8.8%
\$200,000+	1,125	5.2%	1,308	5.9%
Median Household Income	\$69,069		\$76,552	
Average Household Income	\$85,897		\$92,309	
Per Capita Income	\$33,460		\$35,862	

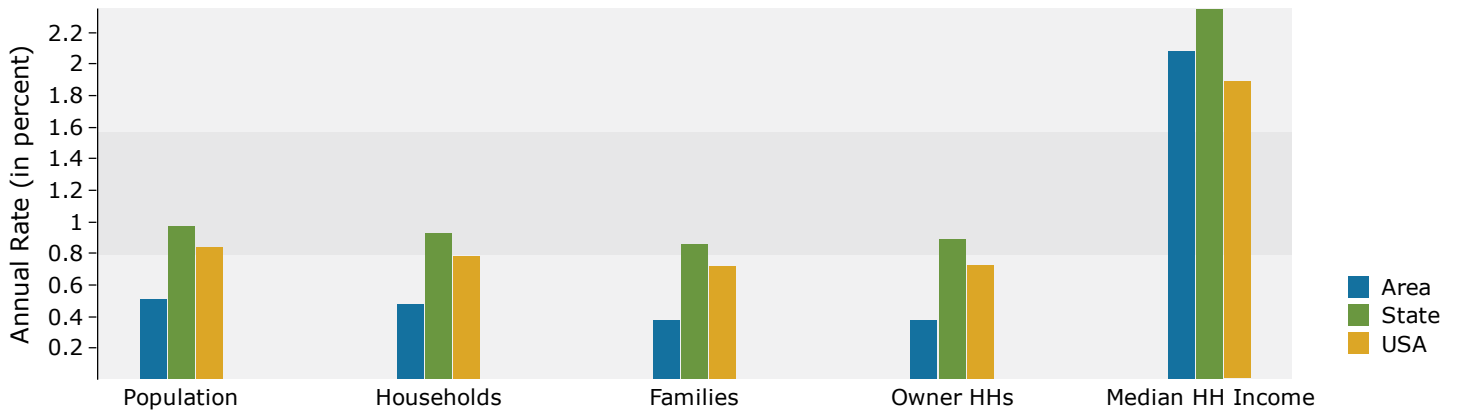
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,280	6.1%	3,162	5.7%	3,227	5.7%
5 - 9	3,559	6.6%	3,419	6.2%	3,288	5.8%
10 - 14	3,923	7.3%	3,756	6.8%	3,616	6.4%
15 - 19	3,953	7.4%	3,526	6.4%	3,430	6.0%
20 - 24	3,513	6.5%	3,595	6.5%	3,309	5.8%
25 - 34	6,859	12.8%	7,575	13.7%	7,891	13.9%
35 - 44	7,006	13.0%	6,930	12.5%	7,414	13.1%
45 - 54	8,907	16.6%	8,001	14.5%	7,224	12.7%
55 - 64	6,344	11.8%	7,391	13.4%	7,763	13.7%
65 - 74	3,683	6.9%	4,877	8.8%	5,800	10.2%
75 - 84	1,893	3.5%	2,132	3.9%	2,681	4.7%
85+	766	1.4%	920	1.7%	1,060	1.9%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	35,232	65.6%	35,622	64.4%	35,842	63.2%
Black Alone	12,758	23.8%	12,762	23.1%	12,770	22.5%
American Indian Alone	183	0.3%	190	0.3%	200	0.4%
Asian Alone	2,291	4.3%	2,793	5.1%	3,262	5.8%
Pacific Islander Alone	90	0.2%	127	0.2%	159	0.3%
Some Other Race Alone	1,076	2.0%	1,401	2.5%	1,733	3.1%
Two or More Races	2,054	3.8%	2,388	4.3%	2,739	4.8%
Hispanic Origin (Any Race)	3,275	6.1%	4,473	8.1%	5,611	9.9%

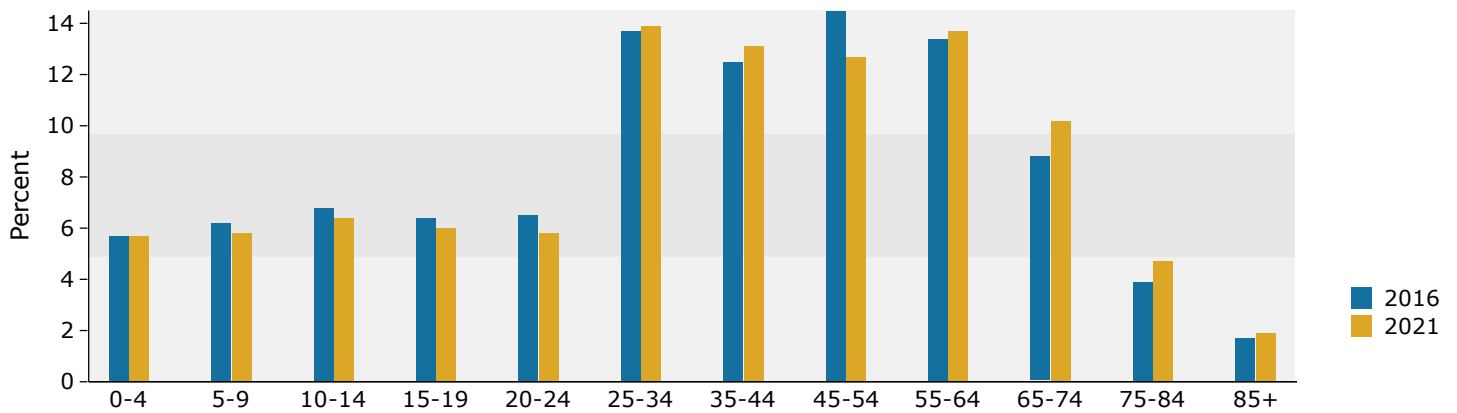
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

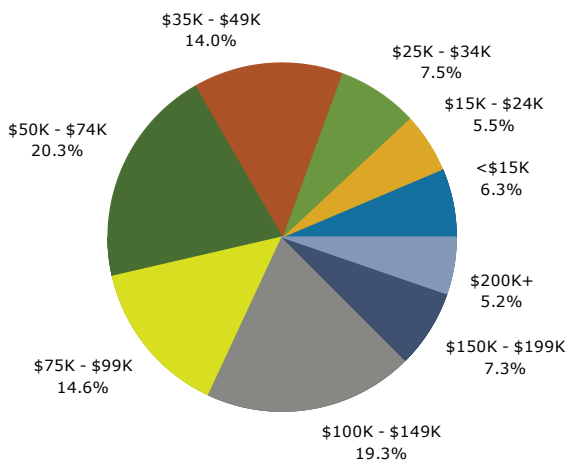
Trends 2016-2021



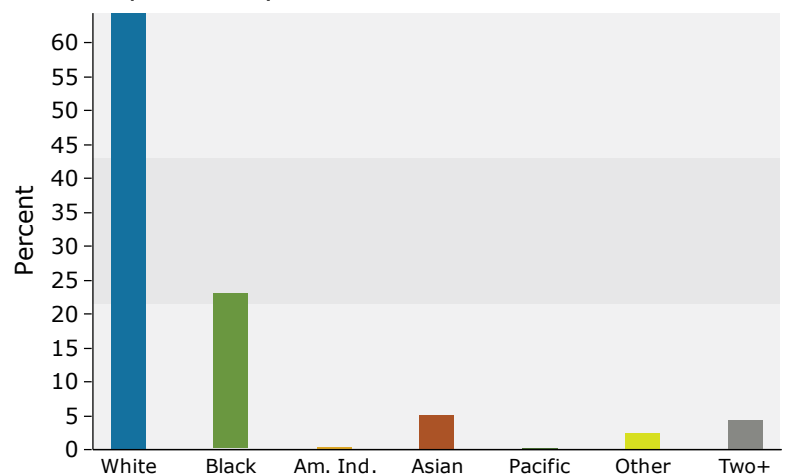
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 8.1%

Demographic and Income Profile

6325 George Washington Memorial Hwy, Yorktown, Virginia,
Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

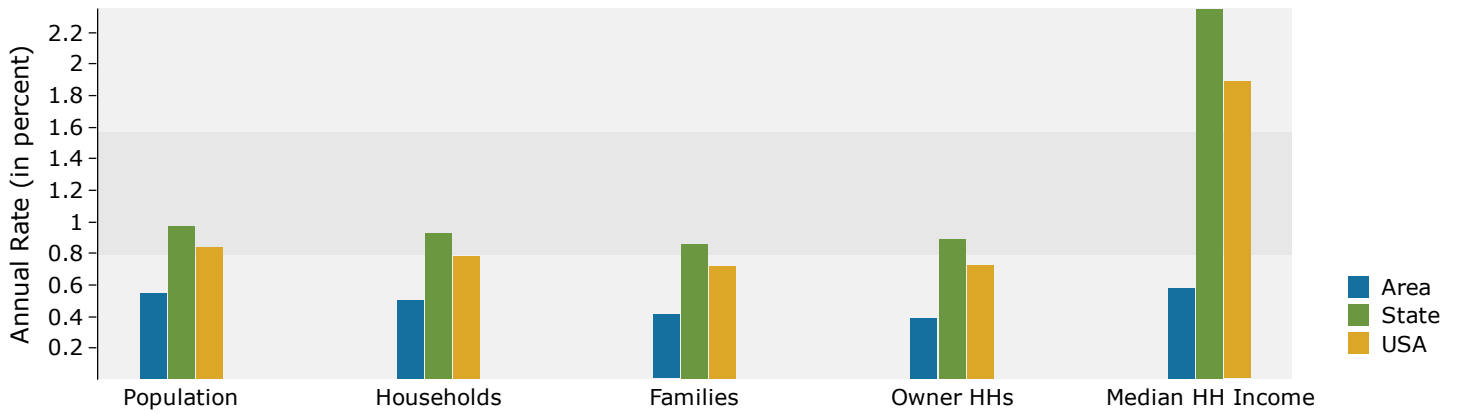
Latitude: 37.16936
Longitude: -76.47208

Summary	Census 2010	2016	2021			
Population	159,333	164,517	169,058			
Households	61,945	63,618	65,215			
Families	42,784	43,584	44,478			
Average Household Size	2.54	2.55	2.56			
Owner Occupied Housing Units	36,317	36,140	36,844			
Renter Occupied Housing Units	25,628	27,477	28,371			
Median Age	34.0	35.0	36.0			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	0.55%	0.97%	0.84%			
Households	0.50%	0.93%	0.79%			
Families	0.41%	0.86%	0.72%			
Owner HHs	0.39%	0.89%	0.73%			
Median Household Income	0.58%	2.35%	1.89%			
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
<\$15,000	5,020	7.9%	5,838	9.0%		
\$15,000 - \$24,999	4,344	6.8%	4,359	6.7%		
\$25,000 - \$34,999	5,880	9.2%	5,154	7.9%		
\$35,000 - \$49,999	9,443	14.8%	12,220	18.7%		
\$50,000 - \$74,999	13,144	20.7%	8,486	13.0%		
\$75,000 - \$99,999	9,138	14.4%	10,159	15.6%		
\$100,000 - \$149,999	10,193	16.0%	11,317	17.4%		
\$150,000 - \$199,999	3,965	6.2%	4,806	7.4%		
\$200,000+	2,491	3.9%	2,876	4.4%		
Median Household Income	\$61,001		\$62,803			
Average Household Income	\$77,172		\$81,893			
Per Capita Income	\$30,090		\$31,826			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,532	7.2%	11,138	6.8%	11,406	6.7%
5 - 9	11,116	7.0%	11,032	6.7%	10,742	6.4%
10 - 14	11,119	7.0%	10,862	6.6%	10,816	6.4%
15 - 19	11,343	7.1%	10,439	6.3%	10,219	6.0%
20 - 24	12,696	8.0%	12,359	7.5%	11,629	6.9%
25 - 34	23,964	15.0%	26,543	16.1%	27,166	16.1%
35 - 44	20,561	12.9%	20,435	12.4%	22,642	13.4%
45 - 54	23,954	15.0%	21,517	13.1%	19,263	11.4%
55 - 64	16,470	10.3%	19,393	11.8%	20,565	12.2%
65 - 74	9,572	6.0%	12,554	7.6%	14,728	8.7%
75 - 84	5,136	3.2%	5,918	3.6%	7,157	4.2%
85+	1,871	1.2%	2,329	1.4%	2,726	1.6%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	94,640	59.4%	95,548	58.1%	96,030	56.8%
Black Alone	45,447	28.5%	45,671	27.8%	45,829	27.1%
American Indian Alone	719	0.5%	767	0.5%	817	0.5%
Asian Alone	6,742	4.2%	8,284	5.0%	9,664	5.7%
Pacific Islander Alone	308	0.2%	416	0.3%	510	0.3%
Some Other Race Alone	4,481	2.8%	5,682	3.5%	6,878	4.1%
Two or More Races	6,997	4.4%	8,150	5.0%	9,329	5.5%
Hispanic Origin (Any Race)	12,437	7.8%	16,378	10.0%	20,235	12.0%

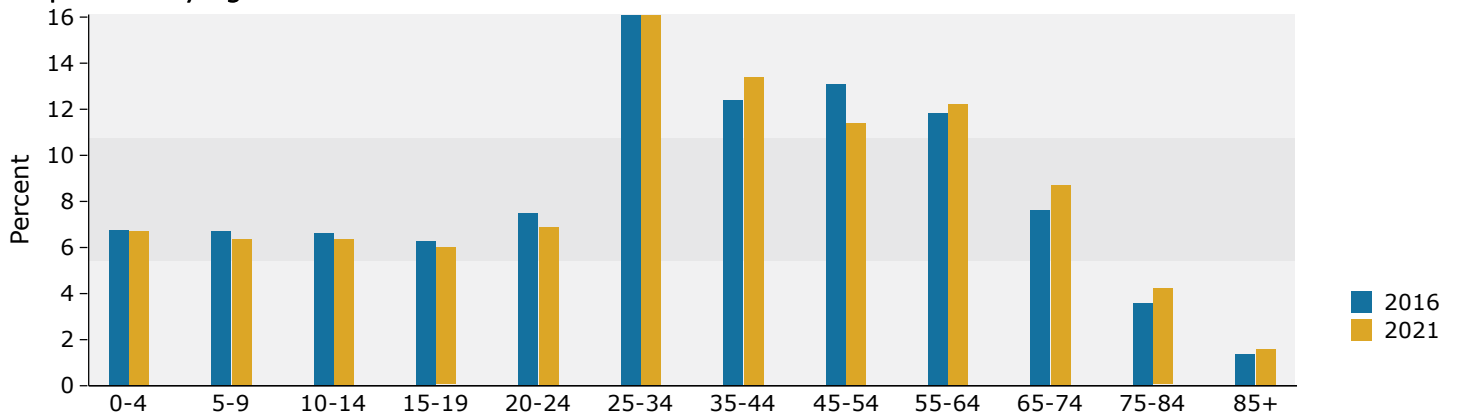
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

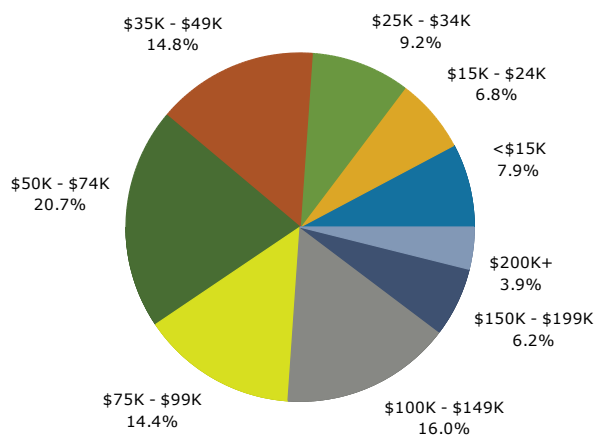
Trends 2016-2021



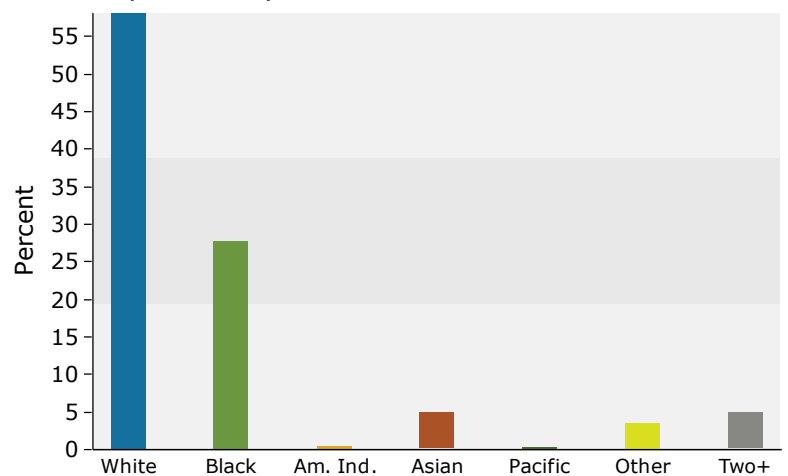
Population by Age



2016 Household Income



2016 Population by Race

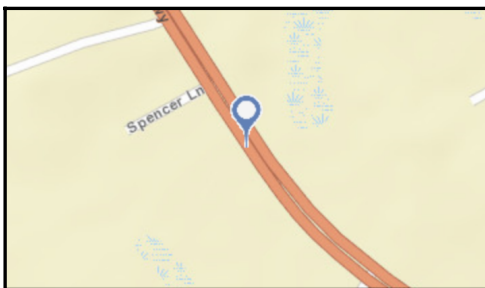
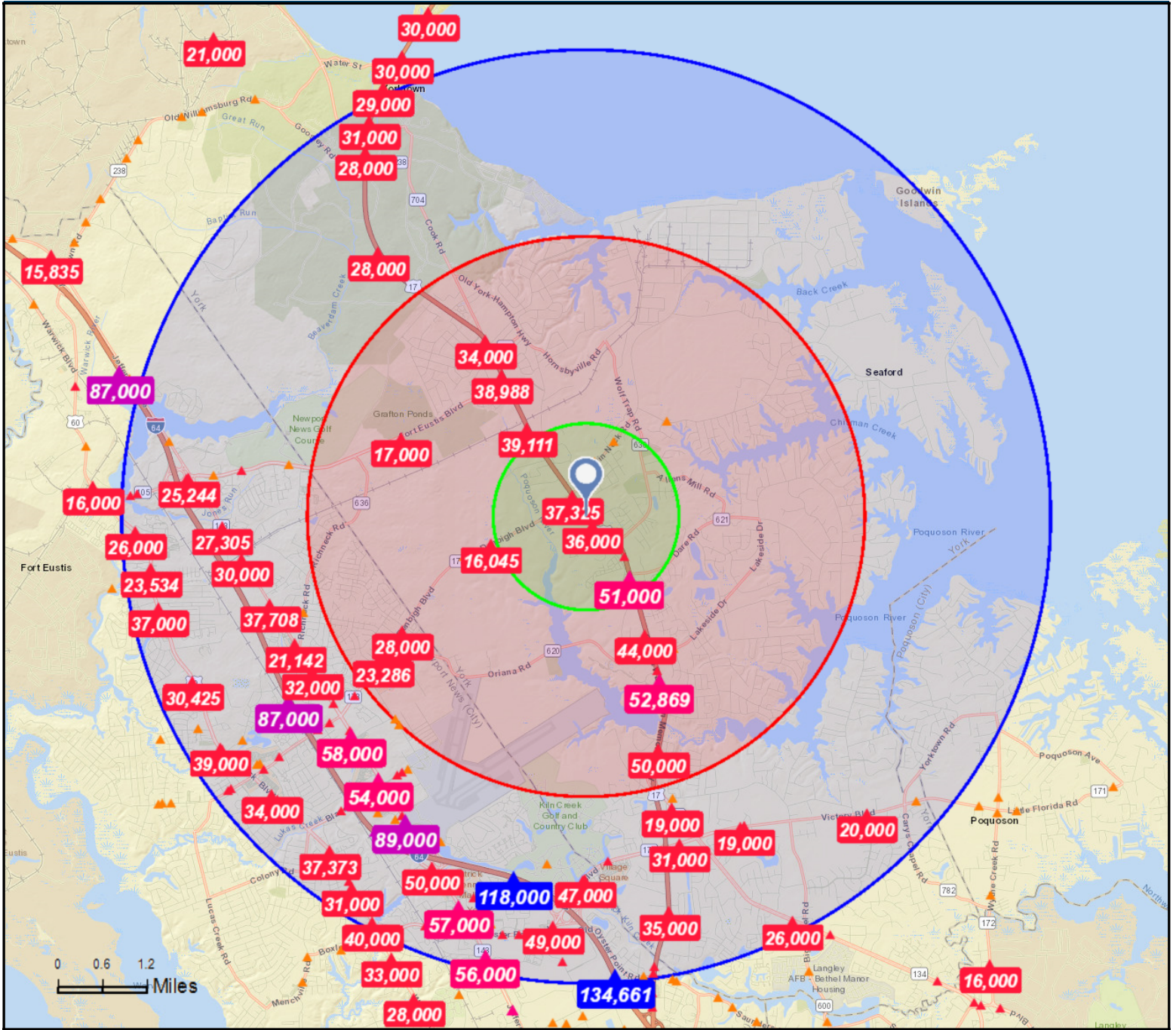


2016 Percent Hispanic Origin: 10.0%

Traffic Count Map

6325 George Washington Memorial Hwy, Yorktown, Virginia,
 6325 George Washington Memorial Hwy, Yorktown, Virginia, 23692
 Rings: 1, 3, 5 mile radii

Prepared by Janice Lewis, CCIM
 Latitude: 37.16936
 Longitude: -76.47208



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

November 01, 2016

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