

FOR SALE/LEASE

FREESTANDING COMMERCIAL BUILDING

1642 Old Philadelphia Pike, Lancaster, PA 17602



LOCATION:	1642 Old Philadelphia Pike, East Lampeter Township Lancaster, PA 17602
SALE PRICE:	\$575,000 - subject to condominium approval
LEASE RATE:	\$3,500/Month NNN
BUILDING SIZE:	± 1,800 SF
LOT SIZE:	± 0.22 Acres
PARKING:	± 15 On-Site Spaces
ZONING:	MU - Mixed Use (East Lampeter Township)
REAL ESTATE TAXES:	\$5,120.17 (2020-2021)
TRAFFIC COUNT:	Old Philadelphia Pike: 11,920 Average Daily Traffic (Both Directions) Lincoln Highway East: 10,362 Average Daily Traffic (Both Directions)
ADDITIONAL COMMENTS:	Freestanding commercial building in high profile location available for sale or lease. Most recently used as a Pizza Hut restaurant, the property includes a small dining room, kitchen area, one (1) walk-in refrigerator and one (1) walk-in freezer. Contact Dan Berger or Dan Berger, Jr for details, plans and showings.

Daniel A. Berger, CCIM, SIOR **Daniel Berger, Jr., CCIM**



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279
(717) 735-6000 (717) 735-6001 Fax

dan@uscommercialrealty.net danjr@uscommercialrealty.net
www.uscommercialrealty.net

1642 Old Philadelphia Pike
Lancaster, PA
Photos



1642 Old Philadelphia Pike Lancaster, PA Multi-List Information

Client One-Page

**1642 Old Philadelphia Pike, Lancaster, PA
17602**

Active

Commercial Sale

\$575,000



MLS #:	PALA179934	Type:	Mixed Use
Available SqFt:	1,800.00	Ownership Interest:	Condominium
Price / Sq Ft:	319.44	Lot Size Dimensions:	0.00 x 0.00
Business Use:	Restaurant/Bar		
Tax ID #:	310-40902-0-0000		
County:	Lancaster, PA		
MLS Area:	East Lampeter Twp - Lancaster County (10531)		
Year Built:	1969		

Taxes, Assessment, Fees Association / Community Info

Tax Annual Amt / Year:	\$5,120 / 2020	HOA:	No
Tax Assessed Value:	\$270,000 / 2021		
Land Assessed Value:	\$107,900		

Building Info

Building Total SQFT: 1,800 / Assessor

Features


Interior Features:	Accessibility Features: Level Entry - Main
Parking:	0 Truck Trailer Spaces, 15 Car Parking Spaces
Utilities:	Central A/C, Cooling Fuel: Electric, Heating: Forced Air, Heating Fuel: Natural Gas, Hot Water: Natural Gas, Water Source: Public, Sewer: Public Sewer

Remarks

Public: Freestanding commercial building in high profile location available for sale or lease. Most recently used as a Pizza Hut restaurant, the property includes a small dining room, kitchen area, one (1) walk-in refrigerator and one (1) walk-in freezer. Contact Dan Berger or Dan Berger, Jr for details, plans and showings.

Listing Details

Original Price:	\$575,000	Sale Type:	Standard	DOM:	1
Listing Term Begins:	04/07/2021				

© BRIGHT MLS - All information, regardless of source, should be verified by personal inspection by and/or with the appropriate professional(s). The information is not guaranteed. Measurements are solely for the purpose of marketing, may not be exact, and should not be relied upon for loan, valuation, or other purposes. Copyright 2021. Created: 04/07/2021 11:44 AM 

**1642 Old Philadelphia Pike
Lancaster, PA
Multi-List Information**

Client One-Page

1642 Old Philadelphia Pike, Lancaster, PA 17602	Active	Commercial Lease	\$42,000.00
--	---------------	-----------------------------	--------------------



MLS #:	PALA179936	Price / Sq Ft:	\$23.33
Leasable SQFT:	1,800	Date Available:	04/07/21
Business Use:	Restaurant/Bar	Existing Lease Type:	Triple Net
Tax ID #:	310-40902-0-0000	Final Lease Type:	Triple Net
County:	Lancaster, PA	Lot Acres / SQFT:	0.22a / 9,583sf /
MLS Area:	East Lampeter Twp - Lancaster County (10531)	Assessor	
Year Built:	1969	Lot Size Dimensions:	0.00 x 0.00

Taxes, Assessment, Fees

Association / Community Info

HOA: No

Commercial Lease Information

Current Use: Restaurant

Building Info

Building Total SQFT: 1,800 / Assessor

Features

Interior Features: Accessibility Features: Level Entry - Main
 Parking: 0 Truck Trailer Spaces, 15 Car Parking Spaces
 Utilities: Central A/C, Heating: Forced Air, Heating Fuel: Natural Gas, Hot Water: Natural Gas, Water Source: Public, Sewer: Public Sewer

Remarks

Public: Freestanding commercial building in high profile location available for sale or lease. Most recently used as a Pizza Hut restaurant, the property includes a small dining room, kitchen area, one (1) walk-in refrigerator and one (1) walk-in freezer. Contact Dan Berger or Dan Berger, Jr for details, plans and showings.

Listing Details

Original Price:	\$42,000.00	DOM:	1
Listing Term Begins:	04/07/2021		

© BRIGHT MLS - All information, regardless of source, should be verified by personal inspection by and/or with the appropriate professional(s). The information is not guaranteed. Measurements are solely for the purpose of marketing, may not be exact, and should not be relied upon for loan, valuation, or other purposes. Copyright 2021. Created: 04/07/2021 11:45 AM

1642 Old Philadelphia Pike
Lancaster, PA
Aerial



1642 Old Philadelphia Pike
Lancaster, PA
Surrounding Businesses



1642 Old Philadelphia Pike Lancaster, PA Site Plan

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land together with the improvements thereon erected known as No. 1642 Lincoln Highway East (SR 0340) and No. 1642 Old Philadelphia Pike (SR 0340) in the Township of East Lancaster, County of Lancaster and Commonwealth of Pennsylvania, and being more fully bounded and described in accordance with a survey thereof prepared by Meek Engineers, Inc., dated April 21, 1989, known as Drawing No. AB-1514, as follows:

BEGINS AT a point in the center line of the Lincoln Highway East (SR 0340) being a corner of land now or late of Mary Myers known as No. 1650 Lincoln Highway East; thence extending along the same north ten (10) degrees thirty-six (36) minutes twenty (20) seconds east, a distance of three hundred six and eighty-seven hundredths (306.87) feet to a P.K. nail in the center line of Old Philadelphia Pike (SR 0340); thence extending along the center line of same, north seventy-two (72) degrees fifty-one (51) minutes thirty-five (35) seconds east, a distance of one hundred fifty-five and eleven hundredths (155.11) feet to a P.K. nail a corner of property now or late of McHarris Asphalt Co., Inc.; thence extending along the same, south eleven (11) degrees thirty-six (36) minutes twenty (20) seconds west, a distance of three hundred sixty-six and ninety-five hundredths (366.95) feet to a point in the center line of said Lincoln Highway East (SR 0340); thence extending along the center line of same, north eighty-four (84) degrees forty-three (43) minutes forty (40) seconds east, a distance of one hundred thirty-one and forty-four hundredths (131.44) feet to the point and place of BEGINNING.

BEING THE SAME PREMISES which East Lancaster Township Industrial Development Authority by deed dated November 14, 1994 and recorded in the Recorder of Deeds Office in and for Lancaster County, PA, in Record Book 511, page 416, granted and conveyed to Twoton Incorporated, a Pennsylvania corporation.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN tract of land together with the improvements thereon erected known as No. 1641 Lincoln Highway East (SR 0340) and No. 1642 Old Philadelphia Pike (SR 0340) in the Township of East Lancaster, County of Lancaster and Commonwealth of Pennsylvania, and being more fully bounded and described in accordance with a survey thereof prepared by Meek Engineers, Inc., dated April 21, 1989, known as Drawing No. AB-1514, as follows:

1) BEGINNING at a point in the centerline of the Lincoln Highway East (SR 0340) being a corner of land now or late of John G. Stumpf, Inc.; thence extending along the same, crossing over a road thirty-five and fifteen hundredths (35.15) feet from the last mentioned point, North ten degrees thirty-six minutes twenty seconds East, a distance of three hundred six and eighty-seven hundredths feet, (N 10 36' 20" E - 306.87'), to a point in the center line of Old Philadelphia Pike (SR 0340), having crossed over a pipe twenty-eight and twenty-five hundredths (28.25) feet from the last mentioned point.

2) Thence extending along the center line of same, North seventy-two degrees fifty-one minutes thirty-five seconds East, a distance of one hundred fifty-five and eleven hundredths feet, (N 72 51' 35" E - 155.11), to a point a corner of property now or late of DAB Enterprises.

3) Thence extending along the same, crossing over a road twenty-eight and fifty-one hundredths (28.51) feet from the last mentioned point, South eleven degrees thirty-six minutes twenty seconds West, a distance of three hundred sixty-six and ninety-five hundredths feet, (S 11 36' 20" W - 366.95), to a point in the center line of said Lincoln Highway East (SR 0340), having crossed over a road thirty-five and twenty-one hundredths (35.21) feet from the last mentioned point.

4) Thence extending along the center line of same, North eighty-four degrees forty-three minutes forty seconds West, a distance of one hundred thirty-one and forty-four hundredths feet, (N 84 43' 40" W - 131.44'), to the point and place of BEGINNING.

CONTAINING 45,030 square feet or 1.0337 acre.

BEING the same premises which East Lancaster Township Industrial Development Authority by deed dated November 14, 1994 and recorded in the Recorder of Deeds Office in and for Lancaster County, PA in Record Book 4511, Page 416, granted and conveyed to Twoton Incorporated, a Pennsylvania corporation.

THE ABOVE DESCRIBED real estate is in District 310 with Tax Map Number 13K4-6-11. This description is intended to describe all that property described in the title commitment identified as Lawyers Title Insurance Corporation commitment no. 181626 dated August 2, 1996.

EASEMENTS

Numbers correspond to Schedule B items
Lawyers Title Insurance Corporation
LTIC #181626

Dated: August 2, 1996

6) Public and private rights to and to that portion of the premises lying in the bed of Lincoln Highway East and Old Philadelphia Pike.

ENCROACHMENTS

- (A) CONCRETE STAIRS ENCROACH 1.12' - 1.30' ONTO ADJACENT PROPERTY.
- (B) LIGHT POLE BASE (BLACK TOP) ENCROACHES 6.50' ONTO ADJACENT PROPERTY.
- (C) SMALL BRICK/CONCRETE (BLACK TOP) ENCROACHES 6.50' ONTO ADJACENT PROPERTY.

LEGEND

- Light Standard - ☐
- Utility Pole - ○
- Storm Sewer Inlet - Ⓢ
- Danger King Sign - Ⓚ
- Traffic Sign - Ⓣ
- Manhole - ●
- Bollard - ⊙
- Traffic Flow - →

FLOOD ZONE

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (Effective date of December 16, 1990), the property surveyed and shown herein lies within Zone "C" (Not a Flood Plain Area) as shown in Community Panel Number 421771 0005 B.

NOTE CONCERNING UNDERGROUND UTILITIES:

The location of underground utilities shown on this plan was provided as shown on existing plans, records, utility markings and surface features such as manholes, valves, inlets, etc. Dichtel & Sons does not guarantee the position or presence or absence of any underground facilities. Dichtel & Sons has made a call to the PA One Call System on August 26, 1996. Serial

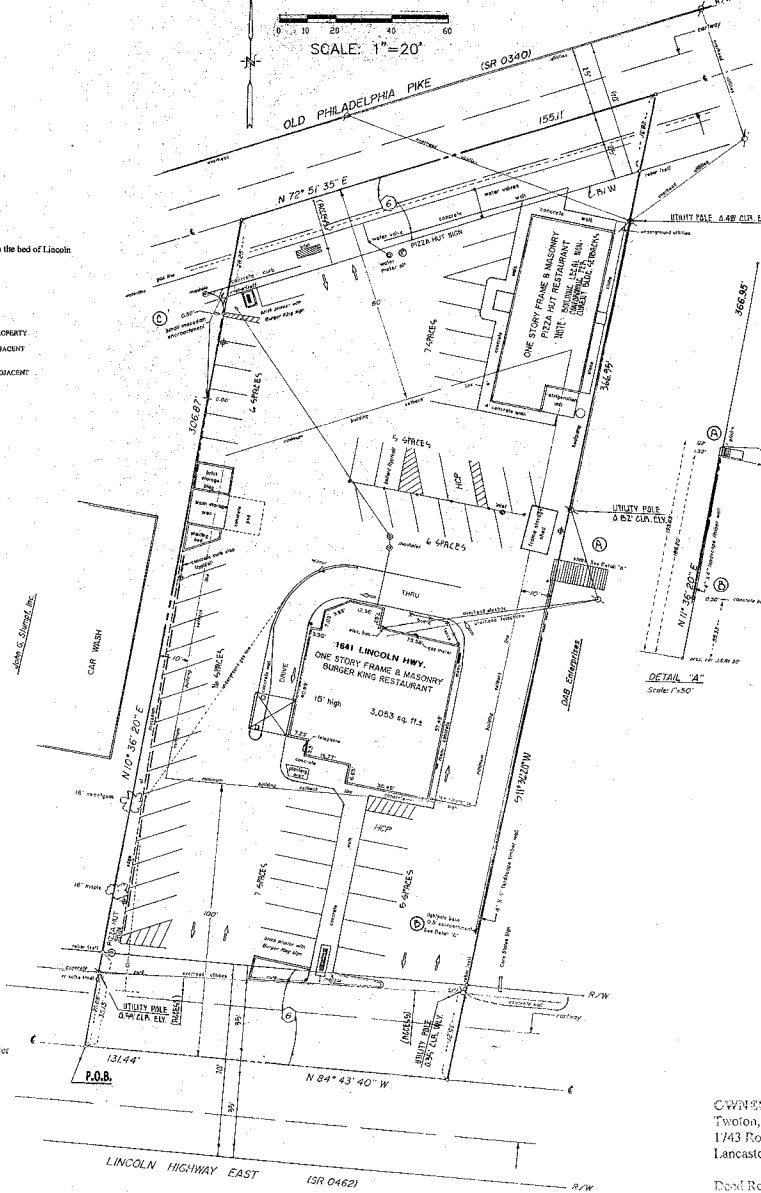
ZONING DATA

Per the Official Zoning Ordinance for East Lancaster Township, Lancaster County, Pennsylvania, Dated: 1990
Zoning District - C-2 Commercial
Minimum Lot Area - 15,000 sq. ft. (with public water & sewer)
Minimum Lot Width - 65' at R/W 100' at building setback line
Maximum Lot Coverage - 75 %
Minimum building setback lines:
Front Yard - Rt. 30 - the greater of 100' from C/L or 50' from R/W
Front Yard - Rt. 340 - the greater of 80' from C/L or 40' from R/W
Side Yard - 10 ft.
Maximum permitted height - 40 ft.

PARKING SPACES

52 Required spaces

SCALE: 1" = 20'



SURVEYORS CERTIFICATE

TO: Lawyers Title Insurance Corporation, and FTCA Mortgage Corporation, a Delaware corporation, and its successors or assignee, Franchise Finance Corporation of America, a Delaware corporation, and "Twoton Incorporated".

This is to certify that this map or plot of survey (this "Survey Map") of the premises specifically described in Lawyers Title Insurance Title Commitment No. 181626 dated August 2, 1996 (1) is based on a field survey made on August 29, 1996, by me or directly under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, and meets the accuracy requirements for an "ALTA" survey as defined therein, (2) was prepared in accordance with and includes all items and information required by the document titled "Survey Requirements for Franchise Finance Corporation of America and FTCA" a question Corporation dated September 15, 1993, and (3) to the best of my professional knowledge, information and belief.

- (a) This Survey Map correctly represents the facts found at the time of the survey;
- (b) There are no discrepancies between the boundary lines of the subject property as shown on this Survey Map and as described in the legal description presented in the above-referenced Title Commitment;
- (c) The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/- 0.1 foot, and
- (d) The boundary lines of the Subject Property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record.

The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this certification in incurring financial obligations with respect to the subject property and that this Survey Map has been prepared for their respective benefit in anticipation of their reliance thereon.

Registration No. 34200-E
Within the State of Pennsylvania
Date of Survey: August 29, 1996

Title report by: Lawyers Title Insurance Company
Commitment no. 181626
Dated: August 2, 1996

Certification Defined:
The use of the word "certify" or "certification" by a registered professional land surveyor, in the practice of land surveying, constitutes an expression of professional opinion regarding those facts of findings which are subject of the certification, and does not constitute a warranty or guarantee, either express or implied.

"ALTA" / ACSM LAND TITLE SURVEY

PREPARED UNDER THE SUPERVISION OF:

Dichtel & Sons
LAND SURVEYORS
15 1st Gate Road P.O. Box 228 1202 PA 17403
(717) 426-0175 Fax (717) 426-5011
Timothy D. Dichtel, P.L.S.

HAYES & HATHWoods, INC.
12100 Chesapeake Street Suite 100-09
P.O. Box 100000 - Houston, Texas, TX 77245
714/979-7181
Fax: 714/979-2800

OWNERSHIP
Twoton, Inc.
1743 Rohrerstown Road
Lancaster, PA 17601

Filed/Recorded in Record Book: 4511-416
Lancaster County Tax Map No. 11K4-6-11
District 310

DATE	REVISION	BY

FRANCHISE FINANCE CORPORATION OF AMERICA	
TRK 561 1641 LINCOLN HWY LANCASTER, PA	
SCALE: 1" = 20'	DATE: August 29, 1996
DWN. BY: LSKK	APPROVED: [Signature]

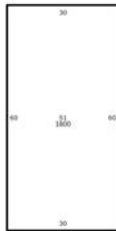
**1642 Old Philadelphia Pike
Lancaster, PA
Tax Card**

Property Information

Property ID	310-40902-0-0000	Property Use	500 - COMM-RETAIL
Tax Year	2021 <input type="button" value="v"/>	Land Use	524 -
Township	310 East Lampeter Twp		DINERS/LUNCHEONETTES
Site Address	1642 OLD PHILADELPHIA PIKE	Tax Status	Taxable
		Clean & Green	No

Property Sketches & Photos

1



Parcel photo



Related Names

Parcel Owner	TWOTON INC, PO BOX 305 WILLOW STREET, PA 17584
Status	Current

**1642 Old Philadelphia Pike
Lancaster, PA
Tax Card**

Assessments						
Annual Billing						
	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	107,900	162,100	270,000	0	0	0
Exempt	0	0	0	0	0	0
Total	107,900	162,100	270,000	0	0	0

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	9,583	0.2200



**1642 Old Philadelphia Pike
Lancaster, PA
Tax Card**

Structure 1 of 3			
Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	1/1 FAST-FOOD-RS #1	1,800	1969
Section 1			
Occupancies			Exterior Walls
Occupancy	Finished Area	Wall Height	
349 - Fast Food Restaurant	1,800 Sq. Ft.	12	Heating, Cooling & Ventilation
Miscellaneous			
Single Family Porch, Solid Wall		35.00 Sq.Ft.	Warmed and Cooled Air
			1800.00 Sq.Ft.

Structure 2 of 3			
Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	Detached Structure #1	192	1987
Sheds			
069-04 - Storage Shed - Wood Frame		192.00 Square Ft.	

**1642 Old Philadelphia Pike
Lancaster, PA
Tax Card**

Structure 3 of 3

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	Detached Structure #2	5,800	1987

Other / Miscellaneous

056 - Paving, Asphalt

5800.00
Square Ft.

No Exemptions

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
1994	4511-416		12/1/1994			\$0

Billing

NOT A CERTIFIED COPY - FOR INFORMATIONAL PURPOSES ONLY

Billing Pd.	Tax Billed	Discount/Pen.	Total Billed	Total Paid	Balance Due	Date Paid
January	\$1,298.97	(\$25.98)	\$1,272.99	\$0.00	\$1,272.99	

Note: Payment amounts may only reflect the Lancaster County amounts



**1642 Old Philadelphia Pike
Lancaster, PA
Tax Card**

Tax Amounts - January					
Fund Desc.	Rate Type	Tax Rate	2% Discount if paid by 4/30/2021	Base Tax if paid by 6/30/2021	10% Penalty if paid after 6/30/2021
Lancaster County	Millage	2.91100000	\$770.25	\$785.97	\$864.57
East Lampeter Twp	Millage	1.90000000	\$502.74	\$513.00	\$564.30
Total			\$1,272.99	\$1,298.97	\$1,428.87

Contact Information

Mail current year, county & municipal real estate tax payments to...

Lancaster County Treasurer
County & Municipal Tax Bill
P.O. Box 3894
LANCASTER, PA 17604
(717) 299-8222

Tax certification **OVERNIGHT** requests can be sent to...

Lancaster County Treasurer
150 North Queen Street, Suite 122
Lancaster, PA 17603

Regular Mail

Lancaster County Treasurer
P.O. Box 1447
Lancaster, PA 17608

No Delinquent Taxes



**1642 Old Philadelphia Pike
Lancaster, PA
Municipal Officials**

East Lampeter Township

Township Offices:

2250 Old Philadelphia Pike

Lancaster, PA 17602

Phone: 717-393-1567

Ralph Hutchinson, Township Manager

Website: <https://eastlampetertownship.org/>

Board of Supervisors

David Buckwalter, Chairman

John Blowers, Vice Chairman

Glenn L. Eberly, Member

Ethan Demme, Member

Corey Meyer, Member

Zoning Hearing Board

James Glick, Chairman

J. Scott Enterline, Vice Chairman

Lester Weaver, Secretary

Bryan High, Alternate

Dan Przywara, Alternate

Jordan Good, Alternate

Emergency Services

Corey Meyer, Supervisor

Ethan Demme, Supervisor Alternate

Clair Graham, Citizen

Alex Sload, Citizen

School District

Lampeter-Strasburg

717-464-3311

Parks & Recreation

Joel Bare

Christian Chretien

Diane Tyson

Jim Everhart

Water/Sewer Authority:

Hempfield Water Authority

Lancaster City Water

East Lampeter Sewer Authority

Planning Commission

John Keylor, Chairman

Darrel Siesholtz, Vice Chairman

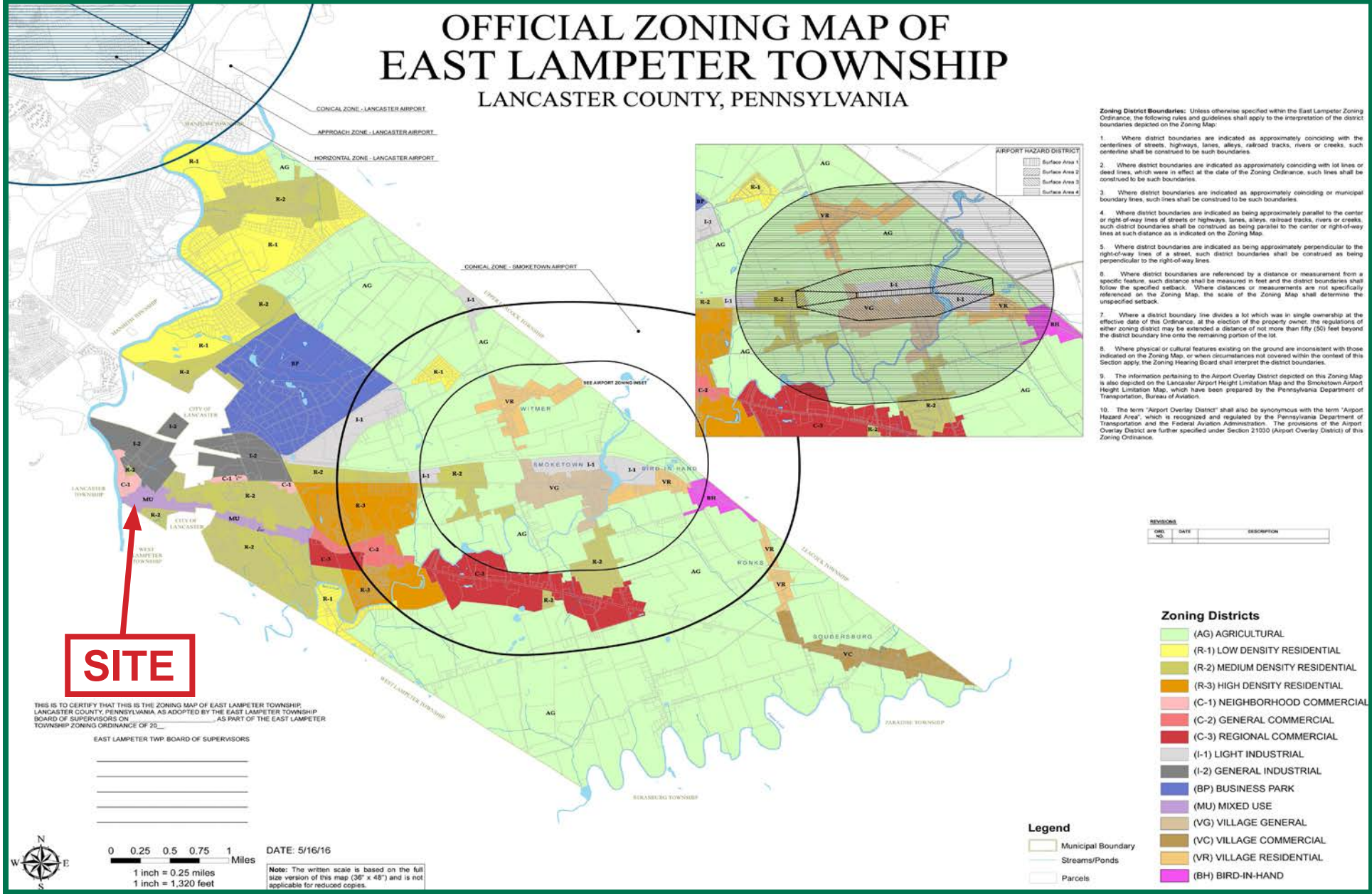
Randall Ranck, Secretary

Daniel R. McCuen, Member

Roger Rutt, Member

1642 Old Philadelphia Pike Lancaster, PA Zoning Map

OFFICIAL ZONING MAP OF EAST LAMPETER TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA



- Zoning District Boundaries:** Unless otherwise specified within the East Lampeter Zoning Ordinance, the following rules and guidelines shall apply to the interpretation of the district boundaries depicted on the Zoning Map:
- Where district boundaries are indicated as approximately coinciding with the centerlines of streets, highways, lanes, alleys, railroad tracks, rivers or creeks, such centerlines shall be construed to be such boundaries.
 - Where district boundaries are indicated as approximately coinciding with lot lines or deed lines, which were in effect at the date of the Zoning Ordinance, such lines shall be construed to be such boundaries.
 - Where district boundaries are indicated as approximately coinciding or municipal boundary lines, such lines shall be construed to be such boundaries.
 - Where district boundaries are indicated as being approximately parallel to the center or right-of-way lines of streets or highways, lanes, alleys, railroad tracks, rivers or creeks, such district boundaries shall be construed as being parallel to the center or right-of-way lines at such distance as is indicated on the Zoning Map.
 - Where district boundaries are indicated as being approximately perpendicular to the right-of-way lines of a street, such district boundaries shall be construed as being perpendicular to the right-of-way lines.
 - Where district boundaries are referenced by a distance or measurement from a specific feature, such distance shall be measured in feet and the district boundaries shall follow the specified setback. Where distances or measurements are not specifically referenced on the Zoning Map, the scale of the Zoning Map shall determine the unspecified setback.
 - Where a district boundary line divides a lot which was in single ownership at the effective date of this Ordinance, or when circumstances not covered within the context of this Section apply, the Zoning Hearing Board shall interpret the district boundaries.
 - The information pertaining to the Airport Overlay District depicted on this Zoning Map is also depicted on the Lancaster Airport Height Limitation Map and the Smoketown Airport Height Limitation Map, which have been prepared by the Pennsylvania Department of Transportation, Bureau of Aviation.
 - The term "Airport Overlay District" shall also be synonymous with the term "Airport Hazard Area", which is recognized and regulated by the Pennsylvania Department of Transportation and the Federal Aviation Administration. The provisions of the Airport Overlay District are further specified under Section 21030 (Airport Overlay District) of this Zoning Ordinance.

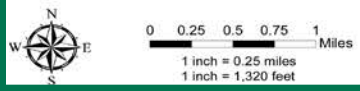
REVISIONS	DATE	DESCRIPTION

- Zoning Districts**
- (AG) AGRICULTURAL
 - (R-1) LOW DENSITY RESIDENTIAL
 - (R-2) MEDIUM DENSITY RESIDENTIAL
 - (R-3) HIGH DENSITY RESIDENTIAL
 - (C-1) NEIGHBORHOOD COMMERCIAL
 - (C-2) GENERAL COMMERCIAL
 - (C-3) REGIONAL COMMERCIAL
 - (I-1) LIGHT INDUSTRIAL
 - (I-2) GENERAL INDUSTRIAL
 - (BP) BUSINESS PARK
 - (MU) MIXED USE
 - (VG) VILLAGE GENERAL
 - (VC) VILLAGE COMMERCIAL
 - (VR) VILLAGE RESIDENTIAL
 - (BH) BIRD-IN-HAND

- Legend**
- Municipal Boundary
 - Streams/Ponds
 - Parcels

THIS IS TO CERTIFY THAT THIS IS THE ZONING MAP OF EAST LAMPETER TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA AS ADOPTED BY THE EAST LAMPETER TOWNSHIP BOARD OF SUPERVISORS ON _____ AS PART OF THE EAST LAMPETER TOWNSHIP ZONING ORDINANCE OF 20__.

EAST LAMPETER TWP BOARD OF SUPERVISORS



DATE: 5/16/16
 Note: The written scale is based on the full size version of this map (36" x 48") and is not applicable for reduced copies.

**1642 Old Philadelphia Pike
Lancaster, PA
Zoning Information**

Article 15: Mixed Use (MU) Zoning District

Section 15010: Purpose

- A. To accommodate and to promote the grouping of residential, commercial, office, and recreational uses at suitable suburban locations where such uses will complement and support the other uses within the development.
- B. To accommodate existing areas of mixed residential and non-residential development and to promote their continued viability.
- C. To serve as a transitional district between residential areas and non-residential zoning districts.
- D. To provide design standards to assure an attractive community for residents in and around the district as well as a pleasant environment for those who work within the district
- E. To maintain and implement growth boundary policies, which have been established as part of the Comprehensive Plan.

Section 15020: Permitted Uses

- A. Principal uses permitted by right.
 - 1. Agricultural operation, subject to the provisions specified under Section 23030 of this Zoning Ordinance. The agricultural operation shall exclude concentrated animal feeding operations, concentrated animal operations, commercial produce operations, hydroponics and/or cervidae livestock operations.
 - 2. Bed and breakfast establishment, as a principal or accessory use within a single-family detached dwelling, subject to the provisions specified under Section 23110 of this Zoning Ordinance.
 - 3. Day care facility as a commercial use, subject to the provisions specified under Section 23220 of this Zoning Ordinance.
 - 4. Dry cleaner and/or laundromat, subject to the provisions specified under Section 23230 of this Zoning Ordinance.
 - 5. Emergency service facility, subject to the provisions specified under Section 23250 of this Zoning Ordinance.
 - 6. Forestry, subject to the provisions specified under Section 23290 of this Zoning Ordinance.
 - 7. Funeral home, subject to the provisions under Section 23300 of this Zoning Ordinance.
 - 8. Grocery store, subject to the provisions specified under Section 23340 of this Zoning Ordinance.
 - 9. Library, subject to the provisions specified under Section 23430 of this Zoning Ordinance.
 - 10. Medical, dental, vision care and/or counseling clinic, subject to the provisions specified under of Section 23470 of this Zoning Ordinance.
 - 11. Multi-family dwellings containing apartments, subject to the provisions specified under Section 23490 of this Zoning Ordinance.
 - 12. Municipal use, subject to the provisions specified under of Section 23500 of this Zoning Ordinance.
 - 13. Museum, subject to the provisions specified under of Section 23510 of this Zoning Ordinance.
 - 14. Office uses, subject to the provisions specified under of Section 23540 of this Zoning Ordinance.

1642 Old Philadelphia Pike
Lancaster, PA
Zoning Information

15. Personal service facility containing a maximum of 5,000 square feet of gross floor area with no drive-through service lanes, subject to the provisions specified under of Section 23570 of this Zoning Ordinance.
16. Places of worship, subject to the provisions specified under Section 23580 of this Zoning Ordinance.
17. Principal uses permitted in combination with other uses, subject to the provisions specified under Section 23590 of this Zoning Ordinance.
18. Recreation use that is classified as a municipal use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
19. Recreation use that is classified as a private or restricted use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
20. Restaurant with no drive-through service lanes, subject to the provisions specified under Section 23680 of this Zoning Ordinance.
21. Retail bakery or confectioner containing no drive-through service lanes, subject to the provisions specified under Section 23690 of this Zoning Ordinance.
22. Retail sales that does not exceed 5,000 square feet of sales area and does not contain drive-through service lanes, subject to the provisions specified under Section 23700 of this Zoning Ordinance.
23. School that is classified as a commercial school, subject to the provisions specified under Section 23740 of this Zoning Ordinance.
24. School that is classified as a public or private school, subject to the provisions specified under Section 23740 of this Zoning Ordinance.
25. Single-family detached dwellings, which are not initially or cumulatively developed as a regional impact development.
26. Single-family semi-detached dwellings, which are not initially or cumulatively developed as a regional impact development.
27. Tourist home, as a principal or accessory use within a single-family detached dwelling, subject to the provisions specified under Section 23110 of this Zoning Ordinance.
28. Townhouses, which are not initially or cumulatively developed as a regional impact development, subject to the provisions specified under Section 23830 of this Zoning Ordinance.
29. Veterinary office, subject to the provisions specified under Section 23860 of this Zoning Ordinance.

B. Accessory uses permitted by right.

1. Accessory uses and structures that are customarily and clearly accessory to a permitted use are permitted by right, subject to the provisions of this Zoning Ordinance.
2. Alternative energy facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines or wind energy facilities, subject to the provisions specified under Section 23050.1 of this Zoning Ordinance.
3. Apartment as an accessory use to a permitted non-residential use, subject to the provisions specified under Section 23070 of this Zoning Ordinance.
4. Apartment as an accessory use to a permitted single-family detached dwelling, subject to the provisions specified under Section 23070 of this Zoning Ordinance.
5. ECHO housing as an accessory use to a permitted single-family detached dwelling, subject to the provisions specified under Section 23240 of this Zoning Ordinance.

1642 Old Philadelphia Pike
Lancaster, PA
Zoning Information

6. Home occupation use as a no-impact accessory residential use, subject to the provisions specified under Section 23370 of this Zoning Ordinance.
 7. Residential accessory uses and structures for a permitted residential use, subject to the provisions specified under Sections 22030 and Section 23660 of this Zoning Ordinance.
 8. Satellite receiving and/or transmitting dish antenna with a maximum diameter of three (3) feet, which may be mounted on the side or rear façade or roof of a building or ground mounted in the side or rear yard, subject to the provisions of Section 23730 of this Zoning Ordinance.
 9. Telecommunication or wireless communication facilities located on an existing building or structure, subject to the provisions specified under Section 23810 of this Zoning Ordinance.
- C. Uses permitted by special exception, pursuant to the provisions specified under Section 25070 of this Zoning Ordinance.
1. Automobile repair facility located and contained within a conforming building, subject to the provisions specified under Section 23080 of this Zoning Ordinance.
 2. Farm-support business use as a business operation, subject to the provisions specified under Section 23260 of this Zoning Ordinance.
 3. Heavy equipment sales, service and repair facility located and contained within a conforming building, subject to the provisions specified under Section 23350 of this Zoning Ordinance.
 4. Home occupation as a minimal impact accessory use to a single-family detached dwelling, subject to the provisions specified under Section 23370 of this Zoning Ordinance.
 5. Public utility building and/or structures, subject to the provisions specified under Section 23610 of this Zoning Ordinance.
 6. Residential retirement and/or care facility, subject to the provisions specified under Section 23670 of this Zoning Ordinance.
 7. Restaurant use classified as a “Bring Your Own Bottle” or “BYOB”, subject to the provisions of Section 23680 of this Zoning Ordinance.
 8. Satellite receiving and/or transmitting dish antenna with a diameter of less than three (3) feet that is located on the front façade of a building and/or located as a ground mounted structure, subject to the provisions specified under Section 23730 of this Zoning Ordinance.
 9. Social club and/or fraternal lodge, subject to the provisions of Section 23790 of this Zoning Ordinance
- D. Uses permitted by conditional use, pursuant to the provisions specified under Section 25080 of this Zoning Ordinance.
1. Historic resource overlay uses and site improvements, subject to the provisions specified under Section 21050 (Historic Overlay District) of this Zoning Ordinance.
 2. Regional impact development containing the permitted uses within the MU Zoning District, subject to the provisions specified under Section 23640 of this Zoning Ordinance.

Section 15030: Area, Dimensional and Height Requirements

- A. Unless otherwise specified, the following lot area requirements shall apply:
1. The minimum lot size for a single-family detached dwelling shall be 10,000 square feet.
 2. The minimum lot size for a single-family semi-detached dwelling shall be 5,000 square feet per unit.
 3. The minimum lot size for a townhouse shall be 3,750 square feet per unit.
 4. The minimum lot size for multi-family dwellings shall be 3,500 square feet per unit.

1642 Old Philadelphia Pike
Lancaster, PA
Zoning Information

5. Unless otherwise specified by other provisions contained within Article 23 of this Zoning Ordinance, the minimum lot area for all permitted non-residential uses shall be 10,000 square feet.
6. All uses within the MU Zoning District shall be served by public sanitary sewage disposal facilities and by public water supply facilities (where available) or on-lot water supply facilities.

B. Lot width, building setback and dimensional requirements for a principal use.

1. The minimum lot width requirements shall be as follows:
 - a. A lot containing a single-family detached dwelling shall have a minimum lot width of fifty (50) feet as measured at the street right-of-way line and front yard setback line.
 - b. A lot containing a single-family semi-detached dwelling shall have a minimum lot width of forty (40) feet as measured at the street right-of-way line and the front yard setback line.
 - c. A lot containing a townhouse shall have a minimum lot width of thirty (30) feet as measured at the street right-of-way line and the front yard setback line.
 - d. A lot containing a multi-family dwelling shall have a minimum lot width of one hundred (100) feet as measured at the street right-of-way line and front yard setback line.
 - e. A lot containing a permitted non-residential building and use shall have a minimum lot width of seventy-five (75) feet as measured at the street right-of-way line and front yard setback line.
2. The minimum and maximum front yard setback requirements shall be as follows:
 - a. The minimum front yard setback requirement shall be ten (10) feet, as measured from the street right-of-way line.
 - b. Unless otherwise required to accommodate the permitted use, the maximum front yard setback shall be twenty-five (25) feet, as measured from the street right-of-way line.
 - c. No off-street parking area for a commercial use shall be permitted within the front yard setback
3. The minimum side yard setback requirements shall be as follows:
 - a. A lot containing a single-family detached dwelling shall have a side yard setback of five (5) feet.
 - b. A lot containing a single-family semi-detached dwelling shall have a side yard setback of five (5) feet, as measured from the exterior side.
 - c. Townhouses shall have a side yard setback of ten (10) feet as measured from the end units.
 - d. Multi-family dwellings with four (4) or fewer units shall have a side yard setback of ten (10) feet, as measured from the end or external units.
 - e. Multi-family dwellings with more than four (4) units shall have a side yard setback of twenty (20) feet, as measured from the end or external units.
 - f. Non-residential buildings or structures shall have a side yard setback of fifteen (15) feet.
4. The minimum rear yard setback requirements shall be as follows:
 - a. Unless otherwise specified by this Zoning Ordinance, all permitted principal uses within the MU Zoning District shall have a rear yard setback of ten (10) feet.
 - b. Multi-family dwellings with more than four (4) units shall have a rear yard setback of twenty (20) feet, as measured from the end or external units.
 - c. Non-residential buildings or structures shall have a side yard setback of twenty (20) feet.

**1642 Old Philadelphia Pike
Lancaster, PA
Zoning Information**

5. Townhouse units shall comply with the building design and internal separation distance requirements specified under Section 23830 of this Zoning Ordinance.
 6. Multi-family dwellings shall comply with the building design and internal separation distance requirements specified under Section 23490 of this Zoning Ordinance.
 7. The maximum building and lot coverage requirements shall apply:
 - a. No more than fifty (50) percent of the lot shall be covered by buildings.
 - b. No more than sixty (60) percent of a lot shall be covered by any combination of buildings, structures and impervious surfaces, including permeable paving.
- C. All non-residential accessory buildings or structures shall comply with the minimum setback requirements that are specified under Section 15030 of this Zoning Ordinance.
- D. Setback and dimensional requirements for a residential accessory use.
1. To qualify as a residential accessory building it must be unattached and may not cover an area that is larger than fifty (50) percent of the principal building footprint, or one thousand (1,000) square feet of floor area, whichever is less.
 2. The following regulations shall apply to unattached buildings for accessory uses that are one hundred and twenty (120) square feet or less of gross floor area:
 - a. The minimum front yard setback line from all streets shall be fifteen (15) feet to the rear of the front façade of the principal building.
 - b. The minimum side yard setback shall be three (3) feet.
 - c. The minimum rear yard setback shall be three (3) feet.
 3. The following regulations shall apply to unattached buildings for accessory uses that exceed one hundred and twenty (120) square feet of gross floor area:
 - a. The minimum front yard setback line from all streets shall be fifteen (15) feet to the rear of the front façade of the principal building.
 - b. The minimum side yard setback shall be five (5) feet.
 - c. The minimum rear yard setback shall be five (5) feet.
- E. The maximum height provisions shall apply to principal buildings or structures:
1. The maximum height of a building or structure occupied by a principal use shall be forty (40) feet.
 2. Taller buildings or structures are permitted, provided that an additional setback of two (2) feet is provided for every one (1) foot of height in excess of forty (40) feet up to a maximum height of fifty (50) feet.
- F. The maximum height provisions shall apply to accessory buildings or structures:
1. The maximum height of a non-residential accessory building or structure shall be twenty-five (25) feet.
 2. The maximum height shall be twelve (12) feet for a residential accessory building that is one hundred and twenty (120) square feet or less of gross floor area.
 3. The maximum height shall be twenty-five (25) feet for a residential accessory building that exceeds one hundred and twenty (120) square feet of gross floor area.

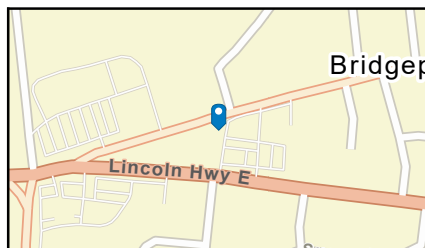
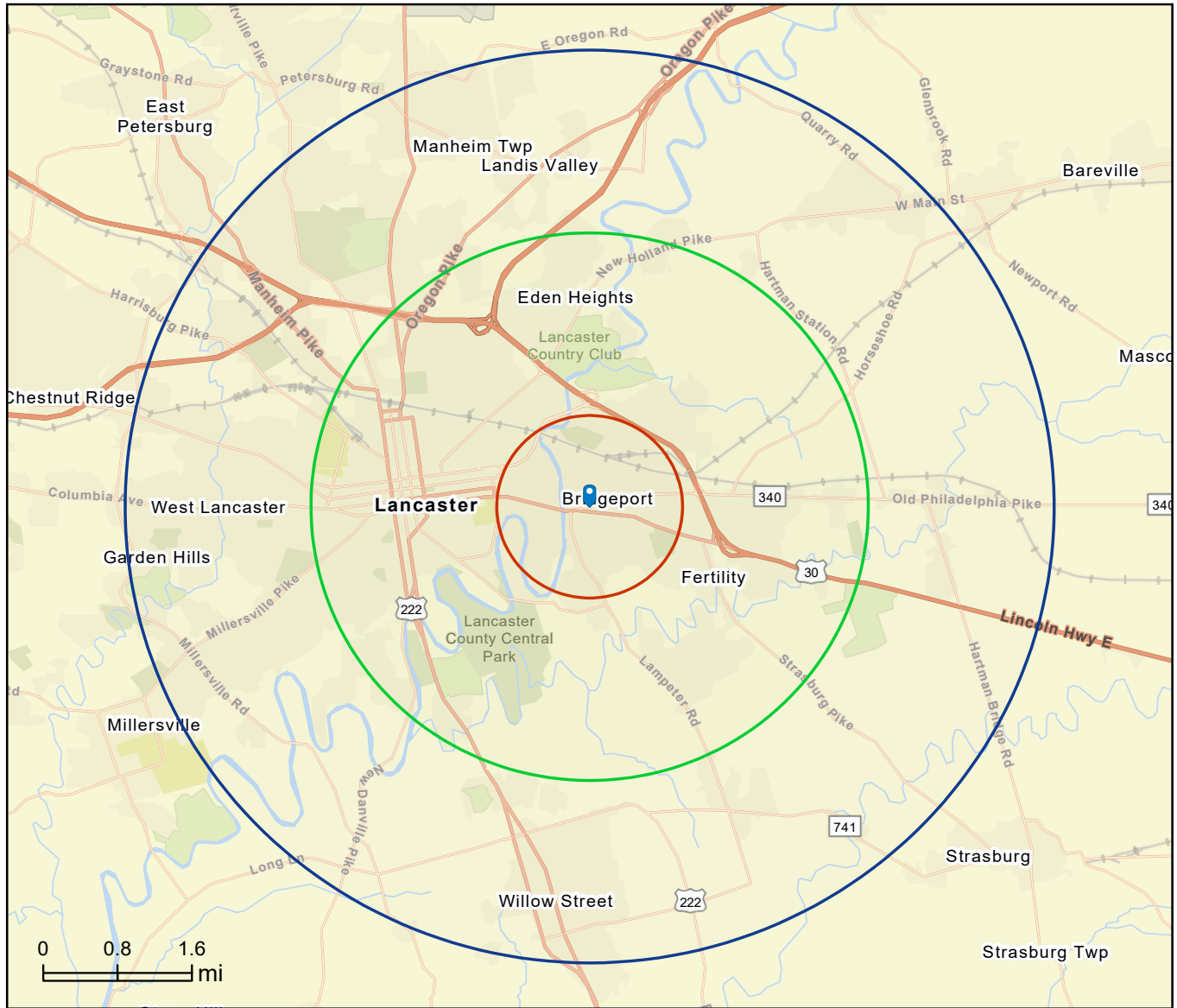
1642 Old Philadelphia Pike Lancaster, PA Demographics



Site Map

1642 Old Philadelphia Pike, Lancaster, Pennsylvania, 17602
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.03841
Longitude: -76.26808



1642 Old Philadelphia Pike Lancaster, PA Demographics



Executive Summary

1642 Old Philadelphia Pike, Lancaster, Pennsylvania, 17602
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.03841
Longitude: -76.26808

	1 mile	3 miles	5 miles
Population			
2000 Population	5,985	84,425	137,925
2010 Population	7,915	93,055	151,627
2020 Population	8,371	98,350	161,025
2025 Population	8,588	100,939	165,685
2000-2010 Annual Rate	2.83%	0.98%	0.95%
2010-2020 Annual Rate	0.55%	0.54%	0.59%
2020-2025 Annual Rate	0.51%	0.52%	0.57%
2020 Male Population	48.5%	49.0%	48.5%
2020 Female Population	51.5%	51.0%	51.5%
2020 Median Age	45.4	35.4	38.5

In the identified area, the current year population is 161,025. In 2010, the Census count in the area was 151,627. The rate of change since 2010 was 0.59% annually. The five-year projection for the population in the area is 165,685 representing a change of 0.57% annually from 2020 to 2025. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 45.4, compared to U.S. median age of 38.5.

Race and Ethnicity

	1 mile	3 miles	5 miles
2020 White Alone	73.8%	59.4%	68.4%
2020 Black Alone	9.4%	13.9%	10.5%
2020 American Indian/Alaska Native Alone	0.4%	0.6%	0.4%
2020 Asian Alone	3.8%	3.9%	4.0%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	8.7%	16.8%	12.3%
2020 Two or More Races	3.8%	5.4%	4.3%
2020 Hispanic Origin (Any Race)	19.8%	34.8%	26.2%

Persons of Hispanic origin represent 26.2% of the population in the identified area compared to 18.8% 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 70.5 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2020 Wealth Index	85	67	84
2000 Households	2,446	32,408	54,061
2010 Households	2,933	35,285	59,087
2020 Total Households	3,084	37,202	62,623
2025 Total Households	3,164	38,211	64,470
2000-2010 Annual Rate	1.83%	0.85%	0.89%
2010-2020 Annual Rate	0.49%	0.52%	0.57%
2020-2025 Annual Rate	0.51%	0.54%	0.58%
2020 Average Household Size	2.51	2.53	2.48

The household count in this area has changed from 59,087 in 2010 to 62,623 in the current year, a change of 0.57% annually. The five-year projection of households is 64,470, a change of 0.58% annually from the current year total. Average household size is currently 2.48, compared to 2.47 in the year 2010. The number of families in the current year is 38,832 in the specified area.

1642 Old Philadelphia Pike Lancaster, PA Demographics



Executive Summary

1642 Old Philadelphia Pike, Lancaster, Pennsylvania, 17602
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.03841
Longitude: -76.26808

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	12.8%	13.6%	13.9%
Median Household Income			
2020 Median Household Income	\$62,965	\$50,416	\$56,935
2025 Median Household Income	\$66,813	\$52,486	\$59,646
2020-2025 Annual Rate	1.19%	0.81%	0.93%
Average Household Income			
2020 Average Household Income	\$79,999	\$69,329	\$78,545
2025 Average Household Income	\$87,505	\$75,035	\$85,249
2020-2025 Annual Rate	1.81%	1.59%	1.65%
Per Capita Income			
2020 Per Capita Income	\$29,759	\$26,204	\$30,482
2025 Per Capita Income	\$32,503	\$28,376	\$33,094
2020-2025 Annual Rate	1.78%	1.61%	1.66%

Households by Income

Current median household income is \$56,935 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$59,646 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$78,545 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$85,249 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$30,482 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$33,094 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	150	139	139
2000 Total Housing Units	2,555	35,003	57,391
2000 Owner Occupied Housing Units	1,779	17,621	32,486
2000 Renter Occupied Housing Units	667	14,787	21,575
2000 Vacant Housing Units	109	2,595	3,330
2010 Total Housing Units	3,076	37,552	62,496
2010 Owner Occupied Housing Units	1,991	18,232	34,160
2010 Renter Occupied Housing Units	942	17,053	24,927
2010 Vacant Housing Units	143	2,267	3,409
2020 Total Housing Units	3,243	39,896	66,704
2020 Owner Occupied Housing Units	1,992	17,952	34,242
2020 Renter Occupied Housing Units	1,091	19,250	28,381
2020 Vacant Housing Units	159	2,694	4,081
2025 Total Housing Units	3,328	41,006	68,696
2025 Owner Occupied Housing Units	2,033	18,353	35,114
2025 Renter Occupied Housing Units	1,131	19,858	29,357
2025 Vacant Housing Units	164	2,795	4,226

Currently, 51.3% of the 66,704 housing units in the area are owner occupied; 42.5%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 62,496 housing units in the area - 54.7% owner occupied, 39.9% renter occupied, and 5.5% vacant. The annual rate of change in housing units since 2010 is 2.94%. Median home value in the area is \$189,277, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.22% annually to \$201,124.