

For Lease

New Office/Warehouse

144 Tewning Road
Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Ron A. Campana, Jr.

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Ron@CampanaWaltz.com

www.CampanaWaltz.com

Campana Waltz
Commercial Real Estate, LLC

*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

New Office / Warehouse for Lease
144 Tewning Road
Williamsburg, Virginia

Location:	144 Tewning Road, Williamsburg
Description:	Centrally located in Williamsburg, Virginia, Tewning Road combines location with professional office/warehouse space in a setting catering to small to mid-sized industrial businesses. The building is located in close proximity to New Town and is only minutes from High Street, The College of William & Mary, Colonial Williamsburg, and Route 199. The space offers a very functional layout and is brand new construction.
Improvements:	Suites B & C: 4,000 Square Feet (Fully Conditioned) Suite D: 1,500 Square Feet Suite E: 1,500 Square Feet Suite F: 1,500 Square Feet Suites G & H: 3,000 Square Feet Suites I & J: 3,000 Square Feet (Suites D-J can be combined for up to 10,500 Square Feet)
Site:	± 2 Acres of Land
Year Built:	2018
Lease Rate:	Suites B & C = \$10.50/ Square Foot Suites D-J = \$9.50/Square Foot (Landlord pays exterior maintenance, real estate taxes, and major peril insurance)
Zoning:	M-1- Limited Business / Industrial District. Multiple

Additional Amenities:

- LED Lighting throughout the building with high ceilings
- Additional Mezzanine Space included in each rental
- Office includes reception area, 1 office, kitchenette, and 1 restroom
- Warehouse has 1 oversized grade level door and 1 personnel door

Also included:

- Floor Plan
- Site Plan
- Aerial Maps
- Location Map
- Zoning Information
- Demographic Information

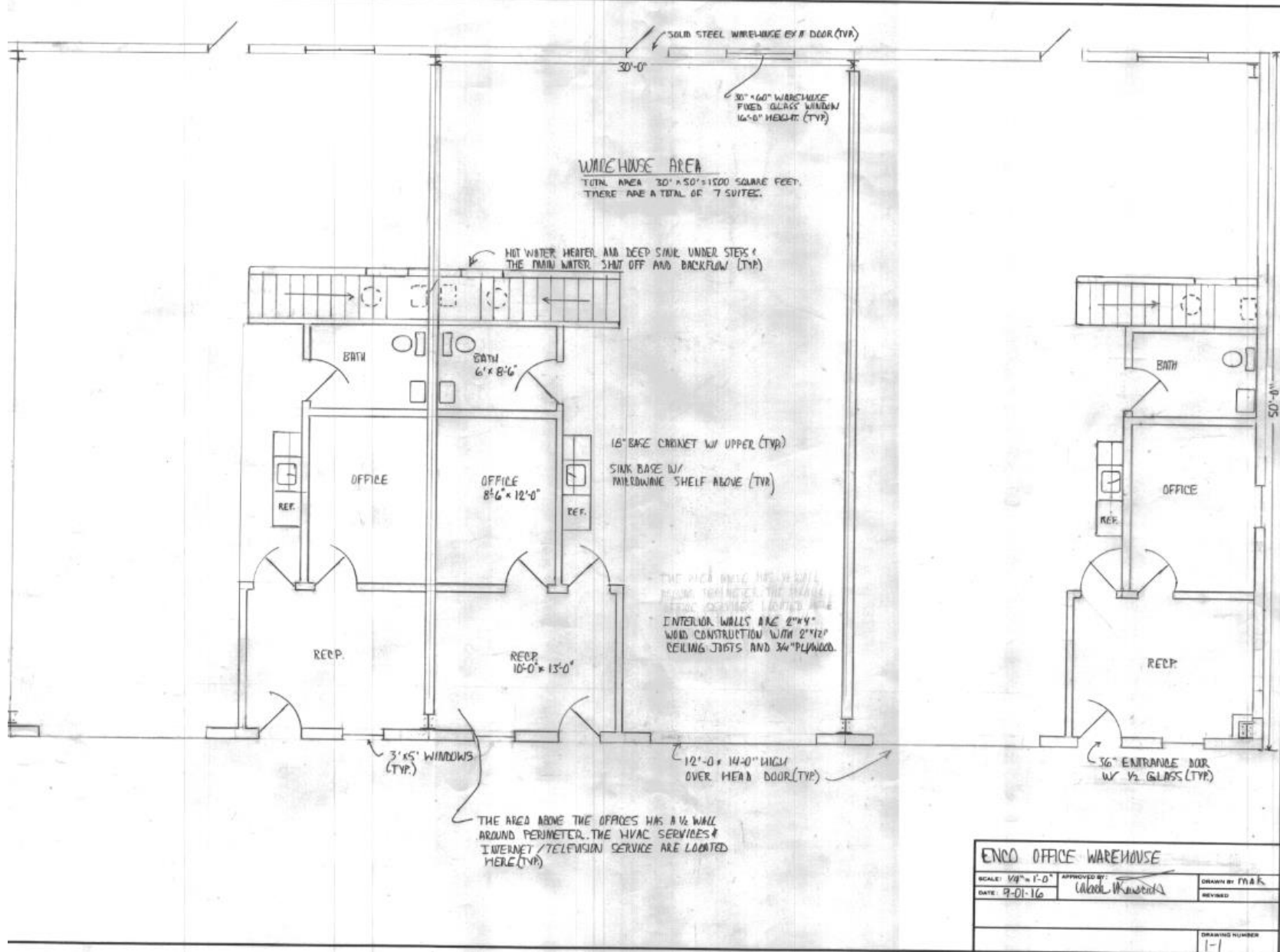
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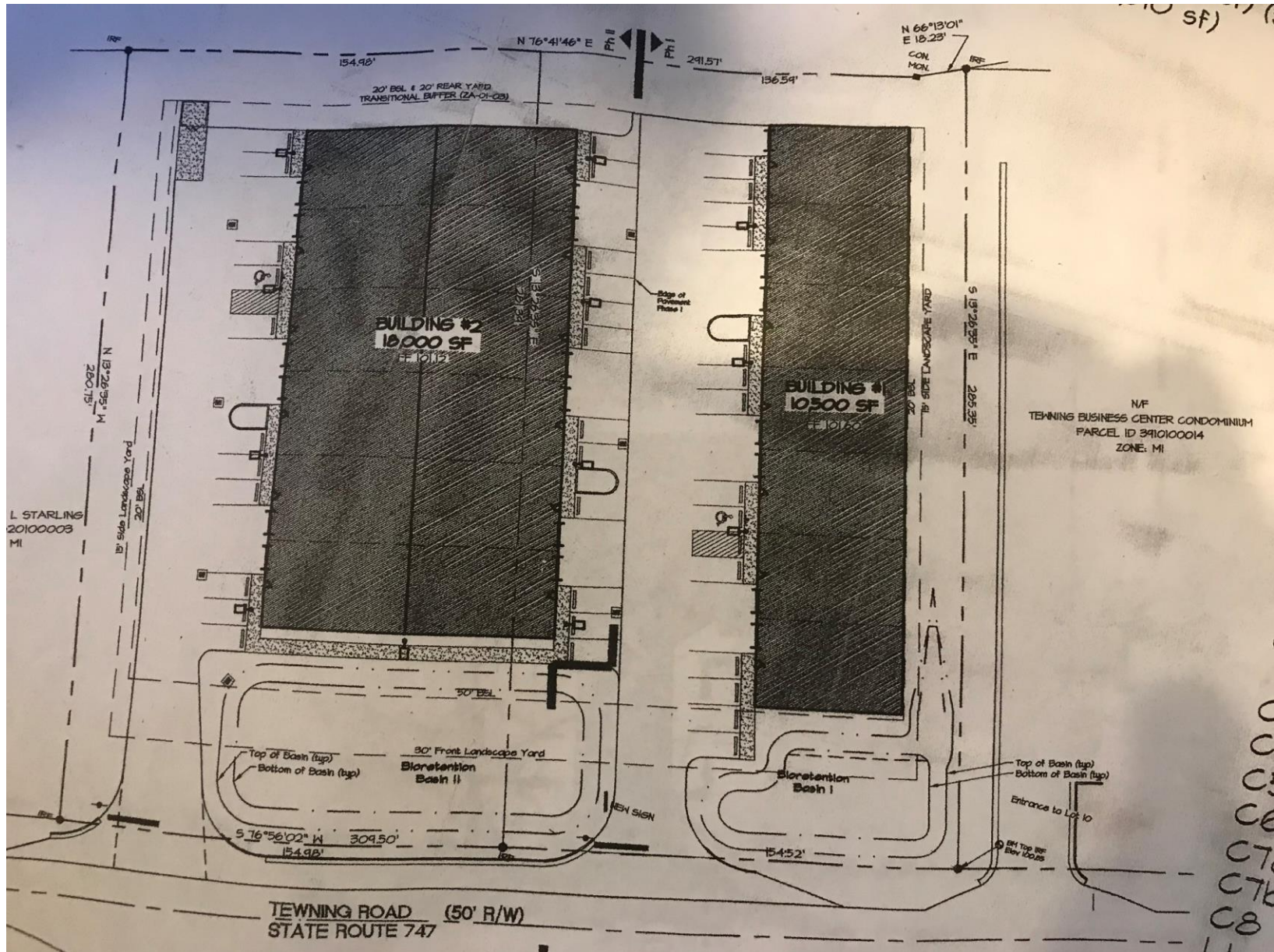
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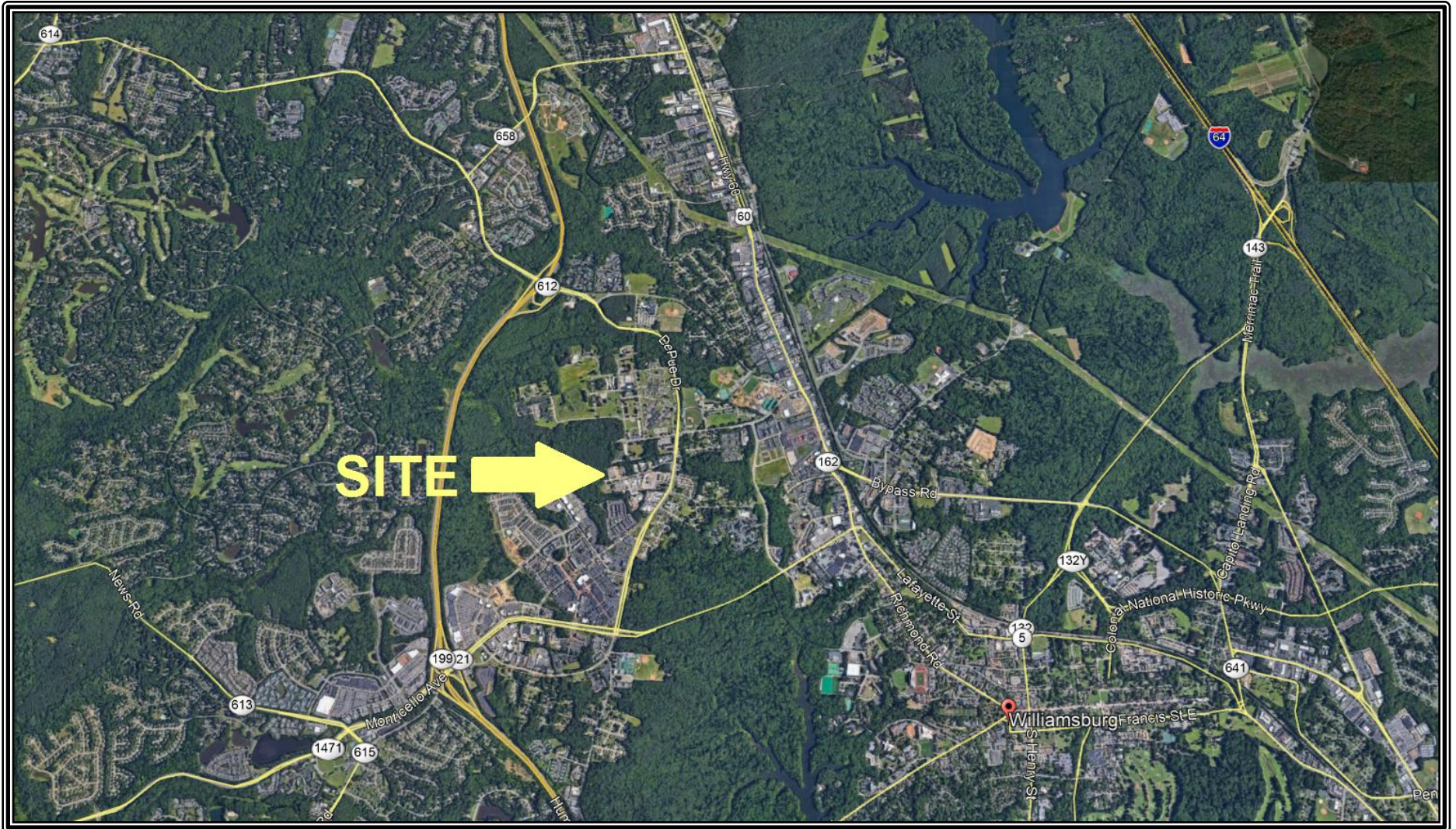
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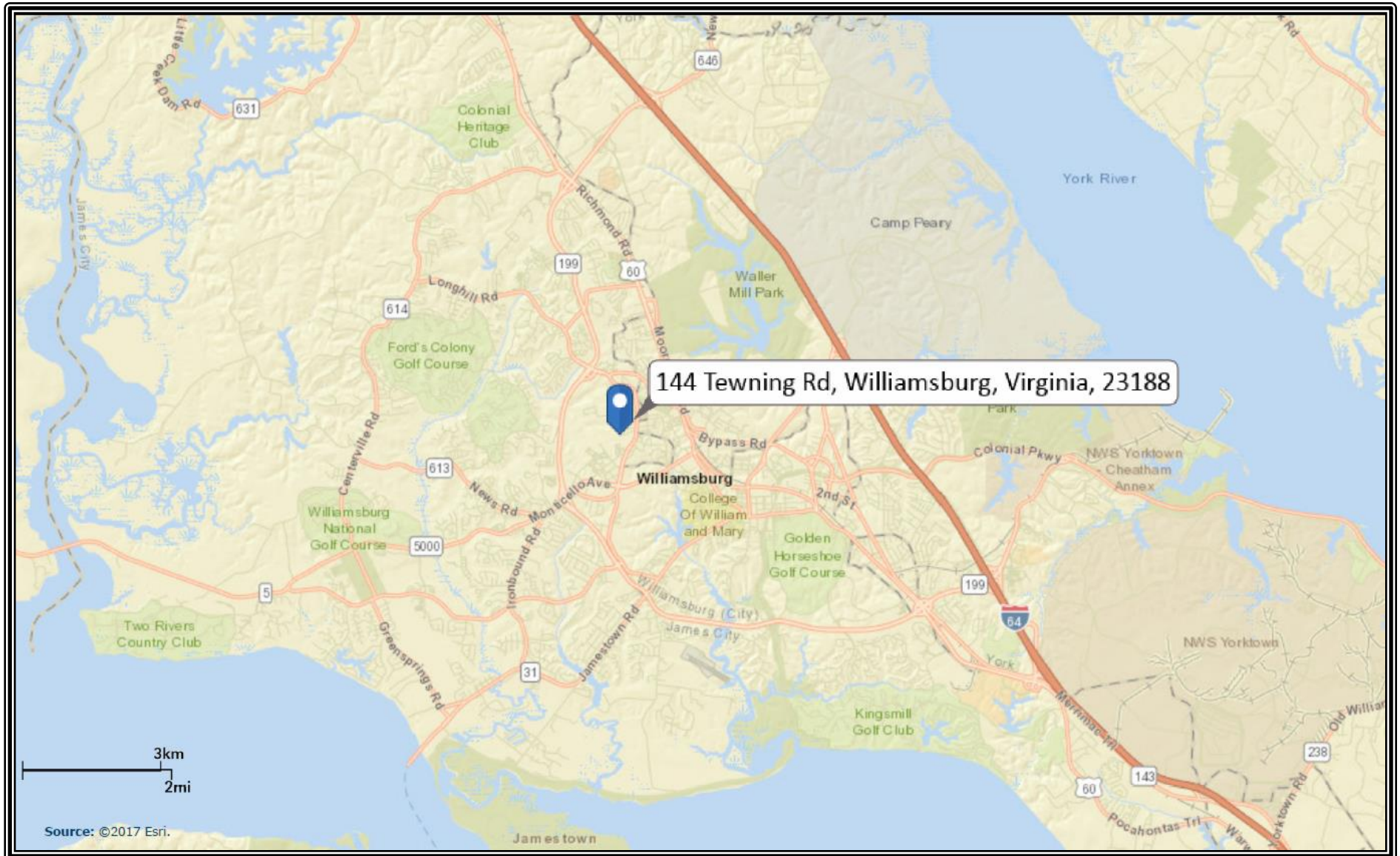
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Demographic and Income Profile

144 Tewning Rd, Williamsburg, Virginia, 23188
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.28589

Longitude: -76.73828

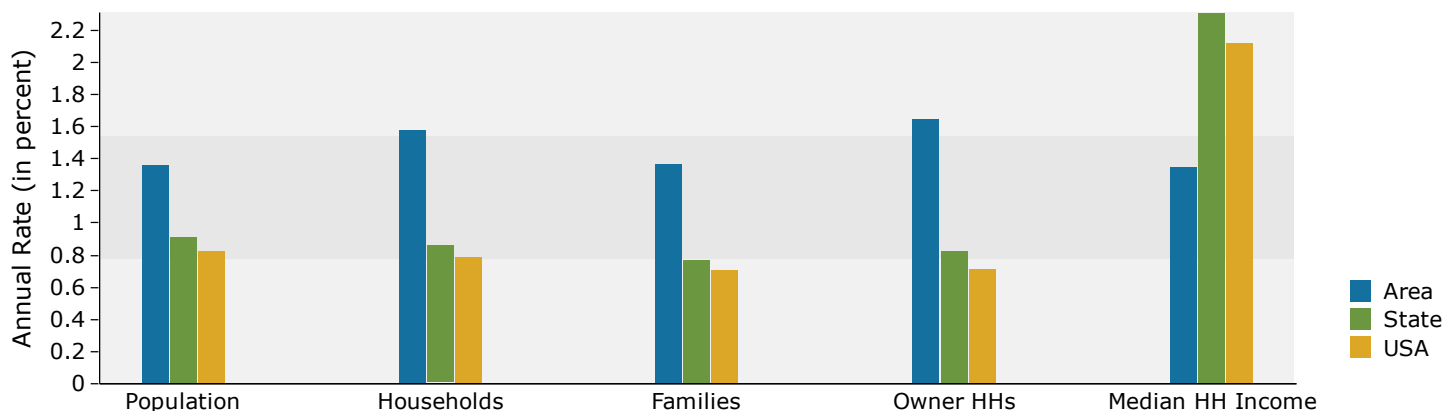
Summary	Census 2010	2017	2022				
Population	4,971	5,413	5,792				
Households	2,311	2,547	2,755				
Families	1,096	1,180	1,263				
Average Household Size	1.73	1.75	1.75				
Owner Occupied Housing Units	1,045	1,076	1,168				
Renter Occupied Housing Units	1,266	1,471	1,587				
Median Age	37.5	39.6	41.9				
Trends: 2017 - 2022 Annual Rate	Area	State	National				
Population	1.36%	0.92%	0.83%				
Households	1.58%	0.86%	0.79%				
Families	1.37%	0.77%	0.71%				
Owner HHs	1.65%	0.83%	0.72%				
Median Household Income	1.35%	2.31%	2.12%				
Households by Income	2017		2022				
	Number	Percent	Number	Percent			
	<\$15,000	297	11.7%	317	11.5%		
	\$15,000 - \$24,999	190	7.5%	193	7.0%		
	\$25,000 - \$34,999	295	11.6%	297	10.8%		
	\$35,000 - \$49,999	492	19.3%	494	17.9%		
	\$50,000 - \$74,999	409	16.1%	411	14.9%		
	\$75,000 - \$99,999	314	12.3%	358	13.0%		
	\$100,000 - \$149,999	350	13.7%	426	15.5%		
	\$150,000 - \$199,999	104	4.1%	136	4.9%		
\$200,000+	95	3.7%	123	4.5%			
Median Household Income	\$49,957		\$53,409				
Average Household Income	\$69,150		\$77,656				
Per Capita Income	\$32,632		\$36,310				
Population by Age	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	185	3.7%	190	3.5%	206	3.6%
	5 - 9	155	3.1%	177	3.3%	200	3.5%
	10 - 14	172	3.5%	185	3.4%	197	3.4%
	15 - 19	482	9.7%	470	8.7%	476	8.2%
	20 - 24	748	15.0%	681	12.6%	654	11.3%
	25 - 34	639	12.8%	748	13.8%	677	11.7%
	35 - 44	454	9.1%	515	9.5%	678	11.7%
	45 - 54	520	10.5%	518	9.6%	530	9.2%
	55 - 64	522	10.5%	549	10.1%	591	10.2%
	65 - 74	464	9.3%	598	11.0%	652	11.3%
	75 - 84	348	7.0%	420	7.8%	542	9.4%
85+	285	5.7%	362	6.7%	388	6.7%	
Race and Ethnicity	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	3,658	73.6%	3,813	70.5%	3,948	68.2%
	Black Alone	897	18.0%	1,062	19.6%	1,187	20.5%
	American Indian Alone	11	0.2%	14	0.3%	17	0.3%
	Asian Alone	183	3.7%	230	4.2%	275	4.7%
	Pacific Islander Alone	5	0.1%	6	0.1%	7	0.1%
	Some Other Race Alone	75	1.5%	102	1.9%	127	2.2%
	Two or More Races	143	2.9%	185	3.4%	232	4.0%
	Hispanic Origin (Any Race)	228	4.6%	304	5.6%	377	6.5%

Data Note: Income is expressed in current dollars.

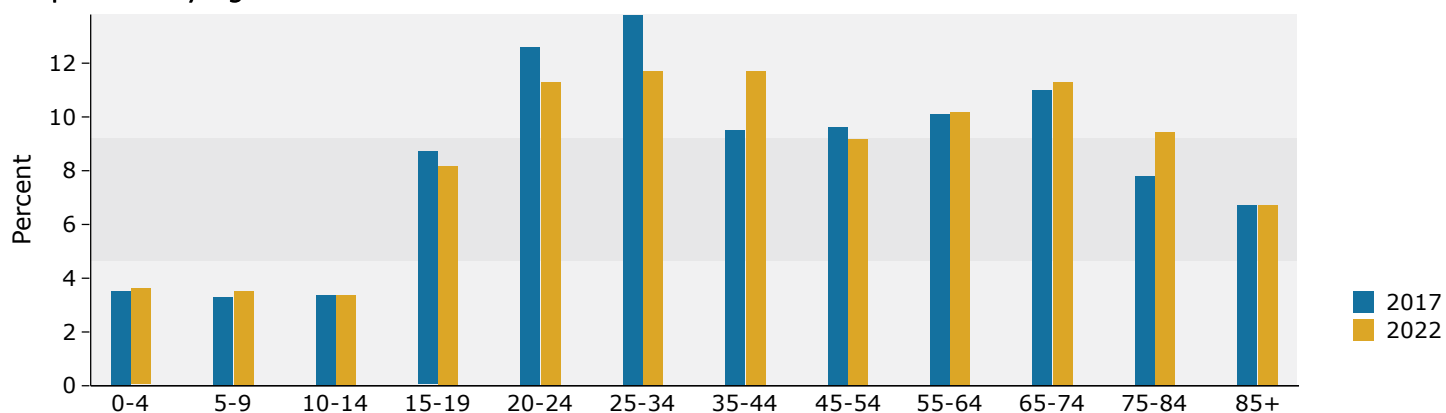
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

January 15, 2018

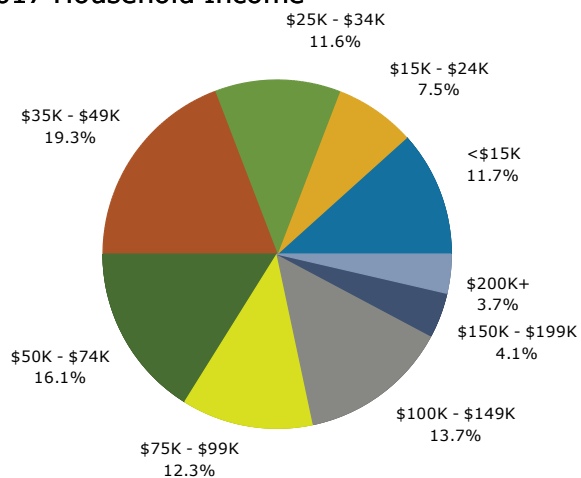
Trends 2017-2022



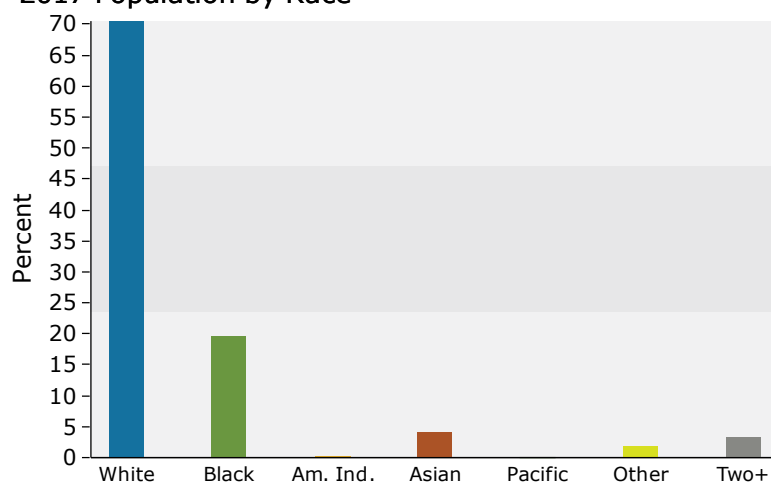
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 5.6%



Demographic and Income Profile

144 Tewning Rd, Williamsburg, Virginia, 23188
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.28589

Longitude: -76.73828

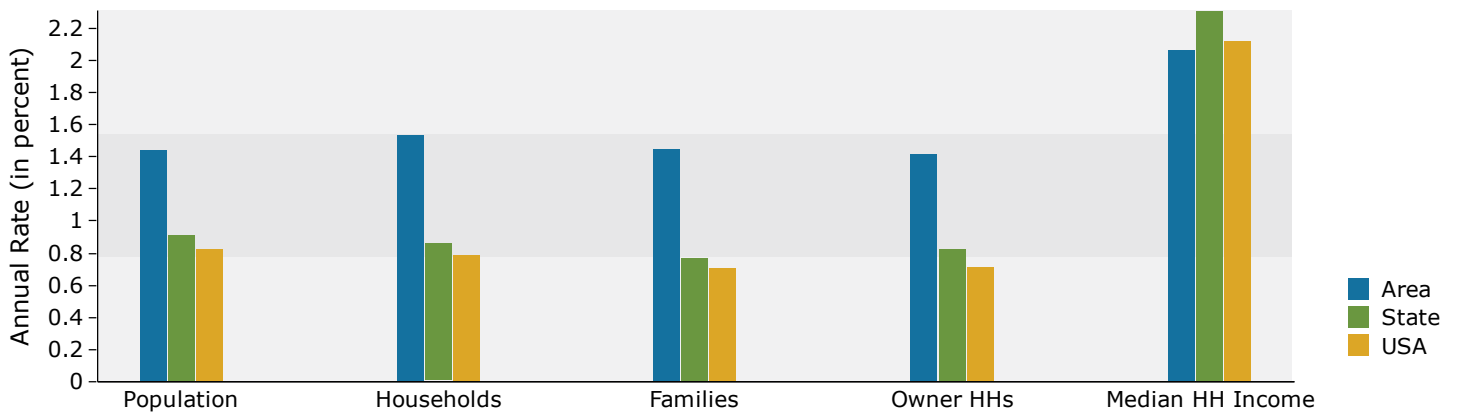
Summary	Census 2010	2017	2022				
Population	37,651	41,649	44,738				
Households	14,290	15,781	17,034				
Families	9,179	10,074	10,827				
Average Household Size	2.33	2.35	2.36				
Owner Occupied Housing Units	8,995	9,592	10,293				
Renter Occupied Housing Units	5,295	6,188	6,741				
Median Age	37.1	38.9	40.7				
Trends: 2017 - 2022 Annual Rate	Area	State	National				
Population	1.44%	0.92%	0.83%				
Households	1.54%	0.86%	0.79%				
Families	1.45%	0.77%	0.71%				
Owner HHs	1.42%	0.83%	0.72%				
Median Household Income	2.06%	2.31%	2.12%				
Households by Income	2017		2022				
	Number	Percent	Number	Percent			
	<\$15,000	1,307	8.3%	1,396	8.2%		
	\$15,000 - \$24,999	1,109	7.0%	1,119	6.6%		
	\$25,000 - \$34,999	1,328	8.4%	1,311	7.7%		
	\$35,000 - \$49,999	1,907	12.1%	1,869	11.0%		
	\$50,000 - \$74,999	2,607	16.5%	2,484	14.6%		
	\$75,000 - \$99,999	2,135	13.5%	2,327	13.7%		
	\$100,000 - \$149,999	3,057	19.4%	3,552	20.9%		
	\$150,000 - \$199,999	1,192	7.6%	1,555	9.1%		
	\$200,000+	1,138	7.2%	1,421	8.3%		
Median Household Income	\$70,274		\$77,805				
Average Household Income	\$91,190		\$102,412				
Per Capita Income	\$36,617		\$40,957				
Population by Age	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	1,725	4.6%	1,737	4.2%	1,842	4.1%
	5 - 9	1,732	4.6%	1,847	4.4%	1,942	4.3%
	10 - 14	1,885	5.0%	1,947	4.7%	2,109	4.7%
	15 - 19	3,683	9.8%	3,767	9.0%	3,859	8.6%
	20 - 24	4,963	13.2%	4,968	11.9%	4,817	10.8%
	25 - 34	4,109	10.9%	4,928	11.8%	4,916	11.0%
	35 - 44	3,869	10.3%	4,003	9.6%	4,894	10.9%
	45 - 54	4,408	11.7%	4,540	10.9%	4,425	9.9%
	55 - 64	4,397	11.7%	4,899	11.8%	5,341	11.9%
	65 - 74	3,827	10.2%	4,856	11.7%	5,383	12.0%
	75 - 84	2,243	6.0%	2,952	7.1%	3,763	8.4%
	85+	810	2.2%	1,204	2.9%	1,446	3.2%
Race and Ethnicity	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	29,348	77.9%	31,565	75.8%	33,061	73.9%
	Black Alone	5,044	13.4%	5,730	13.8%	6,261	14.0%
	American Indian Alone	94	0.2%	126	0.3%	153	0.3%
	Asian Alone	1,425	3.8%	1,884	4.5%	2,317	5.2%
	Pacific Islander Alone	38	0.1%	45	0.1%	49	0.1%
	Some Other Race Alone	587	1.6%	803	1.9%	1,003	2.2%
	Two or More Races	1,115	3.0%	1,496	3.6%	1,893	4.2%
	Hispanic Origin (Any Race)	1,904	5.1%	2,647	6.4%	3,319	7.4%

Data Note: Income is expressed in current dollars.

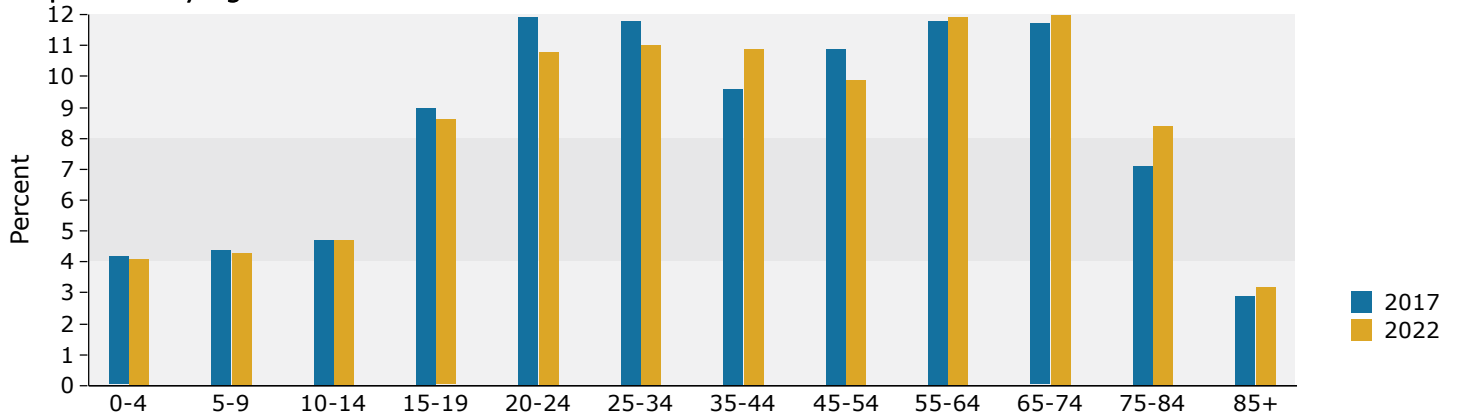
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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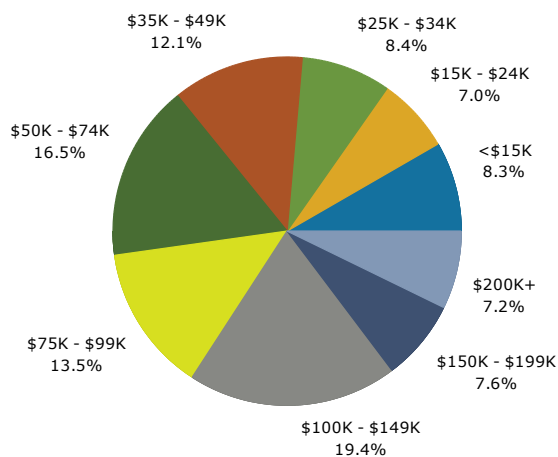
Trends 2017-2022



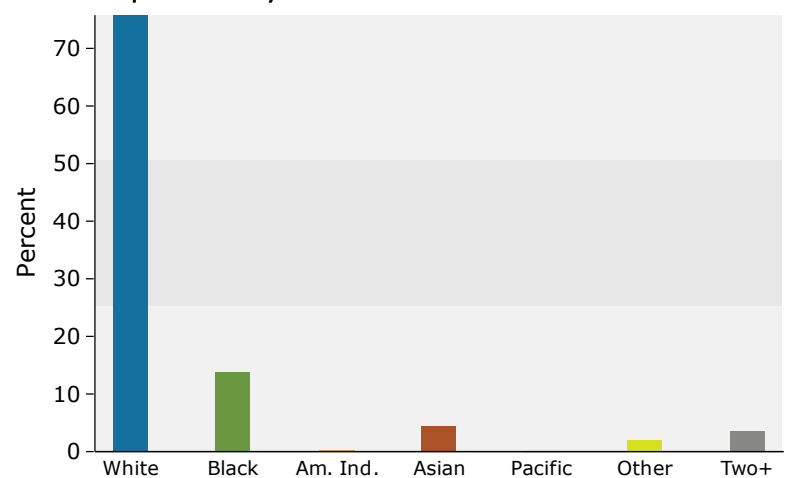
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 6.4%



Demographic and Income Profile

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Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.28589
Longitude: -76.73828

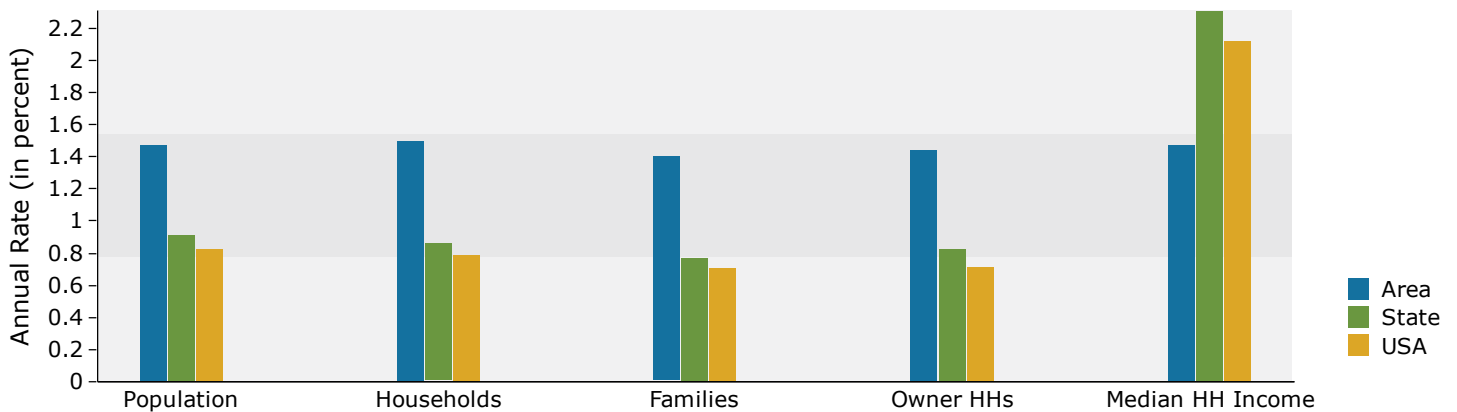
Summary	Census 2010	2017	2022				
Population	76,442	84,877	91,282				
Households	29,740	32,903	35,447				
Families	20,518	22,512	24,135				
Average Household Size	2.41	2.43	2.43				
Owner Occupied Housing Units	20,994	22,530	24,197				
Renter Occupied Housing Units	8,746	10,374	11,250				
Median Age	41.8	43.9	45.1				
Trends: 2017 - 2022 Annual Rate	Area	State	National				
Population	1.47%	0.92%	0.83%				
Households	1.50%	0.86%	0.79%				
Families	1.40%	0.77%	0.71%				
Owner HHs	1.44%	0.83%	0.72%				
Median Household Income	1.47%	2.31%	2.12%				
Households by Income	2017		2022				
	Number	Percent	Number	Percent			
	<\$15,000	2,262	6.9%	2,439	6.9%		
	\$15,000 - \$24,999	2,016	6.1%	2,053	5.8%		
	\$25,000 - \$34,999	2,590	7.9%	2,552	7.2%		
	\$35,000 - \$49,999	3,690	11.2%	3,608	10.2%		
	\$50,000 - \$74,999	5,669	17.2%	5,406	15.3%		
	\$75,000 - \$99,999	4,723	14.4%	5,112	14.4%		
	\$100,000 - \$149,999	6,359	19.3%	7,311	20.6%		
	\$150,000 - \$199,999	2,809	8.5%	3,596	10.1%		
	\$200,000+	2,785	8.5%	3,370	9.5%		
Median Household Income	\$75,883		\$81,607				
Average Household Income	\$97,989		\$109,044				
Per Capita Income	\$39,094		\$43,379				
Population by Age	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	3,624	4.7%	3,646	4.3%	3,844	4.2%
	5 - 9	3,964	5.2%	4,025	4.7%	4,130	4.5%
	10 - 14	4,405	5.8%	4,409	5.2%	4,574	5.0%
	15 - 19	6,159	8.1%	6,269	7.4%	6,365	7.0%
	20 - 24	6,987	9.1%	7,523	8.9%	7,209	7.9%
	25 - 34	7,562	9.9%	9,114	10.7%	9,761	10.7%
	35 - 44	8,475	11.1%	8,395	9.9%	9,676	10.6%
	45 - 54	10,239	13.4%	10,289	12.1%	9,799	10.7%
	55 - 64	9,995	13.1%	11,431	13.5%	12,260	13.4%
	65 - 74	8,299	10.9%	10,830	12.8%	12,353	13.5%
	75 - 84	4,859	6.4%	6,305	7.4%	8,150	8.9%
	85+	1,874	2.5%	2,641	3.1%	3,161	3.5%
	Race and Ethnicity	Census 2010		2017		2022	
Number		Percent	Number	Percent	Number	Percent	
White Alone		60,257	78.8%	65,095	76.7%	68,363	74.9%
Black Alone		10,121	13.2%	11,481	13.5%	12,504	13.7%
American Indian Alone		228	0.3%	304	0.4%	366	0.4%
Asian Alone		2,413	3.2%	3,227	3.8%	3,997	4.4%
Pacific Islander Alone		75	0.1%	111	0.1%	135	0.1%
Some Other Race Alone		1,183	1.5%	1,698	2.0%	2,146	2.4%
Two or More Races		2,164	2.8%	2,961	3.5%	3,770	4.1%
Hispanic Origin (Any Race)		3,634	4.8%	5,300	6.2%	6,753	7.4%

Data Note: Income is expressed in current dollars.

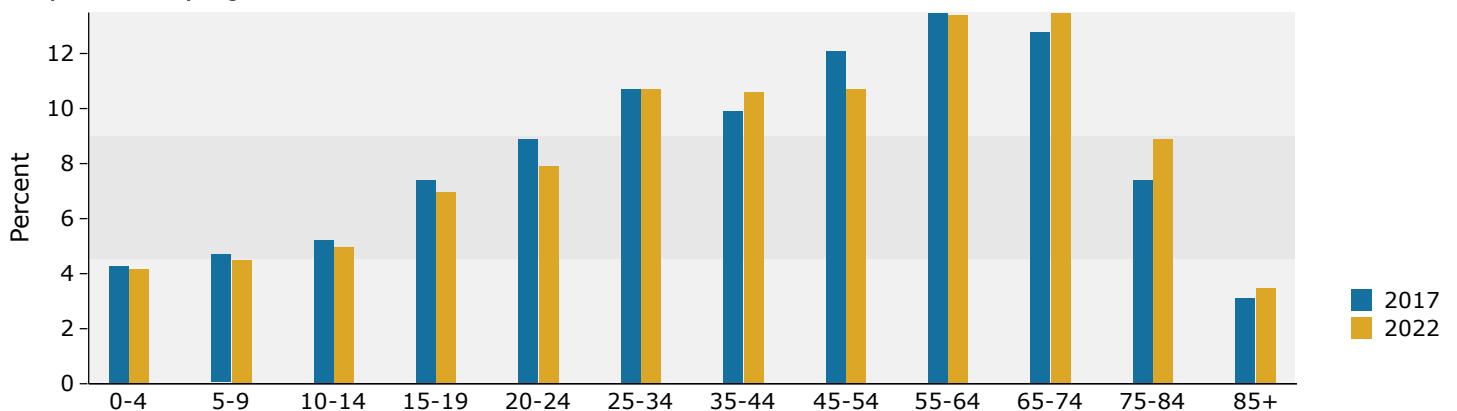
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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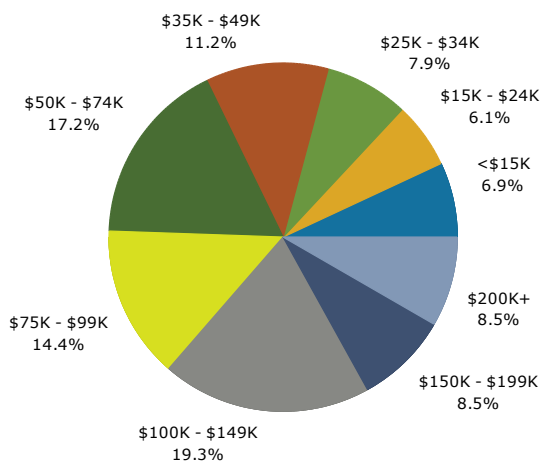
Trends 2017-2022



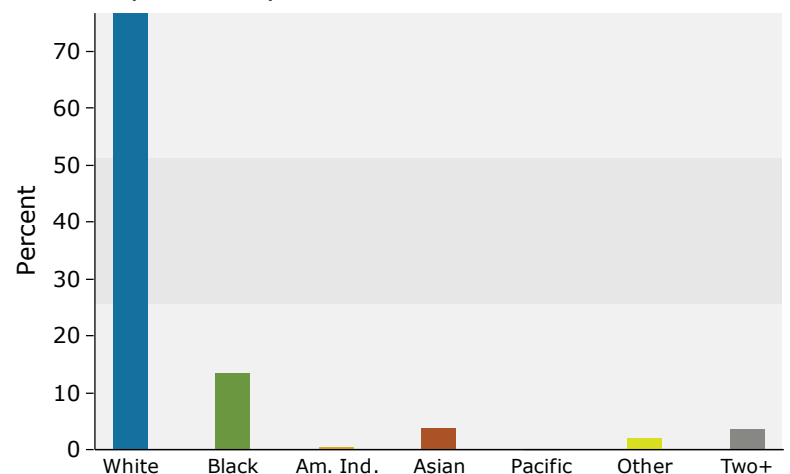
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 6.2%

DIVISION 11. - LIMITED BUSINESS/INDUSTRIAL DISTRICT, M-1

Sec. 24-410. - Statement of intent.

The primary purpose of the Limited Business/Industrial District, M-1, is to establish an area where the principal use of land is for limited business/industrial operations which are not ordinarily compatible with adjacent residential development. The specific intent of this district is to accomplish the following:

- (1) Encourage the use of land for limited business and industrial purposes;
- (2) Prohibit residential developments on land reserved for limited business and industrial uses;
- (3) Permit certain commercial and office uses in a manner which is compatible with limited business and industrial uses; and
- (4) Establish minimum requirements to protect the health, safety and welfare of the citizens of James City County from the effects or impacts commonly associated with the development of limited business and industrial uses.

(Ord. No. 31A-88, § 20-87, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-263, 1-10-12)

Sec. 24-411. - Use list.

Reference section 24-11 for special use permit requirements for certain commercial uses and exemptions.

In the Limited Business/Industrial District, M-1, buildings to be erected or land to be used shall be for one or more of the following or similar uses:

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Residential	An apartment or living quarters for a guard, caretaker, proprietor or the person employed on the premises, which is clearly secondary to the commercial or industrial use of the property	P	
Commercial	Accessory uses and structures as defined in section 24-2	P	
	Adult day care centers	P	
	Antique shops	P	
	Arts and crafts, hobby and handicraft shops	P	
	Auction houses	P	
	Bakeries or fish markets	P	

	Banks and other financial institutions	P	
	Barber shops and beauty salons	P	
	Business and professional offices	P	
	Catering and meal preparation	P	
	Child day care centers	P	
	Contractor offices, equipment storage yards, shops and warehouses (with materials and equipment storage limited to a fully enclosed building or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property)	P	
	Convenience stores; if fuel is sold, then in accordance with section 24-38		SUP
	Convention centers	P	
	Courier services	P	
	Data processing centers	P	
	Drug stores	P	
	Dry cleaners and laundries	P	
	Farmer's market	P	
	Fast food restaurants		SUP
	Feed, seed and farm supply stores	P	
	Firearms sales and service	P	
	Firing and shooting ranges (limited to a fully enclosed building)	P	
	Funeral homes	P	

	Gift and souvenir stores	P	
	Grocery stores	P	
	Health and exercise clubs, fitness centers	P	
	Heliports, helistops and accessory uses		SUP
	Hospitals		SUP
	Hotels and motels with accessory retail sales, barber shops and beauty shops located within the hotel or motel, for the principal benefit of the resident guest	P	
	Indoor centers of amusement including billiard halls, arcades, pool rooms, bowling alleys, dance clubs and bingo halls	P	
	Indoor sport facilities, including firing and shooting ranges	P	
	Indoor theaters	P	
	Janitorial service establishments	P	
	Kennels and animal boarding facilities	P	
	Laboratories, research and development centers	P	
	Laser technology production	P	
	Limousine services (with maintenance limited to a fully enclosed building)	P	
	Lodges, civic clubs, fraternal organizations and service clubs	P	
	Lumber and building supply (with storage limited to a fully enclosed building or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property)	P	
	Machinery sales and service (with storage and repair limited to a fully enclosed building or screened from adjacent property with	p	

	landscaping and fencing with a maximum height of 12 feet)		
	Marinas, docks, piers, yacht clubs, boat basins, boat storage and servicing, repair and sale facilities for the same; if fuel is sold, then in accordance with section 24-38	P	
	Marine or waterfront businesses to include the receipt, storage and transshipment of waterborne commerce or seafood receiving, packaging or distribution	P	
	Medical clinics or offices, including emergency care and first aid centers	P	
	Mobile Food Vending Vehicles in accordance with section 24-49	P	
	Museums	P	
	New and/or rebuilt automotive parts sales (with storage limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	P	
	Nursing homes		SUP
	Nurseries	P	
	Off-street parking as required by article II, division 2 of this chapter	P	
	Office supply stores	P	
	Outdoor centers of amusement, including miniature golf, bumper boats and waterslide parks		SUP
	Outdoor sports facilities, including golf courses, driving ranges, batting cages and skate parks, with water and sewer facilities for golf courses as approved by the board of supervisors		SUP
	Parking lots, structures or garages	P	
	Pawnshops		SUP

	Payday/title loan establishments		SUP
	Pet stores and pet supply sales	P	
	Photography, artist and sculptor stores and studios	P	
	Plumbing and electrical supply and sales (with storage limited to a fully enclosed building or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property)	P	
	Printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments	P	
	Private streets within "qualifying industrial parks" in accordance with section 24-62	P	
	Radio and television stations and accessory antenna or towers, self supported, (not attached to buildings) which are 60 feet less in height	P	
	Research, development and design facilities or laboratories	P	
	Restaurants, tea rooms, coffee shops, and taverns, not to include fast food restaurants	P	
	Retail and service stores, including the following stores: alcohol, appliances, books, cabinets, cameras, candy, carpet, coin, department, dressmaking, electronics, florist, furniture, furrier, garden supply, gourmet foods, greeting card, hardware, home appliance, health and beauty aids, ice cream, jewelry, locksmith, music, optical goods, paint, pet, picture framing, plant supply, shoes, sporting goods, stamps, tailor, tobacco and pipes, toys, travel agencies, upholstery, variety, wearing apparel, and yard goods	P	
	Retail food stores	P	
	Security service offices	P	

	Small-scale alcohol production	P	
	Tattoo parlors		SUP
	Taxi service	P	
	Theme parks greater than 10 acres in size		SUP
	Truck stops; if fuel is sold, then in accordance with section 24-38		SUP
	Truck terminals; if fuel is sold, then in accordance with section 24-38		SUP
	Vehicle and trailer sales and service (with major repair limited to a fully enclosed building and screened from adjacent property by landscaping and fencing with a maximum height of 12 feet)	P	
	Vehicle repair and service, including tire, transmission, glass, body and fender, and other automotive product sales, new and/or rebuilt (with major repair limited to a fully enclosed building and storage of parts and vehicles screened from adjacent property by landscaping and fencing with a maximum height of 12 feet)	P	
	Vehicle rentals	P	
	Vehicle service stations; if fuel is sold, then in accordance with section 24-38	P	
	Veterinary hospitals (with all activities limited to a fully enclosed building with the exception of supervised animal exercise)	P	
	Warehousing, wholesaling, storage and distribution centers (with storage limited to a fully enclosed building or screened by landscaping and fencing with a maximum height of 12 feet from adjacent property)	P	
	Water impoundments, new or expansion of, less than 50 acres and with dam heights of less than 25 feet	P	

	Water impoundments, new or expansion of, greater than 50 acres, or with dam heights of less than 25 feet or more		SUP
	Water well drilling establishments	P	
	Welding and machine shops (with storage limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	P	
Civic	Fire stations	P	
	Governmental offices	P	
	Libraries	P	
	Nonemergency medical transport	P	
	Places of public assembly	P	
	Post offices	P	
	Schools		SUP
Utility	Communications facilities (public or private), including, but not limited to, antennas, towers and support structures up to a height of 40 feet; or multi-antenna systems up to a height of 60 feet. All facilities shall comply with article II, division 6 of this chapter.	P	
	Communications facilities (public or private), including, but not limited to, antennas, towers and support structures greater than a height of 40 feet; or multi-antenna systems greater than a height of 60 feet. All facilities shall comply with article II, division 6 of this chapter.		SUP
	Communications facilities (public or private), including, but not limited to, antennas, towers, and support structures, that utilize alternative mounting structures and/or are camouflaged. All facilities shall comply with article II, division 6 of this chapter.	P	

	Electrical generation facilities (public or private), steam generation facilities, electrical substations with a capacity of 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more		SUP
	Railroad facilities including tracks, bridges and switching stations. Spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way and track and safety improvements in existing railroad rights-of-way, are permitted generally and shall not require a special use permit		SUP
	Telephone exchanges and telephone switching stations	P	
	Transmission pipelines, public or private, including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids. Extensions for private connections to existing pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and shall not require a special use permit		SUP
	Water facilities (public or private) and sewer facilities (public), including, but not limited to, treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment, such as pumps to be owned and operated by political jurisdictions. The following are permitted generally and shall not require a special use permit:		SUP
	(a) Private connections to existing mains that are intended to serve an individual customer and that are accessory to existing or proposed development, with no additional connections to be made to the line; and		
	(b) Distribution lines and local facilities within a development, including pump stations		
Open	Timbering, in accordance with section 24-43	P	

Industrial	Heavy equipment sales and service (with major repair limited to a fully enclosed building or screened with landscaping and fencing from adjacent property)	P	
	Industrial dry cleaners or laundries	P	
	Industrial or technical training centers or schools	P	
	Manufacture and assembly of musical instruments, toys, novelties, and rubber and metal stamps	P	
	Manufacture and bottling of soft drinks, water and alcoholic beverages	P	
	Manufacture and processing of textiles and textile products	P	
	Manufacture and storage of ice, including dry ice	P	
	Manufacture, assembly, or fabrication of sheet metal products	P	
	Manufacture, compounding, assembly or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiber, glass, rubber, leather, cellophane, felt, fur, horn, wax, hair, yarn, and stone	P	
	Manufacture, compounding, processing and packaging of cosmetics, toiletries and pharmaceutical products	P	
	Manufacture, compounding, processing or packaging of food and food products, but not the slaughter of animals		SUP
	Manufacture of cans and other products from previously processed metals	P	
	Manufacture of carpets and carpet yarns	P	
	Manufacture of furniture	P	
	Manufacture of glass and glass products	P	

	Manufacture of pottery and ceramic products using kilns fired by gas or electricity	P	
	Manufacture or assembly of appliances, tools, firearms, hardware products and heating, cooling or ventilation equipment	P	
	Manufacture or assembly of electronic instruments, electronic devices or electronic components	P	
	Manufacture or assembly of medical, drafting, metering, marine, photographic and mechanical instruments and equipment	P	
	Manufactured home or mobile home sales	P	
	Petroleum storage and retail distribution		SUP
	Processing, assembly and manufacture of light industrial products or components (with all storage, processing, assembly and manufacture conducted indoors or under cover, with no dust, noise, odor or other objectionable effect)		SUP
	Propane storage, distribution or sale		SUP
	Recycling center or plant	P	
	Resource recovery facilities		SUP
	Solid waste transfer stations and container sites, public or private		SUP
	Waste disposal facilities		SUP

(Ord. No. 31A-88, § 20-88, 4-8-85; Ord. No. 31A-110, 9-12-88; Ord. No. 31A-128, 12-3-90; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-146, 8-3-92; Ord. No. 31A-150, 4-5-93; Ord. No. 31A-152, 8-16-93; Ord. No. 31A-167, 3-26-96; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-177, 8-18-98; Ord. No. 31A-208, 8-13-02; Ord. No. 31A-214, 8-10-04; Ord. No. 31A-236, 8-12-08; Ord. No. 31A-263, 1-10-12; Ord. No. 31A-287, 4-9-13; Ord. No. 31A-291, 8-13-13; Ord. No. [31A-298](#), 6-9-15; Ord. No. [31A-322](#), 11-8-16; Ord. No. [31A-323](#), 11-8-16)

Sec. 24-412. - Outdoor operations and storage.

Any commercial or industrial operation or storage conducted in whole or in part out-of-doors shall meet the requirements of section 24-98(c).

(Ord. No. 31A-144, 6-1-92; Ord. No. 31A-263, 1-10-12)

Sec. 24-413. - Area requirements and minimum lot width.

- (a) Minimum lot size shall be 10,000 square feet.
- (b) Minimum width of lots shall be 75 feet at the setback line.

(Ord. No. 31A-88, §§ 20-89, 204-89.1, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-263, 1-10-12)

Sec. 24-414. - Setback requirements.

- (a) Structures shall be located 50 feet or more from any street right-of-way which is 50 feet or greater in width. Where the street right-of-way is less than 50 feet in width, structures shall be located 75 feet or more from the center line of the street. The minimum setback of any portion of a structure which is in excess of 35 feet in height shall be increased one foot for each two feet of the structure's height in excess of 35 feet.
- (b) The minimum setback shall also be increased to a minimum of 75 feet from any street with a right-of-way 50 feet or greater in width and 100 feet from any street with a right-of-way of less than 50 feet of width when the property immediately across the street is zoned residential. The minimum setback of any portion of a structure across the street from property zoned residential which is in excess of 35 feet in height shall be increased one foot for each two feet of the structure's height in excess of 35 feet.
- (c) Setbacks for commercial uses may be reduced to 25 feet from any street right-of-way which is 50 feet or greater in width or 50 feet from the centerline of the street where the street right-of-way is less than 50 feet in width with approval of the planning director.

A site shall not be considered for a setback reduction if it is located on a planned road that is designated for widening improvements. A planned road includes any road or similar transportation facility as designated on the Comprehensive Plan, Six-Year Primary or Secondary Road Plan, Peninsula Area Transportation Plan or any road plan adopted by the board of supervisors. The planning director will consider a setback reduction only if the setback reduction will achieve results which clearly satisfy the overall purposes and intent of section 24-86 (Landscaping and Tree Preservation Requirements); if the setbacks do not negatively impact adjacent property owners; and if one or more of the following criteria are met:

- (1) The site is located on a Community Character Corridor or is designated a Community Character Area on the Comprehensive Plan Land Use Map, and proposed setbacks will better complement the design standards of the Community Character Corridor.
- (2) The adjacent properties have setbacks that are non-conforming with this section, and the proposed setbacks will better complement the established setbacks of adjacent properties, where such setbacks help achieve the goals and objectives of the Comprehensive Plan.
- (3) The applicant has offered site design which meets or exceeds the Development Standards of the Comprehensive Plan.
- (d) In areas where the board of supervisors has adopted specific design guidelines that call for reduction of setbacks in excess of those permitted in sub-section (c), the planning director can approve reductions upon finding substantial conformance with recommendations from the guidelines and compliance with the criteria from sub-section (c) above.

- (e) *Appeals.* In the event the planning director disapproves plans submitted under the provisions of this section or recommends conditions or modifications which are unacceptable to the applicant, the applicant may appeal the decision of the planning director to the development review committee who shall forward a recommendation to the planning commission.

(Ord. No. 31A-88, § 20-90, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-241, 6-9-09; Ord. No. 31A-263, 1-10-12)

Sec. 24-415. - Yard requirements.

- (a) Structures shall be located 20 feet or more from side or rear property lines. The side and rear yards for any section of a structure in excess of 35 feet in height shall be increased one foot for each two feet of height in excess of 35 feet.
- (b) The minimum side yard shall be increased to 75 feet if the side yard adjoins property in a residential district, or an agricultural district that is designated for residential use on the Comprehensive Plan. The minimum rear yard shall be increased to 75 feet if the rear yard adjoins property in a residential district or an agricultural district that is designated for residential use on the Comprehensive Plan. The minimum side and rear yards for any section of a structure in excess of 35 feet in height shall be increased one foot for each two feet of height in excess of 35 feet.
- (c) Accessory structures may be located within the required side or rear yards upon approval of the planning director; provided, however, that no structure shall be located within ten feet of any property line.
- (d) *Appeals.* In the event the planning director disapproves plans submitted under the provisions of this section or recommends conditions or modifications which are unacceptable to the applicant, the applicant may appeal the decision of the planning director to the development review committee who shall forward a recommendation to the planning commission.

(Ord. No. 31A-88, § 20-90.1, 4-8-85; Ord. No. 31A-100, 4-6-87; Ord. No. 31A-112, 2-6-89; Ord. No. 31A-123, 7-2-90; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-177, 8-18-98; Ord. No. 31A-263, 1-10-12)

Sec. 24-416. - Reserved.

Sec. 24-417. - Special provisions for the waiver of area, lot width, yard and yard setback requirements.

The following may be eligible for a waiver from any part of section 24-413 through 24-415:

The subdivision of business/industrial property on which business and industrial units for sale, for sale in condominium, or for lease are both:

- (a) Constructed as part of a multiunit structure in which the units share common walls or as part of a multiple-structure commercial development; and
- (b) The entire development has been planned and designed as a comprehensive coordinated unit under a single master plan which has been legislatively approved by the board of supervisors.

In these instances, the planning director may grant, at his discretion, a waiver from any part of section 24-413 through 24-415 upon finding:

- (1) The overall complex or structure, if considered as a single unit, meets all of the requirements of section 24-413 through 24-415;
- (2) Adequate parking is provided as per the requirements of this chapter. The planning director also may require recordation of adequate easements or other agreements to guarantee access and maintenance of the parking areas and other common areas;

- (3) Adequate provisions are made to assure compliance with the requirements of this chapter with regards to signs. The planning commission also may require the recordation of adequate easements or agreements to allow grouping of signs on one standard sign, placement of signs in common areas or other appropriate arrangements made necessary as a result of the reduced frontage or yard area of the individual units; and
- (4) The complex or structure is adequately designed and serviced from the standpoint of safety. The county fire chief finds that the fire safety equipment to be installed is adequately designed, and the county building official finds that the complex is designed to conform to the Uniform Statewide Building Code, so as to offer adequate protection to life and property.
- (5) *Appeals.* In the event the planning director disapproves plans submitted under the provisions of this section or recommends conditions or modifications which are unacceptable to the applicant, the applicant may appeal the decision of the planning director to the development review committee who shall forward a recommendation to the planning commission.

(Ord. No. 31A-88, § 20-90.3, 4-8-85; Ord. No. 31A-123, 7-2-90; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-177, 8-18-98; Ord. No. 31A-263, 1-10-12)

Sec. 24-418. - Height of structures.

- (a) Structures may be erected up to 60 feet in height from grade to the top of the structure. Structures in excess of 60 feet in height from grade to the top of the structure may be erected only upon the granting of a height limitation waiver by the board of supervisors.
- (b) Water towers, church spires, belfries, cupolas, monuments, chimneys, flues, flagpoles, mechanical penthouse, electrical, plumbing, elevator, parapet walls or other accessory mechanical functions which are part of or on top of a main structure shall be considered part of the structure.
- (c) Upon application for a height limitation waiver, the payment of appropriate fees, notification of adjacent property owners and following a public hearing, the board of supervisors may grant a height limitation waiver upon finding that:
 - (1) Additional setbacks have been provided as required by section 24-414 and section 24-415; however, the board of supervisors may waive additional setbacks in excess of 60 feet;
 - (2) Such structure will not obstruct light from adjacent property;
 - (3) Such structure will not impair the enjoyment of historic attractions and areas of significant historic interest and surrounding developments;
 - (4) Such structure will not impair property values in the area;
 - (5) Such structure is adequately designed and served from the standpoint of safety and that the county fire chief finds the fire safety equipment to be installed is adequately designed and that the structure is reasonably well located in relation to fire stations and equipment, so as to offer adequate protection to life and property; and
 - (6) Such structure will not be contrary to the public health, safety and general welfare.
- (d) Heights of communications facilities shall be permitted in accordance with division 6, communications facilities, antennas, towers and support structures.

(Ord. No. 31A-88, § 20-91, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-166, 1-23-96; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-263, 1-10-12; Ord. No. [31A-323](#), 11-8-16)

Sec. 24-419. - Reserved.

Sec. 24-420. - Sign regulations and parking requirements.

- (a) To assure an appearance and condition which is consistent with the purposes of the Limited Business/Industrial District, M-1, outdoor signs on the properties within the district shall comply with the regulations for exterior signs in article II, division 3 of this chapter.
- (b) Off-street parking and off-street loading shall be provided as required in article II, division 2 of this chapter.

(Ord. No. 31A-88, § 20-93, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-263, 1-10-12; Ord. No. 31A-291, 8-13-13)

Sec. 24-421. - Utilities.

- (a) Unless otherwise specified in this district, all development in the Limited Business/Industrial District, M-1, shall be served by public water and sewer.
- (b) The location of all utilities and utility easements shall be shown on the site plans and be approved as per article III, Site Plan, of this chapter.

(Ord. No. 31A-88, § 20-92, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-156, 5-16-94; Ord. No. 31A-263, 1-10-12)

Sec. 24-422. - Site plan review.

All structures or complexes of structures erected, altered or restored within the district shall be subject to Site Plan Review in accordance with article III of this chapter.

(Ord. No. 31A-88, § 20-94, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-263, 1-10-12)

Sec. 24-423. - Landscaping.

To assure an appearance and condition which is consistent with the purposes of the Limited Business/Industrial District, M-1, landscaping on the properties within the district shall comply with article II, division 4 of this chapter.

(Ord. No. 31A-263, 1-10-12)

Secs. 24-424—24-434. - Reserved.

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