

We sell the earth and what's on it!



Marketing Package for the sale of the

Chameleon Club

223 North Water Street
City of Lancaster
Lancaster County, Pennsylvania

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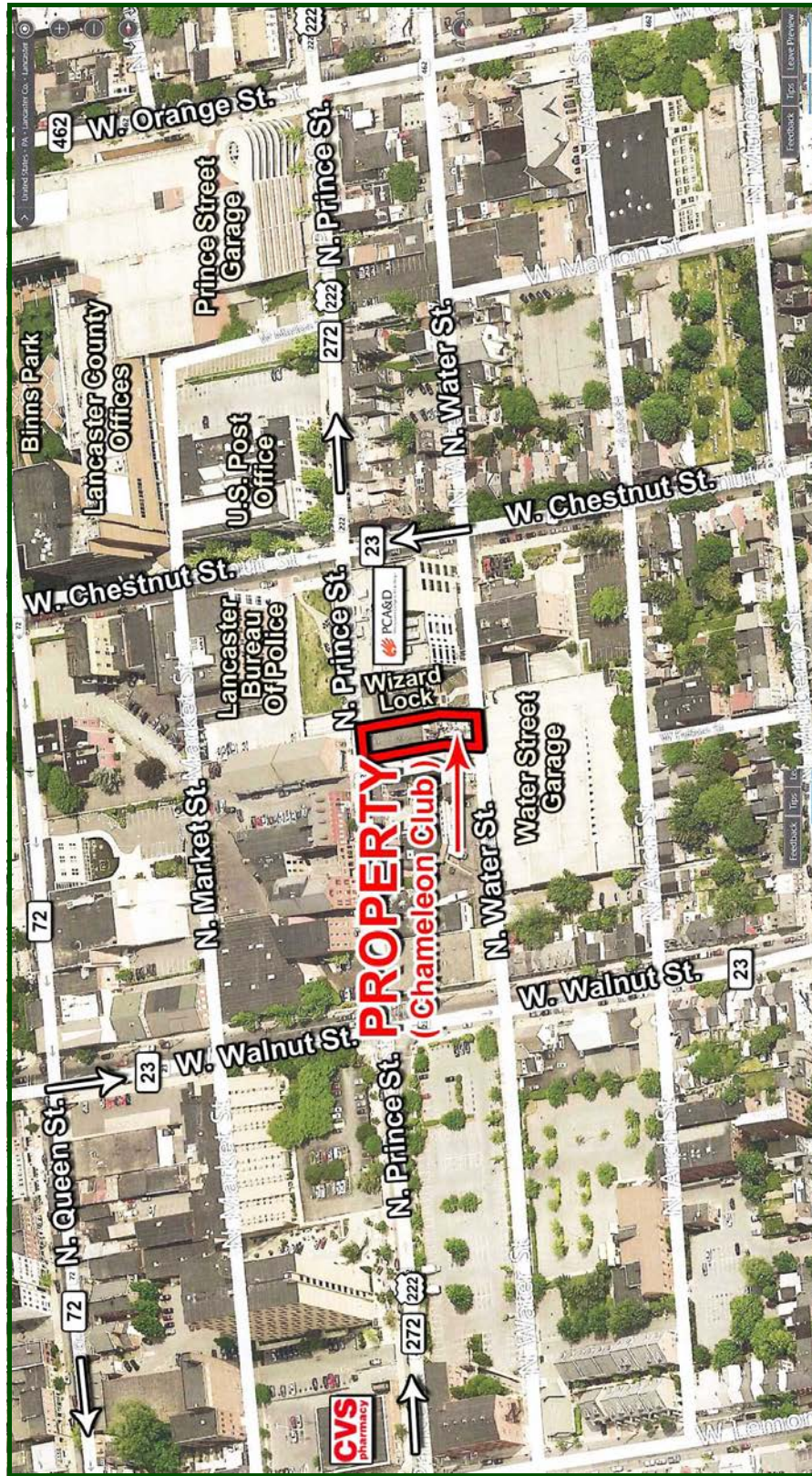
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CHAMELEON CLUB
223 North Water Street, Lancaster, PA 17601

AERIAL PHOTOGRAPH



SALIENT INFORMATION

LOCATION: 223 North Water Street, City of Lancaster, Lancaster County, Lancaster, PA 17603

BUILDING SIZE: ± 31,376 square feet, over (4) four stories.

ZONING: **CB - Central Business:** allows a variety of uses and includes: conversion of an existing building for residential (apartment & single-family attached), nonfamily units & live-work units, retail store, banks, offices, art studio or gallery, pharmacy, convenience store/mini-market without gasoline sales, gourmet/specialty food store, motor vehicle and/or marine accessory store, pet store, among others.

DESCRIPTION:

- ±0.22 acres with frontage on Prince Street and Water Street.
- Masonry, wood and steel frame construction circa 1875/1890.
- Multiple forced warm air, gas fired package units and fresh air feeds for ventilation.
- 100% sprinklered.
- One freight elevator serves the building.

TRAFFIC COUNT: North Prince Street (Route 222): 14,429 vehicles per day southbound
West Chestnut Street: 6,265 vehicles per day east bound
West Walnut Street: 4,986 vehicles per day westbound

DEMOGRAPHICS:	2016	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population:		108,915	182,342	309,715
Average HH income:		\$56,422	\$67,285	\$72,976

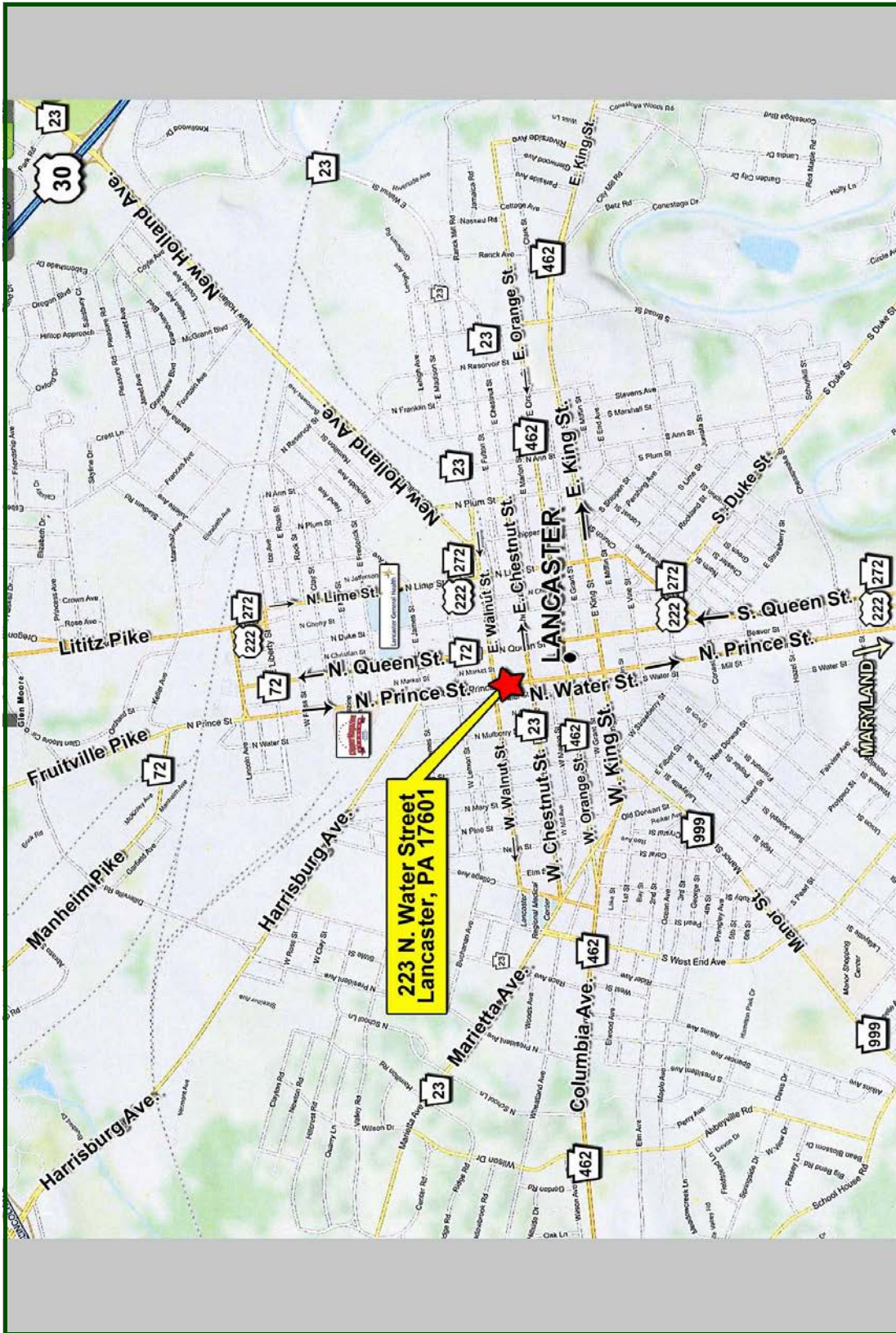
UTILITIES: Public water, sewer and gas.

TAXES: \$ 35,021 annually

PRICE: \$ 1,495,000

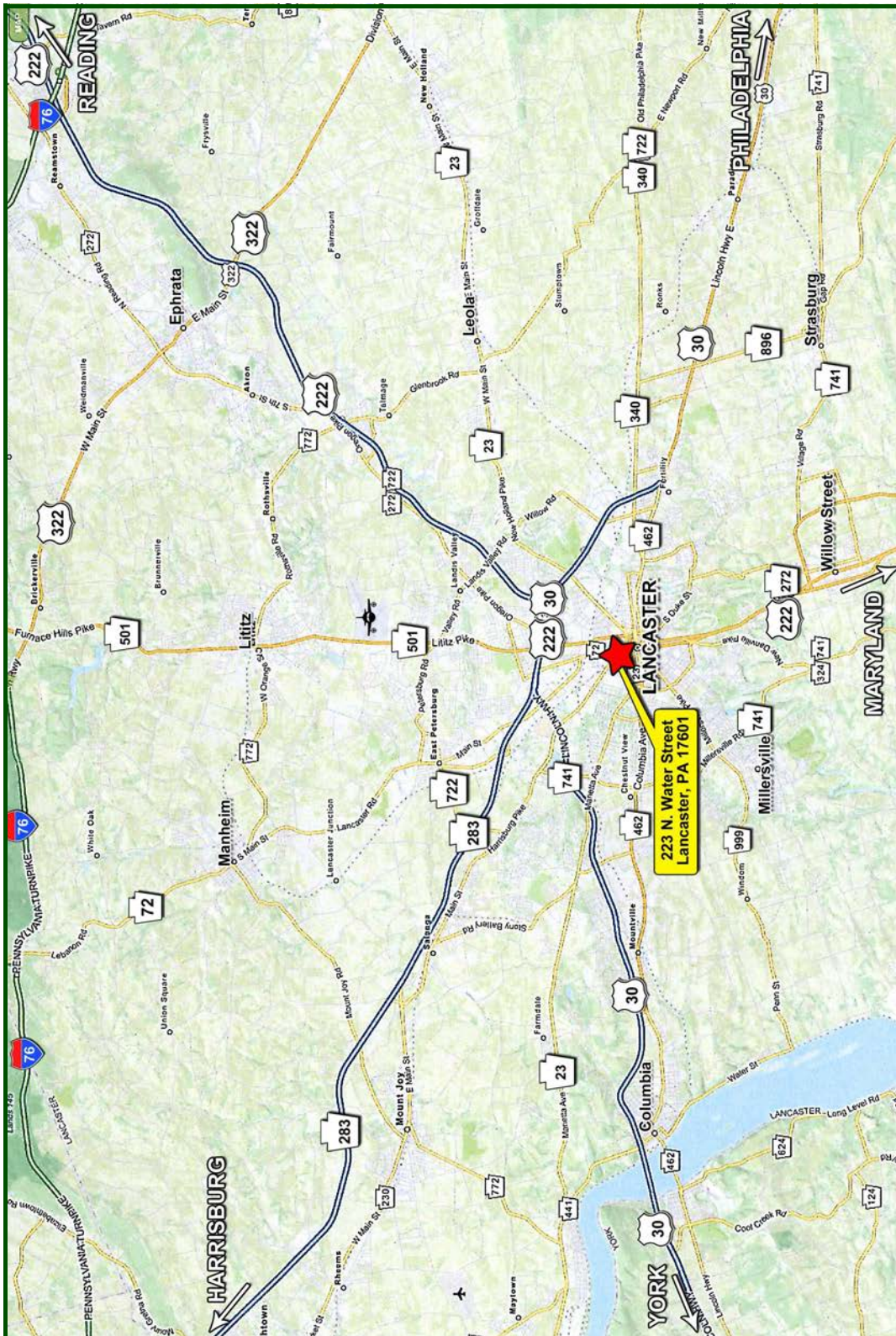
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LOCAL MAP

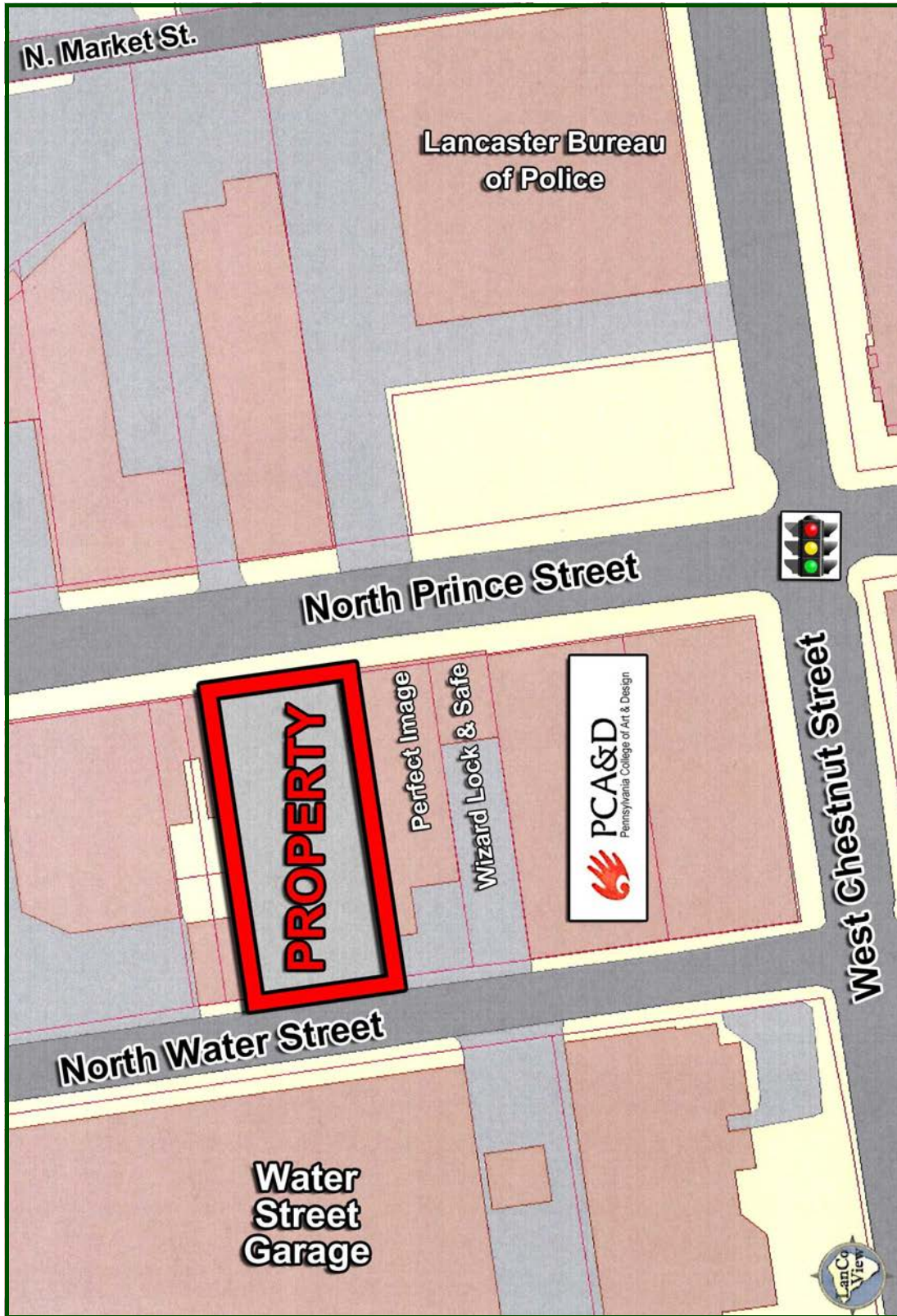


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REGIONAL MAP



SITE MAP

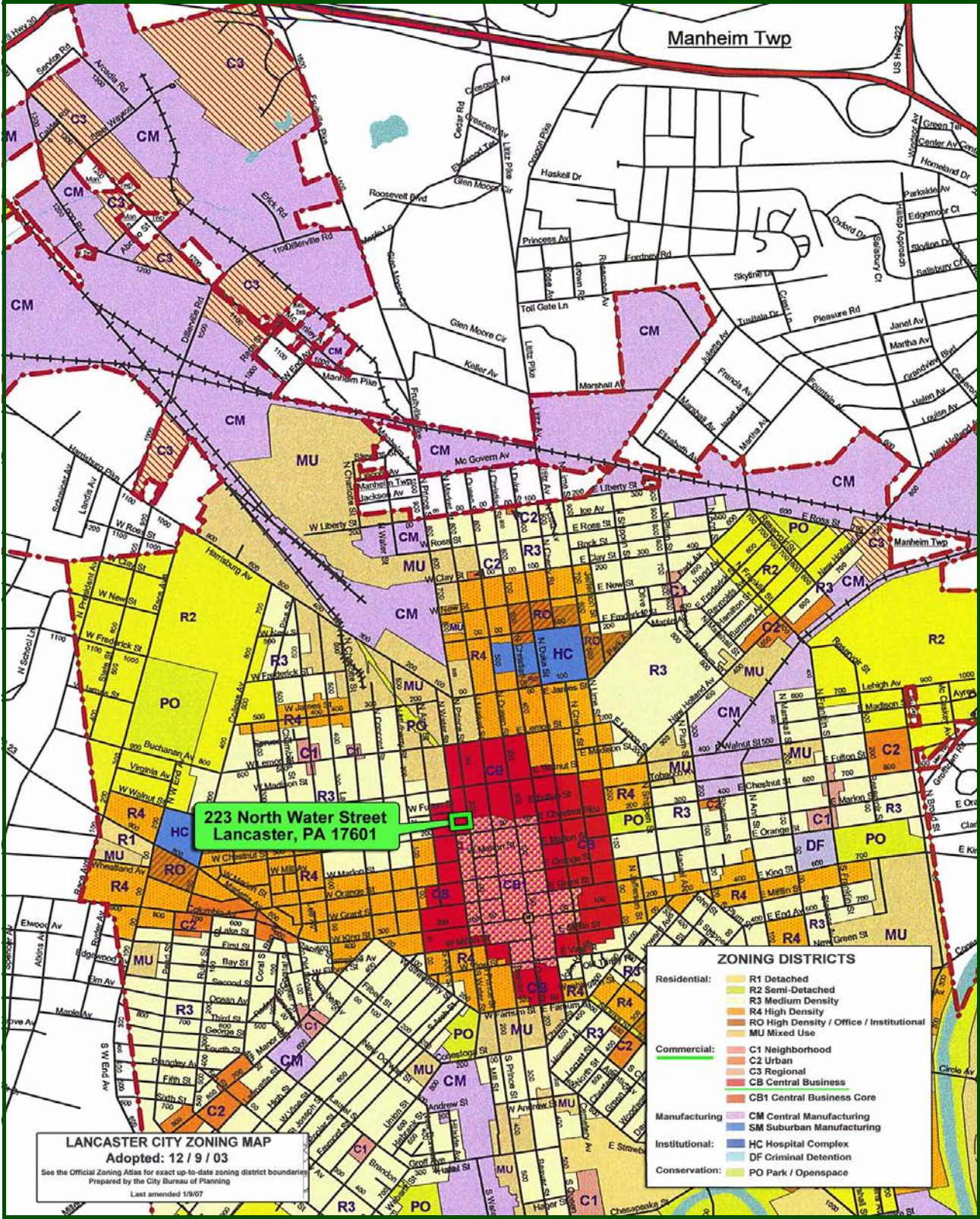


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TAX MAP



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ZONING MAP - CITY OF LANCASTER



ZONING INFORMATION - CITY OF LANCASTER

**CB - Central Business -
 Commercial - Retail**

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													
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	X
Farm equipment													
Firearms and accessories store													
Fuel and ice dealer													
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
Gourmet/specialty food store													
(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		
Grocery/general store, excluding gasoline/service station(2)													
(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"													
Motor vehicle, marine and aircraft accessory store													
(a) Up to 50,000 square feet of floor area							S					X	
(b) Without size restriction						S		X	X	X	X		
Motor vehicle, marine and aircraft sales, new or used													
(a) Up to 100,000 square feet of lot area												X	
(b) Without size restriction											X		
Pawn shop											S		
Pet store						S	X	X	S	S	X		
Pharmacy													
(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		
Retail store, other than uses listed separately and not including gasoline or auto sales													
(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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- l. 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;
 - m. 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.

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Commercial - Services

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												X		
(a) Up to 100,000 square feet of lot area														
(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				

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Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
(c) Conversion up to 6,000 square feet of floor area										S				
(d) Conversion/expansion without size restriction of (c)					X	X	X	X			X	(3)		
(e) New construction without size restriction						X	X	X			X			
(f) New construction with minimum 20,000 square feet of floor area												X		
Car or truck wash														
(a) Up to 100,000 square feet of lot area										S		X		
(b) Without size restriction											X			
Catering service(2)			S	S	S	X	X	X	X	X	X	(3)		
Contractor's office														
(a) Without storage of equipment and materials(2)			S	S	X	X	X	X	X	X	X	X	X	
(b) With interior storage of equipment/materials(2)(4)				S	S	X	X	X	X	X	X	X	X	
(c) With exterior storage of equipment/materials						S					X	X	X	
Day care home														
(a) 1 to 3 children	X	X	X	X	X	X	X	X	X	X		X		
(b) 4 to 6 children(5)	X	X	X	X	X	X	X	X	X	X		X		
(c) 7 to 12 children				S	S	S	S	S	S	S		S		
Day care center	S	S	S	S	X	X	X	X	X	X	X	X	X	
Dry cleaning service														
(a) Up to 1,200 square feet(2)			X	X	X	X			X					
(b) Without size restriction						S	X	X	S	X	X		X	
Duplicating, printing, mailing, computer service(2)			X	X	X	X	X	X	X	X	X	(3)		

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ZONING

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Educational and scientific research agency(2)				S	S	S	S	S	S	S	S	S	S	
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	X	X	X	X	X	X	X	X
Pet grooming(2)				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			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	X

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Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
(c) Without size restriction						S				S	X			
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 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.

CHAMELEON CLUB
223 North Water Street, Lancaster, PA 17601
Culture, Entertainment and Recreation

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	C1	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			X	S		
Library						S	X	X	X	X	X			
Movie and live theater						S	X	X			X			
Museum, planetarium or aquarium						S	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						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	S		S

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ZONING

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;
 - 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.

CHAMELEON CLUB
223 North Water Street, Lancaster, PA 17601

Residential (1)

ZONING

300 Attachment 2

City of Lancaster

**Table of Permitted Uses
 Residential (1)**

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			

300 Attachment 2:1

08 - 01 - 2013

CHAMELEON CLUB
223 North Water Street, Lancaster, PA 17601

LANCASTER CODE

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/boarder 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.

CHAMELEON CLUB
223 North Water Street, Lancaster, PA 17601

DEMOGRAPHIC INFORMATION

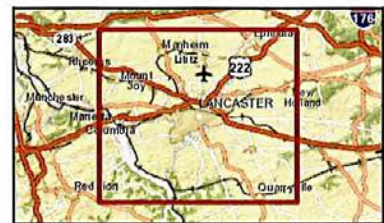
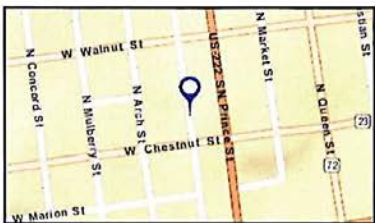


esri

Site Map

223 N Water St, Lancaster, Pennsylvania, 17603
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 40.04125
Longitude: -76.30907



March 04, 2016

CHAMELEON CLUB
223 North Water Street, Lancaster, PA 17601



Executive Summary

223 N Water St, Lancaster, Pennsylvania, 17603
 Rings: 3, 5, 10 mile radii

Prepared by Esri
 Latitude: 40.04125
 Longitude: -76.30907

	3 miles	5 miles	10 miles
Population			
2000 Population	97,713	159,088	274,135
2010 Population	105,376	176,196	301,176
2015 Population	108,915	182,342	309,715
2020 Population	112,039	188,003	318,044
2000-2010 Annual Rate	0.76%	1.03%	0.95%
2010-2015 Annual Rate	0.63%	0.66%	0.53%
2015-2020 Annual Rate	0.57%	0.61%	0.53%
2015 Male Population	48.7%	48.3%	48.6%
2015 Female Population	51.3%	51.7%	51.4%
2015 Median Age	35.4	38.1	39.4

In the identified area, the current year population is 309,715. In 2010, the Census count in the area was 301,176. The rate of change since 2010 was 0.53% annually. The five-year projection for the population in the area is 318,044 representing a change of 0.53% annually from 2015 to 2020. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 35.4, compared to U.S. median age of 37.9.

Race and Ethnicity

	3 miles	5 miles	10 miles
2015 White Alone	63.6%	73.0%	81.1%
2015 Black Alone	13.0%	9.3%	6.2%
2015 American Indian/Alaska Native Alone	0.5%	0.4%	0.3%
2015 Asian Alone	3.2%	3.5%	2.9%
2015 Pacific Islander Alone	0.1%	0.1%	0.0%
2015 Other Race	14.8%	10.0%	6.5%
2015 Two or More Races	4.9%	3.8%	2.9%
2015 Hispanic Origin (Any Race)	31.2%	21.7%	14.9%

Persons of Hispanic origin represent 14.9% of the population in the identified area compared to 17.6% 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 50.5 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

	3 miles	5 miles	10 miles
2000 Households	38,195	61,860	103,866
2010 Households	40,808	68,539	115,536
2015 Total Households	42,257	71,140	119,266
2020 Total Households	43,514	73,434	122,623
2000-2010 Annual Rate	0.66%	1.03%	1.07%
2010-2015 Annual Rate	0.67%	0.71%	0.61%
2015-2020 Annual Rate	0.59%	0.64%	0.56%
2015 Average Household Size	2.46	2.45	2.52

The household count in this area has changed from 115,536 in 2010 to 119,266 in the current year, a change of 0.61% annually. The five-year projection of households is 122,623, a change of 0.56% annually from the current year total. Average household size is currently 2.52, compared to 2.53 in the year 2010. The number of families in the current year is 79,444 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 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 04, 2016

CHAMELEON CLUB
223 North Water Street, Lancaster, PA 17601



Executive Summary

223 N Water St, Lancaster, Pennsylvania, 17603
 Rings: 3, 5, 10 mile radii

Prepared by Esri
 Latitude: 40.04125
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	3 miles	5 miles	10 miles
Median Household Income			
2015 Median Household Income	\$40,677	\$48,810	\$54,104
2020 Median Household Income	\$46,333	\$55,148	\$61,878
2015-2020 Annual Rate	2.64%	2.47%	2.72%
Average Household Income			
2015 Average Household Income	\$56,422	\$67,285	\$72,976
2020 Average Household Income	\$63,578	\$76,088	\$82,625
2015-2020 Annual Rate	2.42%	2.49%	2.51%
Per Capita Income			
2015 Per Capita Income	\$22,104	\$26,453	\$28,269
2020 Per Capita Income	\$24,903	\$29,910	\$32,024
2015-2020 Annual Rate	2.41%	2.49%	2.53%

Households by Income

Current median household income is \$54,104 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$61,878 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$72,976 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$82,625 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$28,269 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$32,024 in five years, compared to \$32,501 for all U.S. households

Housing

	3 miles	5 miles	10 miles
2000 Total Housing Units	40,922	65,527	108,744
2000 Owner Occupied Housing Units	21,657	38,363	70,824
2000 Renter Occupied Housing Units	16,538	23,498	33,043
2000 Vacant Housing Units	2,727	3,666	4,877
2010 Total Housing Units	43,232	72,392	121,256
2010 Owner Occupied Housing Units	22,228	40,957	75,984
2010 Renter Occupied Housing Units	18,580	27,582	39,552
2010 Vacant Housing Units	2,424	3,853	5,720
2015 Total Housing Units	44,772	75,051	125,154
2015 Owner Occupied Housing Units	22,009	41,073	76,089
2015 Renter Occupied Housing Units	20,248	30,066	43,178
2015 Vacant Housing Units	2,515	3,911	5,888
2020 Total Housing Units	46,216	77,629	128,922
2020 Owner Occupied Housing Units	22,446	42,162	77,860
2020 Renter Occupied Housing Units	21,067	31,272	44,763
2020 Vacant Housing Units	2,702	4,195	6,299

Currently, 60.8% of the 125,154 housing units in the area are owner occupied; 34.5%, renter occupied; and 4.7% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 121,256 housing units in the area - 62.7% owner occupied, 32.6% renter occupied, and 4.7% vacant. The annual rate of change in housing units since 2010 is 1.42%. Median home value in the area is \$203,162, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 2.70% annually to \$232,097.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 04, 2016

MUNICIPAL OFFICIALS

CITY OF LANCASTER

120 North Duke Street
Lancaster, PA 17608
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Council

Louise B. Williams, President
John E. Graupera, Vice President
Tim Roschel
Jose E. Urdaneta
James D. Reichenbach
Todd Smith
Barbara J. Wilson

Planning Commission

Jean Kirk Weglarz, Chairman
Bruce Evans, Vice Chairman
Willie Morant
Legena Wright
Jon C. Lyons, (at large)
Justin Brian Reynolds, (Region 5)
Sam Wilsker
Vacant, (Region 6)
Flor Santalo, (at large)

Zoning Hearing Board

Steven Dellinger, Chairman
Rudy DeLaurentis
Theodore Robinson
Alternate: Angela Cuthbert
Alternate: Harvey S. Miller

Industrial Development Authority

Benjamin Bamford, Chairman
Patricia Connell, Vice Chairman
J. Glenn Ebersol, Jr., Secretary
Cindia Gottshall, Treasurer
Robert Kiernan, Member

Redevelopment Authority

Charles Simms, Jr., Chairman
Jessica May, Vice Chairman
Randall Horst, Secretary
Miriam Soto, Treasurer
Amy Fields, Asst. Treasurer

Downtown Investment Authority

Michael L. Abel, Chairman
James Wagner
Patti Connell
Randy Patterson
Andrew Weikert
Harold E. Miller, Jr.
Scott W. Standish
Nancy S. Neff
Robert Ramsey
Dennis Cox

Zoning Officer

Walter Siderio 717-291-4736

Police Chief

Keith Sadler 717-291-4911

Bureau Chief, Code Compl & Insp

Gary Horning 717-291-4700

Chief Building Officer

William Burke 717-291-4733

Permit Clerk

Lori Parson 717-291-4724

CHAMELEON CLUB
223 North Water Street, Lancaster, PA 17601
AREA INFORMATION - Lancaster County

Location

South Central Pennsylvania is one of the fastest growing, dynamic and productive regions in the state. The cultural makeup and business savvy nature of our residents has produced a highly skilled, well-trained, dependable, and loyal workforce. It's home to Harrisburg -the state capital of Pennsylvania, Hershey - the chocolate capital of the world and Lancaster County -the heart of Pennsylvania Dutch Country, offers a host of diverse attractions.

Population

City of Lancaster	59,325
Lancaster County	533,320

Distance From

York	25 Miles	Baltimore	77 Miles
Reading	50 Miles	Washington	119 Miles
Harrisburg	37 Miles	New York City	162 Miles
Philadelphia	78 Miles	Pittsburgh	238 Miles

2016 Taxes

	<u>Mills</u>
City of Lancaster	14.0200
Lancaster County	3.7350
School District of Lancaster	27.2129
PA Sales Tax:	6.00%
PA Personal Income Tax:	3.07%

Utilities

Electric:	PPL
Water:	City of Lancaster Authority
Sewer:	Lancaster Municipal Authority
Gas:	UGI Utilities

Economics

Income:	Household average income in 3 mile radius:	\$56,422
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Industry

2016 Labor Force (Lancaster County):	280,600
2016 Employment:	270,300
2016 Unemployment:	10,300
2016 Unemployment Rate:	3.7%

Hospitals

Lancaster General Hospital
Heart of Lancaster Regional Medical Center
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
Pennsylvania College of Art & Design
Stevens College of Technology

Airports

Philadelphia International Airport
Harrisburg International Airport
BWI Airport
Lancaster Municipal Airport

Bus and Rail

Red Rose Transit Greyhound
Served by Amtrak, Norfolk Southern and Penn Eastern Rail Lines.

Sites of Interest

American Music Theater	Dutch Wonderland
Fulton Theater	Gretna Theatre
Hershey's Chocolate World	Hershey Park
Hershey Gardens	Hershey Theater
Longwood Gardens	Strasburg Rail Road

Major Shopping

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

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MAJOR EMPLOYERS - Lancaster County

Lancaster General Hospital	Mutual Assistance Group
Ephrata Community Hospital, Inc.	RR Donnelley & Sons Company
County of Lancaster	Dart Container Corporation
THLP Company, Inc.	Masonic Villages of the Grand Lodge
Lancaster School District	Armstrong World Industries, Inc.
Manheim Remarketing, Inc.	Giant Food Stores, LLC
Hempfield School District	Federal Government
State Government	CNH Industrial America, LLC
Willow Valley Retirement Communities	Lancaster Lebanon Intermediate
Weis Markets, Inc.	QVC Network, Inc.
PA State System of Higher Education	Fulton Financial Corporation
Franklin & Marshall College	Alumax Mill Products, Inc.
Wal-Mart Associates, Inc.	Eurofins Lancaster Laboratories, Inc.
Diamond Staffing Services, Inc.	United Parcel Service, Inc.
Tyson Poultry Inc.	Lancaster General Medical Group
S K H Management Company	Supervalu TTSJ, Inc.
Manheim Township School District	Pepperidge Farm, Inc.
RR Donnelley Financial, Inc.	Interim Personnel of Lancaster, Inc.
Conestoga Valley School District	Elizabethtown College
Conestoga Wood Specialties	Penn Manor School District
Susquehanna Bancshares, Inc.	K-Mart Corporation
Anvil International, LLC	Conestoga View
Lancaster Regional Medical Center	Warwick School District
Keystone Service Systems, Inc.	Clipper Magazine, LLC

DISCLAIMER

Information concerning this offer 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. U.S. Commercial Realty, and any cooperating broker or salesperson directly contracted by U.S. Commercial Realty, are representing the owners' interest, have fiduciary responsibilities to the owner, and are obligated to treat all parties in accordance with applicable laws.

