

For Sale

717.293.4477



800 SOUTH QUEEN STREET  
LANCASTER, PA 17603

Ruth M. Devenney, CCIM, SIOR  
717.293.4552 – direct line  
rdevenney@high.net

Jeffrey Kurtz, CCIM  
717.293.4554 – direct line  
jkurtz@high.net

- Property Information Sheet
- Location Maps
- Aerial Photo/Tax Map
- Zoning Map
- Floor Plans
- Tax Assessment Information
- Zoning Ordinance
- Commercial Property Information Sheet
- ESRI Site Map
- ESRI Executive Summary



► *Retail/Office Space*



*800 South Queen Street  
Lancaster, PA 17603*

**Available Square Feet**

23,670 square feet

**Sale Price**

\$1,295,000

**Description**

Unfinished space ready to be converted to retail, office or residential.

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**BUILDING #1 INFORMATION**

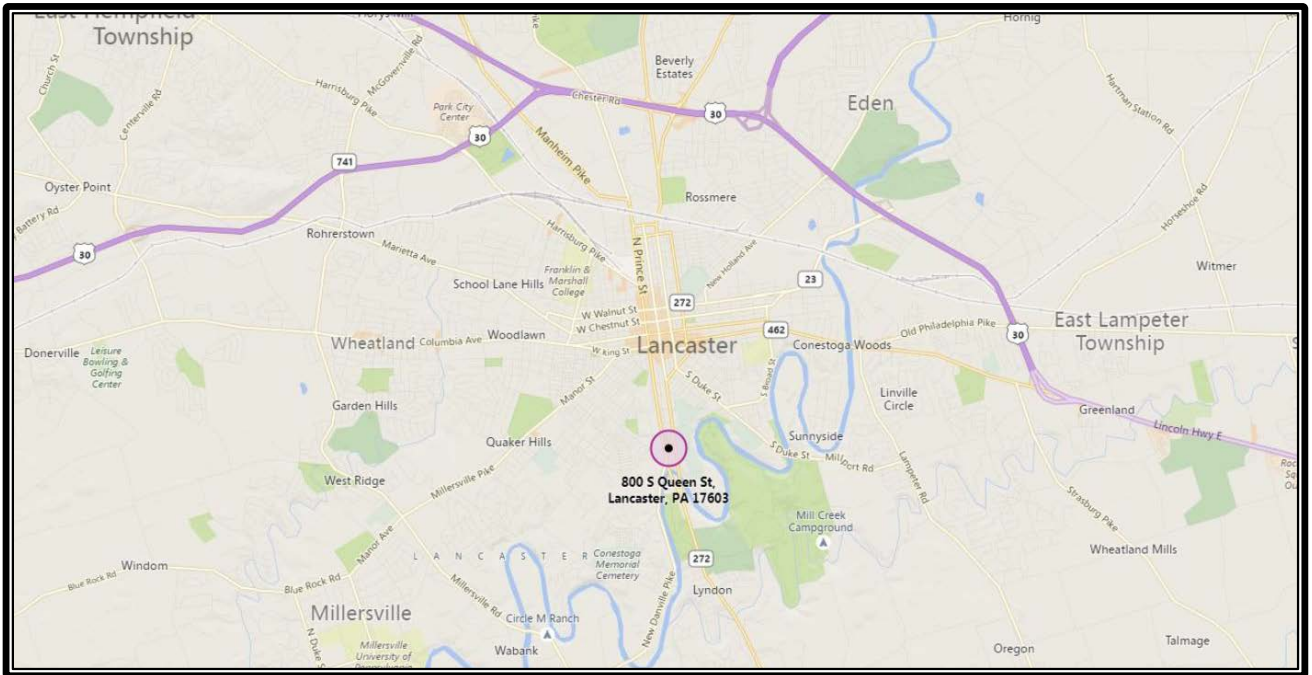
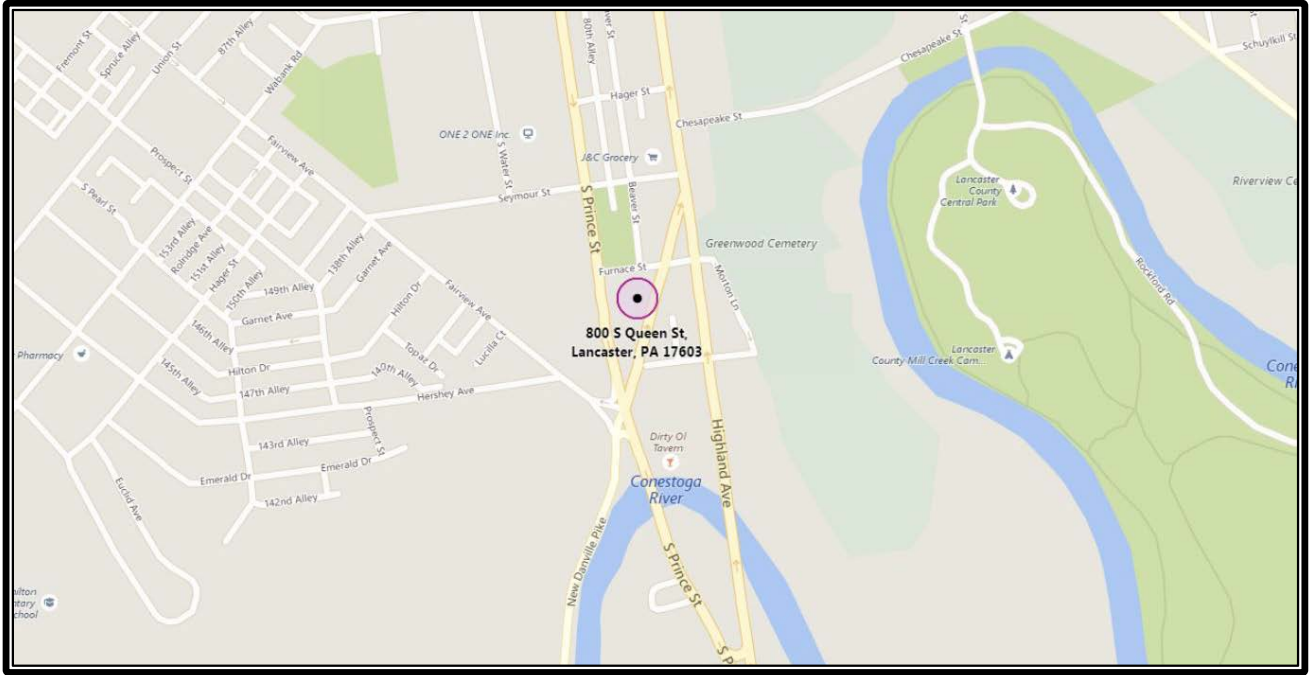
Total Building Square Feet	23,670 square
Construction	feet Block
Construction Date	1986
Condition	Needs improvement
Ceiling Heights	Varies
Water/Sewer	Public water and sewer
Parking Spaces	85 parking spaces
Floor Type	Concrete
Water	Public
Sewer	Public

**BUILDING #2 INFORMATION**

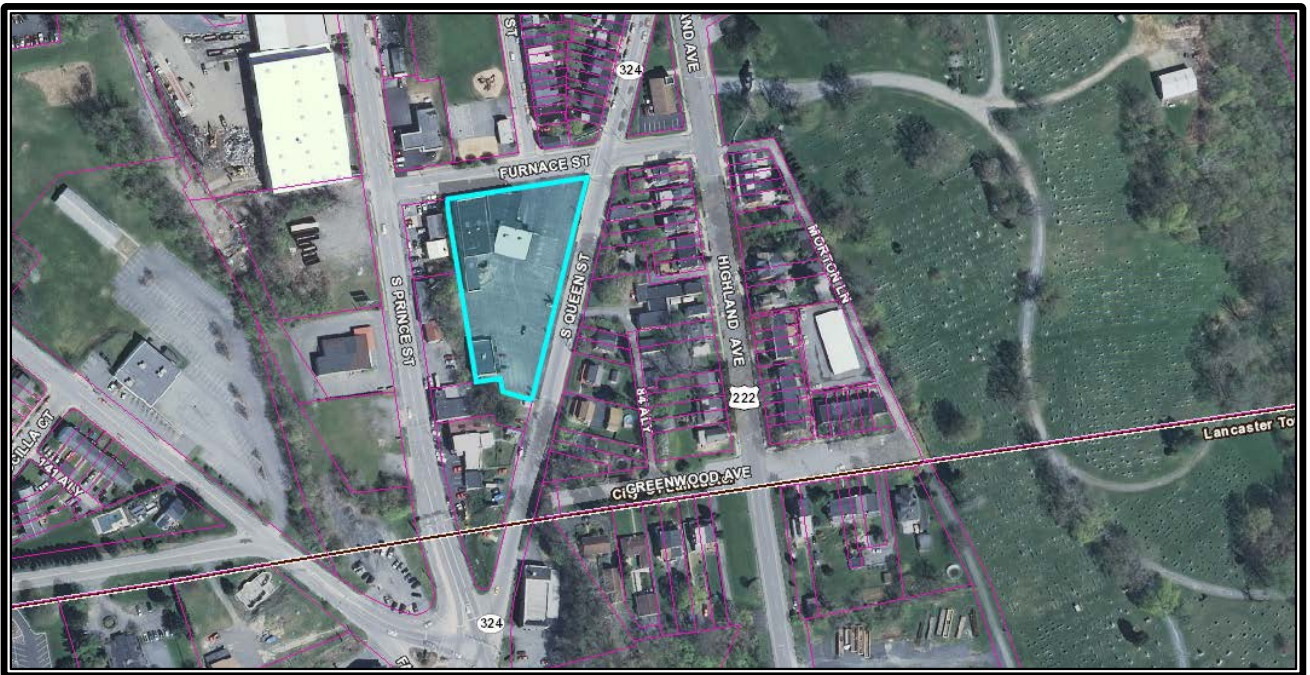
Total Building Square Feet	1,980 square feet
Construction	Brick
Construction Date	1986
Building Use	Finished as office
Ceiling Heights	10'
Water	Public
Sewer	Public
Parking Spaces	Additional 20+ parking spaces

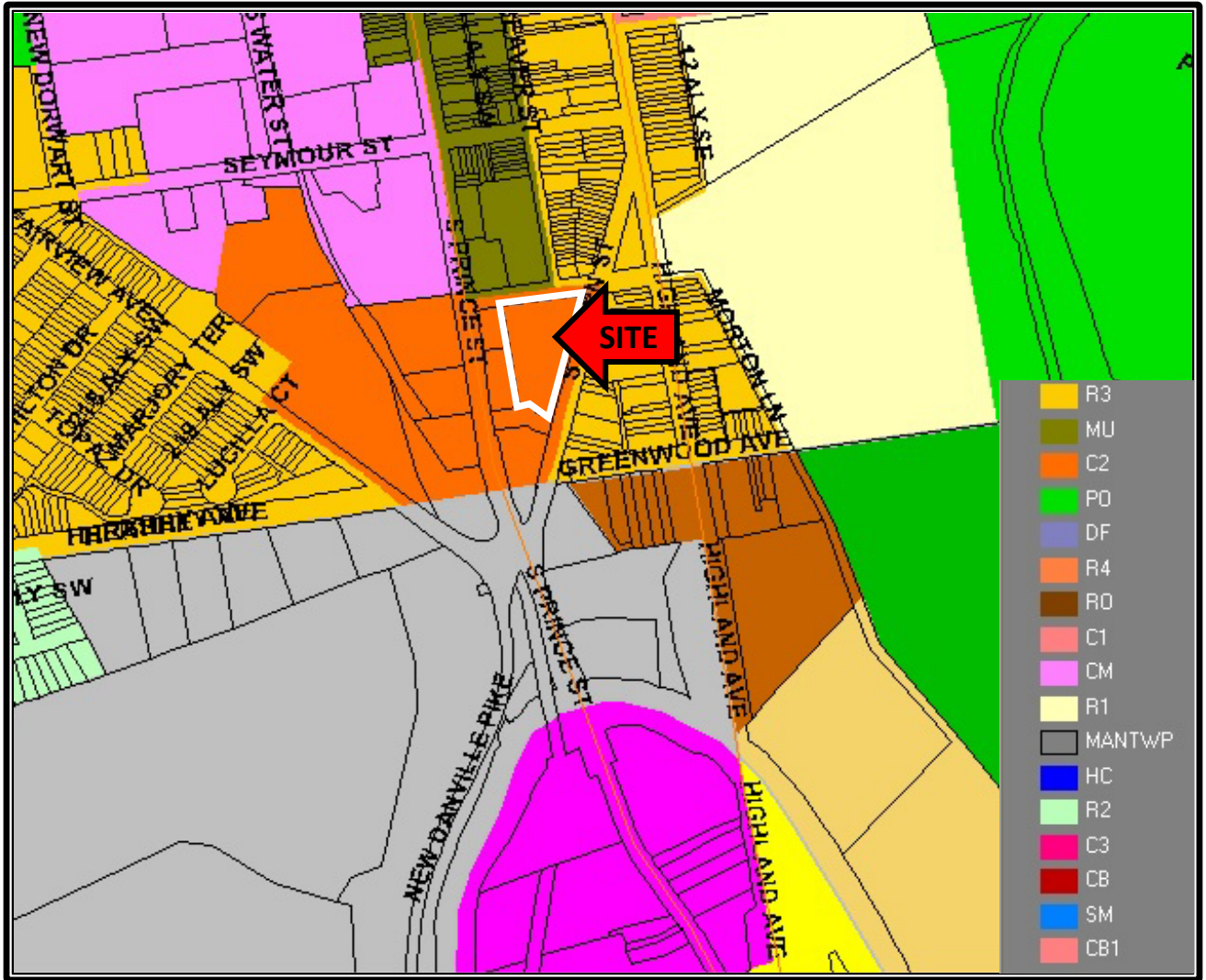
**PROPERTY INFORMATION**

Acreage	1.39 acres
Zoning	Commercial Urban (C-1) zoning
Municipality	City of Lancaster
County	Lancaster County
Tax Account#	334-30244-0-0000
Deed Reference	05490167



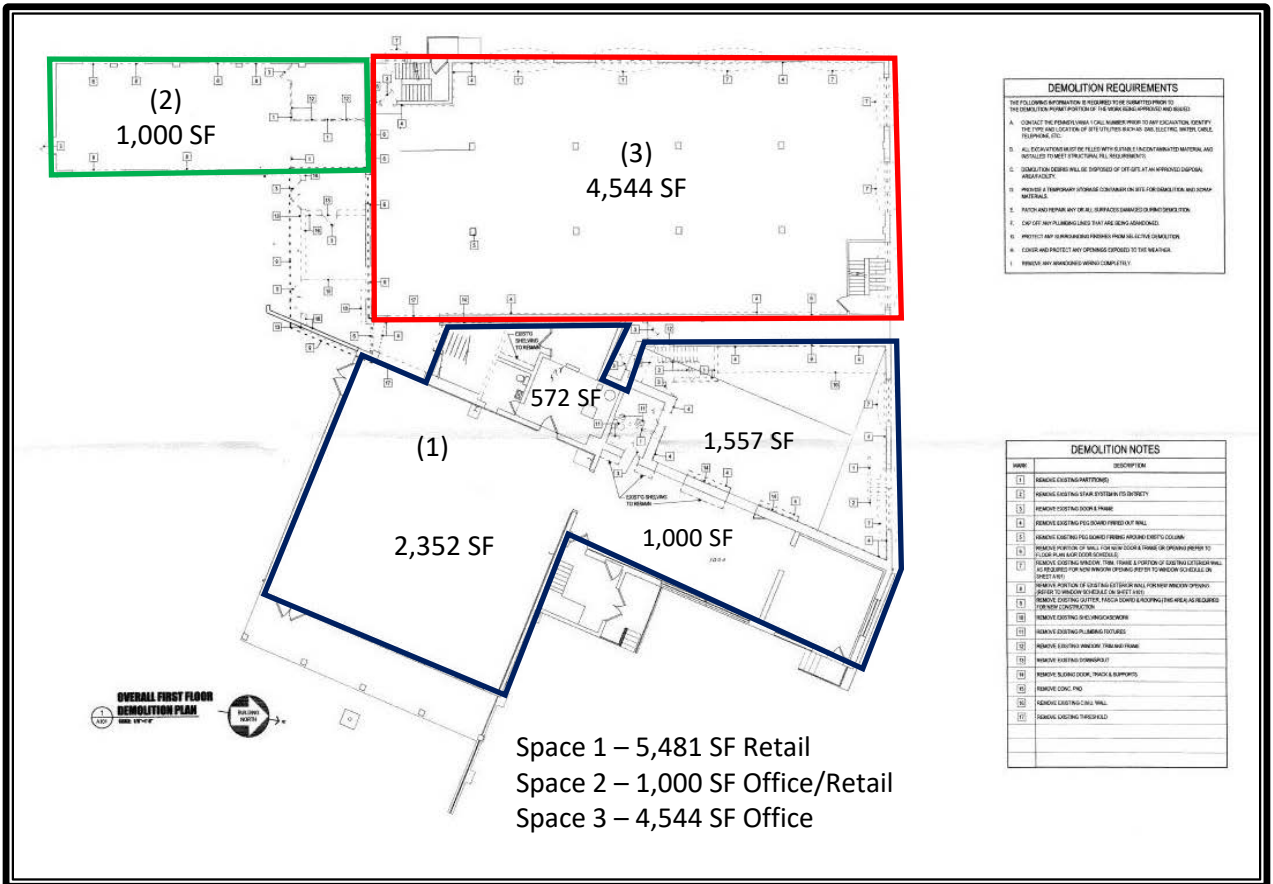
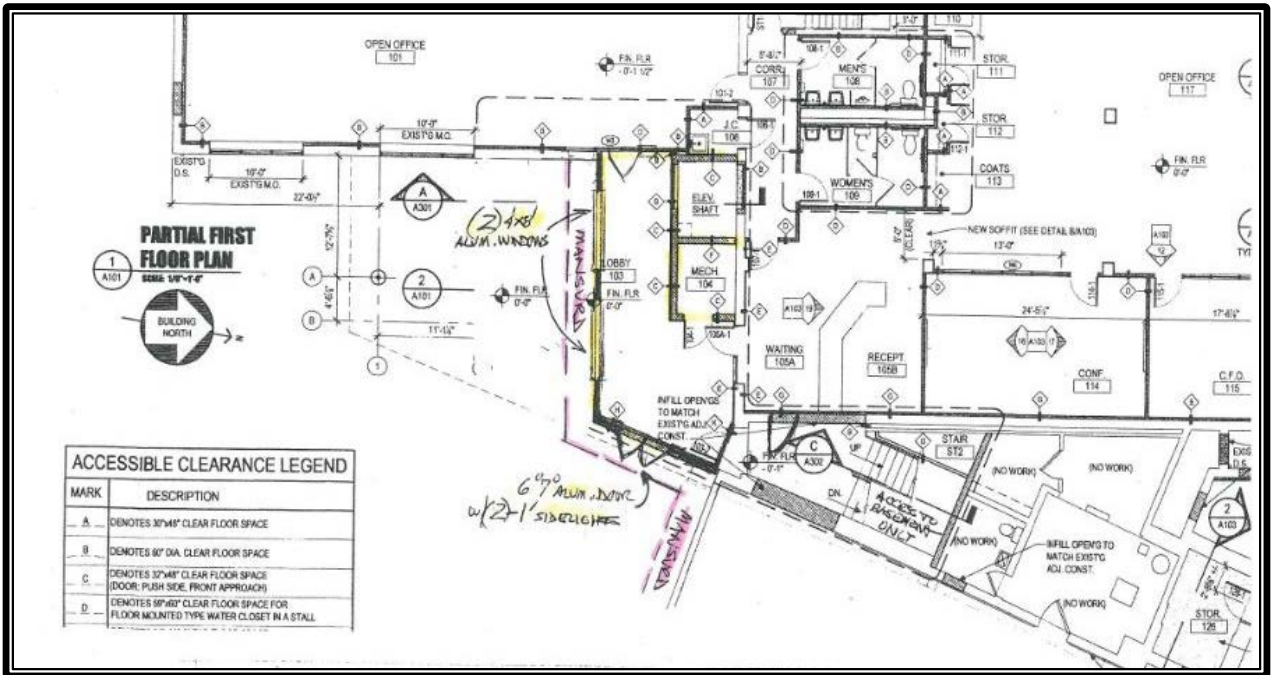






Commercial Urban (C-2) Zoning







PROPOSED RENOVATIONS FOR:

# OCEES INTERNATIONAL, INC.

900 SOUTH QUEEN STREET  
LANCASTER, PA 17603-8018  
LANCASTER TOWNSHIP, LANCASTER COUNTY

SHEET	DESCRIPTION	SHEET	DESCRIPTION
CS	COVER SHEET		
D101	GENERAL FIRST FLOOR DEMOLITION PLAN & DEMOLITION NOTES		
A101	PARTIAL FIRST FLOOR PLANS GENERAL NOTES WALL TYPES & EXTERIOR STAIR SECTION		
A102	PARTIAL FIRST FLOOR REFLECTED CEILING PLAN, DOOR & FINISH SCHEDULE		
A103	PARTIAL ROOF PLAN INTERIOR ELEVATIONS & DETAILS		
A201	EXTERIOR ELEVATIONS & WINDOW SCHEDULE		
A301	PARTIAL BUILDING SECTION		
A302	INTERIOR STAIR & CONNECTING LINK SECTIONS		

ABBREVIATIONS	
1/2"	1/2" WALL
1/4"	1/4" WALL
1/8"	1/8" WALL
1"	1" WALL
2"	2" WALL
4"	4" WALL
6"	6" WALL
8"	8" WALL
10"	10" WALL
12"	12" WALL
14"	14" WALL
16"	16" WALL
18"	18" WALL
20"	20" WALL
22"	22" WALL
24"	24" WALL
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28"	28" WALL
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186"	186" WALL
188"	188" WALL
190"	190" WALL
192"	192" WALL
194"	194" WALL
196"	196" WALL
198"	198" WALL
200"	200" WALL

### I.B.C. 2009 CODE COMPLIANCE INFORMATION

REQUIREMENTS FOR OCEES INTERNATIONAL, INC.

SECTION	DESCRIPTION	REMARKS
SECTION 101	GENERAL NOTES	SEE GENERAL NOTES FOR ALL REQUIREMENTS.
SECTION 102	FOUNDATION	SEE FOUNDATION PLAN FOR ALL REQUIREMENTS.
SECTION 103	WALLS	SEE WALL SECTION FOR ALL REQUIREMENTS.
SECTION 104	ROOFING	SEE ROOF PLAN FOR ALL REQUIREMENTS.
SECTION 105	FLOORING	SEE FLOOR PLAN FOR ALL REQUIREMENTS.
SECTION 106	CEILING	SEE CEILING PLAN FOR ALL REQUIREMENTS.
SECTION 107	MECHANICAL	SEE MECHANICAL PLAN FOR ALL REQUIREMENTS.
SECTION 108	ELECTRICAL	SEE ELECTRICAL PLAN FOR ALL REQUIREMENTS.
SECTION 109	PLUMBING	SEE PLUMBING PLAN FOR ALL REQUIREMENTS.
SECTION 110	HAZARDOUS MATERIALS	SEE HAZARDOUS MATERIALS PLAN FOR ALL REQUIREMENTS.
SECTION 111	ENVIRONMENTAL	SEE ENVIRONMENTAL PLAN FOR ALL REQUIREMENTS.
SECTION 112	ENERGY EFFICIENCY	SEE ENERGY EFFICIENCY PLAN FOR ALL REQUIREMENTS.
SECTION 113	ACCESSIBILITY	SEE ACCESSIBILITY PLAN FOR ALL REQUIREMENTS.
SECTION 114	DISASTER RESISTANCE	SEE DISASTER RESISTANCE PLAN FOR ALL REQUIREMENTS.
SECTION 115	SMOKE CONTROL	SEE SMOKE CONTROL PLAN FOR ALL REQUIREMENTS.
SECTION 116	SEISMIC	SEE SEISMIC PLAN FOR ALL REQUIREMENTS.
SECTION 117	WIND RESISTANCE	SEE WIND RESISTANCE PLAN FOR ALL REQUIREMENTS.
SECTION 118	ICE RESISTANCE	SEE ICE RESISTANCE PLAN FOR ALL REQUIREMENTS.
SECTION 119	CRACK RESISTANCE	SEE CRACK RESISTANCE PLAN FOR ALL REQUIREMENTS.
SECTION 120	REINFORCEMENT	SEE REINFORCEMENT PLAN FOR ALL REQUIREMENTS.
SECTION 121	CONCRETE	SEE CONCRETE PLAN FOR ALL REQUIREMENTS.
SECTION 122	STEEL	SEE STEEL PLAN FOR ALL REQUIREMENTS.
SECTION 123	WOOD	SEE WOOD PLAN FOR ALL REQUIREMENTS.
SECTION 124	GLASS	SEE GLASS PLAN FOR ALL REQUIREMENTS.
SECTION 125	GLAZING	SEE GLAZING PLAN FOR ALL REQUIREMENTS.
SECTION 126	INSULATION	SEE INSULATION PLAN FOR ALL REQUIREMENTS.
SECTION 127	MEMBRANE	SEE MEMBRANE PLAN FOR ALL REQUIREMENTS.
SECTION 128	ADHESIVE	SEE ADHESIVE PLAN FOR ALL REQUIREMENTS.
SECTION 129	FASTENERS	SEE FASTENERS PLAN FOR ALL REQUIREMENTS.
SECTION 130	ANCHORS	SEE ANCHORS PLAN FOR ALL REQUIREMENTS.
SECTION 131	WELDS	SEE WELDS PLAN FOR ALL REQUIREMENTS.
SECTION 132	COUPLERS	SEE COUPLERS PLAN FOR ALL REQUIREMENTS.
SECTION 133	CONNECTIONS	SEE CONNECTIONS PLAN FOR ALL REQUIREMENTS.
SECTION 134	DETAILS	SEE DETAILS PLAN FOR ALL REQUIREMENTS.
SECTION 135	FINISHES	SEE FINISHES PLAN FOR ALL REQUIREMENTS.
SECTION 136	PAINTS	SEE PAINTS PLAN FOR ALL REQUIREMENTS.
SECTION 137	COATINGS	SEE COATINGS PLAN FOR ALL REQUIREMENTS.
SECTION 138	ADHESIVES	SEE ADHESIVES PLAN FOR ALL REQUIREMENTS.
SECTION 139	FASTENERS	SEE FASTENERS PLAN FOR ALL REQUIREMENTS.
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SECTION 200	ANCHORS	SEE ANCHORS PLAN FOR ALL REQUIREMENTS.

THIS DRAWING IS THE PROPERTY OF OCEES INTERNATIONAL, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF OCEES INTERNATIONAL, INC.

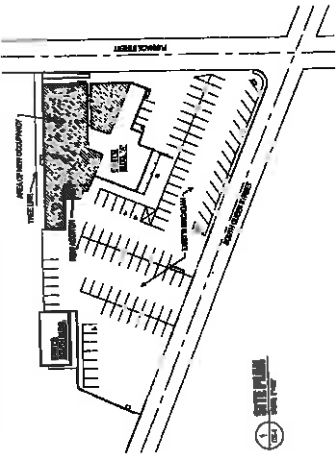
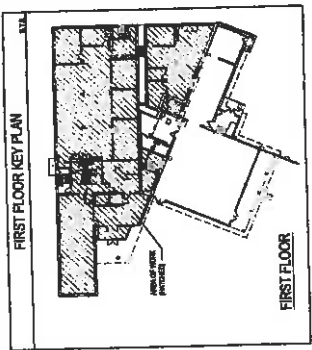
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DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

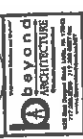
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[Symbol]	CONNECTION
[Symbol]	DETAIL
[Symbol]	FINISH
[Symbol]	PAINT
[Symbol]	COATING

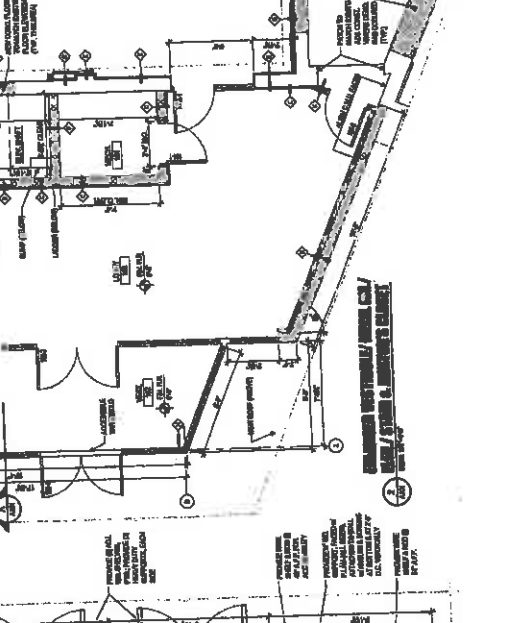
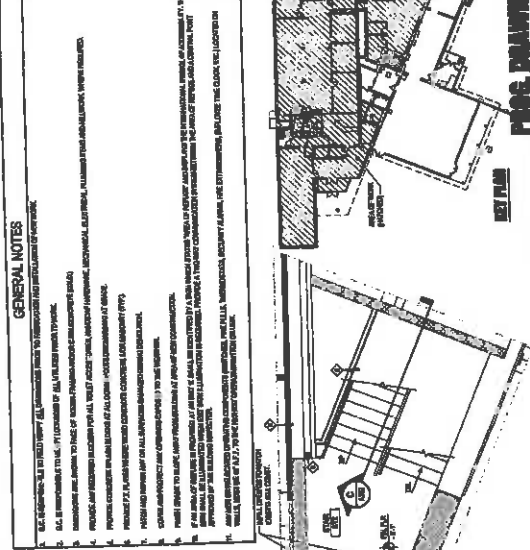
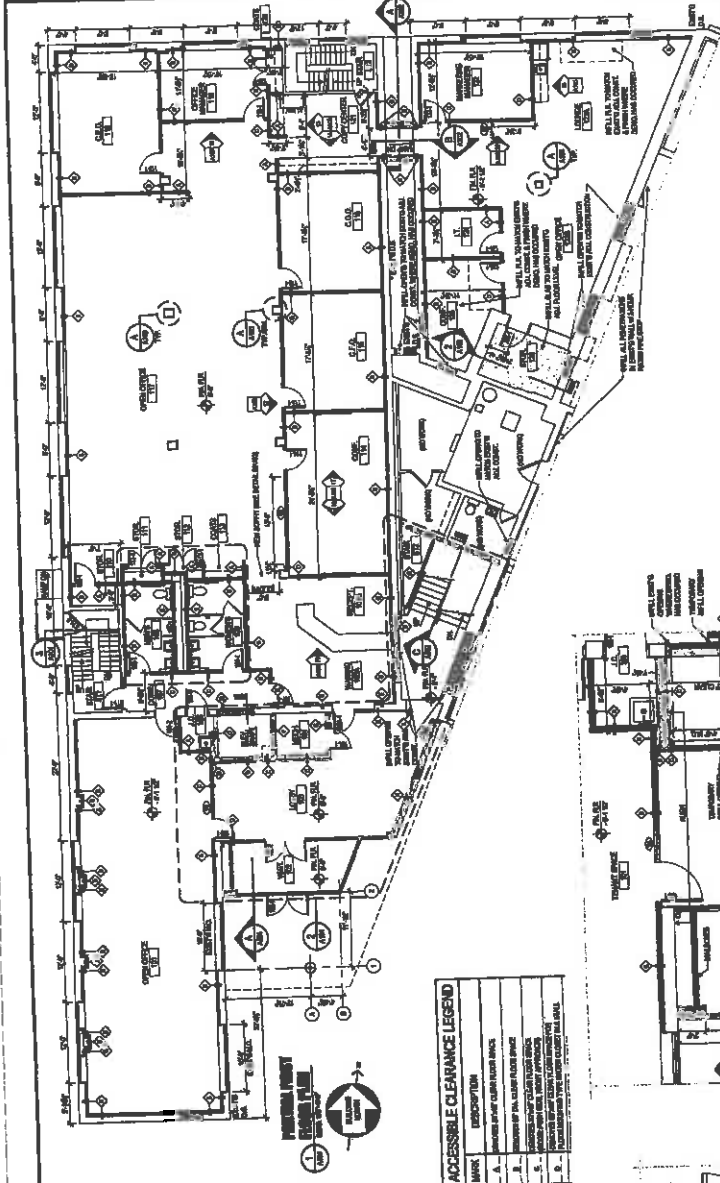


FREE LITTING

OCEES INTERNATIONAL, INC.  
800 SOUTH QUEEN STREET  
LANCASTER, PA 17603  
COVER SHEET



DATE	NO.	DESCRIPTION
04/18/11	1	ISSUED FOR PERMIT
04/18/11	2	REVISIONS
04/18/11	3	REVISIONS
04/18/11	4	REVISIONS
04/18/11	5	REVISIONS
04/18/11	6	REVISIONS
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04/18/11	10	REVISIONS

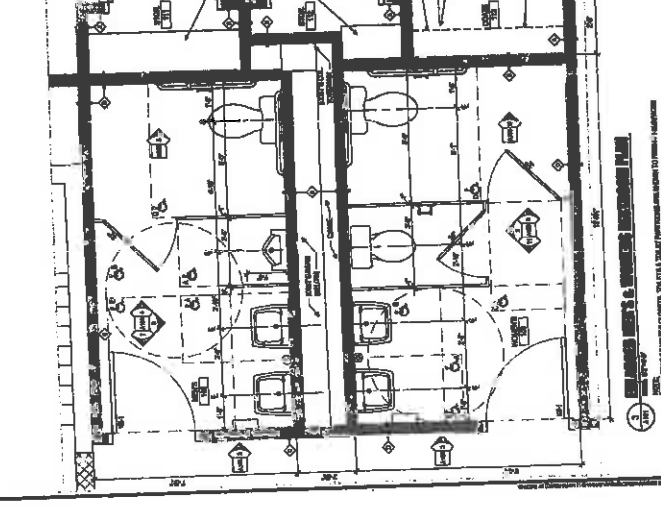


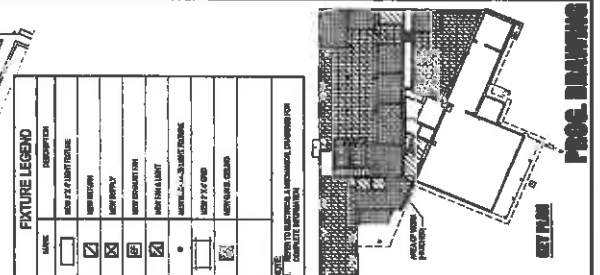
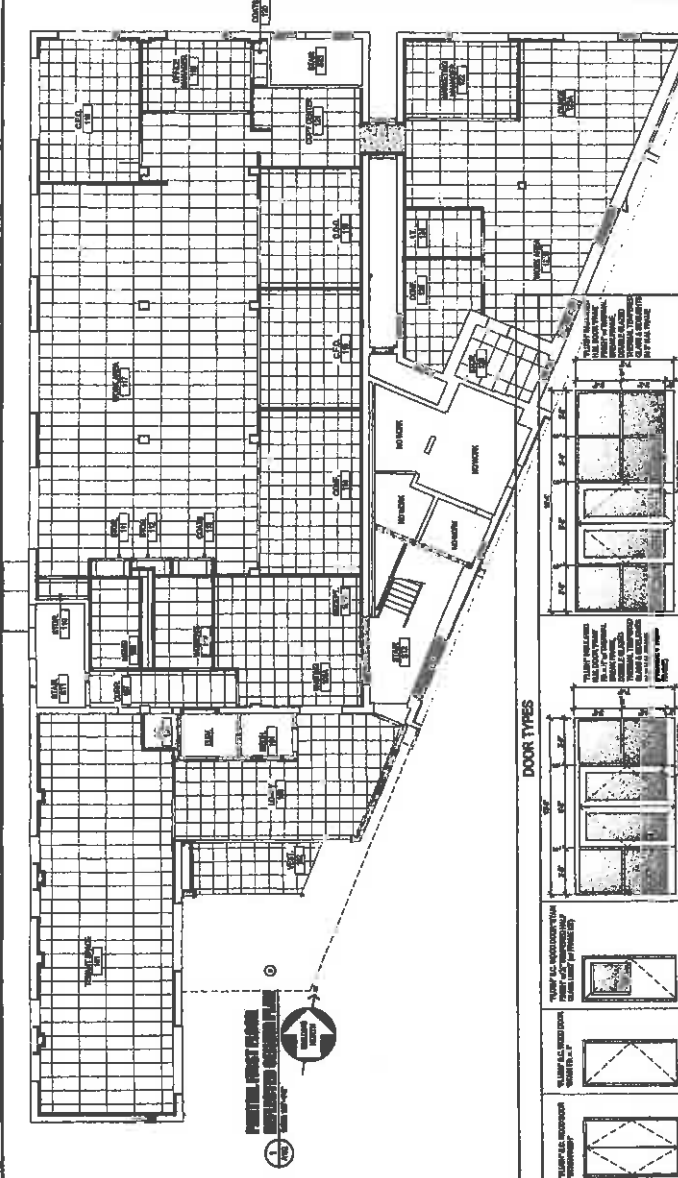
**ACCESSIBLE CLEARANCE LEGEND**

MARK	DESCRIPTION
A	MINIMUM CLEARANCE HEIGHT
B	MINIMUM CLEARANCE WIDTH
C	MINIMUM CLEARANCE DEPTH
D	MINIMUM CLEARANCE RAMP
E	MINIMUM CLEARANCE CURB CUT

**WALL TYPES**

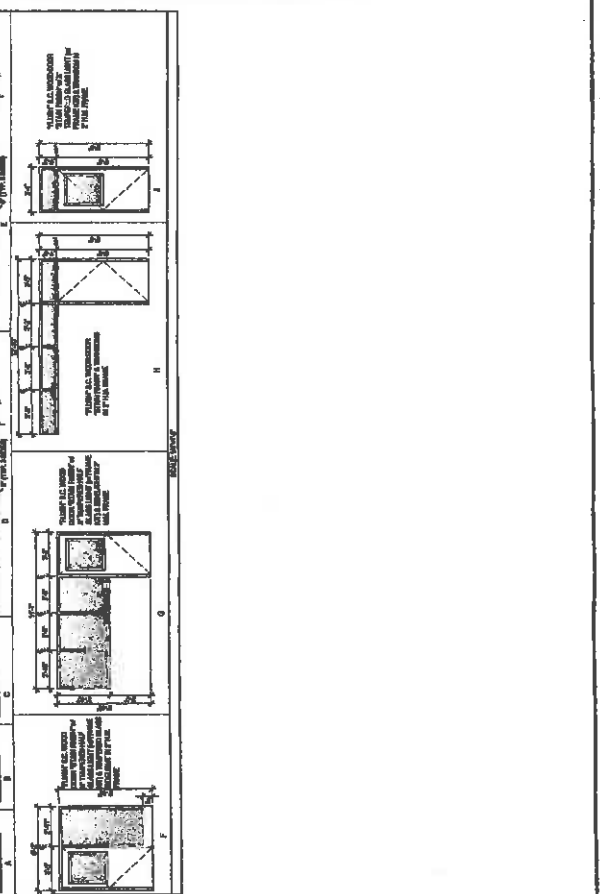

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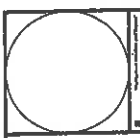
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20	1\"/>	



**NOTES:**  
1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.  
2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.  
3. SEE FINISH SCHEDULE FOR MATERIALS AND FINISHES.  
4. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES.  
5. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES.  
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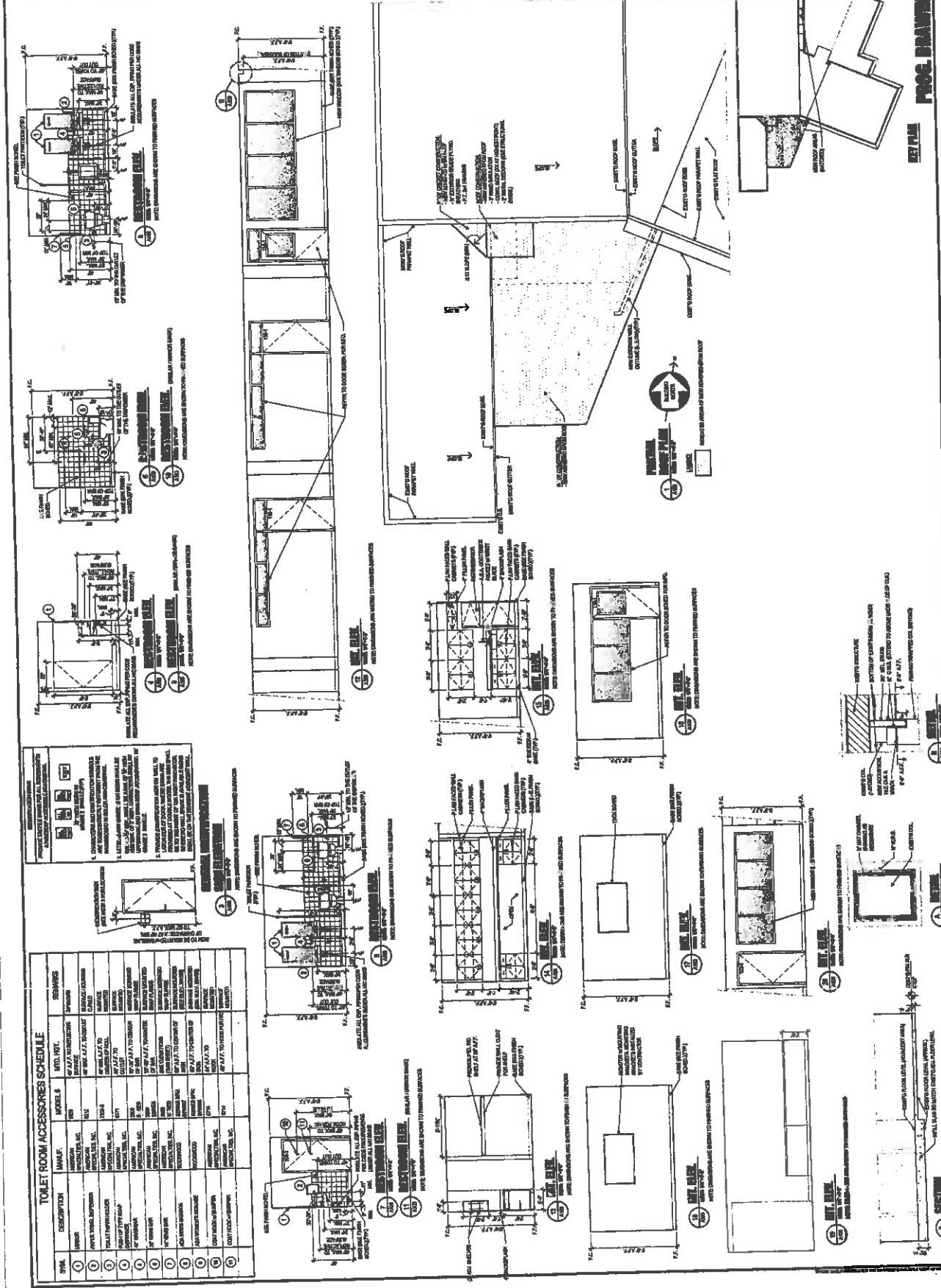


**beyond ARCHITECTURE**  
 1000 W. UNIVERSITY BLVD., SUITE 100  
 LITTLE ROCK, AR 72202  
 (501) 223-1111

**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/15/07	ISSUED FOR PERMIT
2	08/15/07	ISSUED FOR PERMIT
3	08/15/07	ISSUED FOR PERMIT
4	08/15/07	ISSUED FOR PERMIT
5	08/15/07	ISSUED FOR PERMIT
6	08/15/07	ISSUED FOR PERMIT
7	08/15/07	ISSUED FOR PERMIT
8	08/15/07	ISSUED FOR PERMIT
9	08/15/07	ISSUED FOR PERMIT
10	08/15/07	ISSUED FOR PERMIT

**NOTES:**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.  
 3. SEE SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.  
 4. SEE NOTES ON EACH SHEET FOR ADDITIONAL INFORMATION.  
 5. SEE NOTES ON EACH SHEET FOR ADDITIONAL INFORMATION.  
 6. SEE NOTES ON EACH SHEET FOR ADDITIONAL INFORMATION.  
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 9. SEE NOTES ON EACH SHEET FOR ADDITIONAL INFORMATION.  
 10. SEE NOTES ON EACH SHEET FOR ADDITIONAL INFORMATION.



**TOILET ROOM ACCESSORIES SCHEDULE**

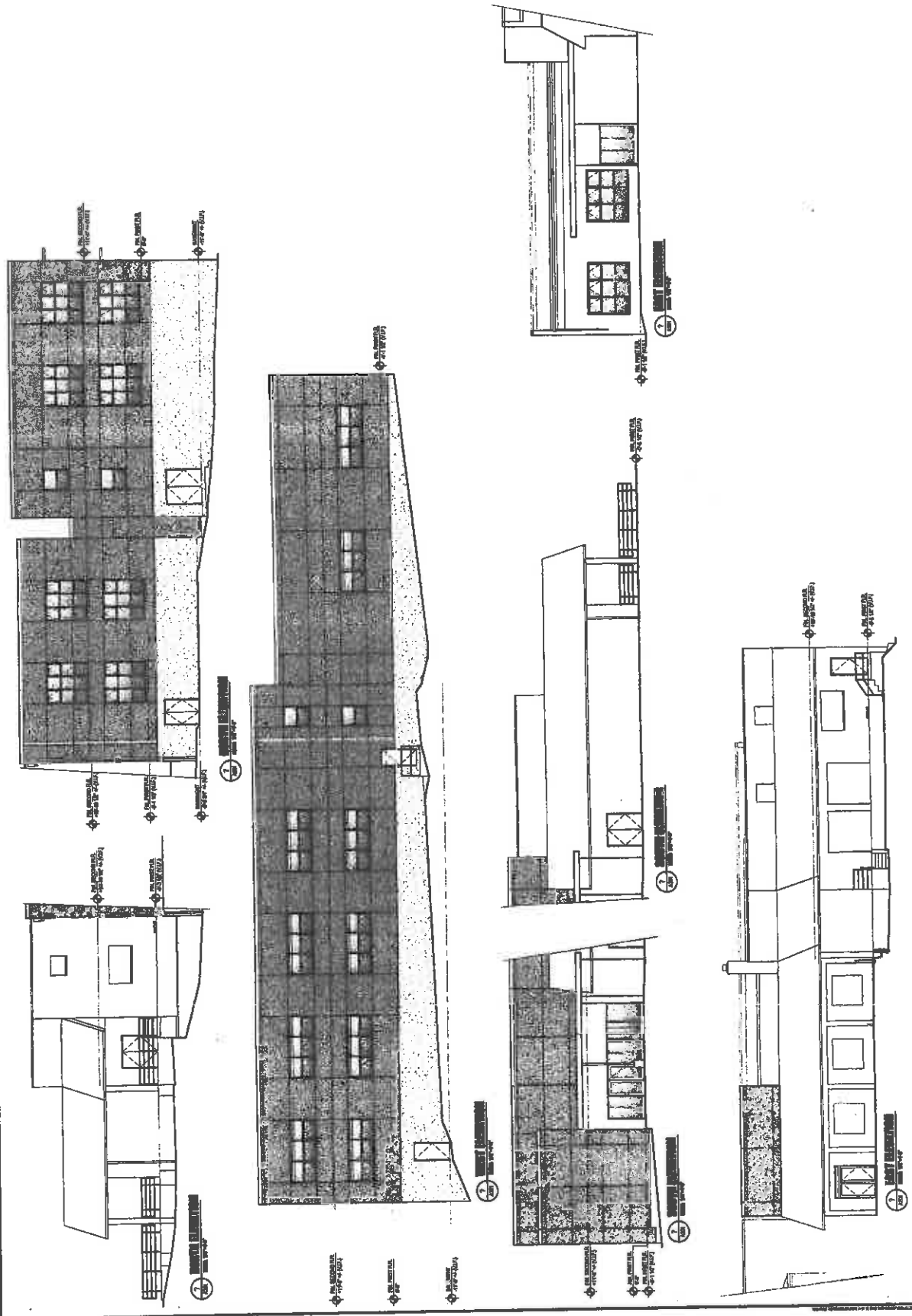
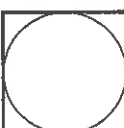
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	QTY	NOTES
1	STALL	AMERICAN	1000	10	SEE NOTES
2	STALL	AMERICAN	1000	10	SEE NOTES
3	STALL	AMERICAN	1000	10	SEE NOTES
4	STALL	AMERICAN	1000	10	SEE NOTES
5	STALL	AMERICAN	1000	10	SEE NOTES
6	STALL	AMERICAN	1000	10	SEE NOTES
7	STALL	AMERICAN	1000	10	SEE NOTES
8	STALL	AMERICAN	1000	10	SEE NOTES
9	STALL	AMERICAN	1000	10	SEE NOTES
10	STALL	AMERICAN	1000	10	SEE NOTES

A201

OFFICE INTERNATIONAL, INC.  
1000 NORTH QUINCY STREET  
ANNAPOLIS, MD 21403  
EXTENSION ELEVATIONS

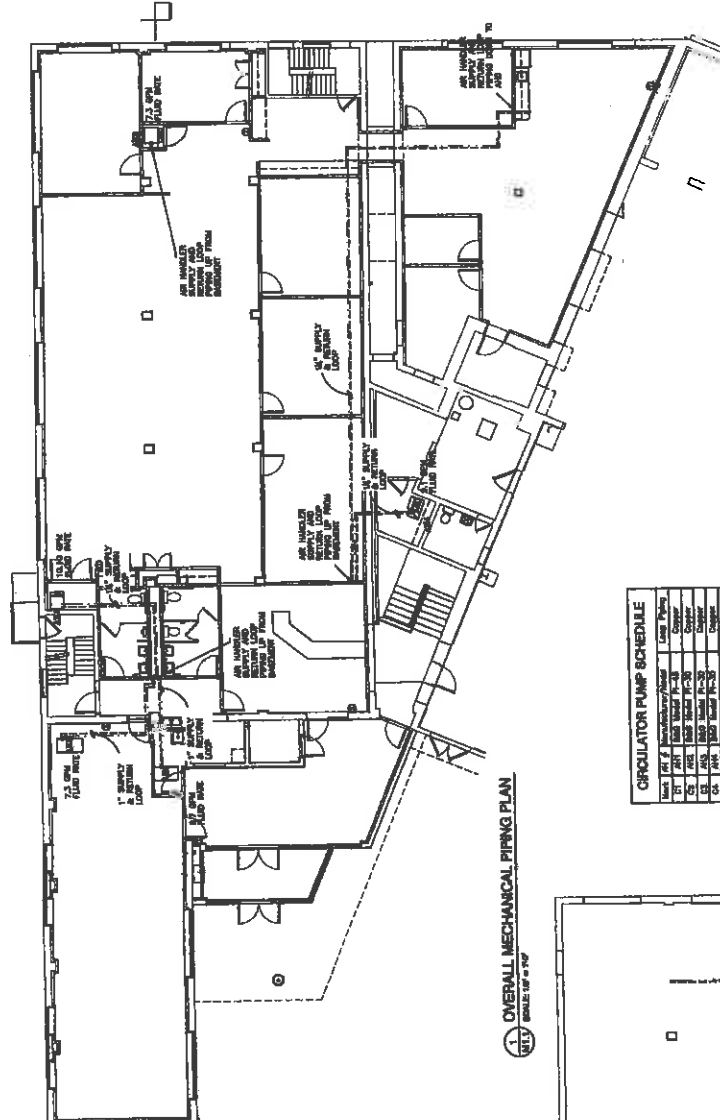
DATE	APRIL 15, 2004
SCALE	AS SHOWN
PROJECT NUMBER	1000 NORTH QUINCY STREET
CLIENT	OFFICE INTERNATIONAL, INC.
ARCHITECT	BEYOND ARCHITECTURE
DESIGNER	BEYOND ARCHITECTURE
DATE	APRIL 15, 2004
SCALE	AS SHOWN
PROJECT NUMBER	1000 NORTH QUINCY STREET
CLIENT	OFFICE INTERNATIONAL, INC.
ARCHITECT	BEYOND ARCHITECTURE
DESIGNER	BEYOND ARCHITECTURE

beyond  
ARCHITECTURE  
1000 NORTH QUINCY STREET  
ANNAPOLIS, MD 21403  
TEL: 410-291-1000  
WWW.BEYONDARCHITECTURE.COM





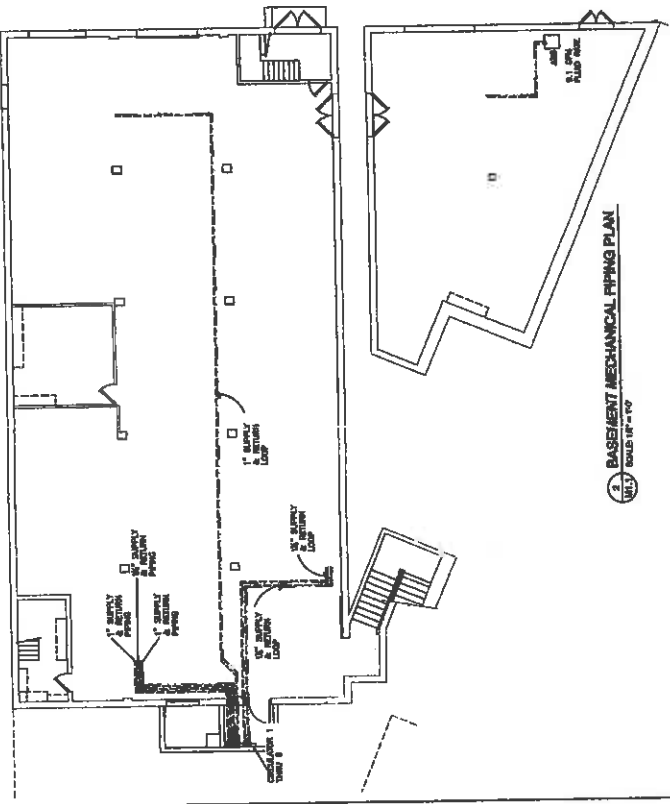




1 OVERALL MECHANICAL PIPING PLAN  
 SCALE 1/8" = 1'-0"

**CIRCULATOR PUMP SCHEDULE**

Loop #	Material/Type	Loop Piping
01	1" SCH 40S	1" SCH 40S
02	1" SCH 40S	1" SCH 40S
03	1" SCH 40S	1" SCH 40S
04	1" SCH 40S	1" SCH 40S
05	1" SCH 40S	1" SCH 40S
06	1" SCH 40S	1" SCH 40S
07	1" SCH 40S	1" SCH 40S
08	1" SCH 40S	1" SCH 40S
09	1" SCH 40S	1" SCH 40S
10	1" SCH 40S	1" SCH 40S
11	1" SCH 40S	1" SCH 40S
12	1" SCH 40S	1" SCH 40S
13	1" SCH 40S	1" SCH 40S
14	1" SCH 40S	1" SCH 40S
15	1" SCH 40S	1" SCH 40S
16	1" SCH 40S	1" SCH 40S
17	1" SCH 40S	1" SCH 40S
18	1" SCH 40S	1" SCH 40S
19	1" SCH 40S	1" SCH 40S
20	1" SCH 40S	1" SCH 40S
21	1" SCH 40S	1" SCH 40S
22	1" SCH 40S	1" SCH 40S
23	1" SCH 40S	1" SCH 40S
24	1" SCH 40S	1" SCH 40S
25	1" SCH 40S	1" SCH 40S
26	1" SCH 40S	1" SCH 40S
27	1" SCH 40S	1" SCH 40S
28	1" SCH 40S	1" SCH 40S
29	1" SCH 40S	1" SCH 40S
30	1" SCH 40S	1" SCH 40S
31	1" SCH 40S	1" SCH 40S
32	1" SCH 40S	1" SCH 40S
33	1" SCH 40S	1" SCH 40S
34	1" SCH 40S	1" SCH 40S
35	1" SCH 40S	1" SCH 40S
36	1" SCH 40S	1" SCH 40S
37	1" SCH 40S	1" SCH 40S
38	1" SCH 40S	1" SCH 40S
39	1" SCH 40S	1" SCH 40S
40	1" SCH 40S	1" SCH 40S
41	1" SCH 40S	1" SCH 40S
42	1" SCH 40S	1" SCH 40S
43	1" SCH 40S	1" SCH 40S
44	1" SCH 40S	1" SCH 40S
45	1" SCH 40S	1" SCH 40S
46	1" SCH 40S	1" SCH 40S
47	1" SCH 40S	1" SCH 40S
48	1" SCH 40S	1" SCH 40S
49	1" SCH 40S	1" SCH 40S
50	1" SCH 40S	1" SCH 40S

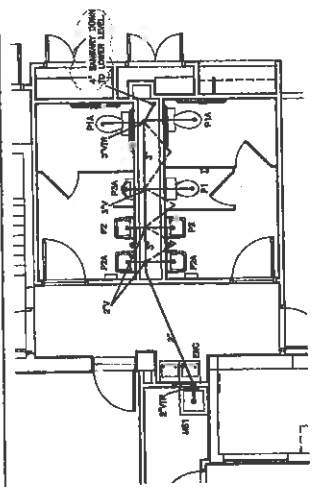


2 BASEMENT MECHANICAL PIPING PLAN  
 SCALE 1/8" = 1'-0"



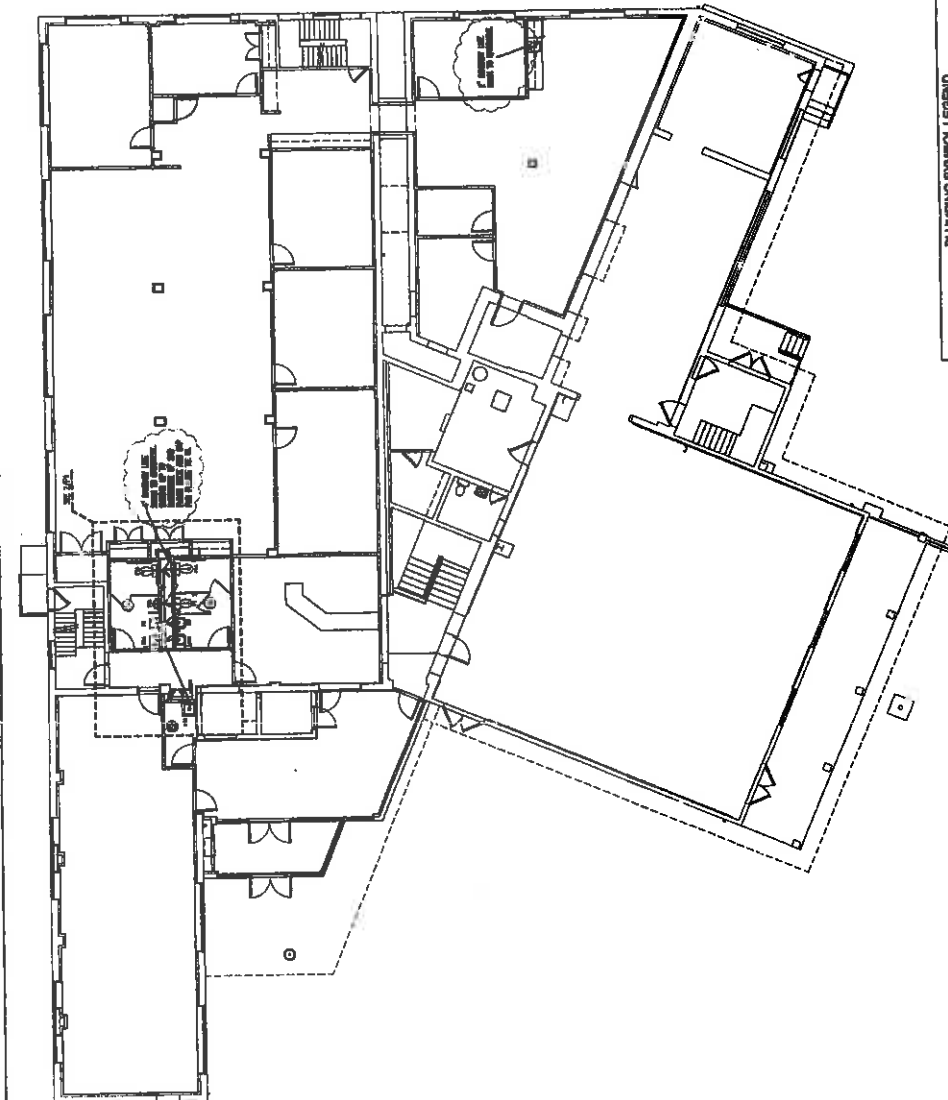
**MEP MASTER FIXTURE SCHEDULE**

SYM	FIXTURE	TYPE	QTY	REMARKS
P1	WATER CLOSET FLOOR SINK	1	1	AMERICAN STANDARD ...
P1A	WATER CLOSET ACCESSIBLE FLOOR MOUNT	1	1	AMERICAN STANDARD ...
P2	LAV WALL MOUNT	2	2	AMERICAN STANDARD ...
P2A	LAV WALL MOUNT ACCESSIBLE	2	2	AMERICAN STANDARD ...
P3A	URINAL WALL ACCESSIBLE FRONT	2	2	AMERICAN STANDARD ...
URC	GLASS WIPER ZOOMER ACCESSIBLE 8-LEVEL	2	2	AMERICAN STANDARD ...
MR1	MOP SINK	2	2	AMERICAN STANDARD ...
SP	SWAP PUMP	1	1	AMERICAN STANDARD ...
DRIFT	DRIFT - 4" DIA. 1/2" GAL.	1	1	AMERICAN STANDARD ...
DRNG	DRNG. 1/2" DIA. 3/4" GAL.	1	1	AMERICAN STANDARD ...
FD	FLOOR DRAIN	1	1	AMERICAN STANDARD ...
CD	FLOOR CLEANOUT	1	1	AMERICAN STANDARD ...



**SANITARY PLAN BLOW UP**  
 SCALE: 1/8" = 1'-0"

NOTE: ALL FIXTURES WHICH REQUIRE HOT WATER SHALL BE EQUIPPED WITH LAV SINKS, OR WITH HEATERS AS IT TO REGISTER AGAINST DESIGN OF FLOORING.



**OVERALL SANITARY PLAN**  
 SCALE: 1/8" = 1'-0"

**PLUMBING SYMBOL LEGEND**

**FIXTURE IDENTIFICATION**

- WC - WATER CLOSET
- MR - MOP SINK
- UR - URINAL
- CD - CLEANOUT
- FD - FLOOR DRAIN
- SP - SWAP PUMP
- DRIFT - DRIFT
- DRNG - DRNG

**VALVE IDENTIFICATION**

- W - WALL VALVE
- C - CHECK VALVE
- M - MATE VALVE
- B - BALL VALVE
- A - AIR VALVE
- R - RESET VALVE

**EQUIPMENT IDENTIFICATION**

- P - PRESSURE GAUGE
- S - STOP VALVE
- T - THERMOSTAT
- W - WATER METER
- F - FLOOR DRAIN
- C - CLEAN OUT
- CD - CLEANOUT
- FD - FLOOR DRAIN
- SP - SWAP PUMP
- DRIFT - DRIFT
- DRNG - DRNG

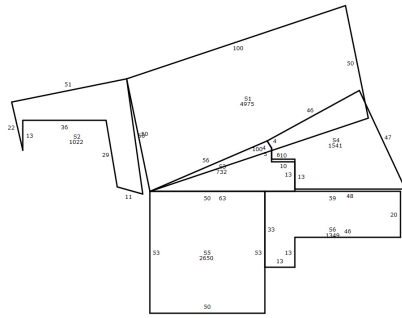
NOTE: NOT ALL SYMBOLS USED IN ALL DRAWINGS

Property Information			
<b>Property ID</b>	334-30244-0-0000	<b>Property Use</b>	500 - COMM-RETAIL
<b>Tax Year</b>	2017 <input type="button" value="v"/>	<b>Land Use</b>	549 - OTHER RETAIL SERVICE
<b>Township</b>	334 Lancaster City (W4)	<b>Tax Status</b>	Taxable
<b>Site Address</b>	800 S QUEEN ST	<b>Clean &amp; Green</b>	No



Property Sketches & Photos

1



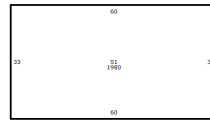
Sketch by Apen Realty™

Parcel photo



Parcel photo

2



Sketch by Apen Realty™

Parcel photo



Parcel photo



Parcel photo



Parcel photo



Parcel photo





Related Names

**Parcel Owner** QUEEN ST DEVELOPMENT PARTNERS,  
800 SOUTH QUEEN ST  
LANCASTER, PA 17603

**Status** Current

Assessments

Interim

	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	203,400	817,700	1,021,100	0	0	0
Exempt	0	0	0	0	0	0
<b>Total</b>	<b>203,400</b>	<b>817,700</b>	<b>1,021,100</b>	<b>0</b>	<b>0</b>	<b>0</b>

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

Property Characteristics

Electric	Gas	Sewage	Water
HOOKED-UP	PUBLIC SYSTEM	PUBLIC SYSTEM	PUBLIC SYSTEM

Market Land Valuation

Property Type	Land Type	Sq. Ft.	Calc. Acres
COM - Commercial	2 - PRIMARY HOMESITE	21,780	0.5000
COM - Commercial	6 - RESIDUAL	38,768	0.8900

Structure 1 of 3

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	1/1 RETAIL-STORE #1	20,314	1986

Section 1

Occupancies		
Occupancy	Finished Area	Wall Height
353 - Retail Store	5,000 Sq. Ft.	10
406 - Storage Warehouse	5,000 Sq. Ft.	10
353 - Retail Store - Unfinished Basement	5,000 Sq. Ft.	10

Sprinklers	
Wet Sprinklers	10000.00 Sq.Ft.

Exterior Walls	
Concrete Block	10000.00 Sq.Ft.

Heating, Cooling & Ventilation	
Warmed and Cooled Air	10000.00 Sq.Ft.

Miscellaneous	
16 - OVRHD-DOORS	1.00 Units

Section 2

Occupancies		
Occupancy	Finished Area	Wall Height
353 - Retail Store	1,369 Sq. Ft.	10

Sprinklers	
Wet Sprinklers	1369.00 Sq.Ft.

Exterior Walls	
Concrete Block	1369.00 Sq.Ft.

Heating, Cooling & Ventilation	
Warmed and Cooled Air	1369.00 Sq.Ft.

Section 3

Occupancies		
Occupancy	Finished Area	Wall Height
353 - Retail Store	623 Sq. Ft.	10
353 - Retail Store - Unfinished Basement	742 Sq. Ft.	10

Sprinklers	
Wet Sprinklers	623.00 Sq.Ft.

Exterior Walls	
Concrete Block	623.00 Sq.Ft.

Heating, Cooling & Ventilation	
Warmed and Cooled Air	623.00 Sq.Ft.



Section 4

Occupancies

Occupancy	Finished Area	Wall Height
353 - Retail Store	1,487 Sq. Ft.	10
406 - Storage Warehouse	1,487 Sq. Ft.	10
353 - Retail Store - Unfinished Basement	1,487 Sq. Ft.	10

Sprinklers

Wet Sprinklers	2974.00 Sq.Ft.
----------------	----------------

Exterior Walls

Concrete Block	2974.00 Sq.Ft.
----------------	----------------

Heating, Cooling & Ventilation

Warmed and Cooled Air	2974.00 Sq.Ft.
-----------------------	----------------

Miscellaneous

16 - OVRHD-DOORS	1.00 Units
------------------	------------

Section 5

Occupancies

Occupancy	Finished Area	Wall Height
353 - Retail Store	1,349 Sq. Ft.	10
406 - Storage Warehouse	1,349 Sq. Ft.	10

Miscellaneous

16 - OVRHD-DOORS	1.00 Units
------------------	------------

Exterior Walls

Concrete Block	2698.00 Sq.Ft.
----------------	----------------

Heating, Cooling & Ventilation

Warmed and Cooled Air	2698.00 Sq.Ft.
-----------------------	----------------

Sprinklers

Wet Sprinklers	2698.00 Sq.Ft.
----------------	----------------

Section 6

Occupancies

Occupancy	Finished Area	Wall Height
353 - Retail Store	2,650 Sq. Ft.	10

Miscellaneous

Canopy, Wood Frame	432.00 Sq.Ft.
--------------------	---------------

Exterior Walls

Concrete Block	2650.00 Sq.Ft.
----------------	----------------

Heating, Cooling & Ventilation

Warmed and Cooled Air	2650.00 Sq.Ft.
-----------------------	----------------

Sprinklers

Wet Sprinklers	2650.00 Sq.Ft.
----------------	----------------

Structure 2 of 3			
Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	2/1 OFFICE #2	1,980	1986
Section 1			
Occupancies			Exterior Walls
Occupancy	Finished Area	Wall Height	
344 - Office Building	1,980 Sq. Ft.	10	Concrete Block
Miscellaneous			Heating, Cooling & Ventilation
Single Family Porch, Roof	480.00 Sq.Ft.		
		Hot Water	
		1980.00 Sq.Ft.	

Structure 3 of 3			
Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	Detached Structure #1	14,400	1986
Other / Miscellaneous			
056 - Paving, Asphalt		14400.00 Square Ft.	

No Exemptions

Sales History						
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2006	05490167		1/9/2006	EARL F REBMAN CANDY C	QUEEN ST DEVELOPMENT PARTNERS	\$500,000

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 Data updated: 2018/01/15  
 wEdge Version 4.0.6584.20063

ZONING

300 Attachment 2

City of Lancaster

Table of Permitted Uses  
Residential (1)  
[Amended 9-13-2016 by Ord. No. 9-2016]

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	CM
Single-family detached dwelling											
(a) New	X	X	X	X	X	X					
(b) Conversion of an existing building	X	X	X	X	X	X	X(2)	X	X	X	
Single-family semidetached dwelling											
(a) New		X	X	X	X	X					
(b) Conversion of an existing building		X	X	X	X	X	X(2)	X	X	X	
Single-family attached dwelling											
(a) New			X	X	X	X			X		
(b) Conversion of an existing building			X	X	X	X	X(2)	X	X	X	
Apartment dwelling, above an allowed nonresidential use											
(a) Two units per building			X	X	X	X	X(2)	X	X	X	X
Two-family dwelling, including efficiency units, and combination dwelling											
(a) New						S	X(2)	X			
(b) Conversion of an existing building(3)											
(i) Minimum 3,500-gross-square-foot building			S	S	S	S			S	S	
(ii) Without minimum threshold							X(2)	X			

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Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	CM
Multifamily dwelling, including efficiency units, and combination dwelling											
(a) New(4)(11)				S		S	X(2)	X	X	X	
(b) Conversion of an existing building(3)(11)											
(i) Minimum 3,500-gross-square-foot building			S	S	S	S			S	S	
(ii) Without minimum threshold							X(2)	X			
Fraternity/sorority				S							
Manufactured dwelling(5)	X	X	X	X	X	X					
Nonfamily unit	X(8)	X(8)	X(8)	X	X	X	X(2)	X	X	X	X
Home occupation											
(a) No impact(6)	X	X	X	X	X	X	X	X	X	X	X
(b) General(7)	S	S	S	S	S	S	S	S	S	S	S
Rooming/boardng units											
(a) Conversion of a minimum 3,500-gross-square-foot-building(3)(9)				S					S	S	
(b) New or conversion without a minimum gross square foot building(10)							S(2)	S			
Live-work unit(12)						X	X(2)	X	X	X	
Flexible residential development option in accordance with § 300-23		X	X	X	X	X					

**NOTES:**

See also the habitable floor area requirements in § 300-30.

If a zoning district is not listed in the above table, it means that none of the uses listed on that table are allowed in that zoning district, unless specifically permitted otherwise.

- (1) In all districts, an existing corner storefront shall not be converted to any residential unit or use.
- (2) In the CB1 District, a residential use of any type shall not be permitted on the street level of a building, with the exception of an existing single-family dwelling as of the date of adoption of this chapter.
- (3) A certificate of zoning compliance shall be issued or a special exception shall be granted for the conversion of a structure below the minimum gross square foot threshold only if the following conditions are met:
  - a. Where the structure contains one or more nonresidential uses and is not a single-family dwelling, conversion of the nonresidential space to one or more dwelling units will be permitted, provided the requirements of Article VI, Article VIII, and all other applicable provisions of this chapter are satisfied; and

## ZONING

- b. If the building is located in the Historic Resource Overlay District and the proposed conversion of the nonresidential space to residential use will result in exterior alteration of the building visible from a public street, the applicant shall provide a letter from the Historic Preservation Specialist prior to the zoning hearing stating that the alteration is appropriate and consistent with the Secretary of the Interior standards and will have no adverse impact on the historic resource nor on the streetscape and immediate neighborhood.
- (4) A preliminary architectural sketch or rendering shall be provided that illustrates the appearance of the exterior of any proposed new building from all streets, and describes the types of exterior building materials. This requirement shall only apply if the building will not be subject to exterior design approval under the Historic District or Heritage Conservation District Ordinances.
- (5) A certificate of zoning compliance for a manufactured dwelling shall not be issued unless the following conditions are met:
  - a. The primary entrance of the dwelling shall face the front lot line;
  - b. If the dwelling will be located in a Historic Resource Overlay District, the applicant shall provide evidence of issuance of a certificate of appropriateness from Lancaster City Council to the Zoning Hearing Board for any dwelling proposed in the City of Lancaster Historic District or Heritage Conservation District;
  - c. The dwelling shall be constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974 or the Pennsylvania Industrialized Housing Act of 1972, or such successor standards;
  - d. The dwelling shall be installed in accordance with the Uniform Construction Code and approved by the City of Lancaster Building Official, and which includes a perimeter enclosure around the unit that has the appearance of a perimeter foundation; and
  - e. All wheels, axles, transportation lights and towing apparatus shall be removed.
- (6) A certificate of zoning compliance for a no-impact home occupation shall not be issued unless the following conditions are met:
  - a. The activity shall be operated solely by the occupants of the dwelling;
  - b. Not more than 25% of the gross floor area of the dwelling shall be devoted to the activity;
  - c. There shall be no sale of commodities on the premises;
  - d. There shall be no external evidence of the activity nor any changes to the exterior of the dwelling because of the activity;
  - e. The activity shall be limited to office or other low-key activities, including but not limited to telephone and computer work, sewing, and arts and crafts;
  - f. The activity shall not involve visits by clients, customers, sales representatives, students, or others;
  - g. The activity shall create no noticeable noise, odors, dust, smoke or vibrations, or objectionable refuse;
  - h. The activity shall not require the delivery of commodities by commercial truck at a frequency in excess of once per week;
  - i. No vehicle of 9,500 pounds or greater shall be stored on the premises nor parked in the public right-of-way; and
  - j. No accessory building shall be used except for routine accessory storage, and no required garage parking space may be displaced by the use.
- (7) A special exception for a general home occupation shall not be granted unless the following conditions are met:
  - a. The activity shall be operated by the occupants of the dwelling with the assistance of not more than one employee;
  - b. One off-street parking space shall be provided on the premises for the employee;
  - c. Not more than 25% of the gross floor area of the dwelling shall be devoted to the activity;
  - d. There shall be no sale of commodities on the premises;
  - e. There shall be no external evidence of the activity except for one sign as provided for in Article IX;
  - f. The activity shall create no objectionable noise, odors, vibrations, dust, smoke or refuse;
  - g. The activity shall not generate an unreasonable flow of pedestrian or vehicular traffic, including delivery vehicles;



## LANCASTER CODE

- h. No vehicle of 9,500 pounds or greater shall be parked in the public right-of-way nor stored on the premises except in a garage, and provided that the required parking for the occupants' personal vehicle(s) is not eliminated;
  - i. The need for additional parking spaces shall be determined by the Zoning Hearing Board; and
  - j. The activity shall not occur within the vehicle storage area of any garage and shall in no way prevent or interfere with the parking of vehicles in a garage.
- (8) In the R1, R2 and R3 Districts, a nonfamily unit shall meet the following additional requirements:
- a. The nonfamily unit shall be occupied by at least one owner of record of the property;
  - b. Under § 300-41, two off-street parking spaces are required per nonfamily unit. If there is already a lawful grandfathered deficit of one space, then one new space shall be provided; and
  - c. A nonfamily unit shall only be allowed within a single-family detached dwelling, a single family semidetached dwelling, or a single-family attached dwelling.
- (9) The lot shall be limited to a maximum of six rental units. Each rental unit shall not be occupied by more than two persons over age 18. See habitable floor area requirement in § 300-30.
- (10) The lot shall be limited to a maximum of 20 rental units. Each rental unit shall not be occupied by more than two persons over age 18. See habitable floor area requirement in § 300-30.
- (11) Multifamily dwellings may be combined in the same building with types and sizes of commercial uses that are allowed in the zoning district, provided the commercial uses are on the street level floor. See also off-site parking option in § 300-44G.
- (12) Live-work units shall include an allowed family dwelling or nonfamily unit that can be combined with one of the following uses: an office, a personal service use, an art gallery or studio with accessory retail sales of art, musical or art instruction for up to five persons at a time, or preparation of food for off-site catering. The nonresidential use shall be conducted by one or more of the occupants of the dwelling. See also the provisions for live-work units in the Uniform Construction Code, which may limit the number of nonresident employees and the total size of the unit.

ZONING

Commercial—Retail

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3 (1)	R4 (1)	RO	MU	CB1	CB	C1	C2	C3	CM	SM
Beer or other alcoholic beverage retail store, for off-premises consumption (which may be combined with sale of other beverages and snacks)													
(a) Up to 10,000 square feet of floor area						S	S	S		S			
(b) Up to 25,000 square feet of floor area											X	X	
Building and home improvement equipment, furnishings, landscaping, and supplies													
(a) Up to 50,000 square feet of floor area							S						
(b) Without size restriction						S		X		S	X	X	X
Convenience store/mini-market — up to 7,000 square feet of floor area(2)													
(a) With gasoline sales										S	X		
(b) Without gasoline sales						S	S	S	X	X	X		
Drive-through restaurant											X		
Eating and drinking establishment, excluding drive-through restaurant(3)													
(a) Up to 1,200 square feet of floor area			S						S				
(b) Up to 3,000 square feet of floor area				S	S					S			
(c) Without size restriction						S	X	X			X		X
Farm equipment											X		X
Firearms and accessories store											X		
Fuel and ice dealer											X	X	X
Gasoline stations/service station, excluding convenience store										S	X	X	

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Use	R1	R2	R3 (1)	R4 (1)	RO	MU	CB1	CB	C1	C2	C3	CM	SM
<b>Gourmet/specialty food store</b>													
(a) Up to 1,200 square feet of floor area			S	S									
(b) Up to 3,000 square feet of floor area					S				X				
(c) Up to 10,000 square feet of floor area						X	X	X		X			
(d) Without size restriction						S	S	S			X		
<b>Grocery/general store, excluding gasoline/service station(2)</b>													
(a) Up to 1,200 square feet of floor area			S	S									
(b) Up to 3,000 square feet of floor area					S				X				
(c) Up to 10,000 square feet of floor area						X	X	X		X	X		
Liquor store — See "beer or other alcoholic beverage store"													
<b>Motor vehicle, marine and aircraft accessory store</b>													
(a) Up to 50,000 square feet of floor area							S					X	
(b) Without size restriction						S		X	X	X	X		
<b>Motor vehicle, marine and aircraft sales, new or used</b>													
(a) Up to 100,000 square feet of lot area												X	
(b) Without size restriction											X		
<b>Pawn shop</b>												S	
<b>Pet store</b>						S	X	X	S	S	X		
<b>Pharmacy</b>													
(a) Up to 1,200 square feet of floor area			S	S									
(b) Up to 3,000 square feet of floor area					S				X	X			
(c) Up to 12,000 square feet of floor area						X				S			
(d) Without size restriction							X	X			X		
<b>Retail store, other than uses listed separately and not including gasoline or auto sales</b>													
(a) Up to 2,000 square feet of floor area			S	S					X				
(b) Up to 10,000 square feet of floor area						X				X			
(c) Up to 150,000 square feet of floor area							X	X			X		X
(d) Without size restriction							C	C			C		C

## ZONING

Use	R1	R2	R3 (1)	R4 (1)	RO	MU	CB1	CB	C1	C2	C3	CM	SM
Secondhand/consignment furniture store						S		X	S	X	X		
Supermarket, over 10,000 square feet of floor area(2)						S	S	S		S	X		
Vending cart or truck(4)			S	S	S	S	X	X	X	X	X	X	X
Wholesale/retail discount warehouse store(5)											X		X

**NOTES:**

- (1) A special exception for commercial—retail uses permitted in the R3 and R4 Districts shall be granted only for retail uses located in corner properties or existing storefronts. A reduction in required parking for corner properties may be granted by special exception pursuant to § 300-11C, Commercial storefronts.
- (2) A special exception shall be granted or a certificate of zoning compliance shall be issued for a convenience store/mini-market or a grocery/general store only if the following conditions are met:
  - a. At least 50% of the gross floor area is devoted to food products; and
  - b. The applicant shall install and maintain an exterior litter receptacle, intended for public use, in a location and with a design approved by the City Engineer.
- (3) If an eating and drinking establishment will specialize in take-out sales, the applicant shall install and maintain an exterior litter receptacle, intended for public use, in a location and with a design approved by the City Engineer.
- (4) A special exception shall be granted or a certificate of zoning compliance shall be issued for a vending cart or truck only if the following conditions are met:
  - a. The vending cart or truck shall be used only for the sale of food products or natural products;
  - b. The vending cart or truck shall be placed in a fixed location on private property, as shown on a site plan, with the prior written permission of the property owner;
  - c. The vending cart or truck shall remain a portable vehicle capable of being moved at any time from the property;
  - d. The vending cart or truck shall comply with the design standards set forth in City Code § 291-10, Neighborhood vending cart and vending truck design standards;
  - e. The vending cart or truck shall not be placed within the public right-of-way;
  - f. The vending cart or truck shall be situated in a manner that avoids blockage of the public sidewalk by customers;
  - g. Neither the vending cart or truck nor any related sign, display, or other appurtenance shall be located in any required off-street parking space on the premises;
  - h. The applicant shall provide a litter receptacle, intended for public use, on the premises near the vending cart or truck;
  - i. The cart or truck vendor shall make no loud noises, including hawking, or use sound-amplifying devices to attract attention to his/her business.
  - j. The hours of operation shall be limited to 8:00 a.m. to 9:00 p.m. in residential zoning districts, or to such hours imposed by the Zoning Hearing Board, and from 7:00 a.m. to 1:00 a.m. in nonresidential districts;
  - k. The maximum sign area for a vending cart or truck shall be 12 square feet, which shall have no impact on the maximum sign allowance for other uses on the property;

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- i. The applicant shall receive all necessary licenses and certifications for the sale of food and natural products as required by state and local statutes and regulations;
  - iii. The applicant shall maintain a current cart or truck vendor license, issued by the City of Lancaster Health Officer, at all times; and
  - n. The cart or truck shall be set back a minimum of 50 feet from the lot line of any principal residential use, which shall be increased to 100 feet if the use involves outdoor barbeque grills or generators.
- (5) A certificate of zoning compliance for a wholesale and/or discount warehouse store in the SM District shall not be issued unless evidence is presented that the following conditions have been met:
- a. The lot shall be located within 500 feet of a Route 30 Bypass access ramp;
  - b. No more than one wholesale and/or retail discount warehouse store shall be permitted on a lot nor shall a wholesale and/or retail discount warehouse store be permitted within 5,000 feet of another wholesale and/or retail discount warehouse store within the SM District;
  - c. The use shall comply with the Noise Control Ordinance, Chapter 198 of the Codified Ordinances of the City of Lancaster, as amended;
  - d. Any lighting used to illuminate any parking or loading areas or to illuminate any structures shall be so arranged as to reflect the light away from and not cause or create any glare, reflection, or illumination upon any abutting residential districts or properties and any abutting public rights-of-way;
  - e. The percent of maximum building coverage shall not exceed 50%;
  - f. Where the proposed use is on a lot abutting a residential zone within the City or neighboring municipality, the rear and side yard setbacks along the abutting property line shall be a minimum of 30 feet, and no accessory structures or paved areas shall be permitted in this setback area;
  - g. A minimum of 15% of the lot shall be landscaped with shrubs, ornamental trees and shade trees; and
  - h. Where the lot abuts or is across the street from a residential zoning district, a landscape screen shall be planted within the required yard area, provided that a twenty-five-foot sight triangle at corners and a five-foot sight triangle at driveways are maintained. The landscape screen shall be composed of evergreen shrubs and trees arranged to form both a low-level and a high-level screen and shall be permanently maintained by the owner of the lot. The high-level screen shall consist of evergreen trees of not less than six feet in height at the time of planting and planted at intervals of not more than 10 feet. The low-level screen shall consist of evergreen shrubs of not less than two feet in height at the time of planting and planted at intervals of not more than five feet.

ZONING

Commercial—Services

**KEY:**

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Art studio or gallery (which may also include custom crafts)			S	S	X	X	X	X	X	X	X	(3)		
Automobile or other motor vehicle rentals														
(a) Up to 100,000 square feet of lot area												X		
(b) Without size restriction								S		S	X			
Automobile or other motor vehicle repair(1)								S		S	X	X		
Banks and similar financial institutions, which may include drive-through service														
(a) Up to 6,000 square feet of floor area												X	X	
(b) Without size restriction						S	X	X	S	X	X			
Beauty or barber shop, nail salon, or similar personal service use														
(a) Up to 1,200 square feet in area(2)			S	S	S				X					
(b) Without size restriction						X	X	X	S	X	X			
Bed-and-breakfast inn, tourist home, or youth/elder hostel														
(a) Up to 5 units			S	S					X	X				
(b) Up to 10 units					S	S	X	X	S	S				
Business/professional/service office														
(a) Up to 1,200 square feet of floor area(2)			S	X										
(b) Up to 3,000 square feet of floor area(2)				S					S	X				





ZONING

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Funeral service				S	S	S		X	S	X	X			
Hotel, motel and inn						S	X	X			X			
Locksmith(2)			X	X	X	X	X	X	X	X	X	(3)		
Medical and health service														
(a) Up to 3,000 square feet of floor area			S	S		X			S	X				
(b) Conversion of existing building without size restriction					X	S	X	X		X	X	(3)		X
(c) New construction/expansion without size restriction					X	S	X	X			X			X
Medical, dental, optical laboratory and prosthetic device fabrication(2)(4)				S	X	X	X	X	X	X	X	X	X	X
Miscellaneous repair service														
(a) Up to 1,200 square feet(2)			X	X	X									
(b) Up to 3,000 square feet						X			X	X				
(c) Without size restriction						S	X	X			X	X		
Parking lot or parking garage/deck (Note: Parking as an accessory use to an on-site principal use is permitted by right in all districts.)(6)			S	S	S	S	X	X	X	X	X	X	X	X
Pet grooming(2)			S	S	S	S	X	X	X	X	X			
Photographic studio														
(a) Portrait studio(2)			X	X	X	X	X	X	X	X	X			
(b) Commercial studio, excluding portrait photography					X	X	X	X	X	X	X	X		
Research development and testing lab(4)					S	S	S	S			X	X	X	
Self-service laundry(7)														
(a) Up to 1,200 square feet(2)			S	S	S			X						
(b) Up to 3,000 square feet						X			X			X	X	
(c) Without size restriction						S				S	X			

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Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Self-storage facility, up to a maximum of 20,000 square feet of total floor area per lot or building, whichever is more restrictive			S	S		S			S			X		
Services to dwellings and other buildings						S			S	X	X	X	X	
Shoe, garment and related repair or alteration services(2)			X	X	X	X	X	X	X	X	X			
Tattoo shops, body-piercing and related services			S	S	S	X	X	X	X	X	X			
Taxicab service														
(a) Up to 100,000 square feet of lot area												X		
(b) Without size restriction							S			S	X			
Veterinarian hospital or clinic														
(a) With boarding kennel										S	X	X		
(b) Without boarding kennel						S	S			X	X	X		

**NOTES:**

- (1) An auto repair use shall meet the following additional requirements:
  - (a) All paint work shall be performed within a building, with a fume collection and ventilation system that directs fumes away from any adjacent dwellings. Outdoor major repairs (such as body work and grinding) and outdoor welding shall not occur within 200 feet of a lot that has a dwelling as its principal use. Sanding of vehicles shall not occur outdoors;
  - (b) Outdoor storage of motor vehicles shall not be within any required buffer yard or street right-of-way;
  - (c) Any motor vehicle that is not in operable condition shall not be stored for more than 30 days within view of a public street or a dwelling, unless it is actively under repair; and
  - (d) Service bay doors shall not face directly towards an abutting dwelling (not including a dwelling separated from the garage by a street) if another reasonable alternative exists.
- (2) A special exception shall be approved or a certificate of zoning compliance granted for commercial—service uses permitted in the R3 and R4 Districts only for uses located in corner buildings (at the intersection of two or more public streets) or in existing lawful commercial spaces.
- (3) Certain commercial service uses shall be permitted in the CM District in accordance with § 300-11B, Mixed-use facility.
- (4) In the CB1 District, this use shall not be permitted on any ground floor or street level of a building.
- (5) A certificate of zoning compliance shall be granted subject to the following: (a) The applicant shall provide the Zoning Officer with a family child day care home certificate of registration from the Pennsylvania Department of Public Welfare; and (b) the hours of operation shall not exceed 5:00

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- a.m. to 12:00 midnight. Additional hours may be approved by special exception if the applicant proves to the Zoning Hearing Board that such hours will be compatible with adjacent dwellings. An exterior sign for a day care home shall not exceed eight inches by 24 inches or 1.3 square feet.
- (6) A special exception shall be approved or certificate of zoning compliance granted for parking facilities in accordance with § 300-44B, Parking in Historic Resource Overlay District, of this chapter.
  - (7) A special exception shall be approved or a certificate of zoning compliance granted for self-service laundries, conditioned on City approval of water and sewer capacity for proposed new or expanded laundries.

**ZONING**  
**Culture, Entertainment and Recreation**

**KEY:**

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB1	CB	CI	C2	C3	PO	CM	SM
Adult-oriented business(1)											S			
Bowling alley						S		X		S	X			
Civic/convention/exhibition center						C	C	C			C		C	
Community center			S	S	S	S					X	S		
Conservation area, natural habitat, riparian greenway or similar area												X		
Dance hall(2)							X	X			X			
Event facility(3)						S	X	X			X			
Field house or gymnasium						X					X		(5)	
Fitness center(4)			S	S	S	X	X	X	X	X	X		(5)	
Game room, billiard room or similar establishment (See also § 300-16.)						S	S	S	S	S	X			
Ice or roller skating rink(6)						S	X	X		S	X	S		
Library			S	S	S	X	X	X	X	X	X			
Movie and live theater						S	X	X		S	X			
Museum, planetarium or aquarium		S	S	S	S	X	X	X	S	X	X	S	(5)	
Nightclub(2)						S	X	X			X			
Park, tot-lot, playground, or game court or course														
(a) Public	X	X	X	X	X	X	X	X	X	X	X	X		
(b) Private or restricted	S	S	S	S	S	S	S	S	S	S	S	X	(5)	
(c) Commercial						S	S	S			S	X	(5)	
Performing arts studio				S	S	X	X	X	S	X	X		(5)	
Sports stadium or arena						X					S		S	S
Swimming pool(6)	S	S	S	S		S		S	S	S	S	S		

**NOTES:**

(1) A special exception shall be approved for an adult-oriented business only if the following conditions are met:

- a. The lot or property line of such business shall not be located within 300 feet of a residential district;

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- b. The lot or property line of such business shall not be located within 300 feet of the lot or property line of any place of worship, school, day care facility, library or public park;
  - c. The lot or property line of such business shall not be located within 500 feet of another adult-oriented business;
  - d. There shall be no display of adult-oriented materials that can be seen from the exterior of the building;
  - e. Signs shall not include any pornographic or obscene images;
  - f. No adult-oriented business or activity may change to another type of adult-oriented business or activity except upon application to and approval by the Zoning Hearing Board of such change as a special exception;
  - g. No unlawful sexual activity or conduct shall be performed or permitted;
  - h. No person under 18 years of age will be permitted to enter the business;
  - i. The applicant shall prove compliance with all applicable state laws. Phone and mail contact information shall be provided to the Zoning Officer for an on-site manager who shall be responsible to ensure compliance with City ordinances. Such information shall be updated whenever such person is no longer serving in such capacity;
  - j. This term shall also include a membership club which otherwise meets the definition;
  - k. Adult-oriented business activities shall not be conducted between the hours of 12:00 midnight and 6:00 a.m. If the facility has a liquor license, restaurant activities may continue until 2:00 a.m. unless otherwise restricted by another law or regulation; and
  - l. See also Section 7327 of Title 18 of Pennsylvania Statutes, which prohibits many types of uses involving alcohol consumption that are open after 2:00 a.m.
- (2) A special exception shall be approved for a dance hall or nightclub only if the following conditions are met:
- a. If the patrons will be under the age of 18, the hours of operation will be in conformity with curfew laws;
  - b. The building shall be soundproofed to prevent any noise disturbance, as per the Lancaster Noise Control Ordinance, Chapter 198 of the Code of the City of Lancaster; and
  - c. The use shall not be open to customers or patrons between 2:00 a.m. and 6:00 a.m.
- (3) A special exception shall be granted or a certificate of zoning compliance shall be issued for an event facility only if the following conditions are met:
- a. The event facility shall not be open to customers, patrons, or guests between 2:00 a.m. and 6:00 a.m.; and
  - b. If amplification of music will occur, the sound heard beyond the facility shall not cause a noise disturbance, as defined by the Lancaster Noise Control Ordinance, Chapter 198 of the Code of the City of Lancaster.
- (4) A special exception for a fitness center in the R3, R4 and RO Districts shall be approved only for occupancy within an existing nonresidential space.
- (5) Certain culture, entertainment and recreation uses shall be permitted in the CM District in accordance with §300-11B, Mixed-use facility.
- (6) A special exception shall be approved for an ice or roller skating rink or a swimming pool in the PO District only if the following condition is met:
- a. The skating rink or pool is an outdoor, unenclosed facility.



ZONING

Institutional

**KEY:**

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	DF	HC
Ambulance service						X		X	X	X	X	X	X	X	X
Church, synagogue, mosque, temple or similar place of worship(1)			S	S		S	S	S		S	X				
College or university(2)		S				S	S	S			S	(3)			
Community rehabilitation facility or halfway house(4)					S					S					S
Criminal/juvenile detention facility														X	
District magistrates				S	S	S	X	X	X	X	X	(3)			
Fire or police station	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Government facilities															
(a) City of Lancaster			X	X	X	X	X	X	X	X	X	X	X	X	X
(b) Federal, state, county						S	X	X			X	X		X	
Group care facility(5)					S										S
Group home(6)	X	X	X	X	X	X	X	X	X	X	X	X			
Homeless shelter(7)					S					S					S
Hospital(8)															X
Membership club, lodge or similar organization(9)						S	S	X	S	S	X	(3)			
Nursing home, personal care center, assisted living center, hospice or similar health care facility		S	S	S	S	S		S							X
Schools															
(a) Elementary and secondary		S	S	S	S	X	X	X			X	(3)			
(b) Business, trade, art school or other educational facility		S	S	S	S	X	X	X		X	X	(3)			X
Shelter for abused persons(10)				S	S	S				S					S

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Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	DF	HC
Social service agency(9)															
(a) Up to 1,200 square feet of floor area			S	S					S						
(b) Without restriction					X	S	X	X		X	X	(3)			X
Supportive housing or transitional housing(11)					S	S									
Temporary shelter(12)					X	X		X	X	X	X	X			

**NOTES:**

- (1) A special exception shall be approved for a church, synagogue, mosque, or temple or other place of worship only if the following conditions are met:
  - a. In all districts, a church or other place of worship that occupies a portion of a building in which a residential unit is located or that is located in a building less than 10 feet from a structure containing a residential unit shall be soundproofed so as to prevent sound greater than a level of 40 decibels at all audible frequency ranges of all sound sources from being received by an adjoining or neighboring residential unit;
  - b. No exterior loudspeakers shall be used to broadcast music or human voices, except that church bells, chimes or other religious summons or holiday music shall be permitted;
  - c. If the building is located in the Historic Resource Overlay District and the proposed place of worship will result in exterior alteration of the building visible from a public street, the applicant shall provide a letter from the historic preservation specialist prior to the zoning hearing stating that the alteration is appropriate and consistent with the Secretary of the Interior's standards and will have no adverse impact on the historic resource nor on the streetscape and immediate neighborhood;
  - d. The minimum lot area for a new place of worship in the R3 or R4 District shall be 10,000 square feet; and
  - e. In the CB1 and CB Districts, such use shall not occupy the street level of a building.
- (2) See also the CO Campus Overlay District regulations, which provide an alternative set of standards for college uses within the boundaries of that district: § 300-19, CO Campus Overlay District – permitted uses; § 300-21, CO Campus Overlay District – dimensional requirements; and § 300-54M, Signs permitted in the CO Campus Overlay District.
- (3) Certain institutional uses shall be permitted in the CM District in accordance with § 300-11B, Mixed-use facility.
- (4) A special exception shall be approved for a community rehabilitation facility or halfway house only if the following conditions are met:
  - a. The applicant shall indicate the nature of the clients to be served and the type of treatment/care to be provided, including whether or not any counseling or other services will be provided for nonresidents;
  - b. The applicant shall provide evidence that the facility is licensed by an applicable county, state or federal program. The facility shall notify the City, in writing, within 14 days if there is a change in the type of clients or the maximum number of residents, or if the license expires, is suspended or withdrawn;
  - c. If the facility is a temporary residence for the clients, the maximum number of clients shall be indicated at the time of application, and that number, not including employees, shall not exceed the minimum space requirements contained in the Uniform Construction Code, as amended by the City of Lancaster;
  - d. The facility shall have twenty-four-hour on-site supervision by professionals trained to supervise the types of clients to be served by the facility;

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- e. If a facility will house persons presenting a potential physical threat to the safety of nonresidents, the facility operator shall provide evidence that sufficient staffing and other security measures will be provided;
  - f. The facility shall be located a minimum of 1,000 linear feet from any other such existing/approved facility; and
  - g. If the facility is within a residential district, the building shall be maintained and/or constructed to ensure that it is similar in appearance, condition and character to the other residential structures in the area, and only a sign as provided for in Article IX shall be permitted.
- (5) A special exception shall be approved for a group care facility only if the following conditions are met:
- a. The applicant shall indicate the nature of the residents to be served and the type of treatment/care to be provided, including whether or not any counseling or other services will be provided for nonresidents;
  - b. The applicant shall provide evidence that the group care facility is licensed by an applicable county, state or federal agency. The group care facility shall notify the City, in writing, within 14 days if there is a change in the type of residents or the maximum number of residents, or if the license expires, is suspended or withdrawn;
  - c. The maximum number of residents shall be indicated at the time of application, and that number, not including employees who do not reside at the facility, shall not exceed the minimum space requirements contained in the Uniform Construction Code, as amended by the City of Lancaster.
  - d. See § 300-68H, which may allow modifications to zoning requirements to be approved as a special exception by the Zoning Hearing Board.
- (6) A certificate of zoning compliance shall be issued for a group home only if the following conditions are met:
- a. The group home shall be occupied by individuals with disabilities, as defined and protected by the Federal Fair Housing Act, as amended, who shall live together primarily for purposes relating to their disabilities as the functional equivalent of a family in a shared living arrangement;
  - b. No more than six people, including caregivers, shall occupy the home, and the residents shall function as a common household, except that a higher number may be approved by the Zoning Hearing Board under § 300-68H;
  - c. The home shall be licensed by the appropriate county, commonwealth or federal agency; and
  - d. In the MU, CB1, CB, C1, C2, and CM Districts, group homes shall be permitted only in existing buildings; no new construction of a group home shall be permitted.
  - e. See § 300-68H, which may allow modifications to zoning requirements to be approved as a special exception by the Zoning Hearing Board.
- (7) A special exception shall be approved for a homeless shelter only if the following conditions are met:
- a. The applicant shall provide letters from appropriate City codes staff, including, at a minimum, Building or Housing Code enforcement staff and the Fire Marshal, that the structure has been inspected within the past two months and that it meets minimum code requirements for the intended use;
  - b. The maximum number of residents shall be indicated at the time of application, and that number, not including employees, shall not exceed the minimum space requirements contained in the Uniform Construction Code, as amended by the City of Lancaster.
- (8) All development, including expansion, in the HC District shall comply with provisions of Article VII, Supplementary District Regulations, § 300-38, Hospital Complex District.
- (9) In the CB1 District, this use shall not be permitted on the street level of a building.
- (10) A special exception shall be approved for a shelter for abused persons only if the following conditions are met.
- a. The applicant shall provide letters from appropriate City codes staff, including, at a minimum, Building or Housing Code enforcement staff and the Fire Marshal, that the structure has been inspected within the past two months and that it meets minimum code requirements for the intended use;

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- b. The applicant shall prove to the satisfaction of the Zoning Hearing Board that **there** will be sufficient security measures to provide adequate protection to the residents; and
  - c. The maximum number of residents shall be indicated at the time of application, and that number, not including employees who do not reside at the facility, shall not exceed the minimum space requirements contained in the Uniform Construction Code, as amended by the City of Lancaster.
- (11) A special exception shall be approved for a supportive or transitional housing facility only if the following conditions are met:
- a. No more than two residents shall occupy each bedroom.
  - b. On-site supervision shall be provided 24 hours per day, seven days per week.
  - c. No overnight guests shall be permitted.
  - d. The applicant shall provide letters from appropriate City codes staff, including, at a minimum, Building and/or Housing Code enforcement staff, Health Officer and Fire Marshal, that the structure has been inspected within the past two months and that it meets minimum code requirements for the intended use.
  - e. The maximum length of occupancy shall be two years.
  - f. No more than one sign identifying the facility is permitted, and the sign shall not exceed eight inches by 24 inches or 1.3 square feet and shall not be internally illuminated.
- (12) A certificate of zoning compliance for a temporary shelter shall be issued only if the following conditions are met:
- a. The applicant shall provide letters from appropriate City codes staff, including, at a minimum, Building or Housing Code enforcement staff and the Fire Marshal, that the structure has been inspected within the past two months and that it meets minimum code requirements for the intended use;
  - b. The temporary shelter shall be approved for a maximum time period of two years and shall require another special exception approval every two years. Upon applying for renewal, the applicant shall provide evidence of need for the continuation of the use.

ZONING

**Manufacturing and Industrial(1)**

**KEY:**

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	MU	CB1	CB	C3	CM	SM
<b>Animal and vegetable products</b>						
(a) Microbrewery/brew pub	S	S	S	S	S	S
(b) Distilling, rectifying, blending, brewing, processing and packaging of liquors, malt liquors, wines and brandy	S				S	S
(c) Slaughtering, processing, packaging, dressing and treatment of meat, poultry and fish products					S	X
(d) Manufacturing, processing, and/or packaging of animal and/or vegetable products or beverages other than listed in (a) or (b)	S			S	X	X
<b>Chemicals and synthetics</b>						
(a) Manufacturing, processing and packaging of drugs, medicinal chemicals and pharmaceutical preparations	S				S	S
(b) Manufacturing, processing and packaging of perfumes, cosmetics and other toilet preparations	S				S	S
(c) Manufacturing, processing and/or packaging of chemicals and/or synthetics other than listed in (a) or (b)	S				S	S
Electroplating, polishing, finishing, and other treatment of metals and formed products	S				S	X
Fabricated metal products manufacture or processing	S				X	X
Instruments, appliances and miscellaneous goods manufacture	S				X	X
Leather and fur product manufacturing					S	S
Lumber and wood products, manufacturing or processing	S				X	X
Machinery and equipment manufacturing or assembly, including motorized and nonmotorized vehicles	S				S	X
<b>Paper and paperboard products</b>						
(a) Manufacturing of paper and paperboard, treatment and packaging of pulp and pressed or molded pulp goods, including paper, paperboard, building paper and building board						S
(b) Processing and packaging of paper and paperboard products other than listed in (a)	S				X	X
Petroleum refining or processing or bulk storage for off-site use of petroleum and coal products						S
Primary metals manufacturing or processing, including smelting, refining and processing ferrous and nonferrous metals						S

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Use	MU	CB1	CB	C3	CM	SM
Printing or binding at an industrial scale	S			S	X	X
<b>Recycling</b>						
(a) Collection facilities for short-term storage of paper, glass, aluminum and bimetal cans and other residential recyclable materials	S		S	X	X	X
(b) Establishments primarily engaged in assembling, processing and wholesale distribution of recyclable residential, commercial, institutional, and municipal waste materials, provided that no hazardous materials shall be stored or processed					X	X
(c) Automobile salvage facilities engaged in dismantling automobiles for scrap and for resale of auto parts						S
<b>Rubber, synthetic products and miscellaneous plastics</b>						
(a) Reclaiming of rubber						S
(b) Manufacturing, processing and packaging of molded and fabricated rubber, synthetic and plastic products	S				S	X
Stone, clay and glass products manufacturing or processing	S				S	X
Textiles and apparel manufacturing or processing	S				X	X
Weaponry, small arms, artillery, ammunition, and related products manufacturing	S				S	S
Wholesale trade and storage, excluding manufacturing, assembling, processing or treatment of materials	S			X	X	X

**NOTES:**

- (1) A special exception for any manufacturing or industrial use in the MU District shall not be approved unless the following conditions are met:
  - a. The use shall not generate any dust, obnoxious odors, vibration, glare, or unreasonable noise;
  - b. The use does not require the storage of any hazardous materials, chemicals or other substances determined by the Bureau of Fire of the City of Lancaster to be of a hazardous or highly flammable nature;
  - c. The hours of operation shall be compatible with adjacent uses;
  - d. All refuse areas shall be screened from view; and
  - e. All outdoor storage areas shall be screened or buffered in accordance with §300-36, Outdoor storage areas.



ZONING

Transportation, Communication, Utilities and Miscellaneous

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB 1	CB	C1	C2	C3	CM	SM	HC	PO
Bus passenger station or terminal							X	X			X	X			
Forestry	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Natural gas or oil well or natural gas compressor facility													S		
Heliport landing/takeoff pad												S	S	S	
Motor freight terminal															
(a) Up to 150,000 square feet of lot area												S			
(b) Without size restriction											S		X		
Municipal waste/recyclables processing or treatment facility												S	S		
Natural and manufactured gas or oil storage and distribution											S	S	S		
Radio, television broadcasting studio						S	X	X	S	X	X	X			
Railroad terminal												S			
Telecommunications antenna or tower(1)															
(a) Antenna affixed to existing structure	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
(b) Freestanding monopole or tower											S	S	S		
Telecommunications center						X	X	X	X	X	X	(2)			

LANCASTER CODE

Use	R1	R2	R3	R4	RO	MU	CB 1	CB	C1	C2	C3	CM	SM	HC	PO
Telephone exchange station, electricity substation, water pressure control station, gas pressure regulator station, sewage pressure control station, and sewage pumping station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Transportation storage, equipment repair and maintenance facility											S	X	X		
Water/sewer treatment plant													X		
Wind turbine(3)						X				X	X	X	X		

**NOTES:**

- (1) All telecommunication antennas and towers shall be permitted in accordance with Article XIX, §§ 300-85 through 300-88.
  - a. Telecommunication towers shall be permitted by special exception in the public right-of-way in all zoning districts along certain roads as determined by City Council resolution. Telecommunication towers outside the public right-of-way shall be permitted by special exception only in the C3, CM and SM Districts.
- (2) Certain transportation, communication and utilities uses shall be permitted in the CM District in accordance with § 300-11B, Mixed-use facility.
- (3) A certificate of zoning compliance shall be issued for a wind turbine only if the following conditions are met:
  - a. All wind turbines shall be set back from the lot line a minimum distance equal to the total maximum height to the top of the extended blade, unless a written waiver is provided by the owner of such adjacent lot. All wind turbine setbacks shall be measured from the center of the base of the turbine;
  - b. A maximum of one wind turbine shall be allowed per lot. In place of one regular wind turbine, multiple smaller wind turbines may be used that are attached to a building, provided they do not exceed the height of that building by more than 25 feet;
  - c. The owner of the facility shall completely remove all aboveground structures within 12 months after the wind turbine is no longer used to generate electricity;
  - d. A wind turbine shall not be climbable for at least the first 12 feet above the ground level, unless it is surrounded by a fence with a minimum height of six feet; and
  - e. All wind turbines shall be set back from the nearest public street right-of-way and from all lot lines a minimum distance equal to the total maximum height to the top of the extended blade.

COMMERCIAL PROPERTY INFORMATION SHEET

CPI

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

1 PROPERTY 800 S Queen St, Lancaster, PA 17603-5818

3 OWNER Queen St Development Partners

4 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties that a buyer may wish to obtain. This Statement is not a warranty of any kind by Owner or a warranty or representation by any listing real estate broker (Agent for Owner), any real estate broker, or their agents.

7 Property Type: [X] Office [X] Retail [ ] Industrial [ ] Multi-family [X] Land [ ] Institutional [ ] Hospitality [ ] Other:

10 1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the construction and conditions of the Property and its improvements, except as follows: NONE

13 2. OCCUPANCY Do you, Owner, currently occupy the Property? [X] Yes [ ] No If no, when did you last occupy the Property?

15 3. DESCRIPTION

16 A. Land Area: 17 B. Dimensions: 18 C. Shape: 19 D. Building Square Footage:

20 4. PHYSICAL CONDITION

21 A. Age of Property: Additions:

22 B. Roof

23 1. Age of roof(s): NOT KNOWN [ ] Unknown

24 2. Type of roof(s): NOT KNOWN

25 3. Has the roof been replaced or repaired during your ownership? [X] Yes [ ] No

26 4. Has the roof ever leaked during your ownership? [X] Yes [ ] No

27 5. Do you know of any problems with the roof, gutters, or downspouts? [ ] Yes [X] No

28 Explain any yes answers you give in this section: ROOF HAS LEAKED AND BEEN REPAIRED. NOT KNOWN IF IT LOOKS AT THE PRESENT TIME.

31 C. Structural Items, Basements and Crawl Spaces

32 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? [ ] Yes [X] No

33 2. Does the Property have a sump pump? [ ] Yes [X] No

34 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures? [ ] Yes [ ] No NOT KNOWN

35 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other structural components? [ ] Yes [X] No

36 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person by whom any repairs were done, if known:

42 D. Mechanical Systems

43 1. Type of heating: [ ] Forced Air [ ] Hot Water [ ] Steam [ ] Radiant

44 [X] Other: GAS HEATING

45 2. Type of heating fuel: [ ] Electric [ ] Fuel Oil [ ] Natural Gas [X] Propane (on-site) [ ] Central Plant

46 [ ] Other types of heating systems or combinations:

48 3. Are there any chimneys? [ ] Yes [X] No If yes, how many? Are they working? [ ] Yes [ ] No When were they last cleaned? NIA

49 4. List any buildings (or areas in any buildings) that are not heated: ONLY LOWER LEVEL IS HEATED

52 5. Type of water heater: [ ] Electric [ ] Gas [ ] Oil Capacity: NOT KNOWN

53 [ ] Other:

55 Buyer Initials:

Owner Initials: [Signature]

- 56 6. Type of plumbing:  Copper  Galvanized  Lead  PVC  Unknown  
 57  Other: \_\_\_\_\_  
 58 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property?  Yes  No  
 59 If yes, explain: WATER IS CURRENTLY TURNED OFF  
 60 \_\_\_\_\_  
 61 8. Type of air conditioning:  Central Electric  Central Gas  Wall  None Capacity: \_\_\_\_\_  
 62 List any buildings (or areas of any buildings) that are not air conditioned: \_\_\_\_\_  
 63 \_\_\_\_\_  
 64 9. Type of electric service: \_\_\_\_\_ AMP  220 Volt  3-phase  1-phase  KVA: NOT KNOWN  
 65  Other: \_\_\_\_\_  
 66 Transformers: \_\_\_\_\_ Type: \_\_\_\_\_  
 67 Are you aware of any problems or repairs needed in the electrical system?  Yes  No If yes, explain: \_\_\_\_\_  
 68 \_\_\_\_\_  
 69 10. Are you aware of any problems with any item in this section that has not already been disclosed?  Yes  No  
 70 If yes, explain: \_\_\_\_\_  
 71 \_\_\_\_\_  
 72 \_\_\_\_\_

73 E. Site Improvements

- 74 1. Are you aware of any problems with storm-water drainage?  Yes  No  
 75 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on  
 76 the Property?  Yes  No  
 77 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person  
 78 by whom any repairs were done, if known: \_\_\_\_\_  
 79 \_\_\_\_\_  
 80 \_\_\_\_\_

81 F. Other Equipment

- 82 1. Exterior Signs:  Yes  No How many? 1 Number Illuminated: 1  
 83 2. Elevators:  Yes  No How many? NIA  Cable  Hydraulic rail  
 84 Working order?  Yes  No Certified through (date) NIA Date last serviced NIA  
 85 3. Skylights:  Yes  No How many? \_\_\_\_\_  
 86 4. Overhead Doors:  Yes  No How many? \_\_\_\_\_ Size: OVERHEAD DOORS ON LOWER LEVEL  
 87 Loading Docks:  Yes  No How many? \_\_\_\_\_ Levelers:  Yes  No LOADING DOCK ON GROUND  
 88 LEVEL  
 89 7. Are you aware of any problems with the equipment listed in this section?  Yes  No  
 90 If yes, explain: \_\_\_\_\_  
 91 \_\_\_\_\_  
 92 \_\_\_\_\_

93 G. Fire Damage

- 93 1. To your knowledge, was there ever a fire on the Property?  Yes  No  
 94 2. Are you aware of any unrepaired fire damage to the Property and any structures on it?  Yes  No  
 95 If yes, explain location and extent of damage: \_\_\_\_\_  
 96 \_\_\_\_\_

97 H. Are you aware of any problems with water and sewer lines servicing the Property?  Yes  No

97 If yes, explain: \_\_\_\_\_  
 98 \_\_\_\_\_

99 I. Alarm/Safety Systems

- 100 1. Fire:  Yes  No In working order?  Yes  No  
 101 If yes, connected to: Fire Department  Yes  No Monitoring Service:  Yes  No  
 102 2. Fire extinguishers:  Yes  No  
 103 3. Smoke:  Yes  No In working order?  Yes  No NIA  
 104 4. Sprinkler:  Yes  No Inspected/certified?  Yes  No SPRINKLER ON LOWER LEVEL ONLY  
 105  Wet  Dry Flow rate: \_\_\_\_\_  
 106 5. Security:  Yes  No In working order?  Yes  No  
 107 If yes, connected to: Police Department  Yes  No Monitoring Service  Yes  No  
 108 6. Are there any areas of the Property that are not serviced by the systems in this section?  Yes  No NOT KNOWN  
 109 If yes, explain: \_\_\_\_\_  
 110 \_\_\_\_\_

111 5. ENVIRONMENTAL

112 A. Soil Conditions

- 113 1. Are you aware of any fill or expansive soil on the Property?  Yes  No  
 114 If yes, were soil compaction tests done?  Yes  No If yes, by whom? \_\_\_\_\_  
 115 \_\_\_\_\_  
 116 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the  
 117 Property?  Yes  No

118 Buyer Initials: \_\_\_\_\_

Owner Initials: 

119 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?  
120  Yes  No  
121 Explain any yes answers you give in this section: \_\_\_\_\_  
122 \_\_\_\_\_  
123 \_\_\_\_\_

124 B. Hazardous Substances

- 125 1. Are you aware of the presence of any of the following on the Property?  
126 Asbestos material:  Yes  No  
127 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI):  Yes  No  
128 Discoloring of soil or vegetation:  Yes  No  
129 Oil sheen in wet areas:  Yes  No  
130 Contamination of well or other water supply:  Yes  No  
131 Proximity to current or former waste disposal sites:  Yes  No  
132 Proximity to current or former commercial or industrial facilities:  Yes  No  
133 Proximity to current, proposed, or former mines or gravel pits:  Yes  No  
134 Radon levels above 4 picocuries per liter:  Yes  No  
135 Use of lead-based paint:  Yes  No

136 Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began, before  
137 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the Property.

138 Are you aware of any lead-based paint or lead-based paint hazards on the Property?  Yes  No **NIA**  
139 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: \_\_\_\_\_  
140 \_\_\_\_\_

141 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?  Yes  No  
142 If yes, list all available reports and records: \_\_\_\_\_  
143 \_\_\_\_\_

144 2. To your knowledge, has the Property been tested for any hazardous substances?  Yes  No

145 3. Are you aware of any storage tanks on the Property?  Yes  No  Aboveground  Underground

146 Total number of storage tanks on the Property: \_\_\_\_\_ Aboveground \_\_\_\_\_ Underground  
147 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection?  Yes  No **NIA**

148 If no, identify any unregistered storage tanks: \_\_\_\_\_

149 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks?  Yes  No

150 Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage tank?  
151  Yes  No

152 Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak detection system, an  
153 inventory control system, and a tank testing system?  Yes  No Explain: **NIA**  
154 \_\_\_\_\_  
155 \_\_\_\_\_

156 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?  
157  Yes  No

158 If yes, have you reported the release to and corrective action to any governmental agency?  Yes  No  
159 Explain: \_\_\_\_\_  
160 \_\_\_\_\_

161 4. Do you know of any other environmental concerns that may have an impact on the Property?  Yes  No

162 Explain any yes answers you give in this section: \_\_\_\_\_  
163 \_\_\_\_\_  
164 \_\_\_\_\_

165 C. Wood Infestation

166 1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the Property?  Yes  No

167 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests?  Yes  No

168 3. Is the Property currently under contract by a licensed pest control company?  Yes  No

169 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years?  Yes  No

170 Explain any yes answers you give in this section: \_\_\_\_\_  
171 \_\_\_\_\_  
172 \_\_\_\_\_

173 D. Natural Hazards/Wetlands

174 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area?  Yes  No

175 2. Do you know of any past or present drainage or flooding problems affecting the Property?  Yes  No

176 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone?  Yes  No

177 Explain any yes answers you give in this section: \_\_\_\_\_  
178 \_\_\_\_\_  
179 \_\_\_\_\_

180 Buyer Initials: \_\_\_\_\_ CPI Page 3 of 6 Owner Initials: 

183 6. UTILITIES

184 A. Water

- 185 1. What is the source of your drinking water?  Public  Community System  Well on Property
- 186  Other: \_\_\_\_\_
- 187 2. If the Property's source of water is not public: N/A
- 188 When was the water last tested? N/A
- 189 What was the result of the test? N/A
- 190 Is the pumping system in working order?  Yes  No
- 191 If no, explain: MA
- 192 \_\_\_\_\_
- 193 3. Is there a softener, filter, or other purification system?  Yes  No
- 194 If yes, is the system:  Leased  Owned
- 195 4. Are you aware of any problems related to the water service?  Yes  No
- 196 If yes, explain: \_\_\_\_\_
- 197 \_\_\_\_\_

198 B. Sewer/Septic

- 199 1. What is the type of sewage system?  Public Sewer  Community Sewer  On-site (or Individual) sewage system
- 200 If on-site, what type?  Cesspool  Drainfield  Unknown
- 201  Other (specify): \_\_\_\_\_
- 202 2. Is there a septic tank on the Property?  Yes  No  Unknown
- 203 If yes, what is the type of tank?  Metal/steel  Cement/concrete  Fiberglass  Unknown N/A
- 204  Other (specify): \_\_\_\_\_
- 205 3. When was the on-site sewage disposal system last serviced? \_\_\_\_\_
- 206 4. Is there a sewage pump?  Yes  No
- 207 If yes, is it in working order?  Yes  No N/A
- 208 5. Are you aware of any problems related to the sewage system?  Yes  No N/A
- 209 If yes, explain: \_\_\_\_\_
- 210 \_\_\_\_\_

211 C. Other Utilities

212 The Property is serviced by the following:  Natural Gas  Electricity  Telephone

213  Other: NATURAL GAS LINES ARE CONNECTED

214 7. TELECOMMUNICATIONS

- 215 A. Is a telephone system included with the sale of the Property?  Yes  No
- 216 If yes, type: \_\_\_\_\_
- 217 B. Are ISDN lines included with the sale of the Property?  Yes  No
- 218 C. Is the Property equipped with satellite dishes?  Yes  No
- 219 If yes, how many? \_\_\_\_\_ Location: \_\_\_\_\_
- 220 D. Is the Property equipped for cable TV?  Yes  No
- 221 If yes, number of hook-ups: \_\_\_\_\_ Location: \_\_\_\_\_
- 222 E. Are there fiber optics available to the Property?  Yes  No Is the building wired for fiber optics?  Yes  No
- 223 Does the Property have T1 or other capability?  Yes  No

224 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

225 A. Compliance, Building Codes & OSHA

- 226 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property?  Yes  No
- 227 2. Do you know of any violations of building codes or municipal ordinances concerning this Property?  Yes  No
- 228 3. Do you know of any health, fire, or safety violations concerning this Property?  Yes  No
- 229 4. Do you know of any OSHA violations concerning this Property?  Yes  No
- 230 5. Do you know of any improvements to the Property that were done without building or other required permits?  Yes  No
- 231 Explain any yes answers you give in this section: \_\_\_\_\_
- 232 \_\_\_\_\_
- 233 \_\_\_\_\_

234 B. Condemnation or Street Widening

235 To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail, or

236 utility construction, a redevelopment project, street widening or lighting, or other similar public projects?  Yes  No

237 If yes, explain: \_\_\_\_\_

238 \_\_\_\_\_

239 C. Zoning

- 240 1. The Property is currently zoned \_\_\_\_\_ by the
- 241 (county, ZIP) Lancaster 17603-5818
- 242 2. Current use is:  conforming  non-conforming  permitted by variance  permitted by special exception
- 243 3. Do you know of any pending or proposed changes in zoning?  Yes  No
- 244 If yes, explain: \_\_\_\_\_
- 245 \_\_\_\_\_

246 Buyer Initials: \_\_\_\_\_

Owner Initials: AS



- 247 D. Is there an occupancy permit for the Property?  Yes  No  
 248 E. Is there a Labor and Industry Certificate for the Property?  Yes  No  
 249 If yes, Certificate Number is: \_\_\_\_\_  
 250 F. Is the Property a designated historic or archeological site?  Yes  No  
 251 If yes, explain: \_\_\_\_\_  
 252 \_\_\_\_\_

253 **9. LEGAL/TITLE ISSUES**

- 254 A. Are you aware of any encroachments or boundary line disputes regarding the Property?  Yes  No  
 255 B. Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property?  Yes  No  
 256 C. Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located?  Yes  No  
 257  
 258 D. Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid?  Yes  No  
 259  
 260 E. Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property?  Yes  No  
 261 F. Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property?  Yes  No  
 262 G. Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale?  Yes  No  
 263 H. Are you aware of any insurance claims filed relating to the Property?  Yes  No  
 264 Explain any yes answers you give in this section: \_\_\_\_\_  
 265 \_\_\_\_\_  
 266 \_\_\_\_\_  
 267 \_\_\_\_\_  
 268 \_\_\_\_\_  
 269 \_\_\_\_\_  
 270 \_\_\_\_\_

271 **10. RESIDENTIAL UNITS**

- 272 Is there a residential dwelling unit located on the Property?  Yes  No If yes, number of residential dwelling units: \_\_\_\_\_  
 273 Note: If one to four residential dwelling units are to be sold with, or as part of, the Property, Owner must complete a Seller's Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.)  
 274

275 **11. TENANCY ISSUES**

- 276 A. Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property?  Yes  No  
 277 B. Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)?  Yes  No  
 278 C. Are there any tenants for whom you do not currently have a security deposit?  Yes  No  
 279 D. Are there any tenants who have been 5 or more days late with their rent payment more than once this year?  Yes  No  
 280 E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges?  Yes  No  
 281 F. Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease terms, etc.)?  Yes  No  
 282 G. Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months?  Yes  No  
 283 H. Is there any tenant that you would consider evicting or not offering an opportunity for renewal?  Yes  No  
 284 I. Are you currently involved in any type of dispute with any tenant?  Yes  No  
 285 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:  
 286 \_\_\_\_\_  
 287 \_\_\_\_\_  
 288 \_\_\_\_\_  
 289 \_\_\_\_\_  
 290 \_\_\_\_\_

291 **12. DOMESTIC SUPPORT LIEN LEGISLATION**

- 292 Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic relations office in any Pennsylvania county?  Yes  No  
 293 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:  
 294 \_\_\_\_\_  
 295 \_\_\_\_\_  
 296 \_\_\_\_\_  
 297 \_\_\_\_\_

298 **13. LAND USE RESTRICTIONS OTHER THAN ZONING**

- 299 A. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)?  Yes  No  
 300 Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of  
 301 Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled  
 302 in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property  
 303 and/or the land of which it is a part and from which it is being separated. Removal from enrollment in the Clean and Green Program may  
 304 result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid under the program and the  
 305 taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year that the  
 306 Property was enrolled in the program, limited to the past 7 years.  
 307

308 Buyer Initials: \_\_\_\_\_ CPI Page 5 of 6 Owner Initials: 

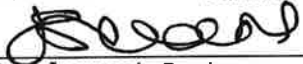


309 B. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941 et seq.)  
 310 (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply,  
 311 or open spaces uses)?  Yes  No  
 312 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an  
 313 adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and  
 314 county is binding upon any Buyer of the Property during the period of time that the covenant is in effect (5 or 10 years). Covenants  
 315 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the  
 316 covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes  
 317 paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are charged for each year that the  
 318 Property was subject to the covenant, limited to the past 5 years.  
 319 C. Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space,  
 320 that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?  Yes  No  
 321 Explain any yes answers you give in this section: \_\_\_\_\_  
 322 \_\_\_\_\_  
 323 \_\_\_\_\_

324 **14. SERVICE PROVIDER/CONTRACTOR INFORMATION**

325 A. Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other  
 326 equipment, pest control). Attach additional sheet if necessary: NONE  
 327 \_\_\_\_\_  
 328 \_\_\_\_\_  
 329 \_\_\_\_\_  
 330 B. Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm  
 331 system, sprinkler system, fire/smoke). Attach additional sheet if necessary: NONE  
 332 \_\_\_\_\_  
 333 \_\_\_\_\_  
 334 \_\_\_\_\_  
 335 C. Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage,  
 336 on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: NONE  
 337 \_\_\_\_\_  
 338 \_\_\_\_\_  
 339 \_\_\_\_\_  
 340 \_\_\_\_\_  
 341 \_\_\_\_\_  
 342 \_\_\_\_\_  
 343 \_\_\_\_\_

344 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's knowledge. Owner  
 345 permits Broker to share information contained in this document with prospective buyers/tenants and other real estate licensees. OWNER ALONE IS  
 346 RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. Owner will notify Broker in writing of  
 347 any information supplied on this form which is rendered inaccurate by a change in the condition of the Property following completion of this form.

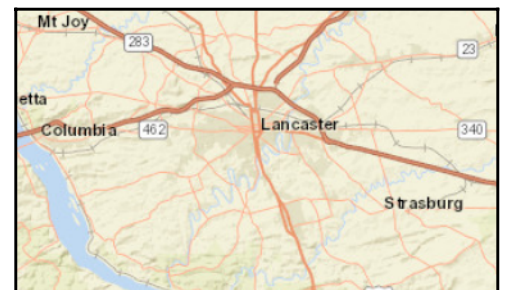
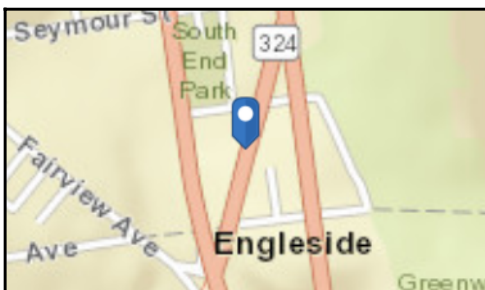
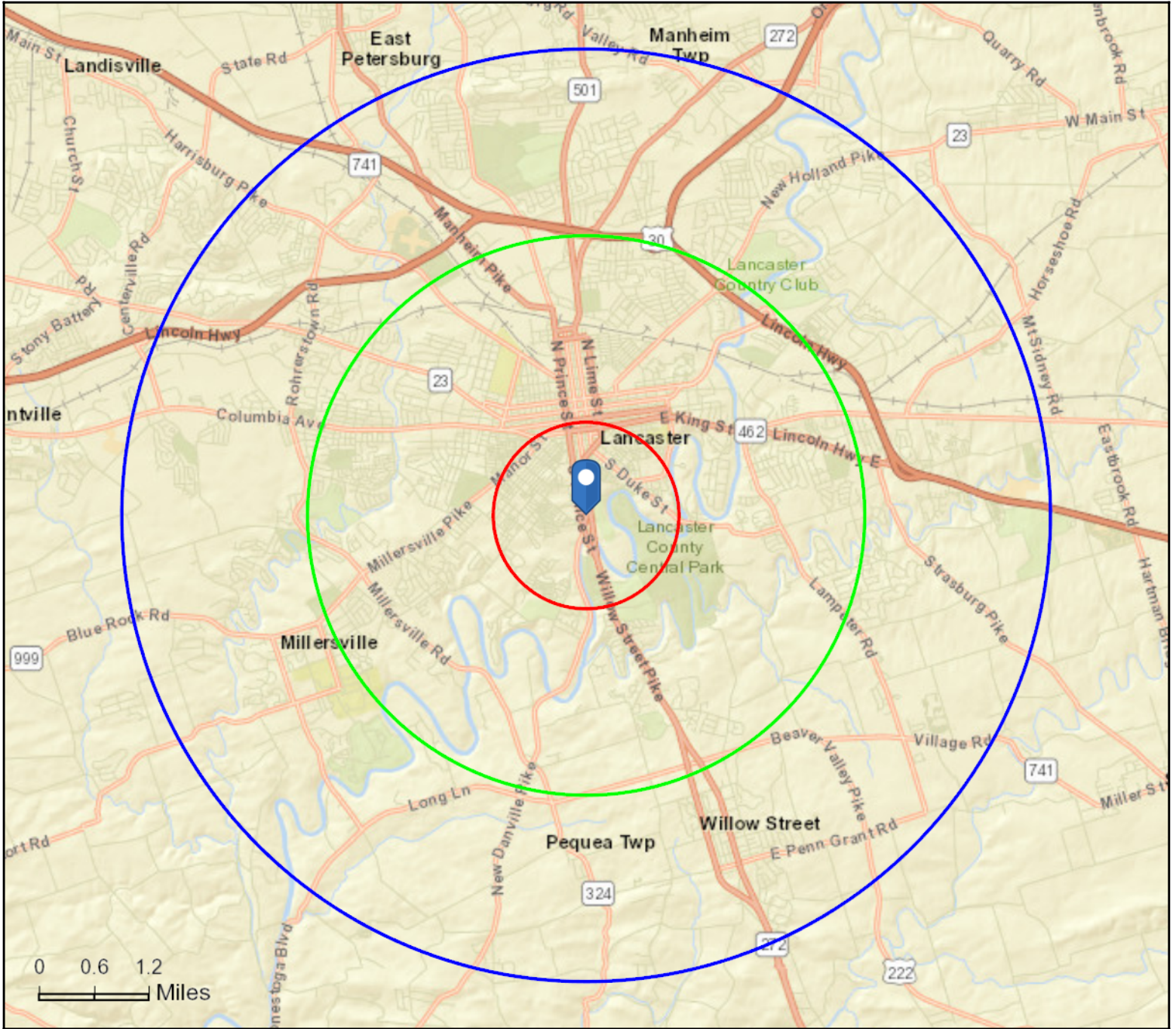
348  
 349 **OWNER**  **DATE** 1/30/2018  
 350 **Queen St Development Partners**  
 351  
 352 **OWNER** \_\_\_\_\_ **DATE** \_\_\_\_\_  
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 354 **OWNER** \_\_\_\_\_ **DATE** \_\_\_\_\_  
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 360 **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_  
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 363 **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_  
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 366 **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_  
 367



# Site Map

800 S Queen St, Lancaster, Pennsylvania, 17603 2  
800 S Queen St, Lancaster, Pennsylvania, 17603  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.02457  
Longitude: -76.30419





# Executive Summary

800 S Queen St, Lancaster, Pennsylvania, 17603 2  
 800 S Queen St, Lancaster, Pennsylvania, 17603  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 40.02457  
 Longitude: -76.30419

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	25,137	94,375	147,201
2010 Population	27,419	102,270	161,973
2018 Population	29,094	107,178	171,078
2023 Population	29,923	110,521	177,037
2000-2010 Annual Rate	0.87%	0.81%	0.96%
2010-2018 Annual Rate	0.72%	0.57%	0.67%
2018-2023 Annual Rate	0.56%	0.62%	0.69%
2018 Male Population	48.9%	48.7%	48.4%
2018 Female Population	51.1%	51.3%	51.6%
2018 Median Age	30.7	36.0	37.9

In the identified area, the current year population is 171,078. In 2010, the Census count in the area was 161,973. The rate of change since 2010 was 0.67% annually. The five-year projection for the population in the area is 177,037 representing a change of 0.69% annually from 2018 to 2023. Currently, the population is 48.4% male and 51.6% female.

### Median Age

The median age in this area is 30.7, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	41.8%	61.8%	70.5%
2018 Black Alone	20.5%	13.3%	10.0%
2018 American Indian/Alaska Native Alone	0.9%	0.5%	0.4%
2018 Asian Alone	2.1%	3.3%	3.7%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	27.7%	15.8%	11.2%
2018 Two or More Races	7.1%	5.1%	4.1%
2018 Hispanic Origin (Any Race)	56.6%	32.9%	24.0%

Persons of Hispanic origin represent 24.0% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.7 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	8,994	37,017	57,470
2010 Households	9,477	39,673	62,883
2018 Total Households	9,948	41,207	65,885
2023 Total Households	10,194	42,434	68,101
2000-2010 Annual Rate	0.52%	0.70%	0.90%
2010-2018 Annual Rate	0.59%	0.46%	0.57%
2018-2023 Annual Rate	0.49%	0.59%	0.66%
2018 Average Household Size	2.87	2.48	2.48

The household count in this area has changed from 62,883 in 2010 to 65,885 in the current year, a change of 0.57% annually. The five-year projection of households is 68,101, a change of 0.66% annually from the current year total. Average household size is currently 2.48, compared to 2.45 in the year 2010. The number of families in the current year is 40,538 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.





# Executive Summary

800 S Queen St, Lancaster, Pennsylvania, 17603 2  
 800 S Queen St, Lancaster, Pennsylvania, 17603  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 40.02457  
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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$36,800	\$48,218	\$54,690
2023 Median Household Income	\$40,048	\$52,634	\$59,709
2018-2023 Annual Rate	1.71%	1.77%	1.77%
<b>Average Household Income</b>			
2018 Average Household Income	\$46,334	\$65,348	\$74,828
2023 Average Household Income	\$51,727	\$73,251	\$83,908
2018-2023 Annual Rate	2.23%	2.31%	2.32%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$16,266	\$25,809	\$29,485
2023 Per Capita Income	\$18,040	\$28,782	\$32,916
2018-2023 Annual Rate	2.09%	2.20%	2.23%

Current median household income is \$54,690 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$59,709 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$74,828 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$83,908 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$29,485 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$32,916 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	9,969	39,689	60,999
2000 Owner Occupied Housing Units	4,240	20,783	34,675
2000 Renter Occupied Housing Units	4,754	16,234	22,796
2000 Vacant Housing Units	975	2,672	3,528
2010 Total Housing Units	10,163	42,142	66,421
2010 Owner Occupied Housing Units	4,116	21,414	36,720
2010 Renter Occupied Housing Units	5,361	18,259	26,163
2010 Vacant Housing Units	686	2,469	3,538
2018 Total Housing Units	10,682	43,971	69,728
2018 Owner Occupied Housing Units	4,068	21,226	37,070
2018 Renter Occupied Housing Units	5,880	19,981	28,815
2018 Vacant Housing Units	734	2,764	3,843
2023 Total Housing Units	10,969	45,398	72,232
2023 Owner Occupied Housing Units	4,204	21,959	38,537
2023 Renter Occupied Housing Units	5,989	20,474	29,564
2023 Vacant Housing Units	775	2,964	4,131

Currently, 53.2% of the 69,728 housing units in the area are owner occupied; 41.3%, renter occupied; and 5.5% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 66,421 housing units in the area - 55.3% owner occupied, 39.4% renter occupied, and 5.3% vacant. The annual rate of change in housing units since 2010 is 2.18%. Median home value in the area is \$184,320, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.58% annually to \$199,315.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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