

For Sale

717.697.2422



308 HOCKERSVILLE ROAD
HERSHEY, PA 17033

iHIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

Annette Cassel Means
717.791.2064 – direct line
ameans@high.net

For Sale

717.697.2422



► Office for user or investment



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ameans@high.net

308 Hockersville Road
Hershey, PA 17033

Available Square Feet:
2,460 SF

Sale Price:
\$450,000

Description:
Nice end user or investment property. Open floor plan. Located close to major arteries – Hockersville is a major connection between Route 322 and Route 422. Existing tenant is considered a high-quality tenant. Zoning allows for a wide range of uses.

BUILDING INFORMATION

Available square feet	2,460 SF
Zoning	HMU - Hershey Mixed Use Compact Development Overlay 08 District
Construction	Brick exterior walls
Building class	Class C; Finished level considered Class B
Year constructed/renovated	1972
Number of floors	One story
Ceiling height	9'
Floors	Reinforced concrete floors, mostly carpeted. Tile floor in bathroom. Unfinished in the garage and utility rooms.

*The current tenant does physical therapy and has renewed the lease for three more years. No employee of Fulton Financial Corporation or an affiliate of Fulton Financial Corporation, nor any immediate family members, nor any individual who shares a household with an employee of Fulton Financial Corporation or an affiliate of Fulton Financial Corporation is permitted to be a purchaser of this property. Contact Annette for a showing and they are during office hours only.

For Sale

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Electric	200 amp; 3-phase
HVAC	Gas heat; electric air conditioning
Lighting	Fluorescent
Roof	Hip style roof Asphalt shingles
Business ID sign	Yes

UTILITIES

Water	Public
Sewer	Public
Gas	Public

SITE INFORMATION

Total acres available	.356
Parking	15 spaces; 6.1/1,000 SF
Parking lot	Recent blacktop & striping
Tax map parcel number	24-034-034-000-0000
Deed reference	20190029279
Topography	Mostly level w/slight downward slope from along the rear property line.
Frontage	96.82' Hockersville Road 160' W. Areba Avenue
Flood zone	Area of minimal flood hazard Zone X

GEOGRAPHICAL INFORMATION

Municipality	Derry Township
County	Dauphin County

For Sale

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Hershey, PA 17033

Location Southwesterly corner of Hockersville Road
& W. Areba Avenue

Vehicular access Afforded by way of Hockersville Road
& W. Areba Avenue

TRAFFIC COUNTS

11,342 AADT Both Dir @ Hockersville Road

2,335 AADT Both Dir @ W Areba

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	7,486	28,109	64,288
Households	3,676	11,248	25,867
Avg. HH Income	\$97,081	\$110,477	\$107,040

Income & Expenses

308 Hockersville Road
Hershey, PA 17033

Gross Rents	\$47,736 (July 1, 2020-June 30, 2021)
Cleaning & Maintenance (2019)	\$205
Insurance (2019)	\$1,755
Repairs (2019)	\$1,473
Taxes (2019)	\$5,628
Utilities (2019)	\$973
Total Expenses	\$10,034
Total Income	\$35,641

Time Period		Rent/SF/YR
January 1 – June 30, 2021	\$23,868.00	\$19.89
July 1 – December 31, 2021	\$24,588.00	\$20.49
Gross Rent for 2021	\$48,456.00	
January 1 – June 30, 2022	\$24,588.00	\$20.49
July 1 – December 31, 2022	\$25,320.00	\$21.10
Gross Rent for 2022	\$49,908.00	
January 1 – June 30, 2023	\$25,320.00	\$21.10
July 1 – December 31, 2023	\$26,088.00	\$21.74
Gross Rent for 2023	\$51,408.00	
January 1 - June 30, 2024	\$26,088.00	\$21.74

Tenant/Landlord Responsibility

308 Hockersville Road
Hershey, PA 17033

Responsible for	Tenant	Landlord
Maintenance/repairs inside of building of or not exceeding \$350.00 per item	X	
Pest Service	X	
Snow and ice removal on parking areas and sidewalks in conformity with municipal requirements	X	
Landscape design and maintenance	X	
Electricity	X	
Heat (Natural Gas)	X	
Telephone/Cable/Internet	X	
Satellite	X	
Security	X	
Sign cost and maintenance	X	
Janitorial services including, without limitation, the cleaning of the windows and the leased premises	X	
Trash removal including, without limitation, construction debris, bio-waste and general rubbish	X	
Tenant's insurance	X	
Roof		X
Walls		X
Foundation		X
Parking lot maintenance (except for snow and ice removal)		X
Water		X
Sewer		X
Structural repairs to building		X
Roof Repairs		X
HVAC maintenance and repair		X
Landlord's insurance		X
Interior repairs exceeding \$350.00 per item		X
Exterior Repairs		X
Real estate taxes and assessments		X

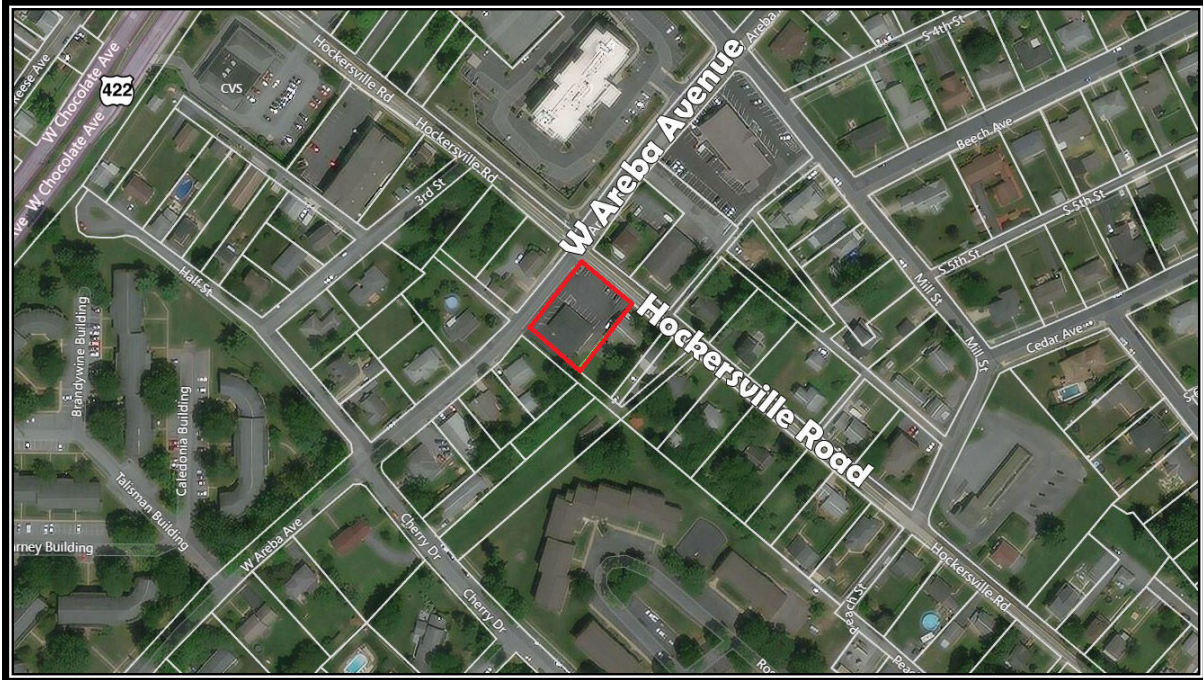
Photos

308 Hockersville Road
Hershey, PA 17033



Location Maps

308 Hockersville Road
Hershey, PA 17033



Location Maps

308 Hockersville Road Hershey, PA 17033





DAUPHIN COUNTY
P E N N S Y L V A N I A

Property & Taxes

Information for Parcel 24-034-034-000-0000, Tax Year 2021

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Property Information

Tax Year
2021

Township
DERRY TWP

Neighborhood
C2404 - Secondary strip commercial

Owner Name and Address [Show Details]
IZENOUR, JAY A
930 RED ROSE CT
STE 300
LANCASTER, PA 17601

Property ID
24-034-034-000-0000

Property Use
C01 - OFFICE

Site Address
308 HOCKERSVILLE RD

Mailing Name and Address
IZENOUR, JAY A
930 RED ROSE CT
STE 300
LANCASTER, PA 17601

Assessments

Annual Billing

	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	90,700	118,900	209,600	0	0	0
Exempt	0	0	0	0	0	0
Total	90,700	118,900	209,600	0	0	0

Note: Preferential assessment values are used for taxation when preferential values are greater than zero.

Exemption/Exclusion/Clean and Green

Type	Status	Land Amount	Building Amount	Exemption Amount	Farmstead?	Farmstead Value
Payments						
Billing Pd.		Tax Billed	Discount/Pen.	Total Billed	Total Paid	Balance Due Date Paid
Annual Billing		\$1,973.20	(\$39.46)	\$1,933.74	\$0.00	\$1,933.74

Note: Payment amounts may only reflect the Dauphin County amounts

Tax Amounts

Fund (Tax) Description	Rate Type	Millage/Tax Rate	Flat Tax Amount
Annual Billing			
County Real Estate	Millage	6.876000	\$1,441.21
Derry Township School District	Millage	16.990000	\$0.00
MUN: DERRY TWP	Millage	2.538100	\$531.99
Total			\$1,973.20

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2019	20190029279	7 Family/Gift	11/15/2019	JKI REALTY	IZENOUR, JAY A	\$1
2008	20080037910	7 Family/Gift	10/15/2008	YEAGER & IZENOUR PARTNERSHIP	JKI REALTY	\$1
1994	0226700538	0 Valid	08/01/1994		YEAGER & IZENOUR PARTNERSHIP	\$200,000

Market Land Valuation

Property Type	Description	Land Type	Sq. Ft.	Calc. Acres	Deed Acres
COM - Commercial	Primary Site	S1 - Primary Site	13,438	0.3000	0.31

Select Physical Therapy (Structure 1 of 1)

Property Type	Description	Style	Quality	Living Area (sq. ft.)	Year Built	Age
COM - Commercial	Select Physical Therapy	Retail Store	XX-	2,460	1972	

Select Physical Therapy (Structure 1 of 1)

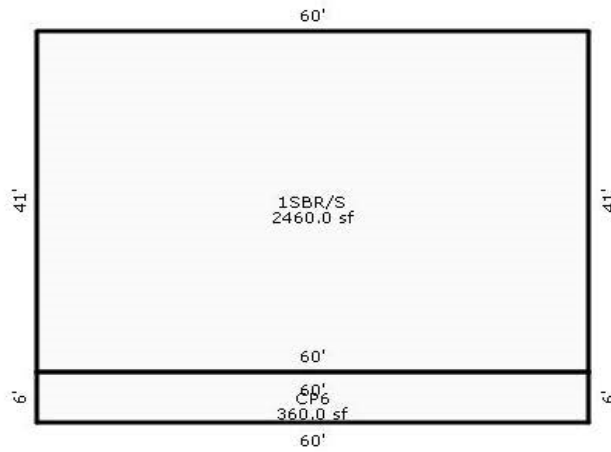
Section 1

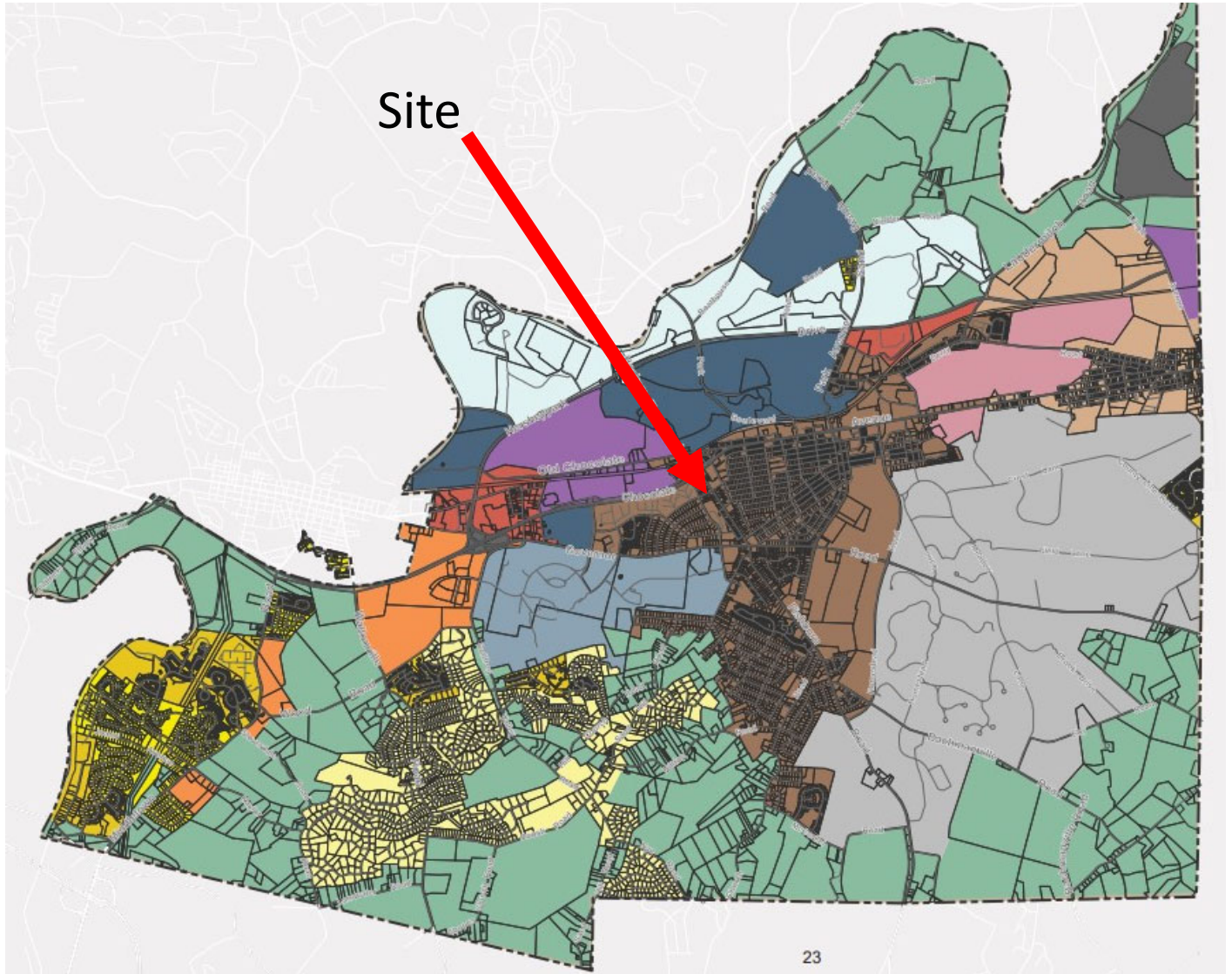
Retail Store	100.00 Base Cost	2460.00
Canopy, Roof/Slab	360.00 Stud -Brick Veneer	2460.00
Warmed and Cooled Air	2460.00 Wet Sprinklers	74.00
Physical	25.00	
All		
Paving, asphalt	5000.00	

No Delinquent Taxes Found

Name	Related Names	Relationship	Status
IZENOUR, JAY A		Parcel Owner	Current

Images





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Legend

- Derry Township
- Surrounding Municipalities
- Highways
- Other Roads

- Conservation
- Limited Compatibility
- R-1
- R-2
- R-3
- Palmdale Mixed Use
- Hershey Mixed Use
- Planned Campus North

Consense,
Recreate, Live

Live, Recreate

Live, Shop,
Eat, Recreate

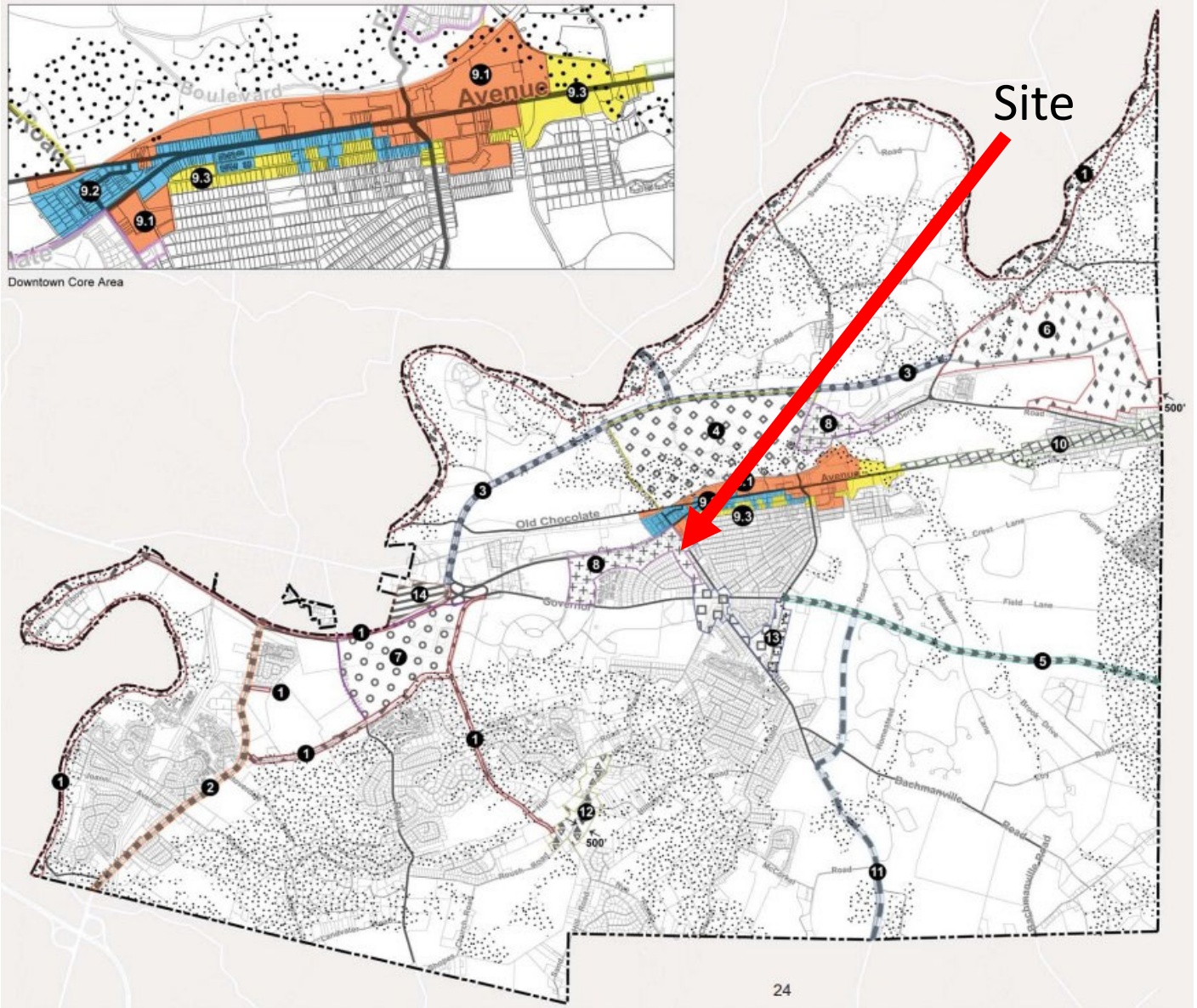
- Planned Campus South
 - Planned Campus West
 - Medical Campus Central
 - Commercial Recreation
 - Commercial Golf
 - General Commercial
 - Industrial
- Work, Learn,
Play, Eat

Overlay Map

308 Hockersville Road
Hershey, PA 17033



Downtown Core Area



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Legend

- Derry Township
 - Surrounding Municipalities
 - Highways
 - Other Roads
 - Constraints (Environmental Resources, Flood plain, and Airport Hazard Overlay)
- * Refer to §225-403.2.2 for Floodplain Overlay

- Community Heritage Buffer
- Middletown Road
- Hersheypark Drive/Route 39
- Hersheypark
- Governor Road
- Palmdale Future Development Area
- Planned Campus West Future Development Area
- Compact Development

- Downtown Core 9.1
- Downtown Core 9.2
- Downtown Core 9.3
- East Chocolate Avenue
- Homestead/Fishburn Roads
- Sand Hill Road
- Southern Core
- Active-Adult Community

\$ 225-315 Hershey Mixed Use
Map 17: Zoning District - Hershey Mixed Use

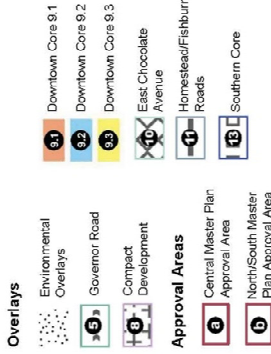
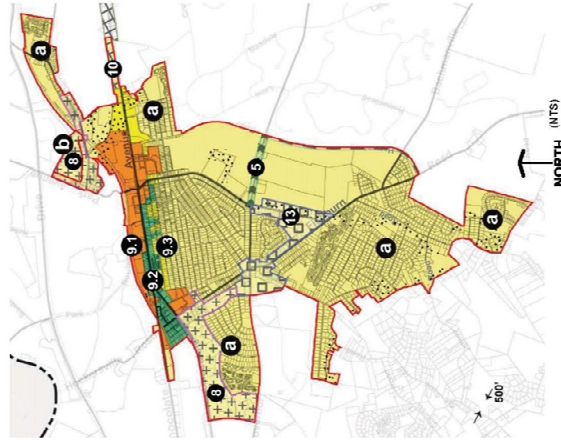


Figure 12: Hershey Mixed Use Lot Dimensional Diagram

	O8	O10	O13	O19	O20	O25	O30	O35	O40	O45	O50	O55	O60	O65	O70	O75	O80	O85	O90	O95	O100
A Minimum Lot Width (FT)	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
B Minimum Lot Depth (FT)	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
C Minimum Non-res. Lot Area	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PRINCIPAL STRUCTURE	D Front	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
	E Side	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'
	F Rear	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'
	G Accessory (minimum)	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'
SETBACKS (FT)	H Principal Structure	35'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'
	I Accessory Structure	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
MAXIMUM HEIGHT (FT)	Maximum Impervious Coverage	40% ²	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%
	Minimum Vegetated Coverage	50% ⁴	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
RS DENSITY	SFD/SFD/FFD	5 DU/ NDA	7 DU/ NDA	7 DU/ NDA	7 DU/ NDA	7 DU/ NDA	7 DU/ NDA	7 DU/ NDA	7 DU/ NDA	7 DU/ NDA	7 DU/ NDA	7 DU/ NDA	7 DU/ NDA	7 DU/ NDA	7 DU/ NDA	7 DU/ NDA	7 DU/ NDA	7 DU/ NDA	7 DU/ NDA	7 DU/ NDA	7 DU/ NDA
	Apartments & Mixed Use Buildings	8 DU/ NDA	25 DU/ NDA	49 DU/ NDA	12 DU/ NDA	8 DU/ NDA	8 DU/ NDA	8 DU/ NDA	8 DU/ NDA	8 DU/ NDA	8 DU/ NDA	8 DU/ NDA	8 DU/ NDA	8 DU/ NDA	8 DU/ NDA	8 DU/ NDA	8 DU/ NDA	8 DU/ NDA	8 DU/ NDA	8 DU/ NDA	8 DU/ NDA

¹ For lots fronting on Chocolate Avenue the minimum front setback shall be 6 feet or greater, the minimum front setback shall be 5 feet. The front setback shall be 20 feet in all other areas.

² Front yard setbacks from Elm Avenue shall be 30 feet for principal structures.

³ Residential Uses (SFDs, SFDs, and FFDs) within the O9 Overlay district that are permitted by-right shall be subject to the criteria of the underlying Hershey Mixed Use zoning district rather than the O9 Overlay district dimensional criteria.

⁴ Non-residential uses permitted by-right within the base zoning district shall be permitted to have a maximum principal impervious coverage ratio of 60%, and a minimum vegetative coverage ratio of 30%.

⁵ Sides to S225-205 G.1 for additional regulations for front yard setbacks.

\$ 225-315 Hershey Mixed Use
Table 28: Hershey Mixed Use Uses

Residential Uses			
Single-family Detached Dwelling	P		
Single-family Semidetached Dwelling	P		
Single-family Attached Dwelling (Townhouse)	C	\$501.3	
Single Family Conversion	C	\$501.1	
Two-family Detached Dwelling	P		
Multifamily Apartment Dwellings	C	\$501.2	
Bed and Breakfast Home	SE	\$502.1	
Farm Home Occupation	SE	\$502.2	
Family Child Care Home	SE	\$502.3	
Private Community Facilities/Recreation Areas	P		
Home Occupations	P	\$419	
No-Impact Home Based Business	P	\$419	
Accessory Dwelling Units	SE	\$502.9	
Commercial Uses			
Automotive Car Wash/Lubrication Facilities	C	\$501.6	
Bakery, Retail	O8, O6, O10, O13		
Business and Professional Offices	O5, O6, O10, O13		
Commercial Parking Lot or Structure	O9, O1, O10		
Communications Antenna, Building-mounted	P		
Communications Antenna, Utility-mounted	P		
Communications Antenna, Towers < 50 ft	P		
Communications Antenna, Co-located/Replacement	P		
Dry Cleaning Service, Retail	O8, O6, O10, O13		
Financial Institutions	O8, O6, O9, O1, O13		
Food Catering	C	\$501.11	
Food Services Without Drive-Through	O3, O6, O1, O10, O13		
Fuel Service - Minor	C	\$501.18	
Fuel Service - Major	C	\$501.19	
Furinal Homes	C	\$501.49	
Guest Lodging, Dining and Conference Facilities	SE	\$502.7	
Healthcare Practitioners Office	O6, O6, O10, O13		
Hotels and Motels	O10, O13		
Laundromat	O8, O6, O1, O13		
Membership Club	C	\$501.16	
Micro-distilleries/Breweries	O9, O1, O9.2, O8		
Mixed Use Building	O6, O6, O10, O13		
Personal Service Establishments	P		
Pet Grooming Facilities	O8, O6, O10, O13		

Commercial Uses			
Photocopy Service	O8, O10		
Private Parking Lot or Structure	O8, O9, O10, O13		
Recreational, Sports and Entertainment Facilities			
Country Club	O9, O6, O10, O13		
Exercise & Fitness Centers	C	\$501.29	
Retail, Large-Scale	O8, O9, O10, O13		
Retail, Small-Scale	O9, O1, O9.2		
Short-Term Rental	O8, O9, O10, O13		
Studio/Gallery for Teaching, Dancing, Art, Music or Similar Cultural Pursuits	O6, O1, O10, O13		
Theater and Auditorium	O6, O1, O10, O13		
Veterinary Office	O8, O9, O10, O13		
Visitor Center	O8, O9, O10, O13		
Institutional Uses			
Life Care Facilities	C	\$501.34	
Group Child Care Facilities	C	\$501.52	
Museums	O8, O9, O10, O13		
Place of Worship/Place of Assembly	P		
Schools	P		
Skilled Nursing	C	\$501.34	
Municipal/Public Uses			
Administrative Offices of County, State or Federal Government (Office)	P		
Libraries	P		
Municipal Buildings and Uses	P		
Fire/Emergency Services	P		
Parks, Playgrounds & Recreation	P		
Utility Service Structures	P		
Utility Buildings	P		
Agricultural/Conservation Uses			
Agricultural Uses	P		
Natural Conservation Areas	P		
Miscellaneous			
Affordable Housing Density Option	C	\$501.45	
Forestry	P	\$408	
Uses similar to specified permitted uses	C	\$501.40	
Unique Buildings	C	\$501.44	

Table 1: Zoning Ordinance Land Use Table Uses	Base Zoning Districts													Hershey Mixed Use	Limited Compatibility	Industrial
	Conservation	R-1	R-2	R-3	General Commercial	Planned Campus North	Planned Campus South	Planned Campus West	Medical Campus Central	Commercial Recreation	Commercial Golf	Palmdale Mixed Use				
Residential Uses																
Single-family Detached Dwelling	P	P	P	P	P			C				P	P			
Single-family Semidetached Dwelling				P				C				P	P			
Single-family Attached Dwelling (Townhouse)				P				C				O6	C			
Single Family Conversion			C	C								C	C			
Two-family Detached Dwelling				P				C				O6	P			
Multifamily Apartment Dwellings				P		C		C				O6, O10	C			
Active-Adult Community								C (O14)								
Bed and Breakfast Home	P	C										SE	SE			
Boarding Home					P					P						
Dwellings for Employees & Students						P			P							
Farm Home Occupation	P	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Family Child Care Home	SE	SE	SE	SE			SE	SE				SE	SE			
Mobile Home Park				C												
Private Community Facilities/Recreation Areas		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Home Occupations	P	P	P	P				P				P	P			
No-Impact Home Based Business	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Accessory Dwelling Units	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Commercial Uses																
Auction Houses		O12			P											
Automobile and Truck Leasing/Rental					P										P	
Automotive Car Wash/Lubrication Facilities					P			C				C	C		P	
Bakery, Retail					P			P				O6, O10	O8, O9, O10, O13			
Business and Professional Offices		O12			P	P		P	P			O6, O10	O8, O9, O10, O13		P	
Campgrounds										SE						
Cigar, Hookah, and/or Vapor Lounge					C											
Commercial Entertainment Signs										O4						
Commercial Laundry					P										P	
Commercial Parking Lot or Structure						C			C	P		O6, O10	O9, O10			
Communications Antenna, Building-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Communications Antenna, Utility-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Communications Antenna, Towers < 50 feet in height	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Communications Antenna, Towers > 50 feet in height	SE				SE	SE	SE		SE	SE	SE	SE	SE	SE	SE	
Communications Antenna, Co-located and Replacement	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Dry Cleaning Service, Retail					P			P				O6, O10	O8, O9, O10, O13			
Financial Institutions					P			P				O10	O8, O9, O10, O13			
Food Catering					P			C				C	C		P	
Food Services Without Drive-Through					P	P		P		P	P	O10	O8, O9, O10, O13			
Food Services With Drive-Through					P			C								
Fuel Service - Minor					P			C				C	C	P	P	
Fuel Service - Major					P								C	P	P	
Funeral Homes		O12			P			C					C			
Guest Lodging, Dining and Conference Facilities					P	P			C	P			C			
Healthcare Practitioners Office		C			P			P	P			O6, O10	O9, O10, O8, O13			

Table 1: Zoning Ordinance Land Use Table Uses	Base Zoning Districts												Hershey Mixed Use	Limited Compatibility	Industrial		
	Conservation	R-1	R-2	R-3	General Commercial	Planned Campus North	Planned Campus South	Planned Campus West	Medical Campus Central	Commercial Recreation	Commercial Golf	Palmdale Mixed Use					
Commercial Uses																	
Heliport									C								C
Hotels and Motels					P	C		C	C	P		O10	O8 (C), O9.1 (C), O10, O13				
Horse Riding Stables & Facilities, No Horse Racing	P																
Kennel	P				P											P	P
Landscape and Garden Service - non-retail	P	C			P	C											P
Landscaping and Garden Center - retail		C			P			C									
Laundromat					P			P				O10	O8, O9.1, O9.2, O10, O13				
Membership Club					SE			C		SE	P	C	C				
Micro-distilleries/Breweries					P			P					O8, O9.1, O9.2				
Motor Vehicle Fuel, Wholesale																P	P
Motor Vehicle Repair Garages					P												
Motor Vehicle Sales and Service					P												
Mixed Use Building					P	C	P	P	P	P		O6, O10	O8, O9.1, O9.2, O9.3, O10, O13				
Outpatient Medical Treatment Facilities					P			O7	P								
Personal Service Establishments		O12			P			P				P	P				
Pet Grooming Facilities					P			P				O10	O8, O9.1, O9.2, O9.3, O10, O13				
Photocopy Service					P			P				O10	O9.1, O9.2, O9.3, O10				
Private Parking Lot or Structure						C		P	C	P		O6, O10	O8, O9.1, O9.2, O9.3, O10, O13				P
Private Recreational, Sports and Entertainment Facilities																	
<i>Amusement, Theme, Entertainment or Water Parks</i>																	
<i>Amusement Arcades</i>										O4							
<i>Botanical Gardens</i>	C					P	P			P							
<i>Archery & Shooting Ranges, Indoor</i>	C					C											C
<i>Archery & Shooting Ranges, Outdoor</i>						C											C
<i>Bowling Alleys</i>					P			C		P							
<i>Casinos & Gambling Facilities</i>										C							C
<i>Country Club</i>	C									P	P		O9.3				
<i>Exercise & Fitness Centers</i>					P			P		P		O6, O10	O9.1, O9.2, O9.3, O10, O8, O13				
<i>Golf Courses (Conventional & Special)</i>	C									P	P						
<i>Recreation Facilities for Employees, Faculty & Students</i>						P	P		P	P							P
<i>Sporting and Entertainment Arenas & Stadiums</i>										P							
<i>Sport & Field Complexes</i>					P	P				P		O6					
<i>Zoos</i>	C				P					P							
Rental and Leasing Businesses																	P
Research/Technology Business Incubator								C	C								C
Residence Hotels and Motels					P	C		C		P			O9.1 (C)				
Retail, Large-Scale					P			C				C	C				
Retail, Small-Scale		O12			P			P		C		O6, O10	O8, O9.1, O9.2, O9.3, O10, O13				
Service and Repair Facilities					P												P
Sexually Oriented Businesses										C							C

Table 1: Zoning Ordinance Land Use Table	Base Zoning Districts													Hershey Mixed Use	Limited Compatibility	Industrial		
	Conservation	R-1	R-2	R-3	General Commercial	Planned Campus North	Planned Campus South	Planned Campus West	Medical Campus Central	Commercial Recreation	Commercial Golf	Palmdale Mixed Use						
Uses																		
Commercial Uses																		
Short-Term Rental					C							C	O9.1, O9.2, O9.3 (C)					
Studios/Gallery for Teaching, Dancing, Art, Music or Similar Cultural Pursuits					P			P				O6, O10	O8, O9.1, O9.2, O9.3, O10, O13					
Taxidermy					C												P	
Theater and Auditorium					P					P		O10	O9.1, O9.2, O13, O10					
Veterinary Office					P			P	P			O10	O8, O9.1, O9.2, O9.3, O10, O13					
Veterinary Hospital					P				P									
Visitor Center						C				P			O8, O9.1, O9.2, O9.3, O10, O13					
Winery	C				P			P		C								
Industrial Uses																		
Assembling																	P	
Production Bakery																	P	
Commercial/Industrial Laundering and Dry-Cleaning Facilities																	P	
Crematory																	C	
Grain Milling																	P	
Importing & Exporting Establishments																	P	
Industrial Equipment Sales & Repair																	P	
Laboratories																	P	
Machine Shop																	P	
Manufacturing																	P	
Medical Marijuana Dispensary																		
Medical Marijuana Grower/Processor																O	O	
Mineral Extraction	P																C	
Printing and Publishing																	P	
Processing																	P	
Self-storage facilities																	P	
Solid, Liquid or Gas Fuel Dealers																	P	
Solid or Liquid Waste Transfer Stations																	P	
Storage, Including Fuel Storage																	P	
Transportation Terminals																C	C	
Waste Management Facilities																O	C	
Warehousing																	P	
Welding Shop																	P	
Wholesale Trade Establishments																	P	
Wood Millworks																	P	
Institutional Uses																		
Life Care Facilities						C		C	P			C	O9.1, O9.2 (C)					
Group Child Care Facilities		O12			P			C	P			C	C					
Group Home for Persons with Disabilities	C		C						C								C	
Group Home for Persons without Disabilities	C								C								C	
Hospital					P				P								C	
Incinerators and Crematoriums									C								C	
Medical-related Research Facilities								O7	P							P	P	
Museums					P		P	P		P		O6, O8	O8, O9.1, O9.2, O10, O13					

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	Conservation	R-1	R-2	R-3	General Commercial	Planned Campus North	Planned Campus South	Planned Campus West	Medical Campus Central	Commercial Recreation	Commercial Golf	Palmdale Mixed Use						
Uses																		
Other Scientific Research, Development and Training Facilities							O7	P									P	C
Place of Worship/Place of Assembly	P	P	P	P	P		P	P	P			P			P		P	
Prisons																	P	
Schools	P	P	P	P	P	P	P	P	P	P		P			P		P	
Skilled Nursing								C	P			C			C			
Municipal/Public Uses																		
Administrative Offices of County, State or Federal Government (Office)	C	C	C	C	P	C	C	P	P	P	P	P			P		C	P
Libraries	P	P	P	P	P		P	P	P	P	P	P			P		P	
Municipal Buildings and Uses	P	P	P	P	P	P	P	P	P	P	P	P			P		P	P
Fire/Emergency Services	P	P	P	P	P	P	P	P	P	P	P	P			P		P	P
Parks, Playgrounds & Recreation	P	P	P	P	P	P	P	P	P	P	P	P			P		P	P
Utility Service Structures	P	P	P	P	P	P	P	P	P	P	P	P			P		P	P
Utility Buildings					P	P						P			P			P
Recycling Center																	C	
Sewage Treatment Plants						P												C
Agricultural/Conservation Uses																		
Agricultural Uses	P	P	P	P	P	P	P	P	P	P	P	P			P		P	P
Cemeteries	P											P						
Natural Conservation Areas	P	P	P	P	P	P	P	P	P	P	P	P			P		P	P
Miscellaneous																		
Uses similar to specified permitted uses	C	C	C	C	C	C	C	C	C	C	C	C			C		C	C
Billboard																	C	C
Unique Buildings	C	C	C	C	C	C	C	C	C	C	C	C			C		C	C
Cluster Development Option	C	C	C	C														
Affordable Housing Density Option			C									C			C			
Wind Energy Conversion Systems (Principal Use)	P																P	P
Solar Panel Arrays (Principal Use)	P																P	P
Forestry	P	P	P	P	P	P	P	P	P	P	P	P			P		P	P

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