

Marketing Package

for the sale of the

5261 Lincoln Highway East
Gap, Pennsylvania 17527

We sell the earth and what's on it!



Prepared by

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G-C General Commercial District	17-22
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Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

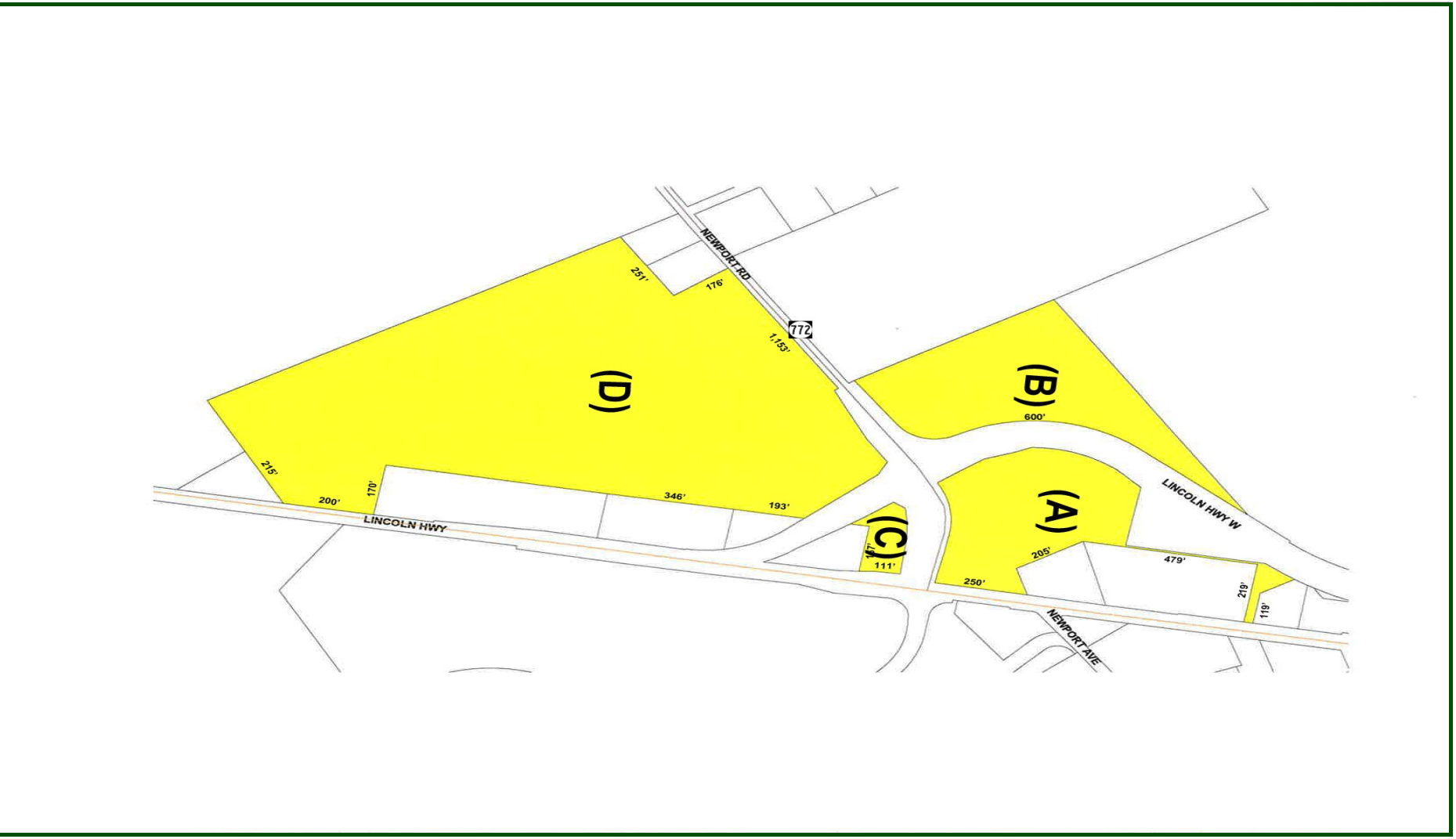
5261 Lincoln Highway East
Gap, PA 17527

AERIAL PHOTOGRAPH FOR ENTIRE FARM



5261 Lincoln Highway East
Gap, PA 17527

Property Parcels



SALIENT INFORMATION

LOCATION: 5261 Lincoln Highway East, Salisbury Township, Lancaster County, Gap, Pennsylvania 17529

SITE SIZE: ± 37 Acres

ZONING: **G-C General Commercial District** (± 20 acres) permitted uses include: Offices, banks and similar financial institutions, restaurants and taverns, retail sale of goods and services, hotels, motels, automobile, boat, farm machinery, mobile home, private and commercial schools, dry cleaners, laundries and laundromats, churches, funeral homes, recycling collection facilities, medical or dental clinics, among others.

A - Agricultural District (± 17 acres) permitted uses include: Detached dwellings, agriculture, horticultural and forestry uses, public and nonprofit parks and playgrounds, manure storage facilities, beekeeping, bed and breakfasts, ECHO housing, farm operations, group day-care facilities, kennels, riding schools or horse boarding stables, two family conversions, commercial hog operations, commercial poultry operations, among others.

UTILITIES: **Salisbury Township:**

Sewer: Public sewer is at the site with capacity, EDU cost: \$3,911.

Water: On-site wells OR private system may be available on south side of Route 30.

Electric: PPL

Cable: Comcast

Data: Frontier

TRAFFIC COUNTS: Lincoln Highway East: 66,513 East and West Bound VPD (both directions)
Route 772: 6,460 VPD (both directions)
Route 41: 24,554 VPD (both directions)

ROAD FRONTAGES: Route 30 - North Side ± 1,000 feet
Route 30 - South Side ± 500 feet
Route 772 - West Side ± 1,350 feet
Route 772 - East Side ± 500 feet

PRICE: \$ 1,750,000 Parcel A (±5 acres)
\$ 600,000 Parcel B (±6 acres)
\$ 100,000 Parcel C (±0.5 acres)
\$ 2,100,000 Parcel D (±26 acres)

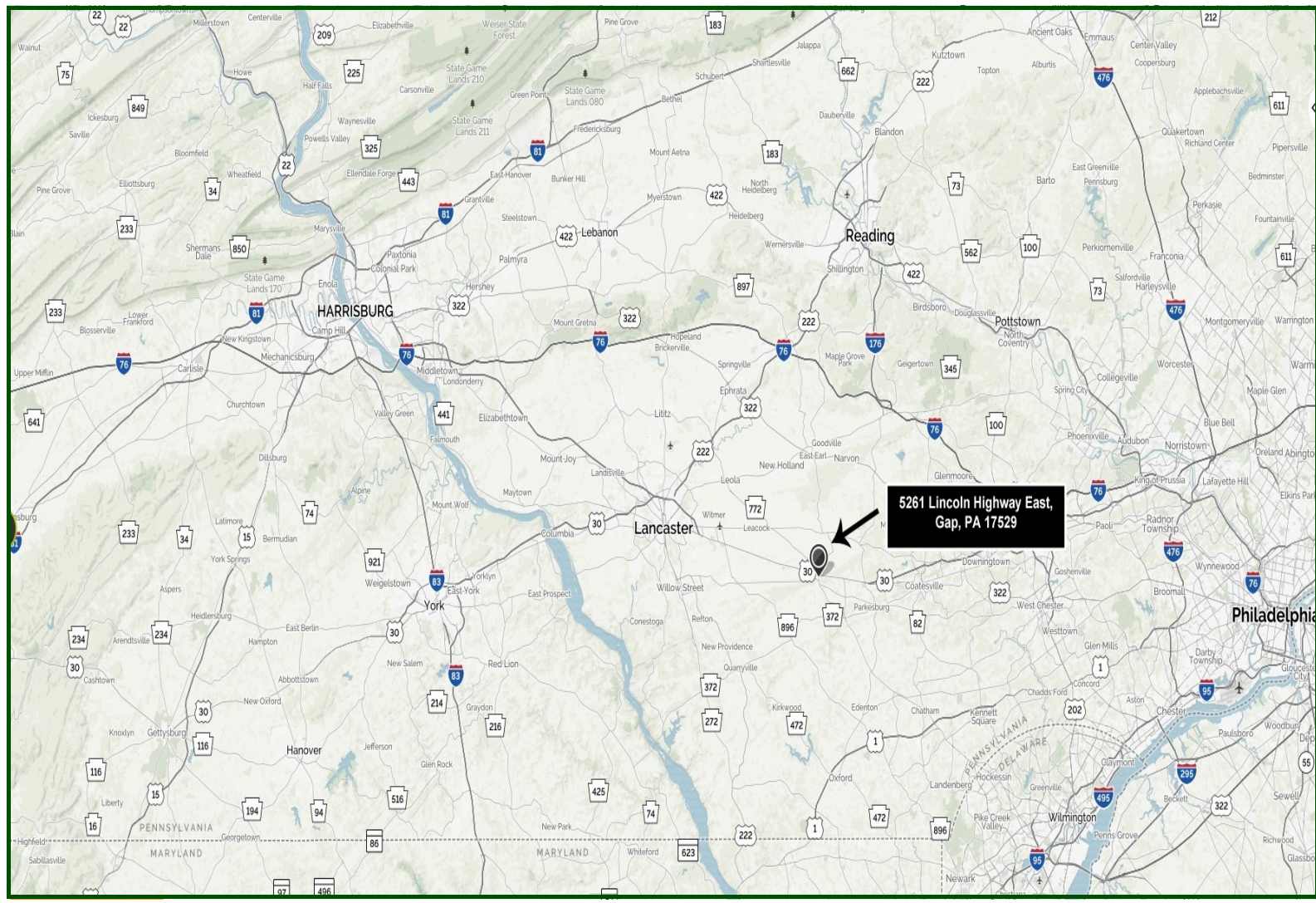
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LOCAL MAP



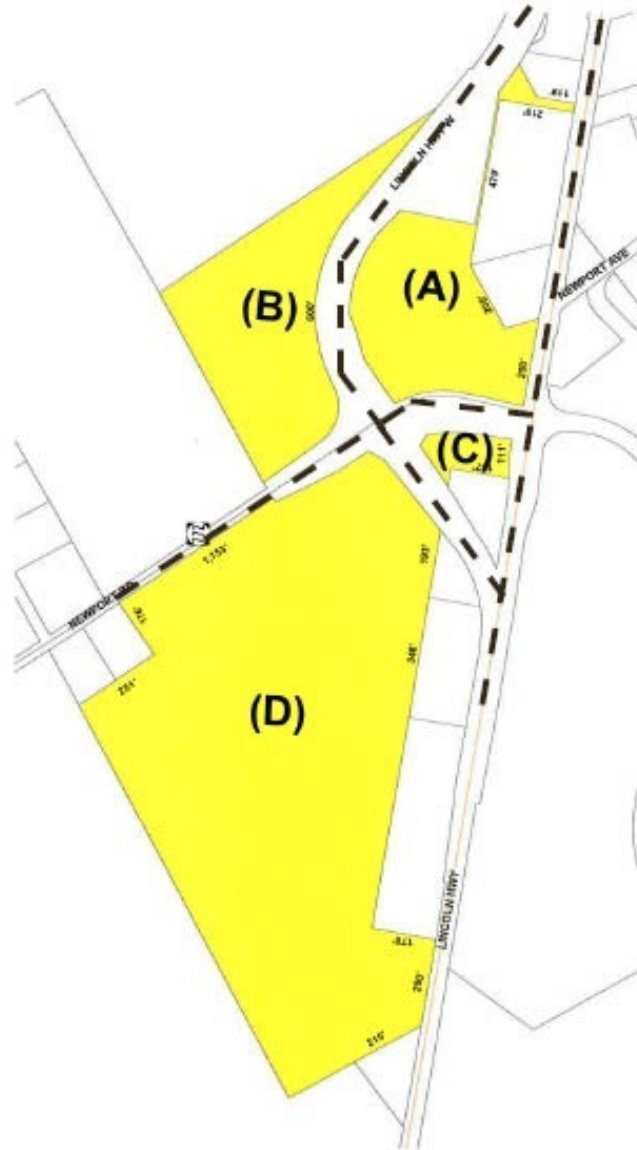
5261 Lincoln Highway East Gap, PA 17529

REGIONAL MAP



SALISBURY - UTILITIES MAP

Sewer Lines



--- Approximate location existing sewer line

5261 Lincoln Highway East
Gap, PA 17529

SOILS MAP

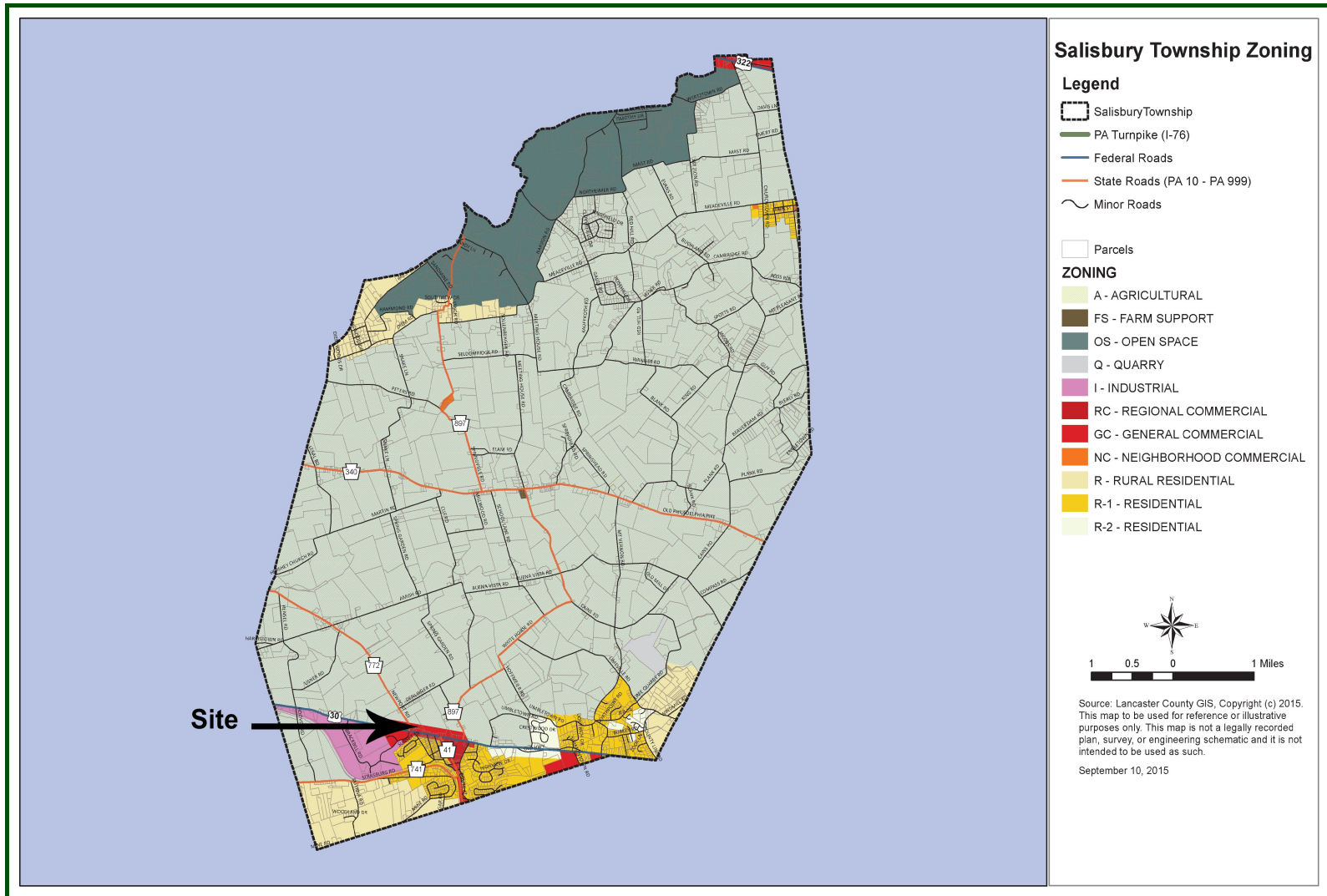


Soil Key

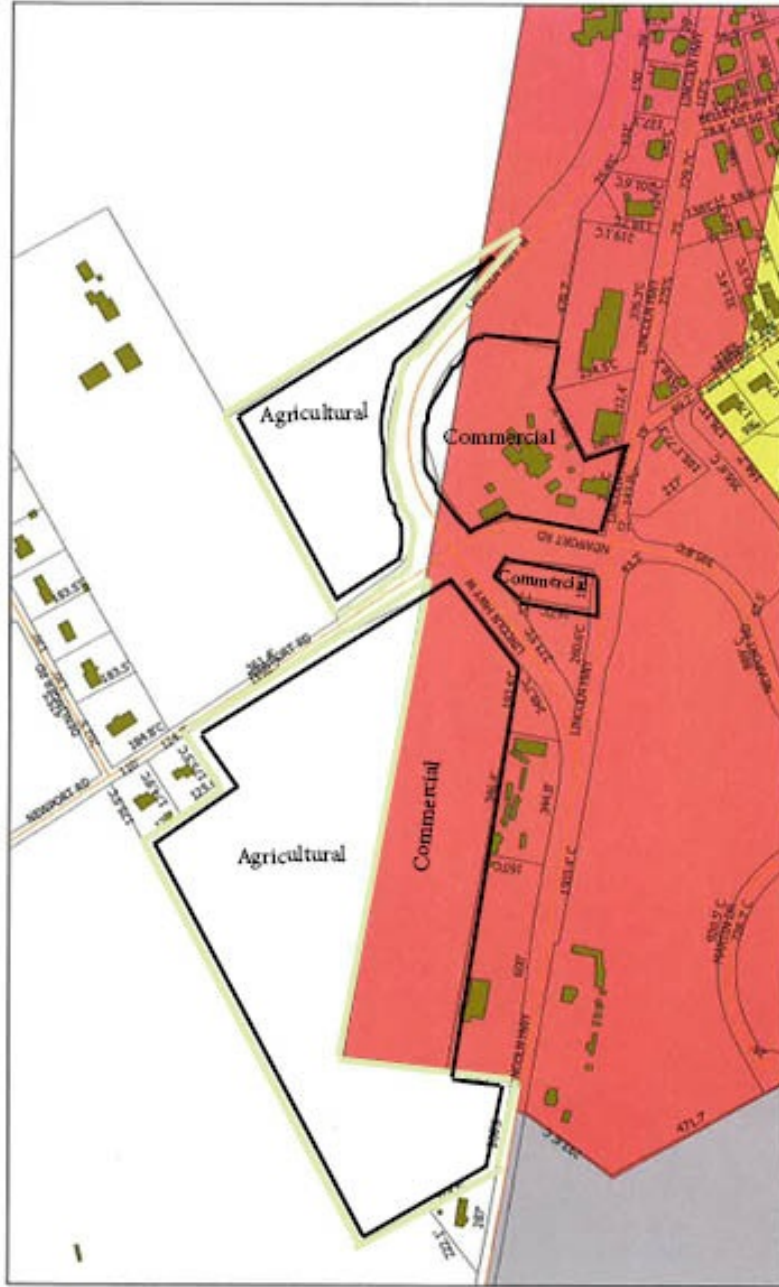
CbB	- Chester silt loam 3 - 8 percent slopes
CnA	- Conestoga silt loam 0 - 3 percent slopes
CnB	- Conestoga silt loam 3 - 8 percent slopes
DbA	- Druffield silt loam 3 - 8 percent slopes
Ne	- Nolin silt loam

5261 Lincoln Highway East
Gap, PA 17529

ZONING MAP - SALISBURY TOWNSHIP

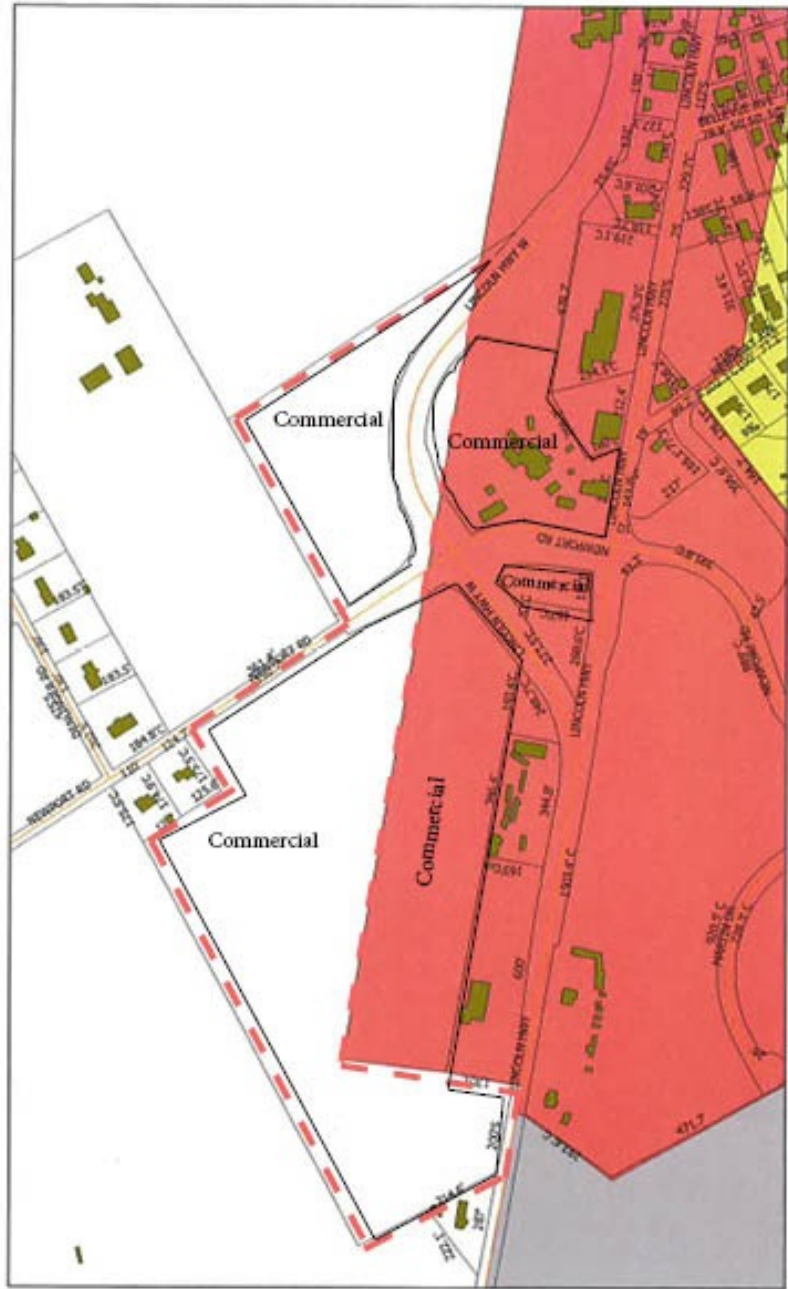




Current Zoning 2017



- A - Agricultural
- GC - General Commercial

Proposed Zoning 2018



-  GC - General Commercial
-  Proposed General Commercial

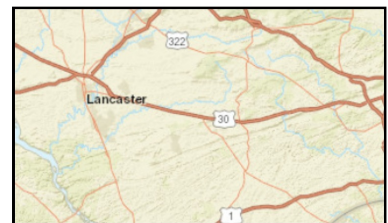
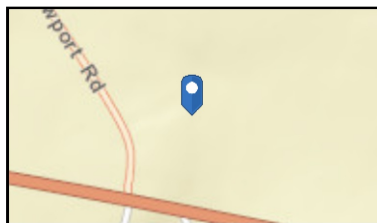
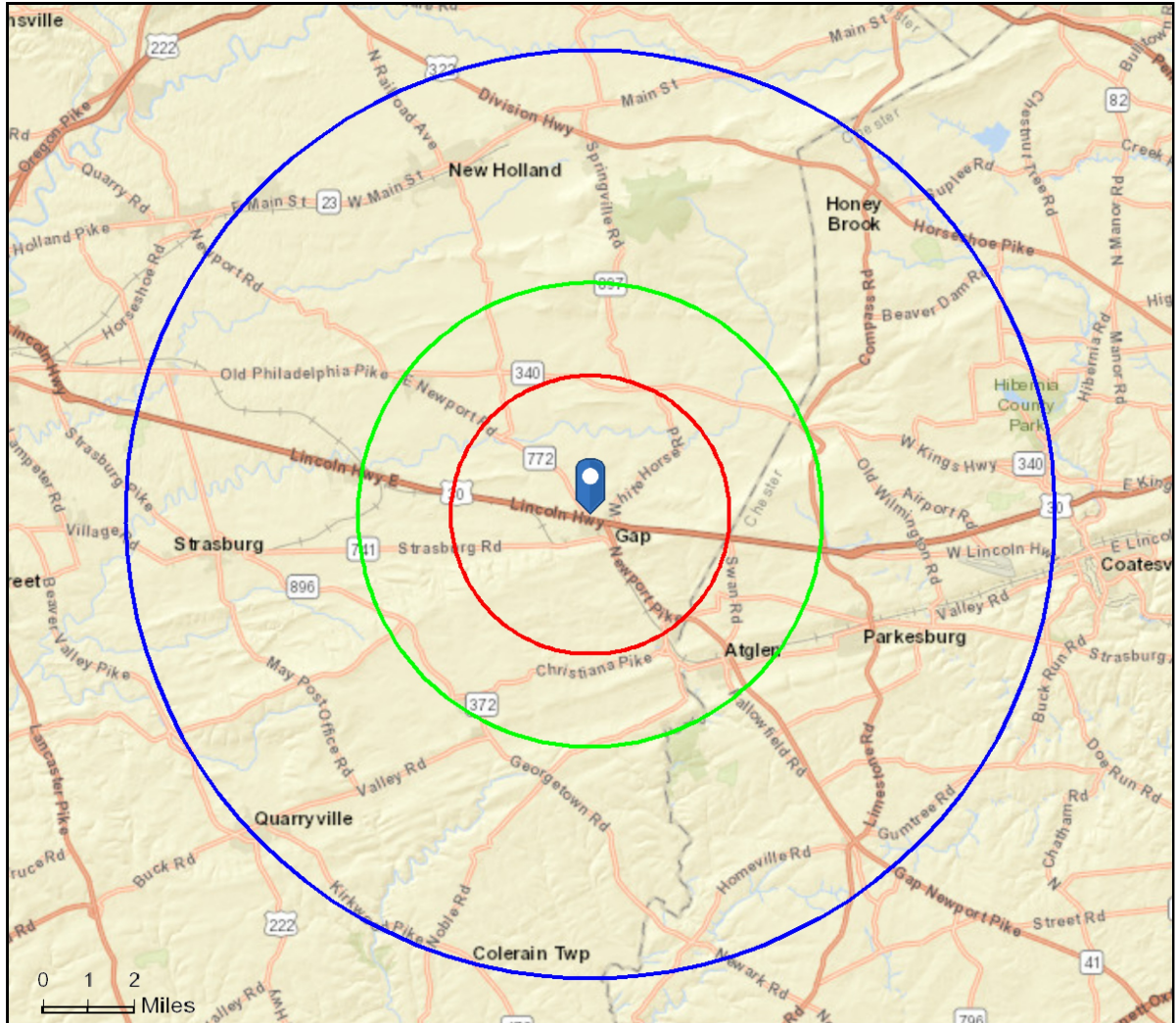
DEMOGRAPHIC INFORMATION - Site Map



Site Map

5261 Lincoln Hwy, Gap, Pennsylvania, 17527
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 39.99481
Longitude: -76.02763



January 04, 2018

DEMOGRAPHIC INFORMATION - Executive Summary



Executive Summary

5261 Lincoln Hwy, Gap, Pennsylvania, 17527
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 39.99481
Longitude: -76.02763

	3 miles	5 miles	10 miles
Population			
2000 Population	7,149	19,138	87,673
2010 Population	8,103	21,067	98,971
2017 Population	8,650	22,593	104,225
2022 Population	9,011	23,590	107,972
2000-2010 Annual Rate	1.26%	0.96%	1.22%
2010-2017 Annual Rate	0.91%	0.97%	0.72%
2017-2022 Annual Rate	0.82%	0.87%	0.71%
2017 Male Population	49.9%	49.9%	49.5%
2017 Female Population	50.1%	50.1%	50.5%
2017 Median Age	31.9	32.2	36.4

In the identified area, the current year population is 104,225. In 2010, the Census count in the area was 98,971. The rate of change since 2010 was 0.72% annually. The five-year projection for the population in the area is 107,972 representing a change of 0.71% annually from 2017 to 2022. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 31.9, compared to U.S. median age of 38.2.

Race and Ethnicity

	3 miles	5 miles	10 miles
2017 White Alone	94.5%	94.3%	91.5%
2017 Black Alone	1.9%	2.4%	3.7%
2017 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2017 Asian Alone	0.7%	0.5%	1.3%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	1.2%	1.2%	1.5%
2017 Two or More Races	1.7%	1.5%	1.9%
2017 Hispanic Origin (Any Race)	3.6%	3.5%	4.6%

Persons of Hispanic origin represent 4.6% of the population in the identified area compared to 18.1% 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 23.5 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

	3 miles	5 miles	10 miles
2000 Households	2,269	5,882	29,185
2010 Households	2,468	6,329	33,344
2017 Total Households	2,607	6,734	34,953
2022 Total Households	2,707	7,014	36,154
2000-2010 Annual Rate	0.84%	0.74%	1.34%
2010-2017 Annual Rate	0.76%	0.86%	0.65%
2017-2022 Annual Rate	0.76%	0.82%	0.68%
2017 Average Household Size	3.29	3.33	2.96

The household count in this area has changed from 33,344 in 2010 to 34,953 in the current year, a change of 0.65% annually. The five-year projection of households is 36,154, a change of 0.68% annually from the current year total. Average household size is currently 2.96, compared to 2.95 in the year 2010. The number of families in the current year is 26,589 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

January 04, 2018



Executive Summary

5261 Lincoln Hwy, Gap, Pennsylvania, 17527
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 39.99481
Longitude: -76.02763

	3 miles	5 miles	10 miles
Median Household Income			
2017 Median Household Income	\$60,730	\$63,314	\$65,665
2022 Median Household Income	\$71,418	\$75,015	\$76,782
2017-2022 Annual Rate	3.30%	3.45%	3.18%
Average Household Income			
2017 Average Household Income	\$75,688	\$81,579	\$83,288
2022 Average Household Income	\$88,427	\$95,915	\$97,077
2017-2022 Annual Rate	3.16%	3.29%	3.11%
Per Capita Income			
2017 Per Capita Income	\$22,940	\$24,863	\$28,244
2022 Per Capita Income	\$26,672	\$29,136	\$32,843
2017-2022 Annual Rate	3.06%	3.22%	3.06%

Households by Income
Current median household income is \$65,665 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$76,782 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$83,288 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$97,077 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$28,244 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$32,843 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	2,328	6,019	30,227
2000 Owner Occupied Housing Units	1,681	4,417	22,224
2000 Renter Occupied Housing Units	588	1,465	6,962
2000 Vacant Housing Units	59	137	1,041
2010 Total Housing Units	2,555	6,571	34,848
2010 Owner Occupied Housing Units	1,769	4,599	24,735
2010 Renter Occupied Housing Units	699	1,730	8,609
2010 Vacant Housing Units	87	242	1,504
2017 Total Housing Units	2,700	6,986	36,437
2017 Owner Occupied Housing Units	1,823	4,769	25,294
2017 Renter Occupied Housing Units	784	1,965	9,659
2017 Vacant Housing Units	93	252	1,484
2022 Total Housing Units	2,802	7,239	37,642
2022 Owner Occupied Housing Units	1,885	4,967	26,150
2022 Renter Occupied Housing Units	821	2,046	10,004
2022 Vacant Housing Units	95	225	1,488

Currently, 69.4% of the 36,437 housing units in the area are owner occupied; 26.5%, renter occupied; and 4.1% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 34,848 housing units in the area - 71.0% owner occupied, 24.7% renter occupied, and 4.3% vacant. The annual rate of change in housing units since 2010 is 2.00%. Median home value in the area is \$241,431, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.40% annually to \$258,867.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

January 04, 2018

MUNICIPAL OFFICIALS

SALISBURY TOWNSHIP

Township Offices

5581 Old Philadelphia Pike

Gap, PA 17527

Phone: (717) 768-8059

Fax: (717) 768-3660

Website: www.salisburytownship.org

Board of Supervisors

Gordon B. Hoover, Chairman

Dean M. Stoltzfus, Vice Chairman

Lester O. Houck, Secretary/Treasurer

Solicitor

Josele Cleary, Esq.

P.O. Box 4686, Lancaster, PA 17604

(717) 299-5251

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Douglas Harding, Vice Chairman

Teri Stoltzfus, Secretary

Menno Blank, Member

Larry Gouge, Member

Matt Wanner, Member

Public Works

Alex Balla, Director

Tax Collectors

Kirsten J. Peachey

Zoning Hearing Board

Peter Horvath, Chairman

John Wanner, Vice Chairman

Larry Martin, Member

Dennis Eby, Alternate Member

School District

Pequea Valley

Township Auditors

April Wilkinson, Secretary

Darrell Umberger, Member

AREA INFORMATION - Lancaster County

Location

Lancaster County is located between Harrisburg, PA and Philadelphia, PA in South Central Pennsylvania; approximately 34 miles southeast of Harrisburg and 70 miles northwest of Philadelphia, Pennsylvania.

Population

Salisbury Township	11,062
Lancaster County	536,624

Distance From

Lancaster	17 Miles	Reading	34 Miles
Harrisburg	54 Miles	Washington	110 Miles
Baltimore	72 Miles	New York City	140 Miles
Philadelphia	54 Miles	Pittsburgh	254 Miles

2017 Taxes

	<u>Mills</u>
Salisbury Township	0.1800
Lancaster County	3.7350
Pequea Valley School District	18.4841
PA Sales Tax:	6.00%
PA Personal Income Tax:	3.07%

Utilities

Electric: PPL

Water: No Public water

Sewer: Salisbury Township

(717) 768-8059

Gas: No Public gas

Economics

Income: Household average income in 3 mile radius: \$75,688

Industry

2017 Labor Force (Lancaster County):	277,100
2017 Employment:	268,100
2017 Unemployment:	9,000
2017 Unemployment Rate:	3.3%

Hospitals

Penn Medicine Lancaster General Health
UPMC Pinnacle Lancaster
UPMC Pinnacle Lititz
Ephrata Community Hospital

Education

16 public school districts and 1 charter school, along with ± 20 private and parochial Schools in the Lancaster County Area.

Colleges within Lancaster County include:

Penn State Lancaster Campus
Franklin & Marshall College
Harrisburg Area Community College (HACC)
Millersville State University
Lancaster Theological Seminary
Lancaster Bible College
Elizabethtown College

Airports

Lancaster Municipal Airport
Harrisburg International Airport
BWI Airport
Philadelphia International Airport

Rail

Served by Amtrak, Norfolk Southern and Penn Eastern Rail Lines.

Bus

Red Rose Transit
Greyhound

Sites of Interest

American Music Theater
Dutch Wonderland Amusement Park
Hershey Park Amusement Park
Lancaster County Central Park
Long's Park
Sight & Sound Theatres

Major Shopping

Park City Mall
Shoppes at Belmont
Red Rose Commons
Tanger Outlet Center
Mill Creek Square
Rockvale Square Outlets

MAJOR EMPLOYERS - Lancaster County

Lancaster General Hospital	Conestoga View
Alumax Mill Products Inc	Hempfield School District
Mutual Assistance Group	Lancaster General Medical Group
Wal-Mart Associates Inc	Lancaster Lebanon Intermediate
County of Lancaster	Lancaster Regional Medical Center
Penn Manor School District	Weis Markets Inc
RR Donnelley & Sons Company	Elizabethtown College
Pepperidge Farms Inc	Federal Government
Ephrata Community Hospital Inc	Anvil International LLC
Acme Markets Inc	Willow Valley Retirement Communities
THLP Co. Inc	Kellogg USA Inc
Fulton Financial Corp	State Government
Dart Container Corporation	Clipper Magazine LLC
RR Donnelley Financial Inc	PA State System Of Higher Education
Manheim Remarketing, Inc	Community Services Group Inc
S K H Management Co	Lancaster Laboratories Inc
Lancaster School District	K-Mart Corporation
Tyson Poultry Inc	QVC Network Inc
Armstrong World Industries Inc	Conestoga Wood Specialties
Manheim Township School District	Franklin & Marshall College
Masonic Villages The Grand Lodge	Keystone Service Systems Inc
Pequea Valley School District	Urban Outfitters
Giant Food Stores LLC	
Conestoga Valley School District	
CNH America LLC	

ZONING INFORMATION - SALISBURY TOWNSHIP G-C General Commercial District

ZONING

§206. GENERAL COMMERCIAL ZONE (GC).

Purpose. This zone provides suitable locations for highway-oriented retail, service and entertainment businesses. The uses often involve outdoor activities and/or storage areas like automobile, boat and trailer sales and service establishments. The uses provided in this zone are meant to serve local residents, as well as those motorists passing through the Township. Access to these areas is provided by adjoining major streets. Specific setbacks are imposed upon outdoor storage areas to protect adjoining

properties, and landscaping requirements should help to create an attractive site appearance. Finally, certain design incentives are provided for integrated uses that share access, parking, loading, signage, etc.

(Note: The above Section 206.1. was revised on February 15, 2000, by Ordinance No. 2-15-00-3.)

Permitted Uses.

- A. Offices.
- B. Banks and similar financial institutions.
- C. Restaurants and taverns (but not including drive-through or fast-food restaurants, nor nightclubs).
- D. Retail sale of goods and services (including auto parts stores, without installation).
- E. Hotels, motels and similar lodging facilities.
- F. Automobile, boat, farm machinery, mobile home and trailer sales.
- G. Theaters and auditoriums.
- H. Public uses and utilities.
- I. Private and commercial schools (excluding vocational and mechanical trade schools).
- J. Dry cleaners, laundries and laundromats (See §428)..
(Note: The above section was amended on July 21, 2015, by Ordinance No. 07-21-15-1.)
- K. Churches (see Section 413)
(Note: The above section was amended on April 1, 2003, by Ordinance No. 4-1-03-1.)
- L. Funeral homes, mortuaries and crematoriums.
- M. Clubhouses for private clubs.
- N. Forestry uses subject to the requirements of Section 325 of this Chapter.
- O. Accessory uses customarily incidental to the above permitted uses.
- P. Recycling collection facilities, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good or furnishing that cannot be placed within the actual recycling bin, and the total

ZONING

size of the facility is less than three hundred (300) square feet.

Q. Medical or dental clinics

(Note: The above section was amended on July 21, 2015, by Ordinance No. 07-21-15-1.)

(Note: The above Section 206.2.M.-O. was amended on February 2, 1999, by Ordinance No. 2-2-99-2, and Section 206.2.N-P was amended on August 7, 2001, by Ordinance No. 8-7-2001-2.)

Special Exception Uses (Subject to the procedures presented in §605(C) of this Chapter).

- A. Adult-related facilities (see §403).
- B. Amusement arcades (see §405).
- C. Automobile, boat, trailer, truck, farm machinery and mobile home service and repair facilities, including, but not limited to, auto mechanics, drive-through lubrication services and tire, auto paint, brake, muffler, transmission, windshield, auto body, car radio and upholstery shops (see §407).
- D. Automobile filling stations (including minor incidental repair) (see §408).
- E. Billboards (see §468).
- F. Car washes (see §412).
- G. Commercial day-care facilities (see §417).
- H. Commercial recreation facilities (see §421).
- I. Drive-through and/or fast-food restaurants (see §427).
- J. Farmers and/or flea markets (see §430).
- K. Health and fitness clubs (see §436).
- L. Home improvement and building supply stores (see §440).
- M. Hospitals (see §441).
- N. Mini warehouses (see §446).
- O. Nightclubs (see §448).
- P. Two-family conversions (see §466).

(Note: The above Section 206.3. was amended on February 2, 1999, by Ordinance No. 2-2-99-2.)

U. Convenience Store (see Section 425)

(Note: The above section was added on April 1, 2003, by Ordinance No. 4-1-03-1.)

Conditional Uses (Subject to the procedures presented in §705 of this Chapter).

A. Shopping centers involving any use permitted in this Zone (see §460).

(Note: The above Section 206.4.A. was amended on February 2, 1999, by Ordinance No. 2-2-99-2.)

Lot Area, Lot Width and Lot Coverage Requirements. See following table:

Utilized Public Utilities	Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage
None	43,560 sq. ft. ¹	200 ft.	40%
Public Water	32,670 ¹	150 ft.	50%
Public Sewer	20,000 sq. ft.	125 ft.	60%
Both Public Sewer and Public Water	15,000 sq. ft.	100 ft.	70%

¹All uses relying upon on-lot sewers must comply with §317 of this Chapter.

Minimum Setback Requirements.

- A. Front Yard Setback. All buildings, structures (except permitted signs) loading areas shall be set back at least thirty-five (35) feet from the street right-of-way; off-street parking lots and outdoor storage areas shall be set back a minimum of twenty (20) feet from the street right-of-way.
- B. Side Yard Setback. All buildings and structures shall be set back at least twenty (20) feet from the side lot lines. Off-street parking lots, loading areas and outdoor storage areas shall be set back at least ten (10) feet from the side lot lines, unless joint these facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for these facilities.
- C. Rear Yard Setback. All buildings, structures, off-street parking lots, loading areas and outdoor storage areas shall be set back at least twenty (20) feet from the rear lot line except as provided in subsection (D), below.

(Note: The above Section 206.6.C. was amended on January 19, 1993, by Ordinance No. 1-19-1993-4.)

D. Residential Buffer Strip. Any lot adjoining land within a residential zone

ZONING

shall maintain a thirty-five (35) foot set back for buildings, structures, off-street parking lots, loading areas and outdoor storage areas, from the residentially- zoned parcels. Such area shall be used for a landscape strip and screen.

Maximum Permitted Height. Thirty-five (35) feet.

Off-Street Loading. Off-street loading shall be provided as specified in §313 of this Chapter. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street.

Off-Street Parking. Off-street parking shall be provided as specified in §312 of this Chapter.

Signs. Signs shall be permitted as specified in §315 of this Chapter.

Driveway and Access Drive Requirements. All driveways serving single-family dwellings shall be in accordance with §310 of this Chapter. All access drives serving other uses shall be in accordance with §311 of this Chapter.

(Note: The above Section 206.11. was amended on September 17, 1991, by Ordinance No. 9-17-1991-1.)

Screening. A visual screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially-zoned parcel is developed. (See §314 of this Chapter.)

Landscaping. Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See §314 of this Chapter.)

Waste Products. Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining streets or properties. All dumpsters shall be set back a minimum of fifty (50) feet from any adjoining residentially-zoned properties. All waste receptacles shall be completely enclosed.

(Note: The above Section 206.14. was revised on February 15, 2000, by Ordinance No. 2-15-00-3.)

All uses permitted within this zone shall also comply with the general provisions in Part 3 of this Chapter.

Commercial Operations Standards. All commercial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal government regulations, as required by the most recent regulations made available from these governmental bodies. (See §320 of this Chapter.)

(Note: The above Section 206.16. was amended on February 2, 1999, by Ordinance No. 2-2-99-2.)

Outdoor Storage. Within this zone, the outdoor storage of vehicles, trailers, recreational vehicles, mobile homes, nursery and garden stock, sheds, playground equipment, pet houses and other similar outdoor appurtenances is permitted, provided all outdoor storage areas are screened from adjoining streets and properties, and the outdoor storage areas comply with the setbacks imposed within this Section. The outdoor storage areas for automobile sales uses need not be screened from adjoining streets. Any outdoor storage of goods or materials that exceeds six (6) feet in height shall be set back no less than one hundred (100) feet from any residentially-zoned land and/or street. (See §321 of this Chapter for additional requirements.)

(Note: The above Section 206.17. was amended on February 2, 1999, by Ordinance No. 2-2-99-2 and revised on February 15, 2000, by Ordinance No. 2-15-00-3.)

All uses must have Pennsylvania Department of Labor and Industry approval prior to building permit approval.

(Note: The above Section 206 was amended on November 20, 1990, by Ordinance No. 11-20-1990; on September 17, 1991, by Ordinance No. 9-17-1991-1, §4; and on January 19, 1993, by Ordinance No. 1-19-1993-4, §4.)

A - Agricultural District

PART 2

ZONE REGULATIONS

§201. AGRICULTURAL ZONE (A).

Purpose. The primary purpose of this zone is to promote the continuation and preservation of agricultural activities in those areas most suitable for such activities. Areas contained within the zone have been specifically identified as possessing valuable and nonrenewable natural and cultural resources. This zone also intends to protect and stabilize the Township's viable agricultural economy by eliminating uses that are incompatible with farming, but permitting limited agricultural support businesses. Consequently, residential uses are limited and any future inhabitants in this zone must be willing to accept the impacts associated with normal farming practices, and related businesses. Finally, the provisions of this zone have been specifically formulated to further the objectives of the Municipalities Planning Code which provides that local zoning ordinances shall be designed "to preserve prime agriculture and farm land considering topography, soil type and classification and present use."

ZONING

Permitted Uses.

- A. Agriculture, excluding commercial poultry, commercial hog and commercial produce operations as defined herein, but including up to two single-family detached dwellings; provided, however, that if more than one single-family detached dwelling is proposed, the residents of both dwellings must be members of the family who farm the site.

(Note: The above 201.2.A. was amended on December 17, 1996, by Ordinance No. 12-17-1996-2, and amended on February 2, 1999, by Ordinance No. 2-2-99-2.)

- B. Horticultural and forestry uses; forestry uses are subject to the requirements of Section 325 of this Chapter.

(Note: The above 201.2.B was amended on August 7, 2001, by Ordinance No. 8-7-2001-2.)

- C. Public and nonprofit parks and playgrounds.

- D. Public and/or nonprofit schools.

- E. Reserved.

(Note: The above was added on March 4, 2008 by Ordinance 3-4-08-1)

- F. Public uses and public utilities structures.

- G. Accessory uses customarily incidental to the above permitted uses, including, but not limited to, the following:

- (1) Roadside stands for the sale of agricultural products grown on the site, subject to the following:

(a) Any structure used to display such goods shall be less than two hundred and fifty (250) square feet in size, and be located at least fifty (50) feet from any side or rear property line.

- (b) The structure shall be set back at least thirty (30) feet from the street right-of-way.

- (c) Sufficient off-street parking shall be provided.

- (d) Any signs used shall be attached to the roadside stand structure and shall not exceed five (5) square feet in total area.

- (e) All roadside stands and related signs shall require the obtainment of a building permit.

- (2) Manure storage facilities subject to the following regulations:

- (a) All manure storage facilities shall be designed in compliance with the guidelines outlines in the publication *Manure Manage-*

ment for Environmental Protection, Bureau of Water Quality Management Publication No. 43, and any revisions, supplements and replacements thereof, published by the Pennsylvania Department of Environment Protection, copies of which are available from the Water Quality Management in the Department of Environment Protection Regional Offices located at 1 Ararat Boulevard, Harrisburg, PA 17110, telephone (717) 657-4585.

(Note: The above 201.2.G(2)(a) was amended on February 2, 1999, by Ordinance No. 2-2-99-2.)

- (b) All waste storage facilities' designs shall be reviewed by the Lancaster County Conservation District or by a professional engineer with expertise in manure storage design. The applicant shall furnish a letter from the Conservation District attesting to approval of the design of the proposed facility or by a professional engineer with expertise in manure storage design.

(Note: The above Section 201.2.G(2)(b) was amended by Ordinance 4-20-04-1)

- (c) Construction and subsequent operation of the waste storage facility shall be in accordance with the permit and the approved design. Any design changes during construction or subsequent operation will require the obtainment of another review by the Lancaster County Conservation District or by a professional engineer with expertise in manure storage design.

(Note: The above Section 201.2.G(2)(c) was amended by Ordinance 4-20-04-1.)

- (3) Accessory day-care facilities.
- (4) Beekeeping, if conducted as an accessory use to a farm, subject to the following requirements:
 - (a) *It shall be the duty of the applicant to maintain each colony so as to not create a public nuisance.*
 - (b) Colonies shall be maintained in movable frame hives.
 - (c) Hives shall be located only within the rear yard and shall be situated to maximize sunshine exposure and/or natural wind protection.
 - (d) Hives shall be located no closer than one hundred (100) feet from any property line unless a minimum six (6) foot high fence or hedge is located along any adjoining property lines for a distance at least one hundred (100) feet from the hive(s). In no case shall hives be located within fifty (50) feet of any property line.
 - (e) All hives shall have access to an on-site water supply. Unless a

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natural water supply exists on the subject property, the applicant shall furnish a water filled tank with a board or crushed rock for the bees to land on.

- (f) Hives shall not be oriented to children's play areas or neighboring properties.
- (g) Adequate techniques in handling bees such as requeening and adequate hive space shall be maintained to prevent unprovoked stinging seventy-five (75) feet or more from the hive.

(Note: The above Section 201.2.G(3) through (4)(g) was amended on February 2, 1999, by Ordinance No. 2-2-99-2.)

- (5) Residential accessory buildings, including but not limited to private garages, utility sheds, and horse and carriage barns, provided, however, that the combined footprint of all residential accessory buildings shall not exceed the total square footage set forth below:
 - (a) Lot area less than 29,000 square feet: 1,500 square feet.
 - (b) Lot area between 29,001 square feet and 87,120 square feet: 1,800 feet.
 - (c) Lot area greater than 87,121 square feet: 2,100 square feet.

(Note: The above Section 201.2.G(5) was amended on 6-19-07 by Ordinance No.6-19-07-1.)

Special Exception Uses (Subject to the review procedures listed in §605(C)).

- A. Bed and breakfasts (see §409).
- B. ECHO housing (see §429).
- C. Farm occupations (see §432).
- D. Group day-care facilities (see §435).
- E. Kennels (see §444).
- F. Riding schools or horse boarding stables (see §456).
- G. Two family conversions (see §466).
- H. Commercial hog operations (see §418).
- I. Commercial poultry operations (see §419).
- J. Erection of a single-family detached dwelling on a parent tract and/or subdivision of a residential lot from a parent tract (see §461).
(Note: The above was amended on March 4, 2008 by Ordinance 3-4-08-1)
- K. Home occupations (see §439).

L. Farm house expansions (see §431).

(Note: The above 201.3.L. was amended on August 2, 1994, by Ordinance No. 8-2-1994-2.)

M. Rural occupations (see §457).

(Note: The above 201.3.M. was amended on December 17, 1996, by Ordinance No. 12-17-1996-2.)

N. Commercial stockyards and feedlots (see §422).

O. Commercial produce operations (see §420).

(Note: The above Section 201.3. was amended on February 2, 1999, by Ordinance No. 2-2-99-2.)

P. Residential accessory buildings, including but not limited to private garages, utility sheds, and horse and carriage barns, where the combined footprint of all residential accessory buildings will exceed the square footage set forth in Section 201.2.G(5) (see §469).

Q. Subdivision of a parent tract (other than a subdivision governed by §201.3.J) or land development of a parent tract to develop a principal non-residential and non-farm use.

(Note: The above was added on March 4, 2008 by Ordinance 3-4-08-1)

R. Rural occupation as a principal use (see §471).

S. Storage facility within a former agricultural building (see §472).

T. Related uses on adjacent lots (see §473).

(Note: The above Section 201.3.P was added on October 3, 2000, by Ordinance No. 10-3-00-1. Section 201.3P was amended by Ordinance 4-20-04-1.) The above Section was amended on June 19, 2007 by Ordinance 6-19-07-1. R-T was added on August 18, 2009 by Ordinance 8-18-09-1.

Conditional Uses (Subject to the review procedures listed in §705).

A. Airport/heliports (see §404).

B. Golf courses and related facilities (see §434).

C. Spent mushroom compost processing and/or commercial mushroom operations (see §464).

(Note: The above Section 201.4. was amended on February 2, 1999, by Ordinance No. 2-2-99-2.)

Design Standards. See table below:

Use	Minimum Lot Area (sq. ft.)	Maximum Lot Area (sq. ft.)	Minimum Lot Width ¹	Maximum Lot Coverage	Minimum Front Yard	Required Setbacks ³ Minimum Side Yard		
						One Side	Both Sides	Rear Yard

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Use	Minimum Lot Area (sq. ft.)	Maximum Lot Area (sq. ft.)	Minimum Lot Width ¹	Maximum Lot Coverage	Minimum Front Yard	Required Setbacks ² Minimum Side Yard		
						One Side	Both Sides	Rear Yard
Agricultural Horticultural & Forestry	25 acres	None	200 ft.	10%	50 ft.	50 ft.	(100 ft.)	50 ft.
Single-family Detached Dwellings	0.9 acres ¹	1.1 acres ²	150 ft.	30%	50 ft.	25 ft.	(50 ft.)	50 ft.
Other Principal Uses	0.9 acres ²	1.1 acres ²	200 ft.	40%	50 ft.	25 ft.	(25 ft.)	50 ft.
Residential Accessory Structures	NA	NA	NA	20%	not permitted in front yard	12 ft.	(24 ft.)	12 ft.

¹Minimum lot width shall be measured at the building setback line.
²All uses relying upon on-lot sewers must comply with §317 of this Chapter.
³Note: These setbacks shall not apply to agricultural fences that are used to contain agricultural livestock. Such fences shall be set back off of the street right-of-way lines.

(The above Section 201.5 was amended on June 18, 2002 by Ordinance 6-18-02-1.) The above chart was amended on August 18, 2009 by Ordinance 8-18-09-1.

Intensive Agricultural Setbacks. No new slaughter area, area for the storage or processing of manure, garbage or spent mushroom compost, structures for the cultivation of mushrooms or the raising of livestock, or any building housing livestock shall be permitted within three hundred (300) feet of any land within the R-1 and R-2 zones.

Maximum Permitted Height.

- A. Agricultural, Horticultural and Forestry Uses. One hundred and fifty (150) feet and, further provided, that each structure must be set back a distance at least equal to their height from each property line.
- B. Other Principal Uses. Thirty-five (35) feet.
- C. Residential Accessory Structures. Eighteen (18) feet for all structures other than detached private garages and horse and carriage barns. A private garage or horse and carriage barn shall meet the requirements of Section 302.9.

(The above Section was amended on June 19, 2007 by Ordinance 6-19-07-1.)

Required Conservation Plan. Any agricultural, horticultural or forestry related uses which involve earthmoving activities, or the commercial harvesting or timbering of vegetation shall require the obtainment of an approved conservation plan by the Lancaster County Conservation District pursuant to Chapter 102, Erosion Control of Title 25, Rules and Regulations, Department of Environmental Protection. All on-site activities shall then be in compliance with the approved conservation plan.

(Note: The above Section 201.8. was amended on February 2, 1999, by Ordinance No. 2-2-99-2.)

Driveways and Access Drives. All driveways serving single-family dwellings shall be

in accordance with §310 of this Chapter. All access drives serving other uses shall be in accordance with §311 of this Chapter.

(Note: The above Section 201.9. was amended on December 17, 1996, by Ordinance No. 12-17-1996-2.)

Agricultural Nuisance Disclaimer. All lands within the Agricultural Zone are located within an area where land is used for commercial agricultural production. Owners, residents and other users of this property may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including, but not limited to, noise, odors, dust, the operation of machinery of any kind including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides and pesticides. Owners, occupants and users of this property should be prepared to accept such inconveniences, discomfort and possibility of injury from normal agricultural operations, and are hereby put on official notice that §4 of the Pennsylvania Act 133 of 1982, the "Right to Farm Law," may bar them from obtaining a legal judgment against such normal agricultural operations.

Vegetation Setback Requirement. On any separate non-farm parcel, no shrub nor tree shall be planted within twenty (20) and thirty (30) feet, respectively, of any land used for agricultural purposes.

Subdivision and Land Development within the Agricultural Zone (A). It is the intent of the Supervisors to preserve and protect agriculture and to preserve prime agricultural soils through limitations on subdivision and land development within the Agricultural Zone (A).

- A. Number of lots, dwellings or other principal nonagricultural buildings permitted. For each parent tract there shall be permitted by special exception the subdivision of one (1) lot (which shall specifically include, but not be limited to, a subdivision to create a farm or farms and a subdivision to change lot lines or a "lot add-on" subdivision which removes land from the parent tract to add the land to another lot) or the erection of one (1) single family dwelling or other principal non-agricultural building on the parent tract, but not both, with the portion of the existing or newly created lot used for residential purposes limited to the maximum lot size set forth in §201.5, for each twenty-five (25) acres within the parent tract. A tabular example of this limitation on the creation of lots or the erection of dwellings is as follows:

Parent Tract Size In Acres	Number of Lots Permitted to be Subdivided or Dwellings or Principal Non-Agricultural Bldgs. Permitted to be Erected
At least 26 but less than 50	1
At least 50 but less than 75	2
At least 75 but less than 100	3

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At least 100 but less than 125	4
At least 125 but less than 150	5
At least 150 but less than 175	6
At least 175 but less than 200	7
At least 200 but less than 225	8
At least 225 but less than 250	9

- (1) For those parent tracts which contain at least twenty-six (26) acres, the table set forth above shall be followed to determine the number of lots which may be created or the number of dwellings or other principal non-agricultural buildings which may be erected. A special exception shall be required to authorize the subdivision of each such lot or the erection of each such dwelling or other principal non-agricultural building. Whenever possible, each lot shall be created to contain and each dwelling or other nonagricultural building shall be erected on soils with the agricultural land capability classifications of IV, V, VI, VII, or VIII as defined by the USDA. The burden shall be upon the applicant to demonstrate that development on such soils is not possible. If subdivision of a lot with such soils or the location of a dwelling or other principal non-agricultural building upon such soils is not possible, the lot or dwelling or other principal non-agricultural building shall be so located as to be directly adjacent to an existing public road.
- (2) The number of lots which may be created or single family dwellings or other principal non-agricultural buildings which may be erected on the parent tract shall be fixed according to the parent tract. This number shall not be increased by the subdivision of such parent tract. Any subsequent owner of a parent tract or land remaining in a parent tract after subdivision shall be bound by the actions of his predecessor.
- (3) Any land development, the purpose of which is to permit the erection of a permanent single-family dwelling on a parent tract which has been previously improved with a dwelling which also will remain upon the parent tract or to permit the erection of a structure for an additional principal use on the parent tract shall be considered a subdivision for the purposes of this Section. It is the purpose and intent of this Section to limit the development of agricultural tracts for non-agricultural purposes regardless of whether such development is accomplished by subdivision or land development as those terms are defined in the MPC.
- (4) No subdivision shall be permitted which shall increase the lot size of a lot of record used or to be used for residential purposes in excess of the maximum lot size set forth herein. Any lot which is less than ten (10) acres in size shall be presumed to be used for residential purposes.
- (5) If a parent tract is to be subdivided to create a new lot for a farm,

