

# For Sale

10604 Warwick Boulevard  
Newport News, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Travis Waltz**

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

[Travis@CampanaWaltz.com](mailto:Travis@CampanaWaltz.com)

[www.CampanaWaltz.com](http://www.CampanaWaltz.com)

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



**FOR SALE**  
**10604 Warwick Boulevard**  
**Newport News, Virginia**

- Location:** 10604 Warwick Boulevard, Newport News, Virginia
- Description:** Located beside the Hilton Village District, The Property, also known as “The Village Groomer and Pet Supply”, has been successfully operating for the past 30 years. Highest and best use for the Property is for another pet grooming company. However, there are number of allowable uses permitted by right under its current C-1 Zoning.
- Amenities:** New roof installed in October 2021.  
HVAC is approximately 4 old.  
Vast pylon sign with visibility on Warwick Blvd.  
Dog Kennels, Washer, Dryer, and Grooming Tables can convey.
- Size:** 1,320 Square Feet
- Land Area:** .42 Acres
- Sale Price:** \$300,000.00
- Parking:** 35 spaces
- Traffic Count:** 27,000 VPD
- Zoning:** C-1 Retail Commercial. Multiple allowable uses by right are attached in the marketing package.
- General Information:**
- Rare opportunity
  - Well established area
  - Surrounded by numerous retailers and solid residential neighborhoods
- Also included:**
- Aerial Map
  - Site Plan/Plat
  - Location Map
  - Demographics

**For Additional Information, Please Contact:**

**Travis M. Waltz**

Campana Waltz Commercial Real Estate, LLC  
11832 Fishing Point Drive, Suite 400  
Newport News, Virginia, 23606  
757.327.0333

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# 10604 Warwick Boulevard Newport News, Virginia



The Property is outlined in blue.  
For illustration purposes only.

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**Campana  
Waltz**  
Commercial Real Estate, LLC

**N903352**



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Entrance  
Lobby

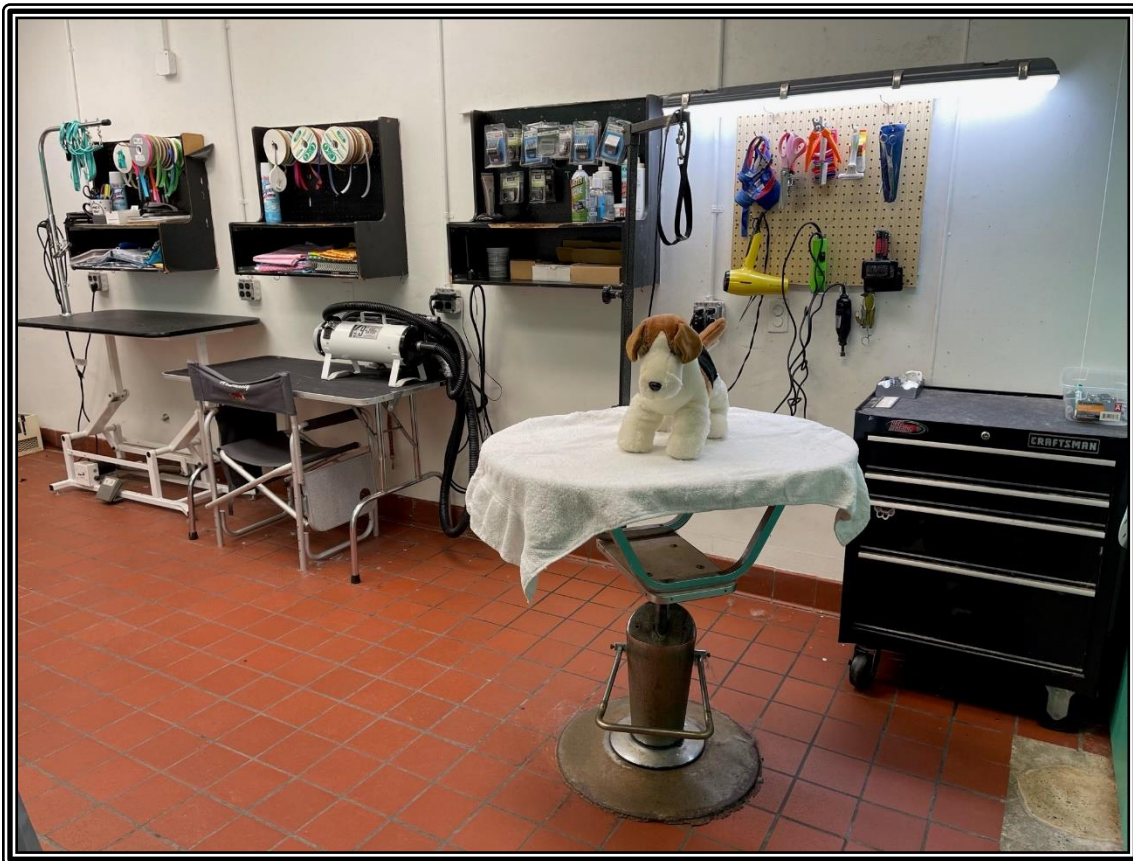


Lobby

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Lobby



Grooming area

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Dog wash  
stations



Indoor kennels

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Signage on Warwick Boulevard.

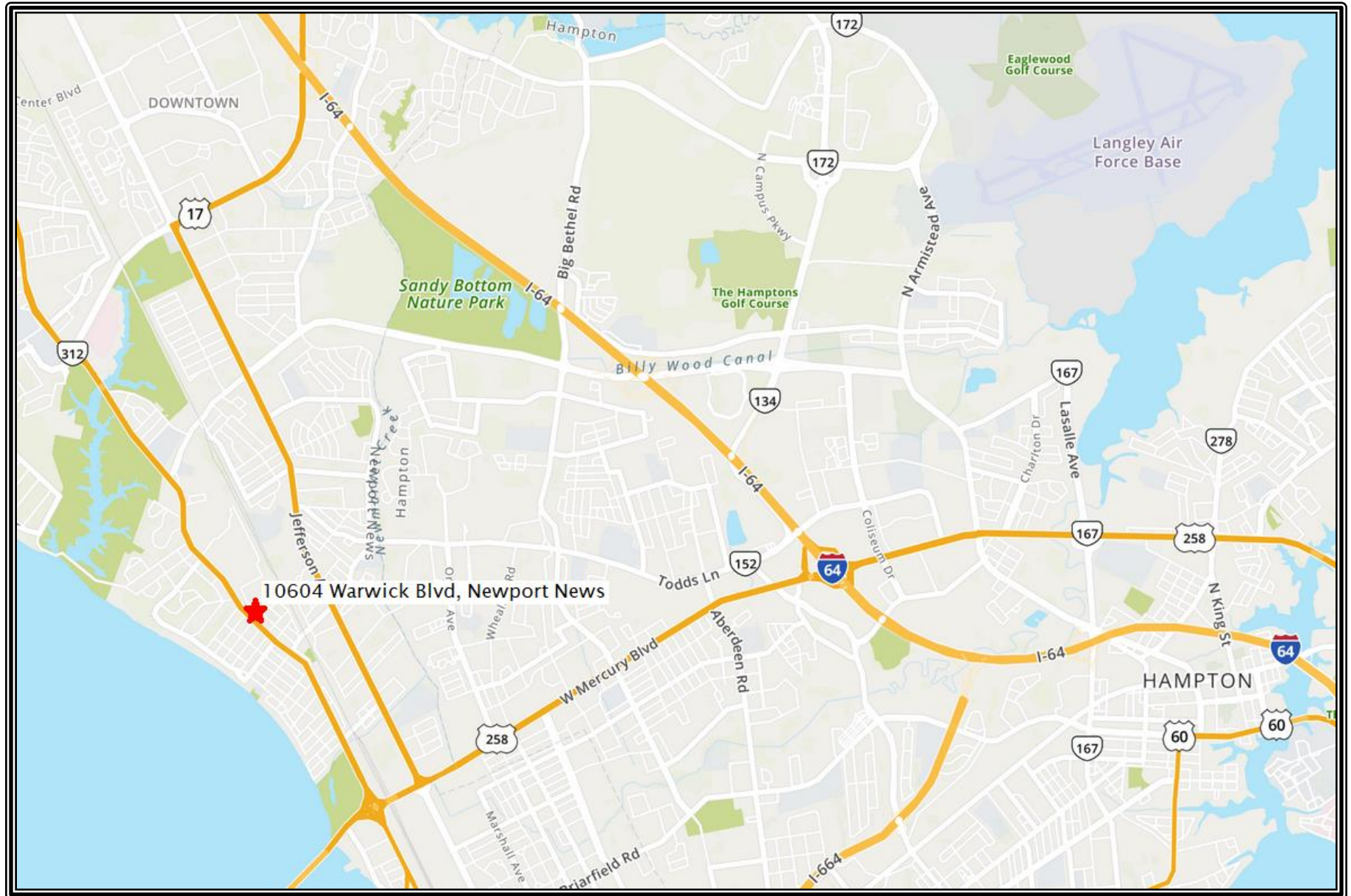


Outdoor kennels

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## 10604 Warwick Boulevard, Newport News, Virginia



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# Subject Property

10604 Warwick Blvd

10604 Warwick Blvd  
Newport News, VA 23601 - James River



## OWNER

Reece Brian L Et Ux

## TRAFFIC COUNTS

|                         |       |
|-------------------------|-------|
| Warwick Blvd/Brandon Rd | 26.9K |
| Warwick Blvd/Brandon Rd | 28.3K |
| Warwick Blvd/Post St    | 27.8K |
| Warwick Blvd/Post St    | 26.4K |

## LOCATION

|                 |                         |
|-----------------|-------------------------|
| Location Score: | Below National Avg (35) |
| Walk Score®:    | Somewhat Walkable (64)  |
| Transit Score®: | Some Transit (32)       |

## PROPERTY

|                  |   |                 |          |
|------------------|---|-----------------|----------|
| Type:            | Freestanding  | Tenancy:        | 1 Tenant |
| Center:          | -   | Construction:   | Masonry  |
| GLA:             | 1,161 SF  | Land AC:        | 0.42 AC  |
| Year Built/Renov | 1970  | Building FAR:   | 0.06     |
| Floors:          | 1   | Total Expenses: | -        |
| Loading Docks:   | None  |                 |          |
| Parking          | 35 Surface Spaces are available; Ratio of 10.00/1000 SF |                 |          |
| Features:        | Bus Line, Pylon Sign, Signage                           |                 |          |
| Frontage:        | 128' on Warwick Blvd (with 2 curb cuts)                 |                 |          |

| VACANCY       |      | NNN ASKING RENTS PER SF  |               | 12 MO. LEASING SF ACTIVITY |        |
|---------------|------|--------------------------|---------------|----------------------------|--------|
| Current:      | 100% | Current:                 | \$12-14 (Est) | Property:                  | -      |
| Last Quarter: | 100% | Last Quarter:            | -             | Peers Total:               | -      |
| Year Ago:     | 0%   | Year Ago:                | -             | Peers Count:               | 17     |
| Peers:        | 0%   | Peers (Market Rent):     | \$11.71       | Peers Avg:                 | -      |
| Submarket:    | 2.1% | Submarket (Market Rent): | \$15.12       | Submarket:                 | 28,304 |

## AVAILABLE SPACES

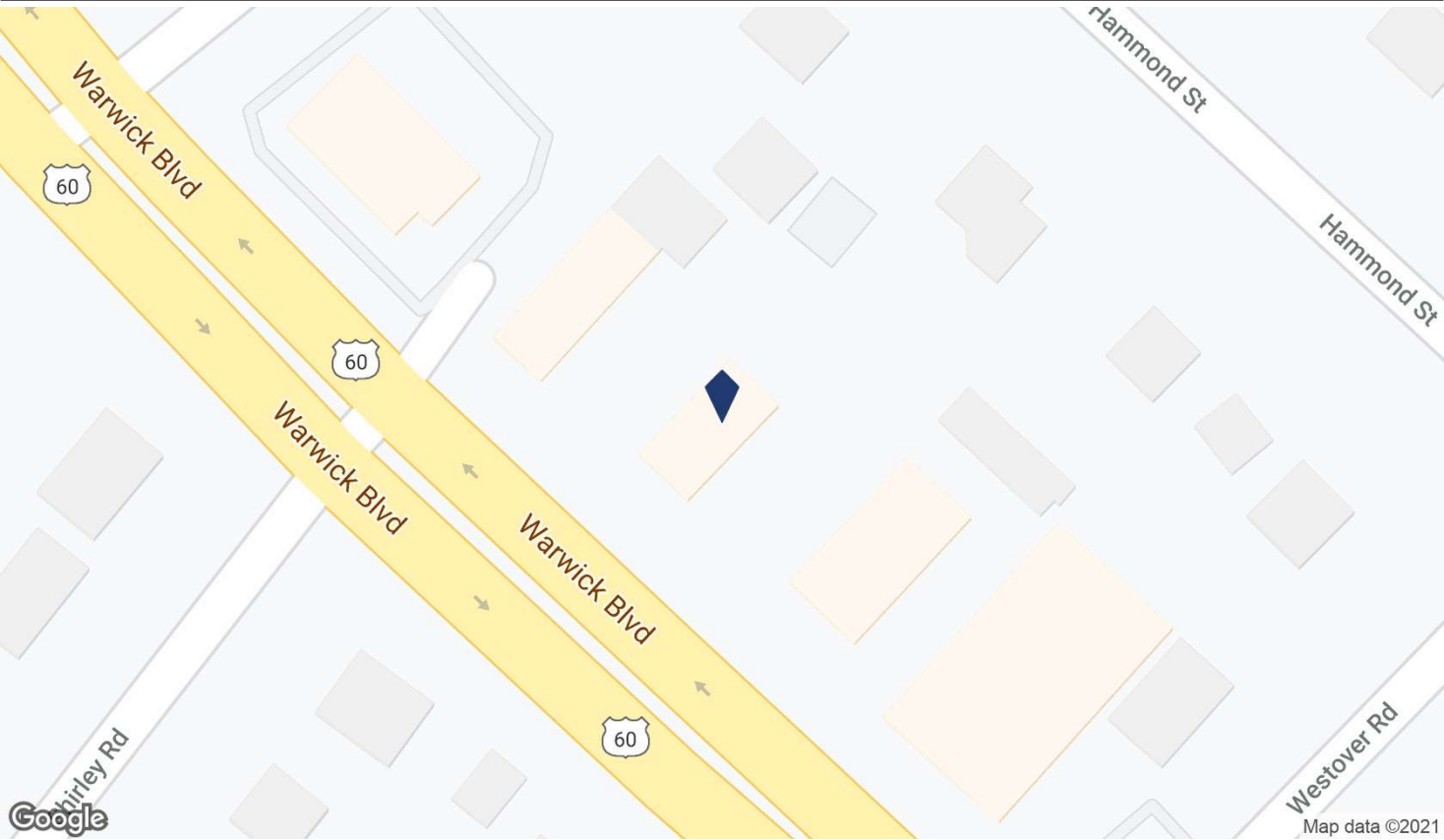
Currently No Available Spaces



# Subject Property

10604 Warwick Blvd

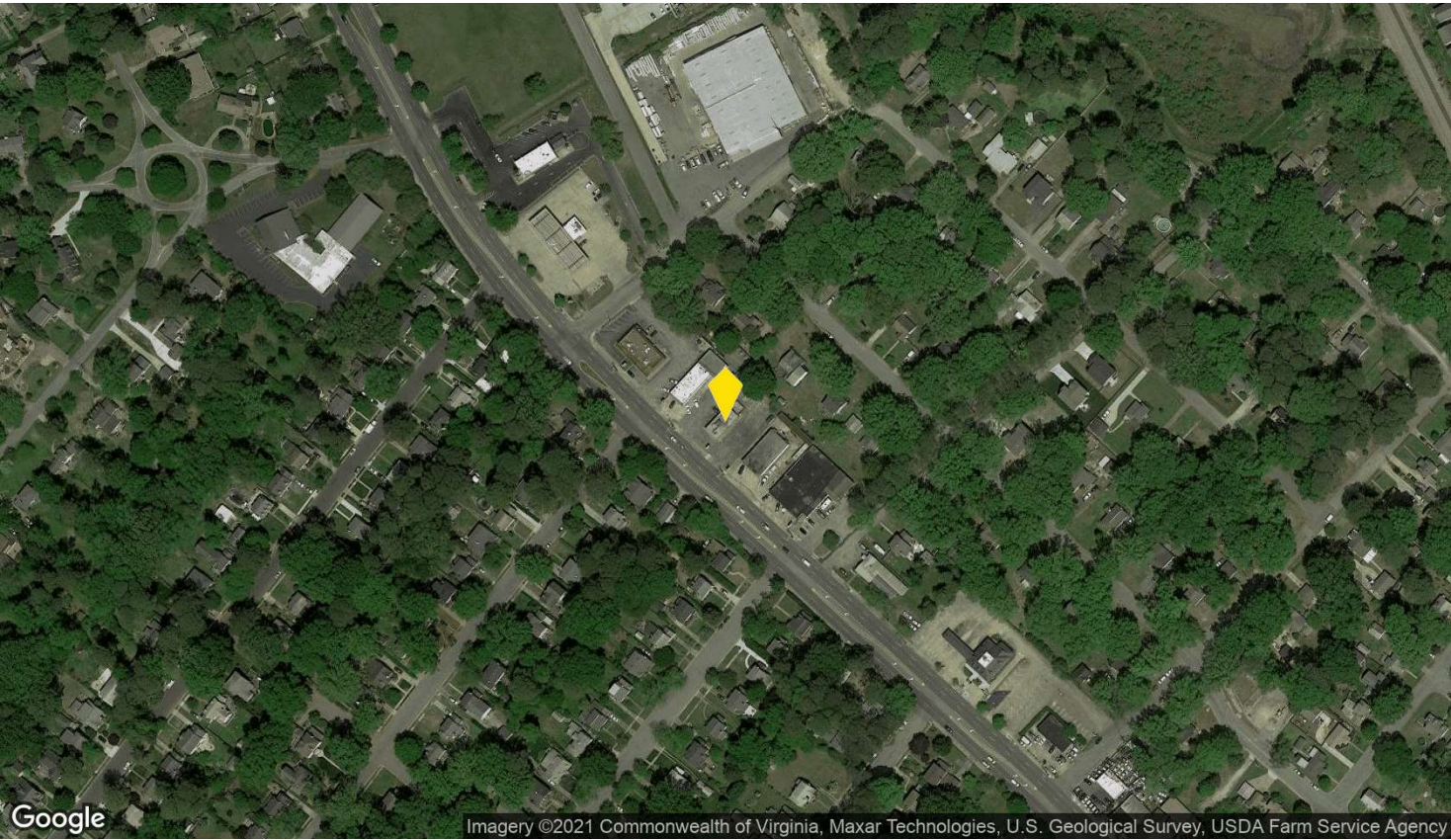
## SITE PLAN



## TENANTS

| Tenant                       | Store Type | SF Occupied | Chain | Move Date | Exp Date |
|------------------------------|------------|-------------|-------|-----------|----------|
| Village Groomer & Pet Supply | -          | -           | No    | May 2005  | -        |

AERIAL VIEW

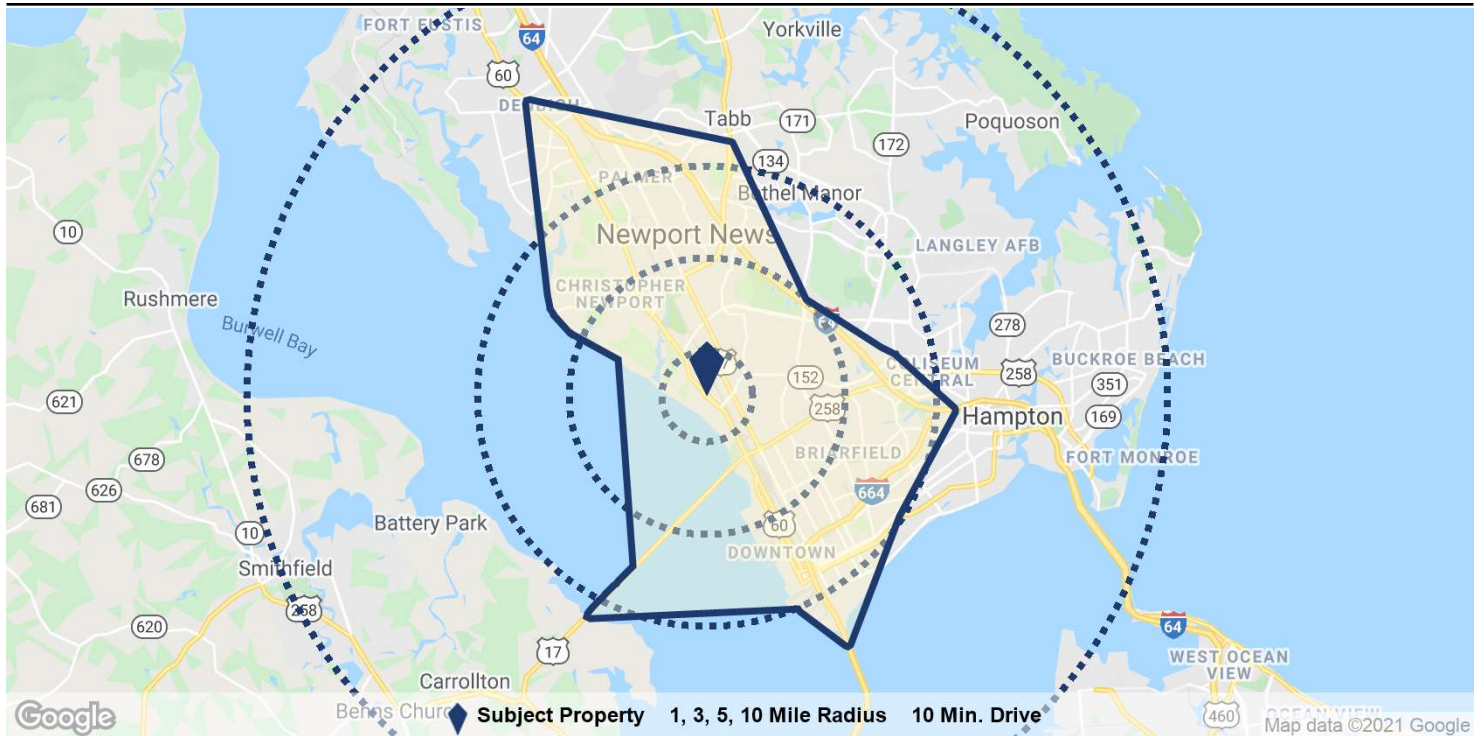




# Subject Property

10604 Warwick Blvd

## DEMOGRAPHICS

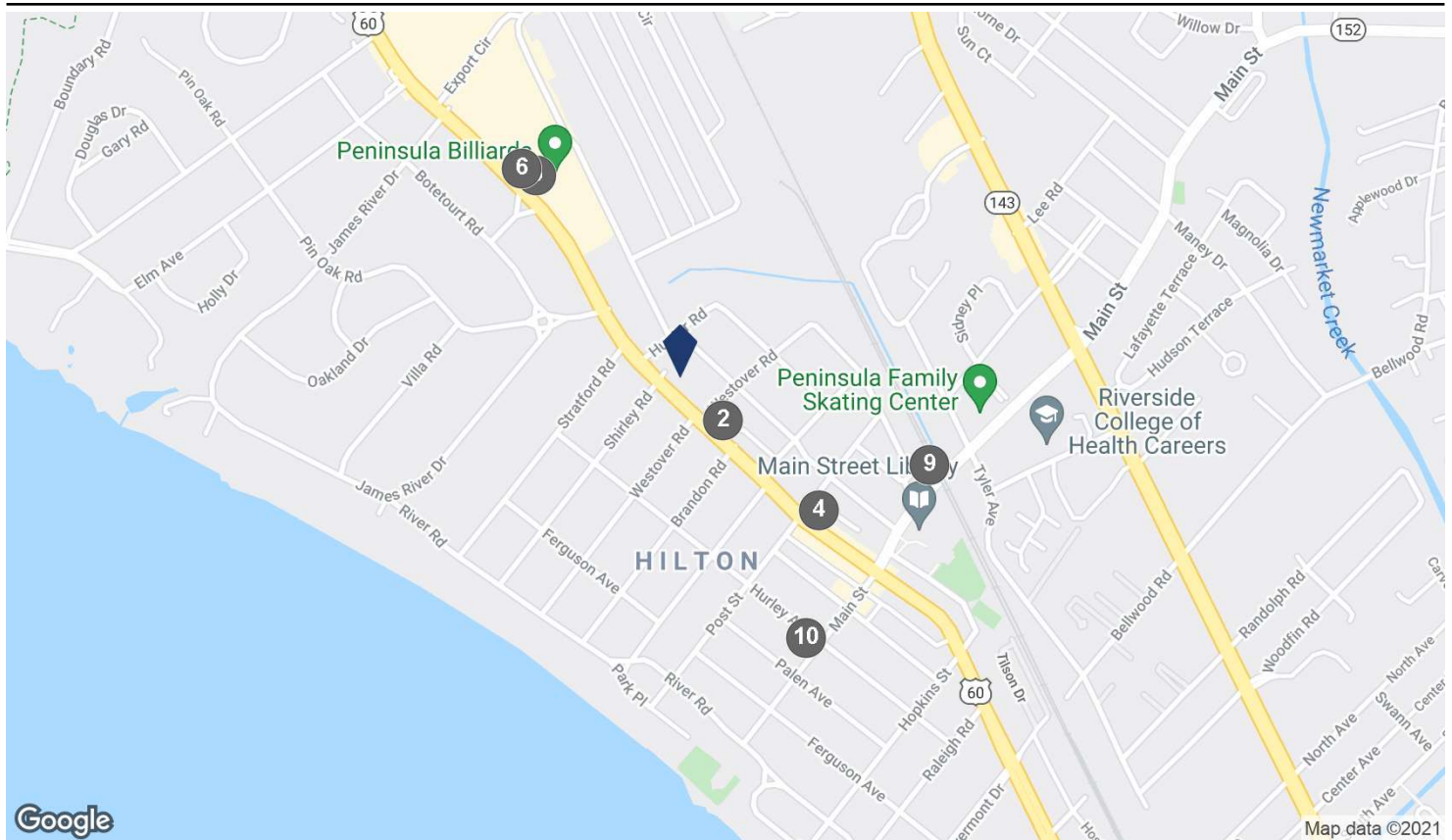


| Population               | 1 Mile         | 3 Miles        | 5 Miles        | 10 Miles       | 10 Min. Drive  |
|--------------------------|----------------|----------------|----------------|----------------|----------------|
| Population               | 8,630          | 59,669         | 147,648        | 371,494        | 157,059        |
| 5 Yr Growth              | -2.2%          | -1.1%          | -0.2%          | -0.1%          | 0.5%           |
| Median Age               | 38             | 37             | 35             | 36             | 36             |
| 5 Yr Forecast            | 39             | 38             | 37             | 38             | 38             |
| White / Black / Hispanic | 63% / 31% / 6% | 54% / 39% / 7% | 46% / 47% / 7% | 52% / 40% / 7% | 45% / 48% / 8% |
| 5 Yr Forecast            | 62% / 31% / 6% | 53% / 40% / 7% | 45% / 48% / 8% | 51% / 40% / 8% | 44% / 49% / 8% |
| Employment               | 4,202          | 21,409         | 113,843        | 190,339        | 70,867         |
| Buying Power             | \$230.2M       | \$1.5B         | \$3.3B         | \$9.1B         | \$3.4B         |
| 5 Yr Growth              | -1.0%          | 0.6%           | 0.7%           | 0.9%           | 1.0%           |
| College Graduates        | 29.3%          | 24.2%          | 23.8%          | 26.8%          | 28.3%          |
| <b>Household</b>         |                |                |                |                |                |
| Households               | 3,558          | 23,982         | 60,096         | 145,821        | 63,955         |
| 5 Yr Growth              | -2.5%          | -1.3%          | -0.2%          | -0.2%          | 0.5%           |
| Median Household Income  | \$64,708       | \$60,873       | \$54,665       | \$62,150       | \$53,227       |
| 5 Yr Forecast            | \$65,639       | \$62,024       | \$55,195       | \$62,833       | \$53,495       |
| Average Household Income | \$84,762       | \$74,895       | \$70,680       | \$81,026       | \$68,896       |
| 5 Yr Forecast            | \$86,366       | \$76,252       | \$71,826       | \$82,498       | \$69,484       |
| % High Income (>\$75K)   | 40%            | 38%            | 33%            | 40%            | 33%            |
| <b>Housing</b>           |                |                |                |                |                |
| Median Home Value        | \$208,239      | \$188,181      | \$190,426      | \$221,418      | \$188,082      |
| Median Year Built        | 1957           | 1966           | 1973           | 1976           | 1972           |
| Owner / Renter Occupied  | 58% / 42%      | 60% / 40%      | 50% / 50%      | 58% / 42%      | 50% / 50%      |

# Subject Property

10604 Warwick Blvd

## TRAFFIC COUNTS



## COUNTS BY STREETS

| Collection Street   | Cross Street - Direction | Traffic Volume | Count Year | Dist from Subject |
|---------------------|--------------------------|----------------|------------|-------------------|
| 1 Warwick Blvd      | Brandon Rd - SE          | 26,885         | 2020       | 0.11 mi           |
| 2 Warwick Blvd      | Brandon Rd - SE          | 28,253         | 2018       | 0.11 mi           |
| 3 Warwick Blvd      | Post St - NW             | 27,832         | 2018       | 0.29 mi           |
| 4 Warwick Blvd      | Post St - NW             | 26,441         | 2020       | 0.29 mi           |
| 5 Warwick Boulevard | Ridgeway Pl - S          | 26,000         | 2018       | 0.32 mi           |
| 6 Warwick Boulevard | Ridgeway Pl - SE         | 26,000         | 2018       | 0.34 mi           |
| 7 Main St           | Mattox Dr - SW           | 12,318         | 2018       | 0.38 mi           |
| 8 Main St           | Mattox Dr - SW           | 11,648         | 2020       | 0.38 mi           |
| 9 Main Street       | Mattox Dr - SW           | 11,000         | 2018       | 0.38 mi           |
| 10 Main St          | Palen Ave - SW           | 652            | 2018       | 0.43 mi           |





## Demographics

# 10604 Warwick Blvd

1,161 SF Retail Freestanding

Newport News, Virginia - James River Submarket

PREPARED BY

**Campana Waltz**  
Commercial Real Estate, LLC

Travis Waltz  
Sales/Leasing Associate



# Income & Spending Demographics

10604 Warwick Blvd

|                              | 1 Mile   |        | 3 Miles  |        | 5 Miles  |        | 10 Min. Drive |        |
|------------------------------|----------|--------|----------|--------|----------|--------|---------------|--------|
| 2021 Households by HH Income | 3,558    |        | 23,983   |        | 60,096   |        | 63,955        |        |
| <\$25,000                    | 647      | 18.18% | 4,606    | 19.21% | 12,974   | 21.59% | 14,567        | 22.78% |
| \$25,000 - \$50,000          | 742      | 20.85% | 5,122    | 21.36% | 14,772   | 24.58% | 15,779        | 24.67% |
| \$50,000 - \$75,000          | 755      | 21.22% | 5,234    | 21.82% | 12,287   | 20.45% | 12,743        | 19.92% |
| \$75,000 - \$100,000         | 411      | 11.55% | 3,650    | 15.22% | 8,001    | 13.31% | 8,432         | 13.18% |
| \$100,000 - \$125,000        | 272      | 7.64%  | 2,060    | 8.59%  | 4,669    | 7.77%  | 5,033         | 7.87%  |
| \$125,000 - \$150,000        | 262      | 7.36%  | 1,244    | 5.19%  | 2,434    | 4.05%  | 2,586         | 4.04%  |
| \$150,000 - \$200,000        | 237      | 6.66%  | 1,137    | 4.74%  | 2,666    | 4.44%  | 2,509         | 3.92%  |
| \$200,000+                   | 232      | 6.52%  | 930      | 3.88%  | 2,293    | 3.82%  | 2,305         | 3.60%  |
| 2021 Avg Household Income    | \$84,762 |        | \$74,895 |        | \$70,680 |        | \$68,896      |        |
| 2021 Med Household Income    | \$64,708 |        | \$60,873 |        | \$54,665 |        | \$53,227      |        |

|                                   | 1 Mile   |       | 3 Miles  |       | 5 Miles |       | 10 Min. Drive |       |
|-----------------------------------|----------|-------|----------|-------|---------|-------|---------------|-------|
| Total Specified Consumer Spending | \$108.8M |       | \$673.8M |       | \$1.6B  |       | \$1.7B        |       |
| Total Apparel                     | \$5.5M   | 5.08% | \$35.6M  | 5.28% | \$87.3M | 5.53% | \$92.4M       | 5.60% |
| Women's Apparel                   | \$2.1M   | 1.97% | \$13.8M  | 2.04% | \$33.4M | 2.12% | \$35.2M       | 2.13% |
| Men's Apparel                     | \$1.1M   | 1.04% | \$7.2M   | 1.07% | \$17.5M | 1.11% | \$18.2M       | 1.11% |
| Girl's Apparel                    | \$379K   | 0.35% | \$2.4M   | 0.36% | \$6.1M  | 0.39% | \$6.7M        | 0.40% |
| Boy's Apparel                     | \$286.6K | 0.26% | \$1.8M   | 0.27% | \$4.6M  | 0.29% | \$5.1M        | 0.31% |
| Infant Apparel                    | \$283K   | 0.26% | \$1.9M   | 0.29% | \$4.8M  | 0.30% | \$5.1M        | 0.31% |
| Footwear                          | \$1.3M   | 1.20% | \$8.4M   | 1.25% | \$20.9M | 1.32% | \$22.1M       | 1.34% |

|                                  |          |        |          |        |          |        |          |        |
|----------------------------------|----------|--------|----------|--------|----------|--------|----------|--------|
| Total Entertainment & Hobbies    | \$16.9M  | 15.58% | \$105.1M | 15.59% | \$247.1M | 15.65% | \$259.2M | 15.70% |
| Entertainment                    | \$2.3M   | 2.13%  | \$12.2M  | 1.81%  | \$27.7M  | 1.75%  | \$28.3M  | 1.72%  |
| Audio & Visual Equipment/Service | \$3.8M   | 3.52%  | \$25.2M  | 3.74%  | \$61.1M  | 3.87%  | \$64.5M  | 3.91%  |
| Reading Materials                | \$199.5K | 0.18%  | \$1.2M   | 0.18%  | \$2.6M   | 0.16%  | \$2.7M   | 0.17%  |
| Pets, Toys, & Hobbies            | \$2.7M   | 2.47%  | \$16.1M  | 2.38%  | \$36.4M  | 2.30%  | \$38.2M  | 2.31%  |
| Personal Items                   | \$7.9M   | 7.28%  | \$50.4M  | 7.48%  | \$119.4M | 7.56%  | \$125.4M | 7.60%  |

|                        |         |        |          |        |          |        |          |        |
|------------------------|---------|--------|----------|--------|----------|--------|----------|--------|
| Total Food and Alcohol | \$27.9M | 25.64% | \$176.8M | 26.24% | \$422.8M | 26.78% | \$444.7M | 26.94% |
| Food At Home           | \$14.3M | 13.11% | \$93M    | 13.80% | \$224.8M | 14.24% | \$237.6M | 14.39% |
| Food Away From Home    | \$11.8M | 10.84% | \$73.1M  | 10.85% | \$173M   | 10.96% | \$181.1M | 10.97% |
| Alcoholic Beverages    | \$1.8M  | 1.70%  | \$10.7M  | 1.59%  | \$25M    | 1.59%  | \$26M    | 1.57%  |

|                               |         |        |          |        |         |        |          |        |
|-------------------------------|---------|--------|----------|--------|---------|--------|----------|--------|
| Total Household               | \$16.9M | 15.50% | \$106.9M | 15.86% | \$246M  | 15.58% | \$258.7M | 15.67% |
| House Maintenance & Repair    | \$3.7M  | 3.36%  | \$25.1M  | 3.72%  | \$52.5M | 3.32%  | \$56.3M  | 3.41%  |
| Household Equip & Furnishings | \$6.4M  | 5.90%  | \$40.7M  | 6.04%  | \$96.6M | 6.12%  | \$101M   | 6.12%  |
| Household Operations          | \$4.9M  | 4.51%  | \$30.4M  | 4.51%  | \$71.8M | 4.55%  | \$75.5M  | 4.57%  |
| Housing Costs                 | \$1.9M  | 1.73%  | \$10.7M  | 1.59%  | \$25.1M | 1.59%  | \$25.8M  | 1.57%  |



# Income & Spending Demographics

10604 Warwick Blvd

|                                    | 1 Mile         |               | 3 Miles        |               | 5 Miles         |               | 10 Min. Drive   |               |
|------------------------------------|----------------|---------------|----------------|---------------|-----------------|---------------|-----------------|---------------|
| <b>Total Transportation/Maint.</b> | <b>\$30.4M</b> | <b>27.96%</b> | <b>\$183M</b>  | <b>27.17%</b> | <b>\$422.2M</b> | <b>26.74%</b> | <b>\$437.2M</b> | <b>26.49%</b> |
| Vehicle Purchases                  | \$16.4M        | 15.07%        | \$94.9M        | 14.08%        | \$212M          | 13.43%        | \$217.6M        | 13.18%        |
| Gasoline                           | \$7.7M         | 7.11%         | \$49.4M        | 7.33%         | \$117.6M        | 7.45%         | \$123.1M        | 7.46%         |
| Vehicle Expenses                   | \$438.3K       | 0.40%         | \$3.3M         | 0.49%         | \$8.1M          | 0.52%         | \$8.9M          | 0.54%         |
| Transportation                     | \$2.3M         | 2.13%         | \$14M          | 2.07%         | \$34.1M         | 2.16%         | \$35.3M         | 2.14%         |
| Automotive Repair & Maintenance    | \$3.5M         | 3.25%         | \$21.5M        | 3.18%         | \$50.4M         | 3.19%         | \$52.3M         | 3.17%         |
|                                    |                |               |                |               |                 |               |                 |               |
| <b>Total Health Care</b>           | <b>\$5M</b>    | <b>4.57%</b>  | <b>\$31.5M</b> | <b>4.67%</b>  | <b>\$71.5M</b>  | <b>4.53%</b>  | <b>\$74.8M</b>  | <b>4.53%</b>  |
| Medical Services                   | \$2.7M         | 2.51%         | \$16.9M        | 2.51%         | \$38.3M         | 2.43%         | \$40M           | 2.42%         |
| Prescription Drugs                 | \$1.7M         | 1.55%         | \$10.9M        | 1.62%         | \$24.7M         | 1.56%         | \$25.8M         | 1.57%         |
| Medical Supplies                   | \$561.5K       | 0.52%         | \$3.6M         | 0.54%         | \$8.5M          | 0.54%         | \$8.9M          | 0.54%         |
|                                    |                |               |                |               |                 |               |                 |               |
| <b>Total Education/Day Care</b>    | <b>\$6.2M</b>  | <b>5.67%</b>  | <b>\$35M</b>   | <b>5.19%</b>  | <b>\$81.9M</b>  | <b>5.19%</b>  | <b>\$83.6M</b>  | <b>5.07%</b>  |
| Education                          | \$4M           | 3.65%         | \$22.7M        | 3.37%         | \$53.4M         | 3.38%         | \$53.9M         | 3.27%         |
| Fees & Admissions                  | \$2.2M         | 2.02%         | \$12.3M        | 1.82%         | \$28.5M         | 1.81%         | \$29.7M         | 1.80%         |

## Sec. 45-401. - Coding and categorization system.

The uses permitted in each zoning district created by this chapter are listed in the "Summary of Uses by District," which follows in section 45-402, according to the following system:

| CODE  | INTERPRETATION  |
|-------|---|
| P     | The use may be permitted by right in the zoning district subject to all applicable regulations of this chapter. Uses determined by the zoning administrator to be clearly similar to those listed are also permitted in the zoning district.  |
| C     | The use may be permitted in the zoning district with a conditional use permit issued by the city council in accordance with Article XXVII. The conditional use permit approved by the city council may stipulate conditions and safeguards that govern the use. Uses determined by the zoning administrator to be clearly similar to those listed also may be considered for conditional use permits in the zoning districts indicated. |
| BLANK | The use is not permitted in the zoning district.  |

The uses listed in the "Summary of Uses by District" are organized by the categories below:

- A. Agricultural
- B. Residential
- C. Health Services
- D. Utilities Warehousing
- E. Educational Services
- F. Community Facilities Development
- G. Business Services
- H. Personal Services
- I. Recreational Uses
- J. Retail Services
- K. Automotive/Marine Services
- L. Transportation
- M. Wholesaling and
- N. Office/Research and
- O. Open Industrial
- P. Limited Industrial
- Q. Heavy Industrial

(Ord. No. 5028-97, § 1)

## Sec. 45-402. - Summary of uses by district.

P = PERMITTED USE

C = CONDITIONAL USE



BLANK = NOT PERMITTED

SUMMARY OF USES BY DISTRICT\*

| ZONING DISTRICTS  |                  |                  |                  |                  |                     |                  |                        |                      |              |         |           |                |                             |                      |                       |                               |                          |                              |                     |                     |            |      |
|---|------------------|------------------|------------------|------------------|---------------------|------------------|------------------------|----------------------|--------------|---------|-----------|----------------|-----------------------------|----------------------|-----------------------|-------------------------------|--------------------------|------------------------------|---------------------|---------------------|------------|------|
|   | R1 SINGLE-FAMILY | R2 SINGLE-FAMILY | R3 SINGLE-FAMILY | R4 SINGLE-FAMILY | R5 LOW MULTI-FAMILY | R6 MANECT. HOMES | R7 MEDIUM MULTI-FAMILY | R8 HIGH MULTI-FAMILY | R9 MIXED USE | P1 PARK | O1 OFFICE | O2 OFFICE PARK | O3 OFFICE/RESEARCH & DEVEL. | C1 RETAIL COMMERCIAL | C2 GENERAL COMMERCIAL | C3 REGIONAL BUSINESS DISTRICT | C4 OYSTER POINT BUSINESS | C5 OYSTER POINT BUSI./MANUF. | M1 LIGHT INDUSTRIAL | M2 HEAVY INDUSTRIAL | REFERENCES |      |
|   |                  |                  |                  |                  |                     |                  |                        |                      |              |         |           |                |                             |                      |                       |                               |                          |                              |                     |                     | ART.       | SEC. |
| PERMITTED USES A. AGRICULTURAL  |                  |                  |                  |                  |                     |                  |                        |                      |              |         |           |                |                             |                      |                       |                               |                          |                              |                     |                     |            |      |
| 1. AGRICULTURE, FARM  | C                |                  |                  |                  |                     |                  |                        |                      |              | P       |           |                |                             |                      |                       |                               |                          |                              |                     |                     |            |      |
| * ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS. |                  |                  |                  |                  |                     |                  |                        |                      |              |         |           |                |                             |                      |                       |                               |                          |                              |                     |                     |            |      |
|   |                  |                  |                  |                  |                     |                  |                        |                      |              |         |           |                |                             |                      |                       |                               |                          |                              |                     |                     |            |      |
| PERMITTED USES B. RESIDENTIAL   |                  |                  |                  |                  |                     |                  |                        |                      |              |         |           |                |                             |                      |                       |                               |                          |                              |                     |                     |            |      |
| 1. SINGLE-FAMILY  | P                | P                | P                | P                | P                   |                  |                        |                      |              |         | P         |                |                             |                      |                       |                               |                          |                              |                     |                     |            |      |
| 2. TWO-FAMILY   |                  |                  |                  |                  | P                   |                  | P                      | P                    |              |         |           |                |                             |                      |                       | P                             |                          |                              |                     |                     |            |      |
| 2.1. SINGLE-FAMILY ATTACHED   |                  |                  |                  |                  | P                   |                  | P                      | P                    |              |         | C         |                |                             |                      |                       | P                             |                          |                              |                     |                     |            |      |
| 2.2. HOUSING FOR OLDER PERSONS - SINGLE-FAMILY ATTACHED   |                  |                  |                  |                  | P                   |                  | P                      | P                    | P            |         | C         |                |                             | C                    |                       | P                             | C                        |                              |                     |                     |            |      |
| 3. MULTIPLE-FAMILY  |                  |                  |                  |                  | P                   |                  | P                      | P                    | P            |         | C         |                |                             |                      |                       | P                             | C                        |                              |                     |                     |            |      |
| 3.1. HOUSING FOR OLDER PERSONS - MULTIPLE FAMILY  |                  |                  |                  |                  | P                   |                  | P                      | P                    | P            |         | C         |                |                             | C                    |                       | P                             | C                        |                              |                     |                     |            |      |
| 4. HIGH RISE APARTMENT  |                  |                  |                  |                  |                     |                  |                        |                      | P            |         |           |                |                             |                      |                       | P                             | p                        |                              |                     |                     |            |      |

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| 5. MANUFACTURED HOME & MANFCT. HOME PARK   |   |   |   |   |   | P |   |   |   |   |   |   |   |   |   |   |   |   |   | C. CODE XIII |               |
| 6. PLANNED RESIDENTIAL DEVELOPMENT         | P | P | P | P | P | P | P | P | P |   |   |   |   |   |   | P |   |   |   |              |               |
| 7. DORMITORY                               | C | C | C | C | C | C | C | C | C | C |   | P | C |   |   | P |   |   |   |              |               |
| 8. GROUP HOME                              | C | C | C | C | C |   | C | C | C |   | C | P |   | C | C | C |   |   |   |              |               |
| 9. HALFWAY HOUSE                           |   |   |   |   | C |   | C | C | C |   |   |   |   | C | C | C |   |   |   |              |               |
| 10. HOME OCCUPATION                        | P | P | P | P | P | P | P | P | P |   |   |   |   |   |   |   |   |   |   | X            | <u>45-518</u> |
| 11. BED & BREAKFAST                        | C | C | C | C | C |   | C | C | C |   |   |   |   | P | P | P |   |   |   |              |               |
| 12. BOARDING HOUSE                         |   |   |   |   |   |   | C | C |   |   |   |   |   |   |   | C |   |   |   |              |               |
| 13. ASSISTED LIVING FACILITY               | P | P | P | P | P |   |   |   |   |   | P |   |   |   |   |   |   |   |   |              |               |
| 14. CUSTODIAN APARTMENT                    |   |   |   |   |   |   |   |   |   |   |   |   |   | P | P | P | P | P | P |              |               |
| 15. SPECIAL RESIDENTIAL FACILITY           | P | P | P | P | P |   |   |   |   |   |   |   |   |   |   |   |   |   |   |              |               |
| 16. CAMPUS MINISTRY HOUSE                  | C | C | C | C | C |   |   |   |   |   |   |   |   |   |   |   |   |   |   |              |               |
| 17. HOMELESS SHELTERS                      |   |   |   |   |   |   | C | C |   |   |   |   |   |   |   |   |   |   |   |              |               |
| 18. CONGREGATE HOUSING FOR CHILDREN        | C | C | C | C | C |   | C | C | C |   |   |   |   | C | C |   |   |   |   |              |               |
| 19. TEMPORARY FAMILY HEALTH CARE STRUCTURE | P | P | P | P | P |   |   |   |   |   | P |   |   |   |   |   |   |   |   |              |               |
| 20. ADAPTIVE RE-USE                        | C | C | C | C | C |   |   |   |   |   |   |   |   | C | C |   |   |   |   |              |               |
| 21. RECOVERY HOME                          | C | C | C | C | C |   | C | C | C |   | C | P |   | C | C | C |   |   |   |              |               |



| PERMITTED USES C. HEALTH                               |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |
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| 1. HOSPICE   |   |   |   |   |   |   |   |   |   |  | P |   | P | P |   |   |   |   |   |
| 2. MEDICAL CENTER COMPLEX                              |   |   |   |   |   |   |   |   |   |  | P |   | P | P |   |   |   |   |   |
| 3. HOSPITAL  |   |   |   |   |   |   | C | C | C |  |   | P |   | P | P | P | P |   | V |
| 4. MEDICAL & DENTAL LABORATORY                         |   |   |   |   |   |   |   |   |   |  | P | P |   | P | P | P | P | P |   |
| 5. NURSING HOME, CONVALESCENT HOME                     |   |   |   |   | C |   | P | P | P |  |   | P |   | P | P | P | C |   | V |
| 6. OPTICIAN  |   |   |   |   |   |   |   |   | P |  | P | P | P | P | P | P | P |   |   |
| 7. OUTPATIENT CARE CLINIC                              |   |   |   |   |   |   | C | C | P |  | P | P | P | P | P | P | P |   |   |
| 8. PHARMACY/DRUG STORE                                 |   |   |   |   |   |   |   |   | P |  |   | P |   | P | P | P | P |   |   |
| 9. PHYSICAL THERAPY                                    |   |   |   |   |   |   | C | C | P |  | P | P | P | P | P | P | P |   |   |
| 10. PHYSICIAN, DENTIST OR OPTOMETRIST'S OFFICE         |   |   |   |   |   |   | C | C | P |  | P | P | P | P | P | P | P |   |   |
| 11. VETERINARY FACILITY WITH OUTSIDE CAGES OR RUNS     |   |   |   |   |   |   |   |   |   |  | C |   |   | C | C | C |   |   |   |
| 12. VETERINARY FACILITY WITHOUT OUTSIDE CAGES AND RUNS |   |   |   |   |   |   |   |   | P |  | P |   |   | P | P | P |   |   |   |
| 13. ADULT DAY CARE FACILITY                            |   |   |   |   |   |   |   |   | P |  | P | P |   | P | P | P | C |   |   |
| 14. FAMILY HOME ADULT DAY CARE FACILITY                | P | P | P | P | P | P | P | P | P |  | P |   |   |   |   |   |   |   |   |
| 15. ASSISTED LIVING FACILITY, CONGREGATE               |   |   |   |   | C |   | P | P | P |  | C | P |   | P | P | P | C |   |   |

| PERMITTED USES D. UTILITIES  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
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| 1. AMATEUR RADIO<br>TOWER/ANT. 70 FT. OR<br>UNDER IN HEIGHT        | P | P | P | P | P | P | P | P | P |   |   |   |   |   |   |   |   |   |   |   |  |
| 2. AMATEUR RADIO<br>TOWER/ANT. OVER 70<br>FT. IN HEIGHT            | C | C | C | C | C | C | C | C | C |   |   |   |   |   |   |   |   |   |   |   |  |
| 3. COMMERCIAL RADIO<br>OR TV STATION                               |   |   |   |   |   |   |   |   | C |   | P | P |   | P | P | P | P | P | C |   |  |
| 4. ELECTRICAL<br>GENERATING PLANT                                  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | C | C |  |
| 5. ELECTRICAL<br>SUBSTATION  | C | C | C | C | C | C | C | C | C | C |   | P | P | P | P | P | C | C | P | P |  |
| 6. ELEVATED WATER<br>STORAGE TANK                                  | C | C | C | C | C | C | C | C | C | C | C | C | P | C | C | C | C | C | C | C |  |
| 7. LOCAL UTILITIES   | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |  |
| 8. COMMUNICATION<br>TOWER GREATER THAN<br>50 FEET IN HEIGHT        |   |   |   |   |   |   |   |   | C | C | C | C | C | C | C | C | C | C | C | C |  |
| 9. COMMUNICATION<br>TOWER NOT GREATER<br>THAN 50 FEET IN<br>HEIGHT |   |   |   |   |   |   |   |   | P | P | P | P | P | P | P | P | P | P | P | P |  |
| 10. SANITARY LANDFILL  |   |   |   |   |   |   |   |   |   | C |   |   |   |   |   |   |   |   | C | C |  |
| 11. SEWAGE<br>TREATMENT PLANT                                      |   |   |   |   |   |   |   |   |   | C |   |   |   |   |   |   |   |   | C | C |  |
| 12. SOLID WASTE<br>TRANSFER STATION                                |   |   |   |   |   |   |   |   |   | C |   |   |   |   |   |   |   |   | C | C |  |
| 13. TRANSMISSION<br>LINES  | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | P |  |
| 14. WATER RESERVOIR  |   | P |   |   |   |   |   |   |   | P |   |   |   |   |   |   |   |   |   |   |  |



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| 15. WATER TREATMENT PLANT   |   |   |   |   |   |   |   |   |   | C |   |   |   |   |   |   |   |   | C | C |   |               |
| 16. ELECTRICAL GENERATION FROM LANDFILL GASES   |   |   |   |   |   |   |   |   |   | C |   |   |   |   |   |   |   |   |   |   |   |               |
| <b>PERMITTED USES E. EDUCATIONAL SERVICES</b>   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |               |
| 1. CHILD CARE CENTER  |   |   |   |   | C | C | C | C | P |   | C | P | C | P | P | P | P | P | C | C |   |               |
| 2. COLLEGE, UNIVERSITY  | C | C | C | C | C | C | C | C | P | P |   | P | P |   |   | P | P | C |   |   | V | <u>45-520</u> |
| 3. FAMILY HOME CHILD CARE FACILITY  | P | P | P | P | P | P | P | P | P |   |   |   |   |   |   |   |   |   |   |   | V | <u>45-523</u> |
| 4. OTHER EDUCATIONAL/GROUP INSTRUCTION  |   |   |   |   |   |   |   |   | P |   |   | P | P | P | P | P | C | C |   |   |   |               |
| 5. PRE-SCHOOL OR DAY SCHOOL WITH OR WITHOUT CHILD CARE CENTER, PART OF A COMMUNITY FACILITY | C | C | C | C | C | C | C | C | C |   | C | P |   | P | P | P | P |   |   |   |   |               |
| 6. PUBLIC OR PRIVATE ELEMENTARY SCHOOL  | P | P | P | P | P | P | P | P | P | P |   |   |   |   |   | P |   |   |   |   | V | <u>45-520</u> |
| 7. PUBLIC OR PRIVATE SECONDARY SCHOOL   | P | P | P | P | P | P | P | P | P | P |   |   |   |   |   | P |   |   |   |   | V | <u>45-520</u> |
| 8. VOCATIONAL SCHOOL  |   |   |   |   |   |   |   |   | P |   | C | P | C | P | P | P | C | P | P | P |   |               |
| 9. BUSINESS SCHOOL  |   |   |   |   |   |   |   |   | P |   | P | P | P | P | P | P | P | P | P |   |   |               |
| 10. PUBLIC OR PRIVATE SCHOOL WITH LESS THAN 200 STUDENTS                                    | P | P | P | P | P | P | P | P | P | P |   |   |   |   |   | P | C | C |   |   |   |               |
| <b>PERMITTED USES F. COMMUNITY FACILITIES</b>   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |               |
| 1. CEMETERY   | C | C | C | C | C | C | C | C | C |   |   |   |   |   |   |   |   |   |   |   |   |               |
| 2. CHURCH, SYNAGOGUE/OTHER PLACES OF WORSHIP  | P | P | P | P | P | P | P | P | P | C | C | C | C | P | P | P | C | C | C | C | V | <u>45-520</u> |

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| 2.1 OFF-SITE CHURCH<br>PARKING LOT                       | C | C | C | C | C |   |   |   |   |   | C |   |   |   |   |   |   |   |   |   | V | <u>45-527</u> |
| 3. COMMUNITY REC.<br>CENTER (TENNIS,<br>RACQUET BALL...) | C | C | C | C | P | P | P | P | P | P |   | P |   | P | P | P | C | C | C | C | V | <u>45-520</u> |
| 4. CORRECTION<br>FACILITIES                              |   |   |   |   |   |   |   |   |   | P |   |   |   |   |   | P |   |   |   |   |   |               |
| 5. FIRE STATION  | C | C | C | C | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | V | <u>45-520</u> |
| 6. FUNERAL HOME  |   |   |   |   |   |   |   |   |   |   |   |   |   | P | P | P |   |   | C |   |   |               |
| 7. LIBRARY   | P | P | P | P | P | P | P | P | P |   | P | P | P | P | P | P | P |   |   |   | V | <u>45-520</u> |
| 8. PRIVATE CLUB  | C | C | C | C | C | C | C | C | C |   | C |   |   | P | P | P |   |   |   |   | V | <u>45-520</u> |
| 9. NEIGHBORHOOD<br>SWIMMING POOL                         | C | C | C | C | P | P | P | P | P | P |   |   |   | P | P | P |   |   |   |   | V | <u>45-520</u> |
| 10. POLICE STATION                                       |   |   |   |   | P | P | P | P | P |   | P | P | P | P | P | P | P | P | P | P | V | <u>45-520</u> |
| 10.1. POLICE K9<br>TRAINING FACILITY                     |   |   |   |   |   |   |   |   |   | P |   |   |   |   |   |   |   |   | P | P | V | <u>45-535</u> |
| 11. POST<br>OFFICE/PARCEL PICK UP<br>STATION             |   |   |   |   |   |   |   |   | P |   | P | P | P | P | P | P | P | P | P | P |   |               |
| 12. PUBLIC/PRIVATE<br>GOLF COURSE                        | C | C | C | C | P | P | P | P | P | P |   | P |   | P | P | P |   |   |   |   | V | <u>45-520</u> |
| 13. PUBLIC/SEMI-PUBLIC<br>MUSEUM OR ART<br>GALLERY       | C | C | C | C | C | C | C | C |   | P | C | C |   | P | P | P | P |   |   |   | V | <u>45-520</u> |
| 14. PUBLIC PARK  | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |   |   | V | <u>45-520</u> |
| PERMITTED USES G. BUSINESS SERVICES                      |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |               |
| 1. ADMIN. SUPPORT<br>OFFICES<br>INFORMATIONAL<br>OFFICES |   |   |   |   |   |   |   |   | C |   | P | P | P | P | P | P | P | P | P |   |   |               |

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| 2. BANK, LOAN OFFICE<br>OR CREDIT UNION                                |  |  |  |  |  |  |  |  | P |  | C | P | C | P | P | P | P | P | C | C |  |  |
| 3. BUSINESS ADMIN.<br>OFFICES  |  |  |  |  |  |  |  |  | C |  | P | P | P | P | P | P | P | P | P | P |  |  |
| 4. PARCEL<br>DISTRIBUTION CENTER                                       |  |  |  |  |  |  |  |  |   |  |   | C |   | C | C | P |   | P | P | P |  |  |
| 5. PROFESSIONAL<br>OFFICE  |  |  |  |  |  |  |  |  | P |  | P | P | P | P | P | P | P | P | C |   |  |  |
| 6. OFFICE AND TWO-<br>FAMILY RESIDENTIAL<br>USE WITHIN ONE<br>BUILDING |  |  |  |  |  |  |  |  |   |  | P |   |   |   |   |   |   |   |   |   |  |  |
| <b>PERMITTED USES H. PERSONAL SERVICES</b>                             |  |  |  |  |  |  |  |  |   |  |   |   |   |   |   |   |   |   |   |   |  |  |
| 1. ARTIST OR<br>PHOTOGRAPHY STUDIO                                     |  |  |  |  |  |  |  |  | P |  | P |   |   | P | P | P | P | P |   |   |  |  |
| 2. BARBER/BEAUTY<br>SHOP   |  |  |  |  |  |  |  |  | P |  |   | P |   | P | P | P | P |   |   |   |  |  |
| 3. CARPET/UPHOLSTERY<br>CLEANING                                       |  |  |  |  |  |  |  |  |   |  |   |   |   |   | P | P | C | P | P | C |  |  |
| 4. COIN-OPERATED<br>COMMERCIAL LAUNDRY                                 |  |  |  |  |  |  |  |  | P |  |   |   |   | P | P | P |   |   |   |   |  |  |
| 4.1. DAY SERVICES<br>CENTER  |  |  |  |  |  |  |  |  |   |  | C |   |   | C | C | C | C |   |   |   |  |  |
| 5. DIAPER<br>SERVICE/LINEN SUPPLY                                      |  |  |  |  |  |  |  |  |   |  |   |   |   |   | P | P | C | P | P | P |  |  |
| 6. DRY CLEANING<br>PICKUP  |  |  |  |  |  |  |  |  | P |  |   |   |   | P | P | P | P | P |   |   |  |  |
| 7. DRY CLEANING PLANT  |  |  |  |  |  |  |  |  |   |  |   |   |   | P | P | P | C | P | P | P |  |  |
| 8. RECORDING STUDIO  |  |  |  |  |  |  |  |  | P |  | C |   |   | P | P | P | P | P | P |   |  |  |
| 9. SHOE REPAIR   |  |  |  |  |  |  |  |  | P |  |   |   |   | P | P | P | P |   |   |   |  |  |
| 10. TAILOR SHOP  |  |  |  |  |  |  |  |  | P |  |   |   |   | P | P | P | P |   |   |   |  |  |



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| 11. TRAVEL AGENCY                          |   |   |   |   |   |   |   |   |   |   |  | P | P |   | P | P | P | P |   |   |   |   |                |
| 12. TATTOO ESTABLISHMENT                   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   | C |   |   |   |   |   |   |                |
| <b>PERMITTED USES I. RECREATIONAL USES</b> |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |                |
| 1. AMUSEMENT PARK OR THEME PARK            |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   | P |   |   |   | C | C |   |                |
| 2. BILLIARD PARLOR                         |   |   |   |   |   |   |   |   | P |   |  |   |   |   | C | P | P |   |   |   |   |   |                |
| 3. BINGO PARLOR                            |   |   |   |   |   |   |   |   |   |   |  |   |   |   | C | P |   |   |   |   |   | C |                |
| 4. BOWLING ALLEY                           |   |   |   |   |   |   |   |   | P |   |  |   |   |   | C | P | P |   |   |   |   |   |                |
| 5. AMUSEMENT ESTABLISHMENT                 |   |   |   |   |   |   |   |   | C |   |  |   |   |   | C | P | P |   |   |   |   |   |                |
| 6. COUNTRY/YACHT CLUB                      | C | C | C | C | C | C | C | C | C | C |  | P |   | P |   | P | C |   |   |   |   |   |                |
| 7. GOLF DRIVING RANGE                      |   |   |   |   |   |   |   |   |   | P |  |   |   |   |   | P |   |   |   | C | C |   |                |
| 8. HEALTH CLUB, FITNESS CENTER & GYMNASIUM |   |   |   |   |   |   |   |   | P |   |  | P | C | P | P | P | P | P | C |   |   |   |                |
| 9. MINIATURE GOLF COURSE                   |   |   |   |   |   |   |   |   |   | C |  |   |   |   |   | P | P |   |   |   |   |   |                |
| 10. PUBLIC CAMPGROUND                      |   |   |   |   |   |   |   |   |   | C |  |   |   |   |   |   |   |   |   |   |   |   |                |
| 11. SKATEBOARD RAMP                        |   |   |   |   |   |   |   |   |   | P |  |   |   |   | C | C | C |   |   | C | C | V | <u>45-511</u>  |
| 12. SKATING RINK                           |   |   |   |   |   |   |   |   | P | P |  |   |   |   | C | P | P |   |   |   |   |   |                |
| 13. STADIUM, ARENA OR AMPHITHEATRE         |   |   |   |   |   |   |   |   |   | C |  |   |   |   |   |   | P | C | C | C | C |   |                |
| 14. THEATRE OR STAGE                       |   |   |   |   |   |   |   |   | P | P |  |   |   |   | P | P | P | C | C |   |   |   |                |
| 15. SHOOTING RANGE                         |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   | C |   |   |                |
| <b>PERMITTED USES J. RETAIL SERVICES</b>   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |                |
| 1. ADULT USE                               |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   | C | C | C |   |   |   | V | <u>45-2502</u> |

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|  |  |  |  |  |  |  |  |  | P |   |  |   |   | P | P | P |   |   |   | V | <u>45-522</u> |
| 2. APPLIANCE SALES                     |  |  |  |  |  |  |  |  | P |   |  |   |   | P | P | P |   |   |   | V | <u>45-522</u> |
| 3. APPLIANCES SERVICES                 |  |  |  |  |  |  |  |  | P |   |  |   |   | P | P | P |   |   |   | V | <u>45-522</u> |
| 4. BAKERY (RETAIL)                     |  |  |  |  |  |  |  |  | P |   |  |   |   | P | P | P | P | P |   |   |               |
| 5. BICYCLE SALES & SERVICE             |  |  |  |  |  |  |  |  | P |   |  |   |   | P | P | P |   |   |   | V | <u>45-522</u> |
| 6. BOOK STORE                          |  |  |  |  |  |  |  |  | P |   |  |   |   | P | P | P | P | P |   |   |               |
| 7. BUILDING SUPPLY - RETAIL            |  |  |  |  |  |  |  |  |   |   |  |   |   | C | C | C |   |   | P | P |               |
| 8. CAMERA STORE                        |  |  |  |  |  |  |  |  | P |   |  |   |   | P | P | P | P | P |   |   |               |
| 9. CEMETERY MONUMENT SALES             |  |  |  |  |  |  |  |  |   |   |  |   |   | P | P | P |   |   |   | V | <u>45-522</u> |
| 10. COMPUTER SALES & SERVICE           |  |  |  |  |  |  |  |  | P |   |  | P |   | P | P | P | P | P |   |   |               |
| 11. CONCESSION STAND                   |  |  |  |  |  |  |  |  | P | P |  |   |   | P | P | P | C | C |   |   |               |
| 12. CONVENIENCE STORE WITHOUT GASOLINE |  |  |  |  |  |  |  |  | P |   |  |   |   | P | P | P | C | C |   |   |               |
| 13. CRAFT STORE                        |  |  |  |  |  |  |  |  |   |   |  |   |   | P | P | P | P |   |   |   |               |
| 14. DEPARTMENT STORE                   |  |  |  |  |  |  |  |  | P |   |  |   |   | P | P | P |   |   |   | V | <u>45-522</u> |
| 15. DUPLICATING STORE                  |  |  |  |  |  |  |  |  | P |   |  | P | C | P | P | P | P | P |   |   |               |
| 16. EXTENDED STAY MOTEL                |  |  |  |  |  |  |  |  | P |   |  |   |   | P | P | P | C | C |   |   |               |
| 17. FLORIST, HORTICULTURAL & NURSERY   |  |  |  |  |  |  |  |  | P |   |  | p |   | P | P | P | P |   |   |   |               |
| 18. FURNITURE & UPHOLSTERY STORE       |  |  |  |  |  |  |  |  | P |   |  |   |   | P | P | P | P |   |   | V | <u>45-522</u> |
| 19. GARDEN SUPPLY STORE                |  |  |  |  |  |  |  |  | P |   |  |   |   | P | P | P |   |   |   | V | <u>45-522</u> |

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| 20. GOLF PRO SHOP/CLUBHOUSE          |  |  |  |  |  |  |  |  | P | C |  |   |  |  | P | P | P | P |   |   |  |   |               |
| 21. GROCERY STORE                    |  |  |  |  |  |  |  |  | P |   |  |   |  |  | P | P | P |   |   |   |  | V | <u>45-522</u> |
| 22. HARDWARE STORE                   |  |  |  |  |  |  |  |  | P |   |  |   |  |  | P | P | P |   |   |   |  | V | <u>45-522</u> |
| 23. HOME ACCESSORY STORE             |  |  |  |  |  |  |  |  | P |   |  |   |  |  | P | P | P |   |   |   |  | V | <u>45-522</u> |
| 24. ICE CREAM/CANDY STORE            |  |  |  |  |  |  |  |  | P |   |  |   |  |  | P | P | P | P |   |   |  |   |               |
| 25. INTERIOR DECORATING STORE        |  |  |  |  |  |  |  |  | P |   |  |   |  |  | P | P | P | P |   |   |  |   |               |
| 26. JEWELRY SALES, SERVICE & REPAIR  |  |  |  |  |  |  |  |  | P |   |  |   |  |  | P | P | P | P |   |   |  |   |               |
| 27. KENNEL                           |  |  |  |  |  |  |  |  |   |   |  |   |  |  | C | C | C |   |   |   |  |   |               |
| 28. LIGHT EQUIPMENT RENTAL & LEASING |  |  |  |  |  |  |  |  |   |   |  |   |  |  | P | P | P | C | C | C |  | V | <u>45-522</u> |
| 29. LIQUOR STORE                     |  |  |  |  |  |  |  |  | P |   |  |   |  |  | P | P | P | P |   |   |  |   |               |
| 30. MALL/MALL BUILDING (ENCLOSED)    |  |  |  |  |  |  |  |  | P |   |  |   |  |  | P | P | P |   |   |   |  |   |               |
| 31. MEDICAL SUPPLY SALES             |  |  |  |  |  |  |  |  |   |   |  |   |  |  | P | P | P | P | P |   |  |   |               |
| 32. MOTEL/HOTEL                      |  |  |  |  |  |  |  |  | P |   |  | C |  |  | P | P | P | C | C |   |  |   |               |
| 33. NEEDLEWORK & PIECE GOODS STORE   |  |  |  |  |  |  |  |  | P |   |  |   |  |  | P | P | P | P |   |   |  |   |               |
| <u>33.1.</u> NIGHTCLUB—TYPE 1        |  |  |  |  |  |  |  |  |   |   |  |   |  |  | P | P | P | P |   |   |  |   |               |
| 33.2. NIGHTCLUB—TYPE 2               |  |  |  |  |  |  |  |  |   |   |  |   |  |  | C | C | P | P |   |   |  |   |               |
| 34. NOVELTY & SOUVENIR STORE         |  |  |  |  |  |  |  |  | P |   |  |   |  |  | P | P | P | P |   |   |  |   |               |



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| 35. OFF-PREMISE SALE OF ALCOHOL IN AN ESTABLISHMENT OF LESS THAN 1,600 SQ.FT.                               |  |  |  |  |  |  |  |  | C |   |   |   |  |  | C | C | C | C |   |   |   |   |  |               |
| 36. PAWN SHOP   |  |  |  |  |  |  |  |  |   |   |   |   |  |  | C | C | C |   |   |   |   |   |  |               |
| 37. PET CARE SERVICE WITHOUT OUTSIDE CAGES OR RUNS  |  |  |  |  |  |  |  |  | P |   |   |   |  |  | P | P | P |   |   |   |   |   |  |               |
| 37a. PET CARE SERVICE WITH OUTSIDE CAGES AND RUNS   |  |  |  |  |  |  |  |  |   |   |   |   |  |  | C | C | C |   |   |   |   |   |  |               |
| 38. PRINTING ENGRAVING, BLUEPRINTING & COPYING  |  |  |  |  |  |  |  |  | C |   |   |   |  |  | C | P | P | P | P | P |   |   |  |               |
| 39. RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE THROUGH SERVICE NOT ADJACENT TO RESIDENTIAL PROPERTY      |  |  |  |  |  |  |  |  | P | C |   | P |  |  | P | P | P | P | P | C | C |   |  |               |
| 40. RESTAURANT/CAFETERIA /DELICATESSEN WITHOUT DRIVE THROUGH SERVICE  |  |  |  |  |  |  |  |  | P | C | P | P |  |  | P | P | P | P | P | C | C |   |  |               |
| <u>40.1.</u> RESTAURANT/CAFETERIA /DELICATESSEN WITH DRIVE-THROUGH SERVICE ADJACENT TO RESIDENTIAL PROPERTY |  |  |  |  |  |  |  |  | C | C |   | C |  |  | C | C | C | C | C | C | C |   |  |               |
| 41. RETAIL SALES BY WHOLESALER OF SAME GOODS  |  |  |  |  |  |  |  |  | C |   |   |   |  |  | P | P | P | P | P | P |   | V |  | <u>45-522</u> |

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| 41.1. SELF-SERVICE ICE VENDING UNIT                 |  |  |  |  |  |  |  |  |   |   |   |   |   | P | P |   |   |   | P | P |  |               |
| 42. SPORTING GOODS                                  |  |  |  |  |  |  |  |  | P |   |   |   |   | P | P | P | P |   |   |   |  |               |
| 43. STATIONERY STORE                                |  |  |  |  |  |  |  |  | P |   |   |   |   | P | P | P | P |   |   |   |  |               |
| 44. TENNIS PRO SHOP/CLUBHOUSE                       |  |  |  |  |  |  |  |  | P | C | P |   |   | P | P | P | P |   |   |   |  |               |
| 45. TOY OR HOBBY STORE                              |  |  |  |  |  |  |  |  | P |   |   |   |   | P | P | P |   |   |   |   |  |               |
| 46. USED MERCHANDISE SALES                          |  |  |  |  |  |  |  |  |   |   |   |   |   | P | P | P |   |   |   | V |  | <u>45-522</u> |
| 47. VARIETY STORE                                   |  |  |  |  |  |  |  |  | P |   |   |   |   | P | P | P |   |   |   |   |  |               |
| 48. VIDEO RENTAL                                    |  |  |  |  |  |  |  |  | P |   |   |   |   | P | P | P | P |   |   |   |  |               |
| 49. WEARING APPAREL/SHOE STORE                      |  |  |  |  |  |  |  |  | P |   |   |   |   | P | P | P | P |   |   |   |  |               |
| 51. BANQUET/FUNCTION HALL                           |  |  |  |  |  |  |  |  | C |   | C |   |   | C | C | C |   |   | C |   |  |               |
| 52. ANIMAL SHELTER                                  |  |  |  |  |  |  |  |  |   |   |   |   |   |   |   |   |   | P |   |   |  |               |
| 53. MICRO-DISTILLERY AND/OR MICRO-WINERY            |  |  |  |  |  |  |  |  | P |   |   |   |   | P | P | P | P | P | P |   |  |               |
| 53. MICRO/CRAFT BREWERY                             |  |  |  |  |  |  |  |  | P |   |   |   |   | P | P | P | P | P | P |   |  |               |
| 54. FOOD TRUCK VENDORS ON PRIVATE PROPERTY          |  |  |  |  |  |  |  |  | P | P | P | P | P | P | P | P | P | P | P |   |  |               |
| <b>PERMITTED USES K. AUTO &amp; MARINE SERVICES</b> |  |  |  |  |  |  |  |  |   |   |   |   |   |   |   |   |   |   |   |   |  |               |
| 1. AUTO PARTS STORE (NO SERVICE)                    |  |  |  |  |  |  |  |  | P |   |   |   |   | P | P | P |   |   |   |   |  |               |
| 2. AUTOMOBILE FUEL & KEROSENE SALES (SUPPLEMENTAL)  |  |  |  |  |  |  |  |  | C |   |   |   |   | C | C | C |   |   |   |   |  |               |

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| 3. AUTOMOBILE<br>GASOLINE SUPPLY<br>STATION                        |   |   |   |   |   |   |   |   | C |   |   |   |   |  | C | C | C |  |   |   |   |   |               |
| 3.1. AUTOMOBILE<br>GASOLINE SUPPLY<br>STATION - UNMANNED           |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |  | C | C |   |   |               |
| 4. AUTOMOBILE BODY &<br>PAINT SHOP                                 |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   | C | C |  |   | C |   |   |               |
| 5. SMALL MOTOR<br>VEHICLE REPAIR AND<br>SERVICE FACILITY           |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   | C | C |  |   | C |   |   |               |
| 6. AUTOMOBILE<br>SALES/NEW CAR<br>DEALERSHIP                       |   |   |   |   |   |   |   |   |   |   |   |   |   |  | C | C | P |  |   | P | C | V | <u>45-522</u> |
| 7. AUTOMOBILE SALES,<br>USED CAR DEALERSHIP                        |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   | C | C |  |   |   |   | V | <u>45-522</u> |
| 8. CAR WASH  |   |   |   |   |   |   |   |   |   |   |   |   |   |  | C | C | C |  |   |   |   |   |               |
| 9. AUTOMOBILE<br>UPHOLSTERY  |   |   |   |   |   |   |   |   |   |   |   |   |   |  | C | C | P |  |   |   |   |   |               |
| 10. AUTOMOBILE,<br>LIMOUSINE, VAN,<br>MOTORCYCLE<br>LEASING/RENTAL |   |   |   |   |   |   |   |   |   |   |   | C |   |  | C | C | C |  | P | P |   | V | <u>45-522</u> |
| 11. BOAT & YACHT<br>SALES  |   |   |   |   |   |   |   |   | C |   |   |   |   |  | C | C | P |  |   |   |   | V | <u>45-522</u> |
| 12. BOAT BASIN   | C | C | C | C | C | C | C | C | C | P | P |   | P |  | P | P | P |  |   | P | P |   |               |
| 13. LARGE MOTOR<br>VEHICLE SALES, REPAIR<br>AND/OR SERVICE         |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   | C |   |  |   | C |   |   |               |
| 13.1. MANUFACTURED<br>HOME SALES, SERVICE<br>AND/OR LEASING        |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   | C |   |  |   | C |   |   |               |
| 14. MARINA   |   |   |   |   |   |   |   |   |   | C |   |   |   |  | C | C | P |  |   | P | P | V | <u>45-522</u> |



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| 15. SMALL BOAT REPAIR   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | C | P |   |   |   |   |  |  |
| 16. TOWING SERVICE  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | C | C |   |   | C |   |  |  |
| <b>PERMITTED USES L. TRANSPORTATION</b>                             |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |
| 1. AIRPORT  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | P | P |   |  |  |
| 2. BUS STOP, BUS SHELTER OR TAXI STAND                              | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |   |  |  |
| 3. COMMERCIAL PARKING LOT OR GARAGE                                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | P | P | C | C |   |   |  |  |
| 4. FREIGHT TERMINAL   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | C |   | C | P | P |  |  |
| 5. HELISTOP OR HELIPORT   |   |   |   |   |   |   |   |   | C |   |   |   | C | C | C | C | C | C | C | P | P |  |  |
| 6. OFF-SITE PARKING LOT OR GARAGE                                   |   |   |   |   |   |   | C | C | P |   | C | P | C | P | P | P | C | C | P | P |   |  |  |
| 7. SEAPORT  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | P |   |   | P | P |  |  |
| 8. TAXI DISPATCH OPERATIONS, MAINTENANCE OR STORAGE                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | C |   |   |   | P | P |  |  |
| 9. TRANSIT TERMINAL FOR BUS, RAIL BOAT, SHIP, OR OTHER MASS TRANSIT |   |   |   |   | C | C | C | C | C | C | C | C | C | C | C | C | P | C | P | P | P |  |  |
| <b>PERMITTED USES M. WHOLESALE &amp; WAREHOUSE</b>                  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |
| 1. BUILDING SUPPLIES WHOLESALE & DISTRIBUTION                       |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | C | P |   | C | P | P |  |  |
| 2. DISTRIBUTION CENTER FOR RETAIL GOODS, MAIL ORDER                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   | C | C | P |   | P | P | P |  |  |
| 3. DISTRIBUTION WAREHOUSE   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | C | C | P |   | P | P | P |  |  |

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| 4. DOCUMENT STORAGE WAREHOUSE                                  |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   | P |   | P | P | P |   |  |
| 5. FOOD PREPARATION, STORAGE & DISTRIBUTION                    |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   | C | P |   | P | P | P |  |
| 6. HEATING OIL STORAGE & DISTRIBUTION                          |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   |   | P |   |   | C | C |  |
| 7. MINI-STORAGE WAREHOUSE                                      |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   | C | P |   | C | P |   |  |
| 7.1. MINI-STORAGE WAREHOUSE - SINGLE ENTRANCE INTERIOR STORAGE |  |  |  |  |  |  |  |  |  |  |  |  |   |   | C | C | P |   | C | P |   |  |
| 8. MOVING & STORAGE  |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   |   | P |   | C | P |   |  |
| 9. PLUMBING SUPPLIES WHOLESALE & DISTRIBUTION                  |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   | C | P |   | C | P | P |  |
| 10. PROPANE STORAGE & DISTRIBUTION                             |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   |   |   |   | C |   |   |  |
| 11. SEAFOOD WHOLESALE DISTRIBUTION & RECEIVING                 |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   | C | P |   | P | P | P |  |
| <b>PERMITTED USES N. OFFICE/RESEARCH DEVELOP.</b>              |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   |   |   |   |   |   |   |  |
| 1. COMPUTER CENTERS  |  |  |  |  |  |  |  |  |  |  |  |  | P | P |   |   | P | P | P | P |   |  |
| 2. LASER, MATERIAL SCIENCE, ELECTRONICS PROD. FIRMS            |  |  |  |  |  |  |  |  |  |  |  |  | P | P |   |   | P | P | P | P |   |  |
| 3. LIBRARIES, AUDITORIUMS, LECTURE & CONFERENCE CNTR.          |  |  |  |  |  |  |  |  |  |  |  |  | P | P |   |   | P | P | P | P |   |  |

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| 4. NONPROFIT<br>PROFESSIONAL OR<br>TECH. EDUCATIONAL<br>INSTITUTE            |  |  |  |  |  |  |  |  |  |  |  |  | P | P |   |   | P | P | P | P |   |  |  |  |
| 5. PILOT PLANTS FOR<br>PRODUCTION OF<br>PROTOTYPES                           |  |  |  |  |  |  |  |  |  |  |  |  |   | P |   |   | P | C | P | P |   |  |  |  |
| 6. RESEARCH<br>LABORATORIES, OFFICES<br>AND FACILITIES                       |  |  |  |  |  |  |  |  |  |  |  |  | P | P |   |   | P | P | P | P |   |  |  |  |
| <b>PERMITTED USES O. OPEN INDUSTRIAL</b>                                     |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   |   |   |   |   |   |   |  |  |  |
| 1. BRICK<br>MFG./BRICKYARD<br>LUMBER MILL                                    |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   |   |   |   |   | C | C |  |  |  |
| 2. CONCRETE,<br>BITUMINOUS MFG. &<br>ASPHALT PLANT                           |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   |   |   |   |   | C | P |  |  |  |
| 3. HEAVY EQUIPMENT<br>STORAGE  |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   |   |   |   |   | C | P |  |  |  |
| 4. OUTSIDE COAL<br>STORAGE   |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   |   |   |   |   |   | C |  |  |  |
| 5. OUTSIDE COMPOST<br>FACILITY   |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   |   |   |   |   |   | C |  |  |  |
| 6. OUTSIDE STORAGE AS<br>MAIN USE  |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   |   |   |   |   |   | P |  |  |  |
| 7. SAND & GRAVEL<br>PROCESSING OR<br>STORAGE                                 |  |  |  |  |  |  |  |  |  |  |  |  |   |   |   |   |   |   |   | C | P |  |  |  |
| 8. SMALL REPAIR, SMALL<br>CONSTRUCTION SHOP &<br>SMALL CONTRACTORS<br>OFFICE |  |  |  |  |  |  |  |  |  |  |  |  |   |   | C | P | P |   | P | P | P |  |  |  |



|  |  |  |  |  |  |  |  |   |  |  |  |   |  |  |   |   |   |   |   |   |  |
|--|--|--|--|--|--|--|--|---|--|--|--|---|--|--|---|---|---|---|---|---|--|
| 9. TANK, FARM FOR STORAGE OF PETROLEUM PRODUCTS      |  |  |  |  |  |  |  |   |  |  |  |   |  |  |   |   |   |   | P |   |  |
| <b>PERMITTED USES P. LIMITED INDUSTRIAL</b>          |  |  |  |  |  |  |  |   |  |  |  |   |  |  |   |   |   |   |   |   |  |
| 1. BOTTLING PLANT                                    |  |  |  |  |  |  |  |   |  |  |  |   |  |  | P |   | P | P | P |   |  |
| 2. BUYBACK COLLECTION CENTER/GLASS, PAPER & ALUMINUM |  |  |  |  |  |  |  | C |  |  |  |   |  |  | P | C |   |   | C | C |  |
| 3. INDOOR MANUFACTURING AND ASSEMBLY                 |  |  |  |  |  |  |  |   |  |  |  | P |  |  | P | C | P | P | P |   |  |
| 4. INDOOR COMPOST FACILITY                           |  |  |  |  |  |  |  |   |  |  |  |   |  |  |   |   |   |   | C |   |  |
| 5. MACHINE SHOP                                      |  |  |  |  |  |  |  |   |  |  |  |   |  |  |   | P |   | P | P | P |  |
| 6. BREWERY SHOP                                      |  |  |  |  |  |  |  |   |  |  |  |   |  |  |   |   |   |   | P |   |  |
| <b>PERMITTED USES Q. HEAVY INDUSTRIAL</b>            |  |  |  |  |  |  |  |   |  |  |  |   |  |  |   |   |   |   |   |   |  |
| 1. AUTOMOBILE, AIRPLANE MANUFACTURE & ASSEMBLY       |  |  |  |  |  |  |  |   |  |  |  |   |  |  |   |   |   | P | P | P |  |
| 2. CANNERY, FOOD PRODUCTS PACKING & PROCESSING       |  |  |  |  |  |  |  |   |  |  |  |   |  |  |   |   |   |   | P |   |  |
| 3. CHEMICAL MANUFACTURING                            |  |  |  |  |  |  |  |   |  |  |  |   |  |  |   |   |   |   | C |   |  |
| 4. DISTILLERY  |  |  |  |  |  |  |  |   |  |  |  |   |  |  |   |   |   |   | C |   |  |
| 5. GLUE, FERTILIZER MANUFACTURING                    |  |  |  |  |  |  |  |   |  |  |  |   |  |  |   |   |   |   | C |   |  |
| 6. INDOOR RECYCLING CENTER                           |  |  |  |  |  |  |  |   |  |  |  |   |  |  |   |   |   | C | P |   |  |

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|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|--|--|
| 7. IRON, STEEL, COPPER,<br>ALUMINUM, & OTHER<br>METALWORK PLANT   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | C |  |  |
| 8. PAPER PLANT  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | C |  |  |
| 9. REFINERY   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | C |  |  |
| 10. SEAFOOD PACKING<br>& PROCESSING   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P |  |  |
| 11. SHIPBUILDING,<br>SHIPYARD<br>MANUFACTURE OR<br>REPAIR   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | P |  |  |
| 12. SLAUGHTERHOUSE,<br>RENDERING PLANT<br>ABATTOIR  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | C |  |  |
| 13. TANNING OR<br>CURING OF HIDES   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | C |  |  |
| * ARTICLES XXVIII AND XXXI SHOULD BE CONSULTED FOR ANY MODIFICATION OR ADJUSTMENTS OF DISTRICT REGULATIONS OR ANY SPECIAL OVERLAY ZONING REGULATIONS. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |  |  |
| ** SIZE LIMITED TO 20,000 SQUARE FEET IN FLOOR AREA, UNLESS USE IS CONTAINED IN A MULTI-TENANT STRUCTURE.   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |  |  |

(Ord. No. 5028-97, § 1; Ord. No. 5094-98, § 1; Ord. No. 5200-98, § 1; Ord. No. 5202-98, § 1; Ord. No. 5203-98, § 1; Ord. No. 5210-98, § 1; Ord. No. 5264-99, § 1; Ord. No. 5265-99, § 1; Ord. No. 5266-99, § 1; Ord. No. 5273-99, § 1; Ord. No. 5274-99, § 1; Ord. No. 5333-99, § 1; Ord. No. 5395-00, §§ 1—5; Ord. No. 5407-00, § 1; Ord. No. 5422-00, § 1; Ord. No. 5529-00, § 1; Ord. No. 5530-00, § 1; Ord. No. 5550-00, § 1; Ord. No. 5551-00, § 1; Ord. No. 5561-01, § 1; Ord. No. 5711-01, § 1; Ord. No. 5741-02, § 1; Ord. No. 5780-02, § 1; Ord. No. 5781-02, § 1; Ord. No. 5956-03, § 1; Ord. No. 5957-03, § 1; Ord. No. 5958-03, § 1; Ord. No. 5985-03, § 1; Ord. No. 5966-03, § 1; Ord. No. 6174-05, § 1; Ord. No. 6191-06, § 1; Ord. No. 6192-06, § 1; Ord. No. 6193-06, § 1; Ord. No. 6194-06, § 1; Ord. No. 6195-06, § 1; Ord. No. 6196-06, § 1; Ord. No. 6197-06, § 1; Ord. No. 6198-06, § 1; Ord. No. 6331-07, § 1; Ord. No. 6334-07, § 1; Ord. No. 6335-07, § 1; Ord. No. 6336-07, § 1; Ord. No. 6352-07, § 1; Ord. No. 6537-08, § 1; Ord. No. 6538-08, § 1; Ord. No. 6539-08, § 1; Ord. No. 6540-08, § 1; Ord. No. 6578-09, § 1; Ord. No. 6770-11, § 1; Ord. No. 6782-11, § 1; Ord. No. 6794-11, § 1; Ord. No. 6802-11, § 1; Ord. No. 6889-12, § 1; Ord. No. 6892-12, § 1; Ord. No. 6995-13, § 1; Ord. No. 7001-13, § 1; Ord. No. 7066-14, § 1; Ord. No. 7103-14, § 1; Ord. No. 7181-15, § 1; Ord. No. 7246-16, § II; Ord. No. 7248-16, § 1; Ord. No. 7255-16, § II; Ord. No. 7316-16, § 1; Ord. No. 7366-17, § 1; Ord. No. 7534-19, §§ 1—3; Ord. No. 7543-19, § 1; Ord. No. 7647-20, § 1)

## 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:

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Campana Waltz Commercial Real Estate, LLC