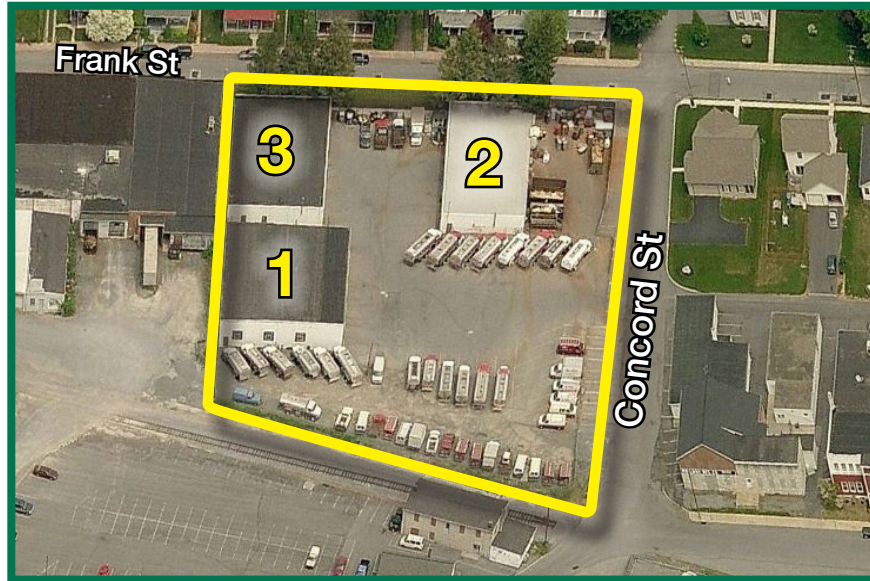


FOR SALE OR LEASE
3-BUILDING GARAGE / SERVICE COMPLEX
14 CONCORD STREET, MOUNT JOY, PENNSYLVANIA



LEASE RATE:	\$108,000/year NNN (\$9,000/month)
TOTAL BUILDING AREA:	± 17,992 SF
BUILDING 1:	± 6,912 SF
BUILDING 2:	± 5,200 SF
BUILDING 3:	± 5,880 SF
SITE AREA:	± 1.78 Acres
CEILING HEIGHT:	10' - 16'
HVAC:	Oil; Propane
ROOF:	Flat; Rubber
LOADING DOOR(S):	Fourteen (14) 10-Foot Grade Level Doors & Five (5) 14-Foot Grade Level Doors
WATER/SEWER:	Public
PARKING:	Fifty (50) ± On-Site Spaces within Fenced Enclosure
TAXES:	\$10,207.39/year (2020)
ZONING:	(LI) Light Industrial - Mount Joy Borough

Daniel A. Berger, CCIM, SIOR

Daniel Berger, Jr.



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

14 Concord Street Mount Joy, PA Multi-List Information

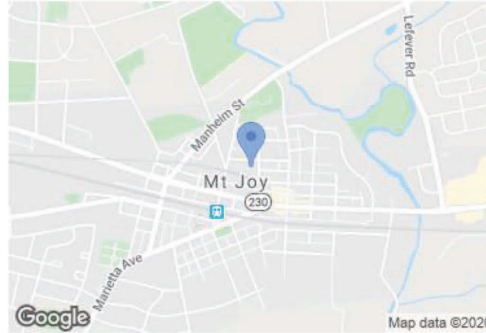
Agent Full

14 Concord St, Mount Joy, PA 17552

Active

**Commercial
Lease**

\$108,000.00



MLS #: PALA160246
Tax ID #: 450-74239-0-0000
Sub Type: Industrial
Waterfront: No

Leasable SQFT: 17,992
Price / Sq Ft: 6.00
Business Use: Auto Related
Year Built: 1955

Location

County: Lancaster, PA
MLS Area: Mt Joy Boro - Lancaster County (10545)

School District: [Donegal](#)

Taxes and Assessment

School Tax: \$7,450
City/Town Tax: \$1,592 / Annually
Zoning: LI
Zoning Description: Light Industrial

Land Use Code: 553

Commercial Lease Information

Date Available: 03/17/20
Business Type: Auto Related

Current Use: Automotive
Leasable SQFT: 17,992

Building Info

Building Total SQFT: 6,990

Construction Materials: Concrete
Total Loading Docks: 0
Total Levelers: 0
Total Drive In Doors: 19

Parking

Truck/Trailer Parking Spaces: 25
Car Parking Spaces: 25
Total Parking Spaces: 50

Features: Other Parking

Utilities

Utilities: No Cooling, Heating: None, Heating Fuel: Oil, Hot Water: Electric, Water Source: Public, Sewer: Public Sewer

Remarks

Public: Three (3) freestanding masonry garage buildings with a total of 17,992 square feet and nineteen (19) grade level doors with plenty of parking within a fenced yard area. Ideal for contractors, auto service, truck/heavy equipment service, trucking companies, light manufacturing, or similar uses.

**14 Concord St.
Mount Joy, PA
Buildings**



- 6,912 SF
- Five (5) 14-Foot Grade Level Doors
- Ceiling Height 15'-16'

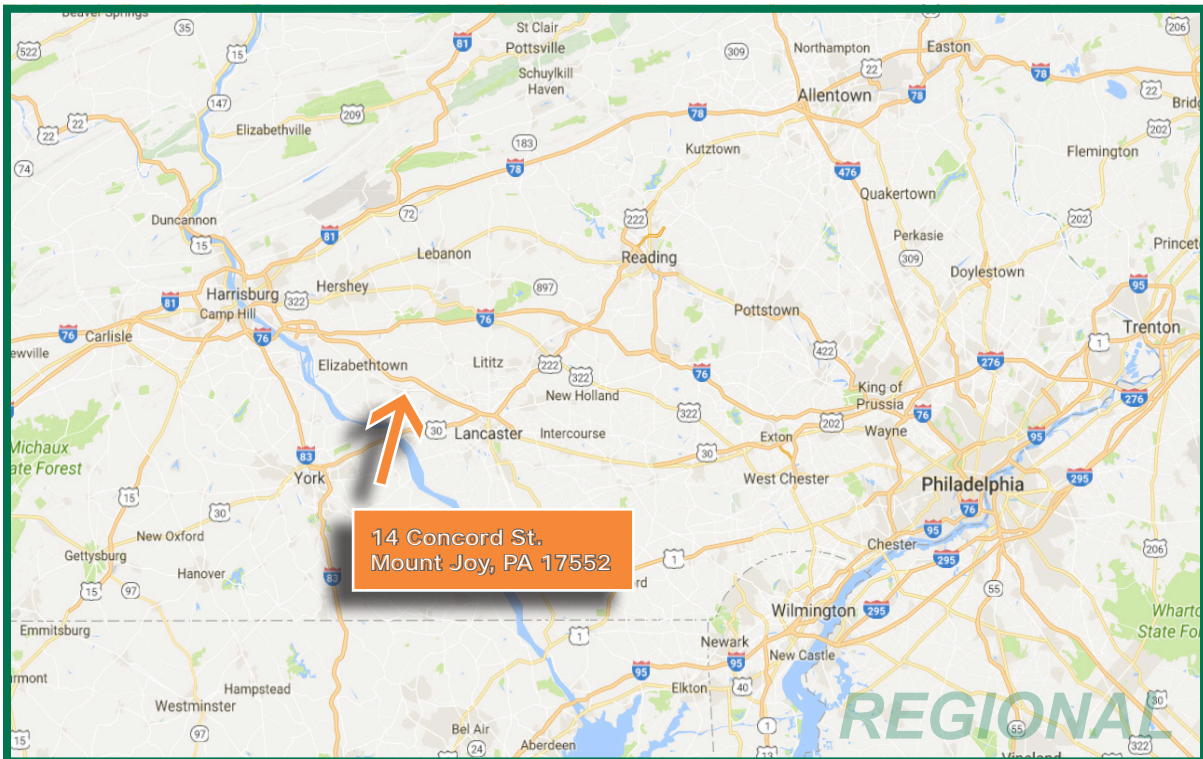
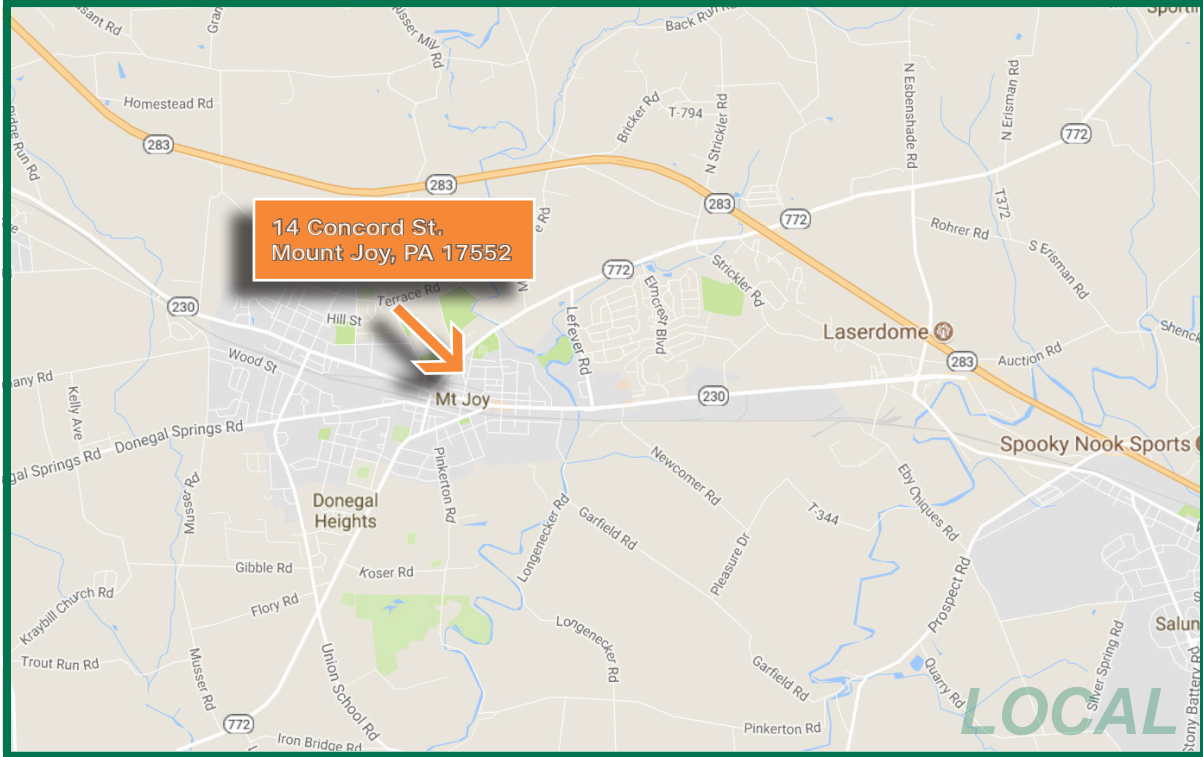


- 5,200 SF
- Seven (7) 10-Foot Grade Level Doors
- Ceiling Height 10'-12'

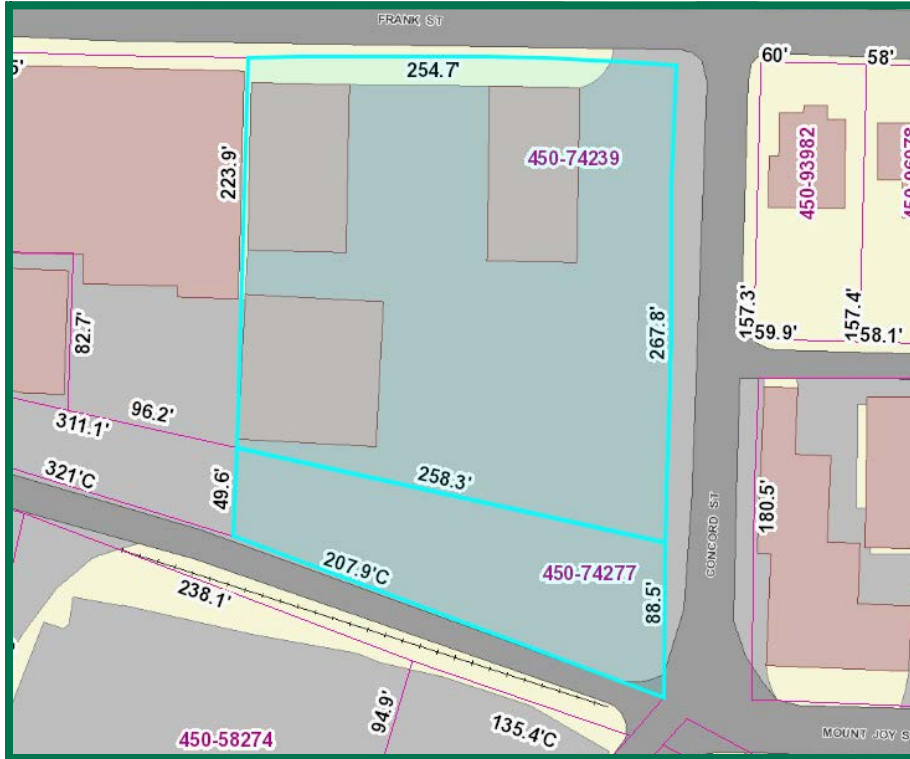


- 5,880 SF
- Seven (7) 10-Foot Grade Level Doors
- Ceiling Height 10'-12'

**14 Concord St.
Mount Joy, PA
Location**



**14 Concord St.
Mount Joy, PA
GIS Information**



Account	450-74239-0-0000
Tax Map No.	45010F1 10 1
Owner	DH & PM PROPERTIES LP 1653 LITITZ PIKE LANCASTER, PA 17601
Deed Acres	1.45
Calculated Acres	1.39
Location	14 CONCORD ST
Municipality	MOUNT JOY BOROUGH
School District	DONEGAL
Land Use Code	553 GASOLINE FUEL, OIL, LIQUID PETROLEUM STORAGE AND/OR DISTRIBUTION
Zoning District	LI LIGHT INDUSTRIAL
Land Assessment	\$186,800
Building Assessment	\$101,200
Total Assessment	\$288,000
Last Sale Date	09/19/2007
Last Sale Price	\$750,000
Deed Book Page	05652637
Census Tract No.	10900
ADC Map Page	3348

Account	450-74277-0-0000
Tax Map No.	45010F1 10 2
Owner	DH & PM PROPERTIES LP 1653 LITITZ PIKE LANCASTER, PA 17601
Deed Acres	0.40
Calculated Acres	0.39
Location	CONCORD ST
Municipality	MOUNT JOY BOROUGH
School District	DONEGAL
Land Use Code	501 VACANT LAND- COMMERCIAL RETAIL TRADE
Zoning District	LI LIGHT INDUSTRIAL
Land Assessment	\$36,800
Building Assessment	\$0
Total Assessment	\$36,800
Last Sale Date	09/19/2007
Last Sale Price	\$750,000
Deed Book Page	05652637
Census Tract No.	10900
ADC Map Page	3348



**14 Concord St.
Mount Joy, PA
Municipal Officials**

Mount Joy Borough

Borough Offices:

21 E. Main Street
Mount Joy, PA 17552
Phone: 717-653-2300
FAX: 717-653-6680
Email: borough@mountjoypa.org
Website: www.mountjoyborough.com

Borough Council

Charles Glessner, President
Jon Millar, Councilor
Joshua Deering, President Pro-Tem
William Hall, Councilor
Mary Ginder, Councilor
Michael Reece, Councilor
Jake Smeltz, Councilor
Hans, Seidel, Councilor
Brian Youngman, Vice President
Timothy Bradley, Jr., Mayor

Zoning Hearing Board

Cindi Jerman, Chairperson
Robert Marker, Vice Chairperson
Ned Sterling, II, Secretary
Shelby Chunko, Member
George Leyh, Member
J. Michael Melhorn, Alternate Member

Code/Zoning Officer

Stacie Gibbs

Planning Commission

Wendy Melhorn, Chairperson
Wendy Sweigart, Vice Chairperson
John Rebman, Member
Kyle Miller, Member
Josh Deering, Member
Steve Gault, Alternate Member

Borough Manager

Samuel Sulkosky

Public Works Staff

Dennis Nissley, Director
Dave Salley, Stormwater Enforcement Officer
John Stine, Inspector/Maintenance Technician

Mount Joy Borough Water & Sewer Authority

John Leaman, Authority Manager
Joe Ardini, Assistant Manager
Angela Fenicle, Business Manager

Open Records Officer

Samuel Sulkosky, Borough Manager/Secretary

School District

Donegal School District
1051 Koser Road
Mount Joy, PA 17552
717-653-1447

14 Concord St.
Mount Joy, PA
Deed

Prepared By: T.A. of Lancaster, LLC
ATTN: Abby F. Wendel
101 East Main Street Suite #3
Mount Joy, Pennsylvania 17552
Phone: 717-928-2016



5652637
Page: 1 of 5
09/19/2007 12:34PM

Return To: T.A. of Lancaster, LLC
ATTN: Abby F. Wendel
101 East Main Street Suite #3
Mount Joy, Pennsylvania 17552
Phone: 717-928-2016
Ⓢ ~~450-02200-0-0000~~
13 Mount Joy Street, Mount Joy
Borough

Corrective Deed

This Deed, made on August 31, 2006, between,

The Sico Company, a Delaware Corporation,

a corporation organized and existing under and by virtue of the laws of Delaware

hereinafter called the Grantor, of the one part, and

DH & PM Properties, LP,

hereinafter called the Grantee, of the other part.

Witnesseth, that in consideration of **Seven Hundred Fifty Thousand dollars & no cents, (\$750,000.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, its successors and assigns as Partnership Property.

Premises A:

Tract 1:

ALL THAT CERTAIN lot of ground, with improvements thereon erected, fronting on the North side of Mount Joy Street, in the Borough of Mount Joy, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northern side of Mount Joy Street (a corner of a lot now or formerly of the estate of F. G. Pennell); thence along the northern side of Mount Joy Street, North eighty (80) degrees and forty-five (45) minutes West, a distance of seventy (70) feet to a stake; thence by other lot now or late of Schock Independent Oil Company, North nine (9) degrees and fifteen (15) minutes East, a distance of one hundred eighty and five tenths (180.5) feet to a stake on the southern side of North Alley; thence along the southern side of said Alley, South eighty (80) degrees and forty-five (45) minutes East, a distance of seventy (70) feet to an iron pin; thence along lot now or formerly of the estate of F. C. Pennell, deceased, South nine (9) degrees and fifteen (15) minutes West, a distance of one hundred eighty and five tenths (180.5) feet to the place of Beginning.

BEING the same premises which The SICO Foundation, a Delaware Corporation, formerly known as The SICO Company, a Delaware Corporation, by Deed dated 9/1/1959 and recorded 12/4/1962 in the Office for the Recorder of Deeds in and for Lancaster County, PA in Record Book F-52 Page 849, conveyed unto The SICO Company, a Delaware Corporation, in fee.

Tract 2

ALL THAT CERTAIN lot of ground, having thereon erected a two story frame dwelling, situate on the North side of Mount Joy Street, in the Borough of Mount Joy, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

CONTAINING in front on the North side of Mount Joy Street fifty-seven and one-half (57 1/2) feet and extending in depth of that width northwardly one hundred eighty and one-half (180 1/2) feet to North Alley. The

**14 Concord St.
Mount Joy, PA
Deed**

said land being all of Lot No. 1 (40 feet front) and part of Lot No. 2 (17 1/2 feet front) on Frank's addition to Mount Joy.

BOUNDED on the North by North Alley, on the East by property now or late of Pauline Peiffer, formerly of W.B. Detwiler; on the South by Mount Joy Street and on the West by property now or late of Clarence Shock.

BEING the same premises which The SICO Foundation, a Delaware Corporation, formerly known as The SICO Company, A Delaware Corporation, by Deed dated 9/1/1959 and recorded 12/4/1962 in the Office of the Recorder of Deeds in and for Lancaster County, PA in Record Book F-52 Page 373, conveyed unto The SICO Company, a Delaware Corporation, in fee.

Tract 3

ALL THAT CERTAIN lot of ground, with improvements thereon erected, fronting on the North side of Mount Joy Street, in the Borough of Mount Joy, County of Lancaster and Commonwealth of Pennsylvania, bounded as described as follows, to wit:

BEGINNING at the Southwest corner thereof at an iron pin located on the northern side of Mount Joy Street; thence along lands now or late of the Pennsylvania Railroad Company, North nine (9) degrees and fifteen (15) minutes East, a distance of one hundred eighty and five tenths (180.5) feet to a stone on the southern side of North Alley; thence along the southern side of said Alley, South eighty (80) degrees and forty-five (45) minutes East, a distance of one hundred three and two tenths (103.2) feet to an iron pin; thence along the eastern side of a ten (10) foot wide private alley and other property now or late of the Schock Independent Oil Company, South nine (9) degrees and fifteen (15) minutes west, a distance of one hundred eighty and five tenths (180.5) feet to a stake on the northern side of the aforesaid Mount Joy Street; thence along the northern side of said Mount Joy Street, North eighty (80) degrees and forty-five (45) minutes West, a distance of one hundred three and two tenths (103.2) feet to the place of Beginning.

Subject to the rights of others to the use of a ten (10) foot wide private alley as set forth in Book F-52, Page 381.

BEING the same premises which The SICO Foundation, a Delaware Corporation, formerly known as The SICO Company, A Delaware Corporation, by Deed dated 9/1/1959 and recorded 12/4/1962 in the Office of the Recorder of Deeds in and for Lancaster County, PA in Record Book F-52 Page 381, conveyed unto The SICO Company, a Delaware Corporation, in fee.

BEING Parcel No. 450-02288-0-0000

Premises B:

ALL THAT CERTAIN lot of ground, with improvements thereon erected, situated in the Borough of Mount Joy, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northwest corner thereof at a stake, said stake being on the southern side of Frank Street and two hundred seventy-five (275) feet distant eastward from the southeastern intersection of Market Street with Frank Street; thence along the Southern side of Frank Street, South eighty-four (84) degrees East, a distance of two hundred fifty-four and sixty-eight hundredths (254.68) feet to a concrete pipe; thence along the western side of Concord Street, South six (6) degrees West, a distance of two hundred sixty-seven and seventy-five hundredths (267.75) feet to a concrete pipe; thence by land now or late of the Pennsylvania Railroad Company, North seventy-four (74) degrees twenty (20) minutes West, a distance of two hundred fifty-eight and thirty-three hundredths (258.33) feet to a stake; thence by lot now or late of Leachey-Myers Mfg. Co., North six (6) degrees East, a distance of two hundred twenty-three and nine tenths (223.9) feet to the place of Beginning.

BEING the same premises which The SICO Foundation, a Delaware Corporation, formerly known as The SICO Company, a Delaware Corporation, by Deed dated 9/1/1959 and recorded 12/4/1962 in the Office for the Recorder of Deeds in and for Lancaster County, PA in Record Book F-52 Page 377, conveyed unto The SICO Company, a Delaware Corporation, in fee.



14 Concord St.
Mount Joy, PA
Deed

BEING Parcel No. 450-74239-0-0000

Premises C:

ALL THAT PARCEL of land situate in the Borough of Mount Joy, County of Lancaster and Commonwealth of Pennsylvania, bounded and described according to a plan of survey made by D.C. Gohn Associates, Inc., dated September 15, 1976, as follows:

BEGINNING at a P K nail set in concrete at the southeast corner of land of Sico Company on the west legal right-of-way line of Concord Street (50 feet wide), said P K nail south legal right of way line of Frank Street by a course of South 06 degrees 07 minutes 23 seconds West, a distance of 275.78 feet, thence continuing along said west legal right of way line of Concord Street on a course of South 06 degrees 07 minutes 23 seconds West, a distance of 74.28 feet to a railroad spike set in the northerly line of land conveyed to Consolidated Rail Corporation by the Penn Central Transportation Company; thence leaving the west legal right of way line of Concord Street and continuing along said land of Consolidated Rail Corporation the following two courses and distances: (1) Northwestwardly on a curved line to the left having a radius of 3.320 65 feet, an arc length of 174.33 feet, said arc being subtended by a chord bearing North 65 degrees 03 minutes 35 seconds West for a distance of 174.31 feet to an iron pin; and thence (2) Northwestwardly on another curved line to the left having a radius of 6.554.61 feet, an arc length of 93.72 feet, said arc being subtended by a chord bearing North 66 degrees 58 minutes 24 seconds East for a distance of 93.72 feet, to an iron pin set at a corner of land of Autokraft Box Corporation; thence leaving said land of Consolidated Rail Corporation and continuing along the aforesaid land of Autokraft Box Corporation on a course of North 06 degrees 08 minutes 21 seconds East, a distance of 33.97 feet to a P K nail set in concrete at a corner common to land of Seiler Printing Company and the aforesaid land of Sico Company; thence continuing along said land of Sico Company on a course of South 74 degrees 15 minutes 19 seconds East, a distance of 258.29 feet to a pk nail set in concrete on the aforesaid west legal right-of-way line of Concord Street, the point or place of BEGINNING.

CONTAINING an area of 13,366.73 square feet or 0.30686 of an acre of land, more or less.

UNDER AND SUBJECT to the exceptions, reservations, easements, encumbrances, rights, benefits and restrictions set forth in Record Book K, Volume 79, page 215, and to any other exceptions, reservations, easements and restrictions of record.

BEING the same premises which PARS Soil Service Inc., a Pennsylvania Corporation, by Deed dated 10/13/2004 and recorded in the Office of the Recorder of Deeds in and for Lancaster County, PA in Instrument # 5366373, granted and conveyed unto The SICO Company, a Delaware Corporation, in fee.

BEING Parcel No. 450-74277-0-0000

This Deed is being re-recorded to correct the original deed dated August 31, 2006 and recorded September 7, 2006 at Instrument Number 5553507, in which tracts 1 & 2 of Premises A (Parcel # 450-02288-0-0000) were omitted in error.

14 Concord St.
Mount Joy, PA
Deed

And the said Grantor does hereby covenant to and with the said Grantee that it, the said Grantor, its successors and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee, their heirs and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under it, them or any of them.

In witness whereof, the said Grantor has caused these presents to be duly executed, the day and year first above written.

Sealed and delivered in the presence of: **The Sico Company**

Attest:

By:

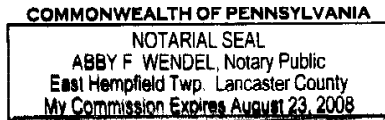

Michael T. Reese-President

State of Pennsylvania
County of Lancaster

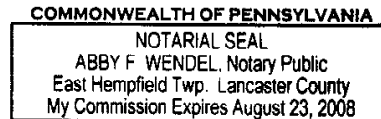
On this September 14, 2007, before me, the undersigned officer, personally appeared Michael T. Reese, who acknowledged himself to be the President of the said **The Sico Company, a Delaware Corporation**, and that he, as such, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the corporation by himself as President

In witness whereof, I hereunto set my hand and official seal.


Notary Public



DEED

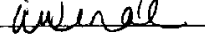


File No. LST179-3186

Grantor: The Sico Company, a Delaware Corporation

Grantee: DH & PM Properties, LP

I certify the address of the Grantee to be, and mail tax bill to: 600 J. Eden Road Suite #4, Lancaster, PA 17601



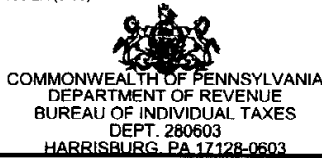
Premises A: 13 Mount Joy Street, Mount Joy Borough, Lancaster County, Pennsylvania
Parcel 450-02288-0-0000

Premises B: 14 Concord Street, Mount Joy Borough, Lancaster County Pennsylvania
Parcel 450-74239-0-0000

Premises C: Concord Street, Mount Joy Borough, Lancaster County, Pennsylvania
Parcel 450-74277-0-0000

14 Concord St.
Mount Joy, PA
Deed

REV-183 EX (6-96)



**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	<u>0</u>
Book Number	<u>5652637</u>
Page Number	<u>9-19-07</u>
Date Recorded	<u>9-19-07</u>

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration or by gift or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name Abby F. Wendel, T.A. of Lancaster, LLC	Telephone Number: Area Code 717-928-2016
Street Address 101 East Main Street Suite #3, Mount Joy, Pennsylvania 17552	City State Zip Code

B TRANSFER DATA

Grantor(s)/Lessor(s) The Sico Company, a Delaware Corporation	Date of Acceptance of Document
Grantee(s)/Lessee(s) DH & PM Properties, LP	Street Address 600 J. Eden Road Suite #4
Street Address 13 Mount Joy Street	City State Zip Code Lancaster, PA 17601
City State Zip Code Mount JOY PA 17552	City State Zip Code

C PROPERTY LOCATION

Street Address 13 Mount Joy Street	City, Township, Borough Mount Joy Borough
County Lancaster	School District Donegal School
	Tax Parcel Number 450-02288-0-0000 & 450-74239-0-0000 & 450-74277-0-0000

D VALUATION DATA

1. Actual Cash Consideration \$750,000.00	2. Other Consideration + 0	3. Total Consideration = \$750,000
4. County Assessed Value 1066000	5. Common Level Ratio Factor X 1.31	5. Fair Market Value = 1,396,460.00

E EXEMPTION DATA

1A. Amount of Exemption Claimed \$27,929.20	1B. Percentage of Interest Conveyed 100%
---	--

2. Check Appropriate Box Below for Exemption Claimed

Will or intestate succession. Name of decedent: Estate File #
Transfer to Industrial Development Agency.

Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)

Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number page .
 Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

Statutory corporate consolidation, merger or division. (Attach copy of articles.)

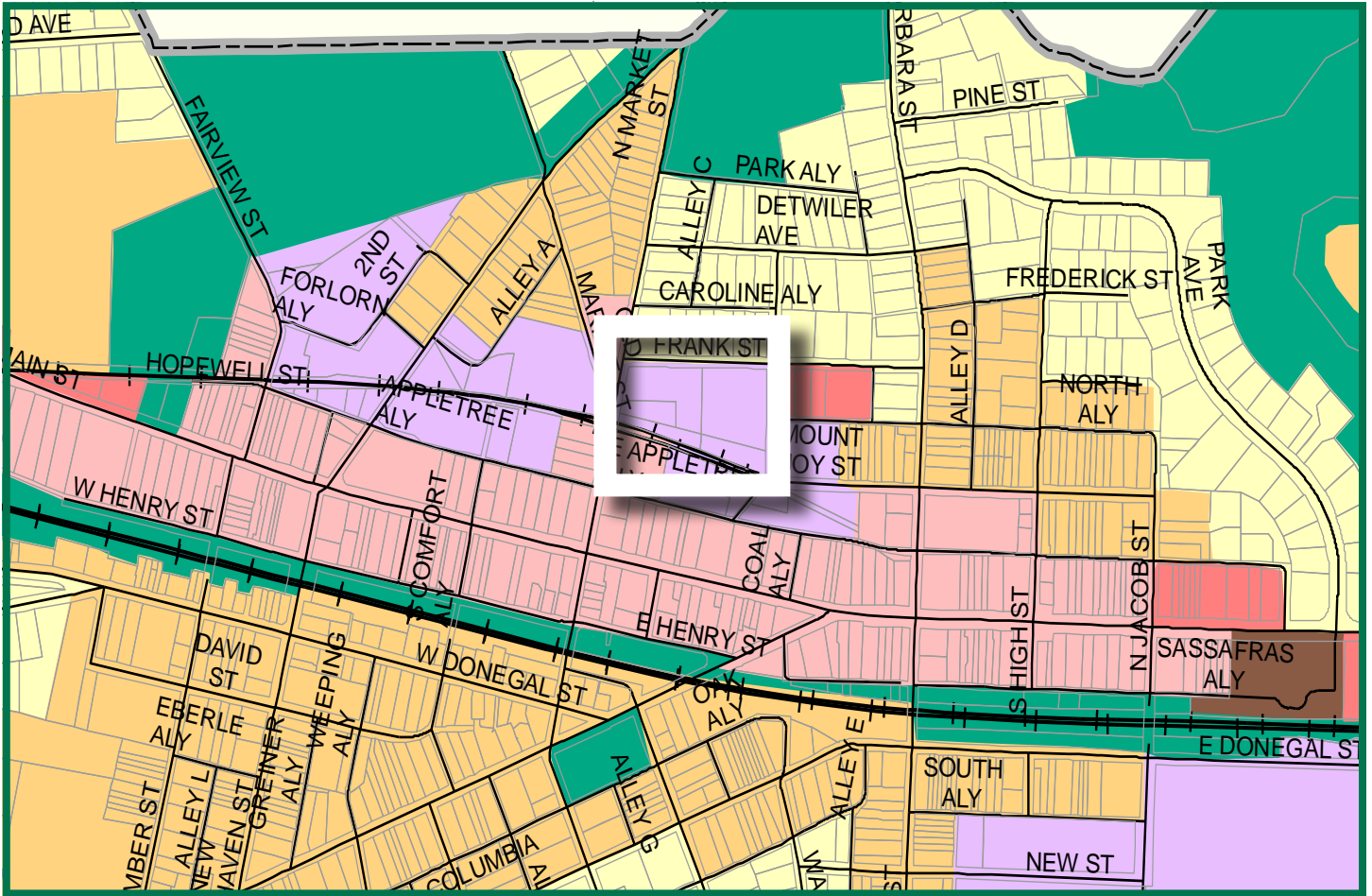
Other. (Please explain exemption claimed, if other than listed above.)

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party X <i>Abby F. Wendel</i>	Date 9/17/07
---	------------------------



14 Concord St.
Mount Joy, PA
Zoning Map



LI - Light Industrial

**14 Concord St.
Mount Joy, PA
Zoning Information**

Mount Joy Borough Zoning Ordinance - Attachments

Table of Permitted Uses: Primarily Non-Residential Districts

Key:

- P = Permitted by right (zoning decision by Zoning Officer)
- CU = Conditional use (zoning decision by Borough Council)
- SE = Special exception use (decision by Zoning Hearing Board)
- N = Not permitted
- § 270-62 = See additional requirements in § 270-62
- § 270-63 = See additional requirements in § 270-63

Types of Uses (See definitions in Article II)	Zoning Districts					
	CBD	NC	GC	LI	CI	GI
A. Residential Uses						
Single-family detached dwelling (including manufactured/mobile home [§ 270-62], except within a National Register or state-certified historic district)	SE	P	N	N	N	N
Semi-detached dwelling, with each dwelling unit on its own lot	N	P	N	N	N	N
Townhouse/row house (§ 270-62)	N	P	N	N	N	N
Apartments (§ 270-62)	P ¹	P ¹	N	N ²	N ²	N
Conversion of an entire building into a single dwelling unit	SE	N	N	N	N	N
Boardinghouse or rooming house (§ 270-62)	N	N	SE	N	N	N
Group Home within a lawful pre-existing dwelling unit (§ 270-62), not including a treatment center	P	P	P	N	N	N
B. Commercial Uses						
Adult use (§ 270-62)	N	N	N	N	N	SE
After-hours club (Note: This use is effectively prohibited by State Act 219 of 1990.)	N	N	N	N	N	N
Amusement arcade	N	SE	P	N	N	N
Auto repair garage or service station (§ 270-62)	N	SE	SE	N	N	N
Auto, boat or mobile/manufactured home sales (§ 270-62)	N	SE	P	N	N	N
Bakery, retail	P	P	P	N	N	N
Bed-and-breakfast inn (§ 270-62)	P	P	P	N ²	N ²	N

January 5, 2016

**14 Concord St.
Mount Joy, PA
Zoning Information**

Mount Joy Borough Zoning Ordinance - Attachments

Types of Uses (See definitions in Article II)	Zoning Districts					
	CBD	NC	GC	LI	CI	GI
Beverage distributor, which may include retail and/or wholesale sales	N	SE	P	N	N	N
Car wash (§ 270-62)	N	SE	P	N	N	N
Catering, custom, for off-site consumption	P	P	P	P	P	P
Communications tower/Antennas, commercial (§ 270-62)						
Meeting section § 270-62.M(1) pertaining to accessory structures	P	P	P	P	P	P
Other, such as a freestanding tower	N	N	SE	N	SE	SE
Conference center	P	N	P	P	P	N
Construction company or tradesperson's headquarters (including but not limited to landscaping, janitorial or pest control contractor (See also as a home occupation). (Accessory outdoor storage shall be permitted provided it meets the plant screening requirements of § 270-113 and § 270-114.)	P	SE	P	P	P	P
Crafts or artisan's studio (see also as home occupation)	P	P	P	P	P	P
Custom printing, photocopying, faxing, mailing or courier service	P	P	P	P	P	P
Exercise club	P	P	P	P	P	P
Financial institution, including banks (§ 270-62), with any drive-through facilities meeting § 270-63	P ⁴	P ⁴	P	N ²	N ²	N
Flea market/auction house	P	N	P	N ²	N ²	N
Funeral home (§ 270-62)	P	P	P	N ²	N ²	N
Gas station (See "auto service station")						
Greenhouse or garden center	N	N	P	P	P	P
Kennel (§ 270-62)	N	N	N	N	N	SE
Laundromat	SE	P	P	N ²	N ²	N
Laundry, commercial or industrial	N	N	P	P	P	P

January 5, 2016



**14 Concord St.
Mount Joy, PA
Zoning Information**

Mount Joy Borough Zoning Ordinance - Attachments

Types of Uses (See definitions in Article II)	Zoning Districts					
	CBD	NC	GC	LI	CI	GI
Lumber yard	N	N	P	N	P	P
Massage therapy, certified (See "personal services")						
Motel or hotel (§ 270-62)	P	N ³	P	P	N ²	N
Office	P	P	P	P	P	P
Pawn shop	SE	SE	SE	N	N	N
Personal services (includes tailoring, custom dressmaking, haircutting/styling, dry-cleaning, shoe repair, certified massage therapy, and closely similar uses) (See also as home occupation)	P	P	P	N ²	N ²	N
Picnic grove, Private (§ 270-62)	P	P	P	N	N	N
Plant nursery, which may include a greenhouse and/or on-site sales	P	P	P	N	P	P
Recreation, indoor (§ 270-62) (includes bowling alley, roller or ice skating, batting practice and closely similar uses; other than uses listed separately)	P	N	P	N ²	N ²	N
Recreation, outdoor (including miniature golf course, golf driving range, amusement park, boating, fishing, and closely similar uses; other than uses listed separately)	N	N	P	N	N	N
Repair service, household appliance	P	P	P	P	P	P
Restaurant (§ 270-62) with drive-through service (§ 270-63)	N	N	P	N	N	N
Restaurant (§ 270-62) without drive-through service	P ⁶	P ⁶	P	N ⁷	N ⁷	N
Retail store (not including uses listed individually in this table)	P ⁵	P ⁵	P	N ⁷	N ⁷	N
Self-Storage Development (see under "industrial uses")						
Shopping Center, involving 5 or more retail establishments within individual first-floor outside entrances and exits for each establishment	N	N	P	N	N	N
Target range, firearms						

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	CBD	NC	GC	LI	CI	GI
Completely indoor and enclosed	N	N	P	N	P	P
Other than above (§ 270-62)	N	N	N	N	N	SE
Tattoo or body piercing establishment	N	N	SE	N	N	N
Tavern, which may include a State-licensed micro-brewery or nightclub (not including an After Hours Club)	P	SE	P	N ⁷	N ⁷	N
Theater, indoor, other than an adult use	P	P	P	N ⁷	N ⁷	N
Trade/hobby school	P	P	P	P	P	P
Veterinarian office (§ 270-62)	P	P	P	N	N	N
Wholesale sales (See under "industrial uses")						
C. Industrial Uses						
Anaerobic digester, principal § 270-48)	N	N	N	N	CU	N
Asphalt	N	N	N	N	N	SE
Assembly or finishing of products using materials produced elsewhere (such as products from plastics manufactured off-site)	N	N	N	SE	P	P
Building supplies and building materials, wholesale sales of	N	N	P	P	P	P
Distribution as a principal use (other than Trucking Company Terminal)	N	N	N	N	P ⁸	P
Finishing of products (see "assembly")						
Industrial equipment sales, rental and service, other than vehicles primarily intended to be operated on public streets	N	N	P	P	P	P
Junk—outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	N	N
Junkyard (§ 270-62)	N	N	N	N	N	SE

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Liquid fuel storage, bulk, for off-site distribution, other than: auto service station, retail propane distributor, pre-packaged sales of fuel tanks for company vehicles	N	N	N	N	N	SE
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:						
Agricultural chemicals, fertilizers of pesticides	N	N	N	SE	SE	SE
Apparel, textiles, shoes and apparel accessories (see also "crafts studio")	N	N	P	P	P	P
Animal feed	N	N	N	P	P	P
Cement manufacture	N	N	N	N	N	P
Ceramics products (other than crafts studio)	N	N	N	P	P	P
Chemicals, bulk manufacture, bulk processing, mixing, recycling or bulk storage of highly hazardous or toxic chemicals	N	N	N	N	N	N
Chemical products that are not highly hazardous or toxic chemicals (not including pharmaceuticals or uses listed separately)	N	N	N	SE	SE	SE
Clay, brick, tile and refractory products	N	N	N	N	P	P
Computers and electronic and microelectronic products	N	N	P	P	P	P
Concrete and cement products, other than actual manufacture of cement	N	N	N	N	P	P
Electrical equipment, appliances and components	N	N	P	P	P	P
Explosives or ammunition	N	N	N	N	N	N
Fabricated metal products (except ammunition or explosives)	N	N	N	SE	P	P

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	CBD	NC	GC	LI	CI	GI
Food (human) and beverage products, at an industrial scale as opposed to a clearly retail scale (not including uses listed individually in this table)	N	N	P	P	P	P
Food products for animals	N	N	N	SE	SE	SE
Gaskets	N	N	N	P	P	P
Glass and glass products (other than crafts studio)	N	N	N	P	P	P
Incineration, reduction, distillation, storage or dumping of slaughterhouse refuse, rancid fats, garbage, dead animals or offal (other than within an approved solid waste facility)	N	N	N	N	N	N
Jewelry and silverware	N	N	P	P	P	P
Leather and allied products (other than crafts studio or tannery)	N	N	N	P	P	P
Lime and gypsum Products	N	N	N	P	P	P
Machinery	N	N	N	P	P	P
Manufactured or modular Housing	N	N	N	N	P	P
Medical equipment and supplies	N	N	N	P	P	P
Metal products, primary	N	N	N	N	N	SE
Mineral products, non-metallic (other than mineral extraction)	N	N	N	P	P	P
Paper and paper products (including recycling, but not including manufacture of raw paper pulp)	N	N	N	SE	P	P
Paper—raw pulp	N	N	N	N	N	SE
Paving materials, other than bulk manufacture of asphalt	N	N	N	N	SE	SE
Pharmaceuticals and medicines	N	N	N	P	P	P
Plastics, polymers, resins, vinyl, coatings, adhesives or sealants	N	N	N	SE	SE	P
Printing ink or photographic film	N	N	N	P	P	P

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	CBD	NC	GC	LI	CI	GI
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	P	P	P	P
Roofing materials and asphalt saturated materials	N	N	N	SE	P	P
Rubber, natural or synthetic	N	N	N	SE	SE	P
Scientific, electronic or other precision instruments	N	N	P	P	P	P
Soaps and cleaning compounds	N	N	N	P	P	P
Sporting goods, toys, games, musical instruments or signs	N	N	P	P	P	P
Transportation equipment	N	N	N	P	P	P
Wood products and furniture (not including raw paper pulp)	N	N	P	P	P	P
See § 270-5 for uses that are not listed						
Mineral extraction (§ 270-62) and related processing, stockpiling and storage	N	N	N	N	N	SE
Packaging	N	N	P	P	P	P
Package delivery services distribution center	N	N	N	SE	P	P
Petroleum refining	N	N	N	N	N	N
Photo processing, bulk	P	N	P	P	P	P
Printing or bookbinding	P	N	P	P	P	P
Recycling collection center (§ 270-62), provided all operations of an industrial scale occur within an enclosed building (other than Borough-owned use)	N	N	SE	SE	P	P
Recycling center, bulk processing, provided all operations of an industrial scale occur within an enclosed building (this use does not include paper processing, a solid waste disposal or transfer facility)	N	N	N	SE	SE	SE

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	CBD	NC	GC	LI	CI	GI
Research and development, engineering or testing facility or laboratory	N	N	N	P	P	P
Sawmill/planing mill	N	N	N	SE	P	P
Self-storage development (§ 270-62)	P ¹⁰	N	SE	P	P	P
Slaughterhouse, stockyard or tannery (§ 270-62)	N	N	N	N	N	SE
Solar energy system, principal (§ 270-62)	N	N	N	SE	P	P
Solid waste landfill (§ 270-62)	N	N	N	N	N	SE
Solid waste transfer facility or waste-to-energy facility (§ 270-62)	N	N	N	N	N	SE
Trucking company terminal (§ 270-62)	N	N	N	N	N	SE
Warehousing or storage as a principal use	P ¹⁰	N	N	SE	P ¹¹	P
Warehousing or storage as an accessory use to a permitted principal use on the same lot or an adjacent lot or located in the same zoning district	P ⁹	P ⁹	P	P	P	P
Welding	N	N	N	SE	P	P
Wholesale sales (other than motor vehicles)	N	N	P	SE	P	P
Wind energy system, principal (§ 270-62)	N	N	N	SE	P	P
D. Institutional uses:						
Cemetery (See "crematorium," listed separately.)	N	N	N	N	N	P
College or university, educational and support buildings	P	N	P	P	P	P
Community center or library	P	P	P	P	P	P
Crematorium	N	N	N	N	N	SE
Cultural center or museum	P	P	P	N	N ²	N
Day-care center, adult (§ 270-62)	P	P	P	P	P	N
Day-care center, child (§ 270-62) (See also as an accessory use)	P	P	P	P	P	N
Hospital (§ 270-62)	SE	N	P	SE	P	P

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	CBD	NC	GC	LI	CI	GI
Membership club meeting and recreation facility, not including an after-hours club or tavern	SE	SE	P	N	N	N
Nursing home or personal care home/assisted living (§ 270-62)	N	P	P	N	N	N
Place of worship (§ 270-62)						
Approved after the adoption of this chapter	SE	P	P	P	P	P
Expansion of an existing place of worship	P	P	P	P	P	P
School, public or private, primary or secondary (§ 270-62)	SE	P	P	P	P	N
Treatment center (§ 270-62)	N	N	N	N	N	SE
E. Public/semipublic uses:						
Borough-owned uses	P	P	P	P	P	P
Government facility, other than uses listed separately in this section						
Emergency services station, which may include a supporting social club building or facility	SE	N	P	P	P	P
Publicly owned or publicly operated recreation, or closely similar park open for public recreation use without charge	P	P	P	P	P	P
Public utility facility (See also § 270-14) (not including commercial communication antennas)	SE	SE	SE	SE	SE	P
Swimming pool, nonhousehold (§ 270-62)	N	N	P	P	P	P
F. Institutional/public uses:						
United States Postal Service facility, which may include a leased facility	P	P	P	P	P	P
G. Accessory uses:						
See list of additional permitted uses in § 270-46.C, such as residential accessory structure or use; see additional requirements in § 270-63 for specific accessory uses						

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	CBD	NC	GC	LI	CI	GI
Day-care center accessory to a lawful place of worship	P	P	P	P	P	N
Day care, child (See § 270-63)						
Group day-care home	P	P	P	P	P	N
Family day-care home	P	P	P	P	P	N
Heliport	N	N	N	N	SE	SE
Home occupation accessory to a lawful dwelling unit						
General home occupation (§ 270-63)	P	P	P	N	N	N
Light home occupation (§ 270-63)	P	P	P	N	N	N
Telephone (outdoor pay) or vending machines (See § 270-63)						
H. Miscellaneous						
Erosion and sedimentation controls, water monitoring devices, flood hazard improvements, culverts and stormwater improvements	P	P	P	P	P	P
Forestry	P	P	P	P	P	P
Nature preserve, wildlife sanctuary or environmental education center	P	P	P	P	P	P
Parking lots as the principal use of a lot	SE	SE	P	P	P	P
Pasture and grazing land	N	N	P	P	P	P
Raising of livestock (§ 270-62)	N	N	SE	N	SE	SE
Crop farming	N	N	P	N	P	P
All uses that will be unable to comply with the performance standards of this chapter, especially including the environmental protection requirements of Article V	N	N	N	N	N	N

NOTES:

- ¹ = Provided that a permitted principal commercial use occupies the majority of the street-level fronting a public street. In addition, in the NC District, apartments shall be limited to within buildings that existing prior to the adoption of this chapter. In the NC District, there shall be a maximum of 2 dwelling units on each lot.
- ² = Except permitted by special exception if approved within a restored historic building under § 270-117.

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