

# FOR SALE INDUSTRIAL BUILDING



<b>LOCATION:</b>	60 Wright Avenue, Manheim Township, Lititz, PA 17543
<b>SALE PRICE:</b>	\$1,045,000
<b>BUILDING SIZE:</b>	± 13,780 SF ± 11,170 SF Production/Warehouse ± 2,610 SF Office
<b>LOT SIZE:</b>	± 2.1 Acres
<b>ZONING:</b>	I-1 Industrial with D-A Airport Overlay (Manheim Township)
<b>SEWER:</b>	Public - Lancaster Area Sewer Authority (LASA)
<b>WATER:</b>	On-Site Well
<b>ELECTRIC:</b>	400 Amp, 240 Volt, 3-Phase
<b>HVAC:</b>	Gas Heat/Central Air Conditioning (Offices) Gas Unit Heaters (Warehouse)
<b>PARKING:</b>	Twenty (20) On-Site Parking Spaces
<b>PROPERTY TAXES:</b>	\$12,490.80 (2018-2019)
<b>ADDITIONAL COMMENTS:</b>	Freestanding industrial building near Lancaster Airport in Manheim Township. Comprised of 13,780+/- SF including approximately of 2,600 SF of finished office areas, ceiling heights of 12'-14', one (1) dock height door, and one (1) grade level door.

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

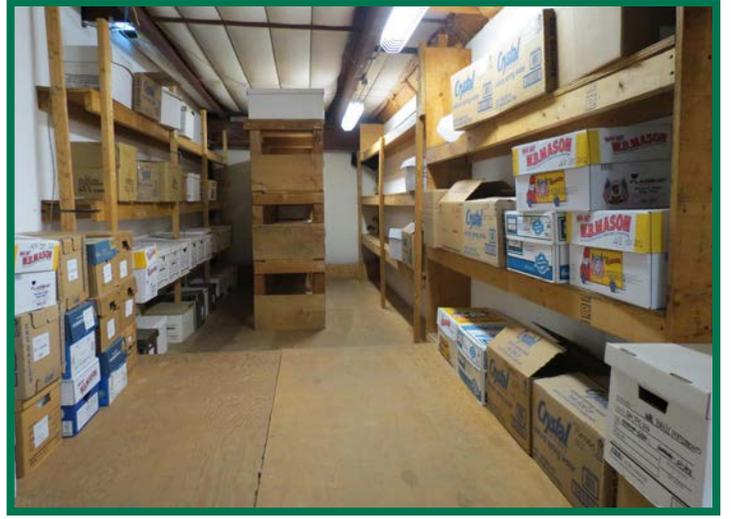


1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279  
(717) 735-6000 (717) 735-6001 Fax  
[dan@uscommercialrealty.net](mailto:dan@uscommercialrealty.net)    [danjr@uscommercialrealty.net](mailto:danjr@uscommercialrealty.net)  
[www.uscommercialrealty.net](http://www.uscommercialrealty.net)

60 Wright Ave  
Lititz, PA  
Photos



60 Wright Ave  
Lititz, PA  
Photos



# 60 Wright Ave Lititz, PA Multi-List Information

## Agent Full

**60 Wright Ave, Lititz, PA 17543**

**Active**

**Commercial Sale**

**\$1,045,000**



MLS #: PALA133918  
 Tax ID #: 390-47435-0-0000  
 Ownership Interest: Fee Simple  
 Type: Industrial  
 Waterfront: No

Available SqFt: 13,780.00  
 Price / Sq Ft: 75.83  
 Business Use: Warehouse  
 Year Built: 1983

### Location

County: Lancaster, PA  
 MLS Area: Manheim Twp - Lancaster County (10539)

School District: [Manheim Township](#)

### Taxes and Assessment

Taxes / Year: \$12,491 / 2018  
 School Tax: \$9,411 / Annually  
 County Tax: \$1,813 / Annually  
 City/Town Tax: \$1,267 / Annually  
 Clean Green Assess: No

Tax Assessed Value: \$622,700 / 2019  
 Imprv. Assessed Value: \$286,600  
 Land Assessed Value: \$336,100  
 Land Use Code: 220

Zoning: INDUSTRIAL  
 Zoning Description: (I-1) Industrial zoning with D-A Airport Overlay

### Commercial Sale Information

Business Type: Warehouse Building Area Total: 13,780 / Assessor

### Building Info

Building Total SQFT: 13,780 / Assessor Construction Materials: Metal Siding  
 Flooring Type: Concrete  
 Roof: Metal

### Lot

Lot Acres / SQFT: 2.1a / 91,476sf / Other

### Parking

Parking: Parking Lot, 20 Total Non-Garage Parking Spaces, 20 Total Garage and Parking Spaces, Private 11+ Spaces

### Utilities

Utilities: Central A/C, Wall Unit, Cooling Fuel: Other, Heating: Baseboard - Electric, Heating Fuel: Electric, Natural Gas, Hot Water: Other, Water Source: Well, Sewer: Public Sewer

### Remarks

Public: Freestanding industrial building near Lancaster Airport in Manheim Township. Comprised of 13,780+/- SF including approximately of 2,600 SF of finished office areas, ceiling heights of 12~14~, one (1) dock height door, and one (1) grade level door.

60 Wright Ave  
Lititz, PA  
Aerial



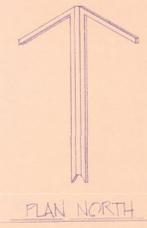
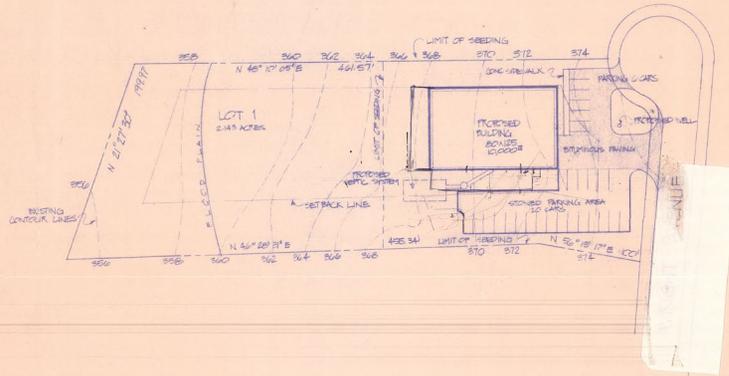
**60 Wright Ave**  
**Lititz, PA**  
GIS Information

**Identify Results:**

Account	390-47435-0-0000
Tax Map No.	3909J12 1 1
Owner	ZALESKIE FAMILY LTD PRTN 60 WRIGHT AVE LITITZ, PA 17543
Deed Acres	2.10
Calculated Acres	2.08
Location	60 WRIGHT AVE
Municipality	MANHEIM TOWNSHIP
School District	MANHEIM TOWNSHIP
Land Use Code	220 LIGHT INDUSTRIAL (CARD)
Zoning District	I-1 INDUSTRIAL
Land Assessment	\$336,100
Building Assessment	\$286,600
Total Assessment	\$622,700
Last Sale Date	07/29/1997
Last Sale Price	\$516,000
Deed Book Page	5410241
Census Tract No.	11900
ADC Map Page	3351



# 60 Wright Ave Lititz, PA Site Plan



SITE PLAN  
4/16/83

44715 File No.  
3 TOC  
188 Occ. Class.  
36 Country Code

44483 Date  
36

PLA \_\_\_ FAA \_\_\_ Act 221 - Energy \_\_\_  
DET \_\_\_ DNR \_\_\_ Act 235-216 - Hdop. \_\_\_

*[Signature]* Plan Examiner  
15-5209 Draw. Index No.

204.247.-  
858.50.-  
347.-

PLAN APPROVAL  
Commonwealth of Pennsylvania  
Department of Labor & Industry  
These plans have been reviewed and approved  
in accordance with the Fire and Public Law,  
Act No. 200, as amended and the Regulations  
promulgated thereunder. This approval  
covers all conditions shown on these plans  
which are regulated by the Fire and Public  
Regulations. Any change or alteration  
to these plans which would affect any  
provisions of the Fire and Public Regulations  
must be approved by the Department.

NO. DATE	REVISION	APP.			PROPOSED SITE PLAN 240 BHS PENNSYLVANIA	SCALE: <i>AS SHOWN</i>	DRG. NO.
						DRAWN BY: <i>CE</i>	PS1
						CHECKED BY:	
						APPROVED BY:	
						DATE: 3-24-83	
						FILE NO. E-435	



## Neighboring Development

# Trucking-reg compliance firm set to construct \$3M HQ in Manheim Township



TIM MEKEEL | Staff Writer May 30, 2019



This rendering shows the future headquarters of Compliance Navigation Specialists on Koser Road, Manheim Township. Provided

Compliance Navigation Specialists, which keeps truckers and trucking companies in compliance with complex federal regulations, said Tuesday it will build a new headquarters at 151 Koser Road.

The two-story, 19,000-square-foot building will provide badly needed space for Compliance Navigation's expanding array of services. Occupancy is set for late 2020.

The project cost will exceed \$3 million, according to the company.

The 4.1-acre site in Manheim Township is zoned industrial. It's about 5 miles from its current office at 38 Copperfield Circle, Lititz.

To be named The Hub, the new headquarters also will provide space for sister companies Northern Insurance Specialists, CNS Driver Training Center and Carolyn's Notary Service.

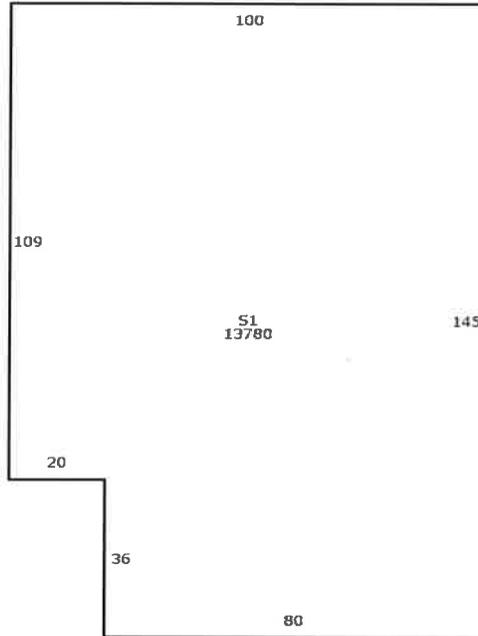
The new building will provide four times the space now used by Compliance Navigation and its sister companies, allowing the group's 21-employee workforce to double and the companies to offer new and upgraded services.

These will include an indoor 65-foot bay for trainings on pre-trip truck inspections, a large classroom, physical examination rooms, a drug testing facility and a vehicle licensing center.

Carolyn's will retain an office at the Copperfield Circle address.



**60 Wright Ave**  
**Lititz, PA**  
**Tax Card**



tech by Apex Media™



**60 Wright Ave**  
**Lititz, PA**  
**Tax Card**

Property Information			
<b>Property ID</b>	390-47435-0-0000	<b>Property Use</b>	200 - INDUSTRIAL
<b>Tax Year</b>	2019 <input type="button" value="v"/>	<b>Land Use</b>	220 - LIGHT INDUSTRIAL
<b>Township</b>	390 Manheim Twp	<b>Tax Status</b>	Taxable
<b>Site Address</b>	60 WRIGHT AVE	<b>Clean &amp; Green</b>	No

Property Sketches & Photos

1 Parcel photo



The parcel sketch shows a rectangular lot with a small rectangular extension on the bottom-left side. The dimensions are: top side 120', right side 140', bottom side 120', left side 120', and the extension is 20' wide and 20' deep. A small icon representing a missing photo is located to the right of the sketch.

Related Names	
<b>Parcel Owner</b>	ZALESKIE FAMILY LTD PRTN, 60 WRIGHT AVE LITITZ, PA 17543
<b>Status</b>	Current

**60 Wright Ave**  
**Lititz, PA**  
**Tax Card**

Assessments						
Annual Billing						
	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	336,100	286,600	<b>622,700</b>	0	0	<b>0</b>
Exempt	0	0	<b>0</b>	0	0	<b>0</b>
<b>Total</b>	<b>336,100</b>	<b>286,600</b>	<b>622,700</b>	<b>0</b>	<b>0</b>	<b>0</b>

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

Property Characteristics			
Electric	Gas	Sewage	Water
HOOKED-UP	PUBLIC SYSTEM	PUBLIC SYSTEM	WELL

Market Land Valuation			
Property Type	Land Type	Sq. Ft.	Calc. Acres
COM - Commercial	2 - PRIMARY HOMESITE	91,476	2.1000

Structure 1 of 2				
Property Type	Description	Style	Total Living Area	Year Built
IND - Industrial	1/1 INDUST-MFCTR #1	INDUST-MFCTR	13,780	1983

<b>Exterior Walls</b> Single -Metal on Steel Frame      13780.00 Sq.Ft.		<b>Heating, Cooling &amp; Ventilation</b> Ind Thu-Wall Heat Pump      13780.00 Sq.Ft.	
<b>Mezzanines</b> Mezzanines-Storage      880.00 Sq.Ft.		<b>Miscellaneous</b> 05 - DCK-HIGH-FLR      100.00 Units 16 - OVRHD-DOORS      2.00 Units	

**60 Wright Ave  
Lititz, PA  
Tax Card**

Structure 2 of 2				
Property Type	Description	Style	Total Living Area	Year Built
IND - Industrial	Detached Structure #1	Outbuildings	10,000	1983
Other / Miscellaneous				
056 - Paving, Asphalt		10000.00 Square Ft.		

No Exemptions

Sales History						
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
1997	5410241		7/29/1997			\$0

Billing & Collection info for this District is not available for display. Please contact the following person or office:

Patricia J. Kabel, Tax Collector  
1840 Municipal Drive  
Lancaster, PA 17601  
(717) 569-6408

No Delinquent Taxes

© 2019 DEVNET, Inc  
Data updated: 2019/06/04  
wEdge Version 4.0.7046.18088



60 Wright Ave  
Lititz, PA  
Deed

LPAC: 97-2076

997042019

2500  
m

JUL 29 1997

**THIS DEED**

RECORDED & FILED

97 JUL 29 PM 3:50

Made the 29<sup>th</sup> day of July, in the year Nineteen hundred and Ninety-seven (1997)

WT 50 RF 1300 AH 11.50 TOT 2500

Between R. DALE BIEBER, hereinafter referred to as "Grantor "

A  
N  
D  
REGISTERED  
MANHEIM TOWNSHIP  
LANCASTER COUNTY, PA

ZALESKIE FAMILY LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP, hereinafter referred to as "Grantee"

Witnesseth, That in consideration of Five Hundred Sixteen Thousand and no/100th (\$516,000.00) Dollars, in hand paid, the receipt of which is hereby acknowledged, the said grantor does hereby grant and convey to the said grantee, his heirs and assigns,

390 MAP 97/2 DIST 1 BLK 1 LOT 1

ALL THAT CERTAIN tract of land, together with improvements thereon, situate on the west side of Wright Avenue in Manheim Township, County of Lancaster and Commonwealth of Pennsylvania, said tract being shown as Lot 1, Block A, Section 2 on the Final Subdivision Plan, Planeview Estates, prepared by the Office of McCloud, Scatchard, Derck and Edson, dated July 5, 1978, being known as Drawing No. 1278-F-1, said tract being more fully bounded and described as follows, to wit:

BEGINNING at a point on the western right-of-way line of Wright Avenue, four hundred seven (407.00) feet north of the intersection of the said right-of-way and the northern right-of-way of Koser Road, and also being the property corner of Lot No. 1 in Section 1 of Planeview Estates; thence running along said right-of-way line North thirty-three (33) degrees forty-six (46) minutes forty-three (43) seconds West, a distance of one hundred twenty and ninety-two hundredths (120.92) feet to a point; thence continuing along said right-of-way curving to the left of an arc having a radius of twenty (20.00) feet, and an arc distance of twenty-five and sixty-two hundredths (25.62) feet, the chord of said arc being North seventy (70) degrees twenty-eight (28) minutes forty (40) seconds West, a distance of twenty-three and ninety-one hundredths (23.91) feet to a point; thence curving to the right on the cul-de-sac of Wright Avenue on an arc having a radius of fifty (50.00) feet, and an arc distance of fifty-seven and two hundredths (57.02) feet, the bearing of said arc being North seventy-four (74) degrees thirty (30) minutes fifteen (15) seconds West, a distance of fifty-three and ninety-eight hundredths (53.98) feet to a point; thence turning and running along the boundary with Lot No. 2 South forty-eight (48) degrees ten (10) minutes five (05) seconds West, a distance of four hundred sixty-one and fifty-seven hundredths (461.57) feet to a point, a drainage easement of seven and five tenths (7.5) feet width within this lot runs the entire length of this leg; thence turning and running in a southerly direction along land now or late of Jemet Enterprises South twenty-one (21) degrees twenty-two (22) minutes thirty (30) seconds East, a distance of one hundred ninety-seven and ninety-seven hundredths (197.97) feet to a point, being a property corner of Lot No. 1, Section 1; thence turning and running along the boundary with said Lot No. 1, North forty-six (46) degrees twenty-eight (28) minutes thirty-one (31) seconds East, a distance of four hundred fifty-five and thirty-four hundredths (455.34) feet to a point; thence continuing along said boundary North fifty-six (56) degrees thirteen (13) minutes seventeen (17) seconds East, a distance of one hundred (100.00) feet to a point being the place of BEGINNING.

CONTAINING 2.143 acres.

5410

0241

Manheim Twp.  
Manheim Twp.

TAXES	
Pa	5160.00
Local	2580.00
	2580.00



60 Wright Ave  
Lititz, PA  
Deed

I Hereby Certify that the precise address of the grantee herein is:

322 Rumford Road

Lititz PA 17543

Russell, Krafft & Gruber

By 

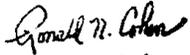
Prepared by:

Russell, Krafft & Gruber  
Hempfield Center, Suite 300  
930 Red Rose Court  
Lancaster, PA 17601  
(717) 293-9293

n:\land\lcr\lcr.doc

I Certify This Document To Be  
Recorded in Lancaster Co., Pa.



  
Recorder of Deeds

07/29/97	3:49PM	010#9366	PA**
		PA TAX	\$5160.00
07/29/97	3:49PM	010#9366	PA**
		LOCAL TX	\$2580.00
07/29/97	3:49PM	010#9366	PA**
		LOCAL TX	\$2580.00

5410 0243

**60 Wright Ave  
Lititz, PA  
Municipal Officials**

**Manheim Township**

**Township Offices:**

1840 Municipal Drive

Lancaster, PA 17601 Phone: 717-569-6408

Sean P. Molchany, Township Manager

Website: <https://www.manheimtownship.org/>

**Board of Commissioners**

David R. Heck, President

Albert B. Kling, Vice President

Donna E. DiMeo

Ian G. Hodge

Samuel M. Mecum

**Planning Commission**

Michel Gibeult, Chairperson

Jeffery E. Swinehart, Vice-Chairperson

Stacey W. Betts

John Hendrix

Walter B. Lee

Maryann Marotta

John Shipman

**Finance Department**

Jim Landis, Accountant

Dawn M. Stratchko, Treasurer

**Zoning Hearing Board**

David Wood, Chairperson

David Beyer, Vice-Chairperson

Greg Strausser

James M. Stephens

Jennifer M-J Luciani

Patrick W. Trimble, Alternate

**Public Works:**

Phillip Mellot, Director of Public Works

Wendy S. Herr, Administrative Assistant

**Code Compliance**

Andrew S. Bowman, Director

Pam Hertz, Administrative Assistant

**Planning and Zoning**

Lisa Douglas, Director

Samuel L. Maurer, Assistant Zoning Officer

Shannon Sinopoli, Land Development Review Admin

**General Municipal Authority**

James L. Lombardo, Chairperson

Edward J. Plakans, Vice-Chairperson

Samuel M. Mecum, Secretary

J. Michael Flanagan, Treasurer

Neil S. Kline, Assistant Secretary/Treasurer

**School District**

Manheim Township

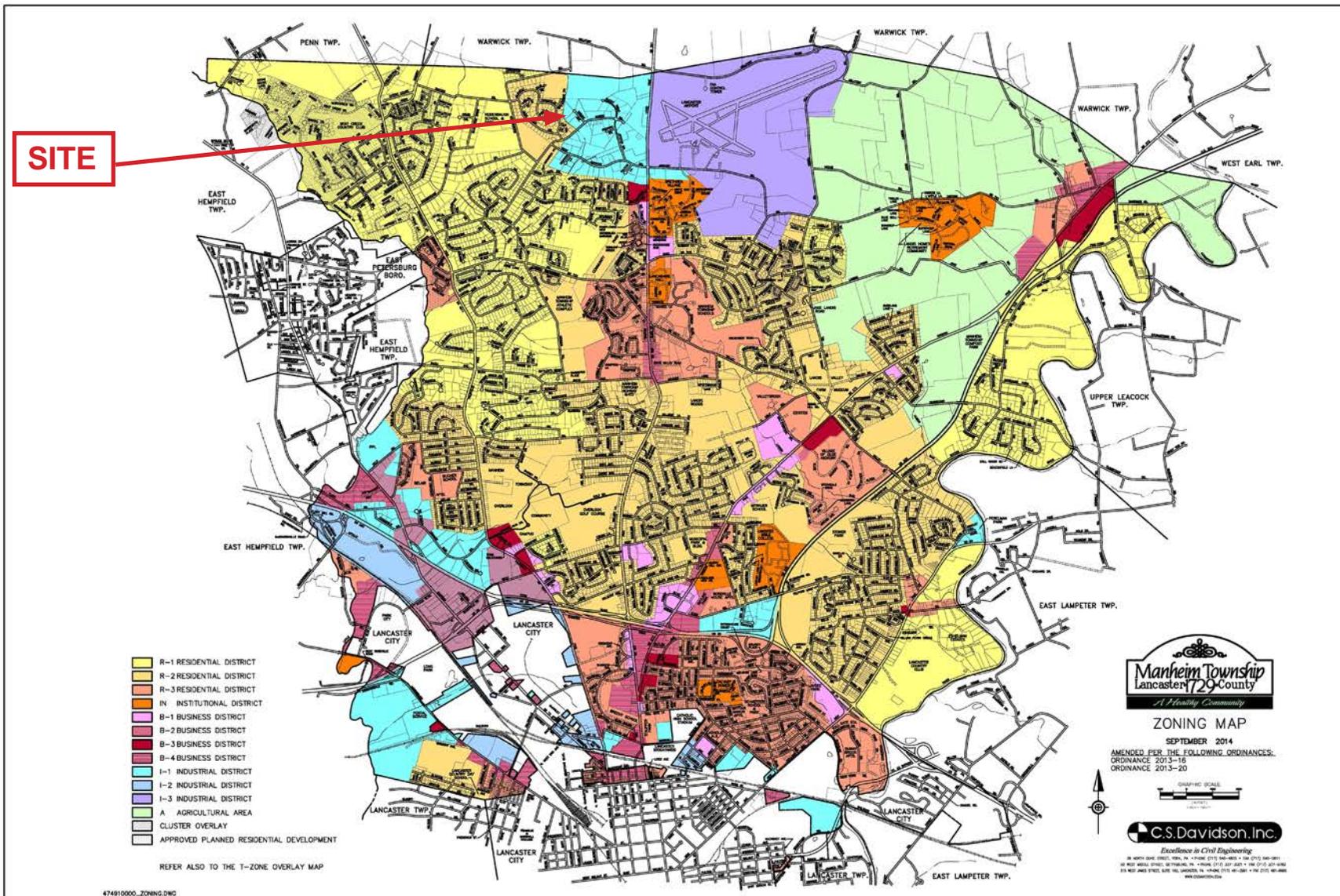
717-569-8231

**Water/Sewer Authority:**

Lancaster City Water Bureau

Lancaster Area Sewer Authority

# 60 Wright Ave Lititz, PA Zoning Map



**60 Wright Ave  
Lititz, PA  
Zoning Information**

**Township of Manheim**

**Uses Within Industrial Districts**

\*\*See also applicable T-Zone Overlay Districts for additional use regulations.\*\*

**KEY:**

X = Right

SE = Special exception

C = Conditional

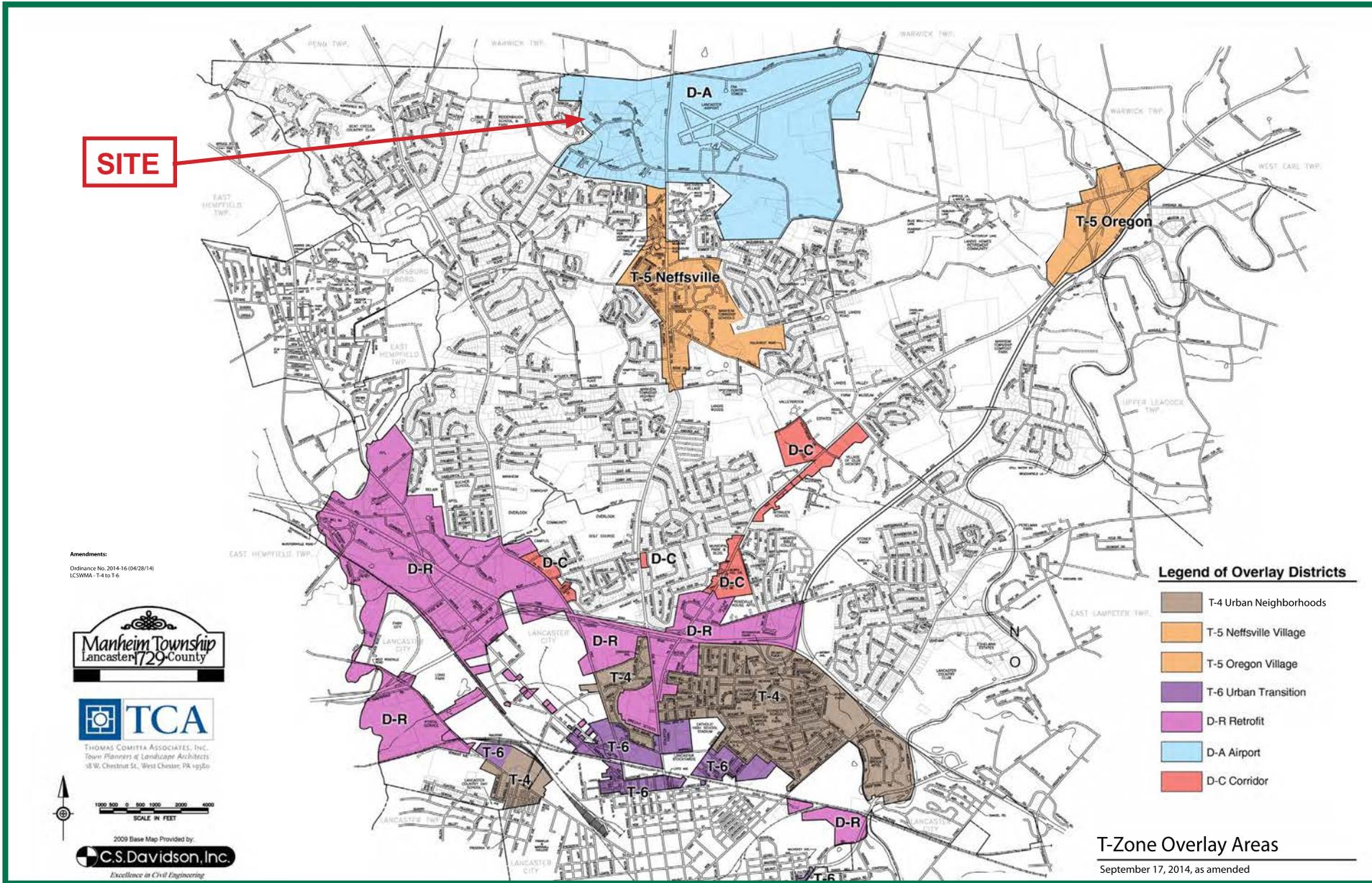
	I-1	I-2	I-3
Agricultural uses and necessary buildings	X	X	X
Airports			X
Banks and financial institutions	X		
Building materials sales and storage	SE	SE	SE
Commercial recreation facilities	X	X	X
Community clubs			SE
Day-care centers	SE	SE	
Day-care centers as an accessory use			SE
Distribution facilities			X
Educational institutions	X	X	X
Forestry	X	X	X
Golf courses	SE		SE
Golf driving ranges	SE		SE
Hospice care facility	SE		
Industrial activities involving processing, production, repair, or testing and conversion, assembly, and nontoxic chemical operations	X	X	X
Junkyard		SE	
Retail sale of lawn and garden care products; outdoor sale of nursery stock	SE	SE	SE
Laboratories for research and development	X	X	X
Municipal Uses	X	X	X
Offices, professional	X	X	X
Offices, medical or dental	X	X	X
Public parks and recreational areas	X	X	X
Public utility installations	X	X	X
Regional Stormwater Facility	X	X	X

**60 Wright Ave  
Lititz, PA  
Zoning Information**

	<b>I-1</b>	<b>I-2</b>	<b>I-3</b>
Restaurants	SE	SE	SE
Retail sales, excluding supermarkets, motor vehicle service stations or garages, motor vehicle sales buildings, body art establishments, and adult establishments	X		
Retail sales as an accessory use			X
Retail sale of products produced on the property		X	
Retail sales on airport property			SE
Solid Waste Management Services & Facilities (up to 4 fast-fill CNG dispensers)		X	
Solid Waste Management Services & Facilities (5 or more fast-fill CNG dispensers)		SE	
Telecommunications towers	X	X	X
Theater churches	SE	SE	SE
Trucking terminals		SE	
Warehousing and mini warehousing facilities	X	X	X
Wholesale sales	X	X	



# 60 Wright Ave Lititz, PA Overlay Map



**60 Wright Ave**  
**Lititz, PA**  
Zoning Information

**SECTION 2409. D-A AIRPORT OVERLAY AREA**

1. Purpose. The purpose of this overlay is to permit and encourage the development of uses dependent upon, supportive of, or related to air transportation and the aviation industry at the Lancaster Airport. This overlay is intended to provide for the efficient layout and operation of the airport, including facilities for commercial airline operations, air cargo, general aviation, instruction, and an appropriate range of retail and service uses that serve airport customers; permit transportation-related and operations-related activities; and permit limited industrial uses that are compatible with and/or supportive of the Lancaster Airport to locate within the immediate vicinity. All regulations of the Airport Safety Zones in Section 2214 shall apply throughout the overlay.
2. Permitted uses.
  - A. The following uses shall be permitted throughout the D-A Airport Overlay as a use by right:
    - (1) Agricultural use and necessary buildings.
    - (2) Airports (underlying I-3 District only).
    - (3) Industrial activities involving processing, production, repair, or testing and conversion, assembly, and nontoxic chemical operations.
    - (4) Laboratories for research and development.
    - (5) Limited-service hotel.
    - (6) Public parks and public recreation areas.
    - (7) Public utility installations.
    - (8) Warehousing, mini warehousing and distribution facilities.
    - (9) Educational institutions that support the aviation industry, such as aviation technical schools.
    - (11) Public or commercial service establishments that support the aviation industry, such as security services and inspection facilities.

**60 Wright Ave**  
**Lititz, PA**  
**Zoning Information**

- (12) Business or industrial uses that are related to aviation and require direct access to an airport facility or aviation services, including assembly or sale of aircraft, air frames, aircraft engines, aircraft parts or associated components, radios or navigational equipment, and similar products or services; aircraft maintenance and repairs; and aviation service facilities.
  - (13) Retail sales as an accessory use to the permitted industrial activities, where such sales are limited to a maximum of ten (10) percent of the total gross floor area of such activity, excluding motor vehicle service stations that are open to the public, motor vehicle sales, and adult establishments.
  - (14) Commercial recreation facilities.
  - (15) Accessory buildings and uses customarily incidental to the above permitted uses.
- B** The following uses shall be permitted throughout the overlay as a use by special exception:
- (1) Aviation-related dormitories.
  - (2) Banks and financial institutions.
  - (3) Parking structures and decks.
  - (4) Community clubs in existing movie theaters. (See Section 2520)
  - (5) Day-care center as an accessory use to any of the uses by right.
  - (6) Laundromat/laundry services.
  - (7) Offices, professional.
  - (8) Offices, medical and dental.
  - (9) Restaurants without drive through service but with or without outdoor dining. (See Section 2526)
  - (10) Retail service establishments, such as auto rental and travel agencies, and motor vehicle service stations.
  - (11) Retail sales within an airport, provided that supermarkets, motor vehicle sales buildings, and adult establishments are not provided.
  - (12) Theater churches. (See Section 2519)
  - (13) Convenience store within an airport property.
  - (14) Accessory buildings and uses customarily incidental to the above special exception uses.
3. Area and bulk regulations:
- A. Sewer and water. Both public sewer and public water service are required for all uses other than agricultural uses.

**60 Wright Ave**  
**Lititz, PA**  
**Zoning Information**

- B. Maximum building height: Thirty (35) feet, except that all structures are subject to Section 2208 and Section 2214 of this ordinance, and the maximum building height may be increased to a maximum height of fifty-five (55) feet with the purchase of transferable development rights in accordance with Article XXVI. Where such height increase may be permitted, it shall be in accordance with the following:
- (1) No structure within one hundred fifty (150) feet of residentially zoned land shall exceed three stories or thirty-five (35) feet in height.
  - (2) The perimeter buffer shall be increased to a minimum of twenty-five (25) feet along the side and rear yards and fifty (50) feet when adjacent to a residential use or zone.
- C. Build-to line - Except as listed below, buildings shall be placed along a build-to line that falls within the range of fifteen (15) feet to twenty-five (25) feet for all uses:
- (1) Where Section 2213 requires a greater setback, then such setback shall apply.
  - (2) Where the principal use of a site is an airport, then a building setback of fifty (50) feet shall apply to all property lines.
  - (3) In the case of an existing nonconforming building that cannot meet the build-to line, a fence, hedge or wall shall be constructed along the build-to line in order to maintain the street wall.
- D. Maximum building length. No building shall exceed two hundred fifty (250) feet in length unless otherwise provided in this ordinance; provided, however, that:
- (1) There must be a visual break in the building facade every seventy-five (75) feet. Such break shall consist of, as a minimum, a two (2) foot recess or projection projecting from the building for a linear distance of fifteen (15) feet along the façade; or at least a thirty (30) degree angle of deflection of the building's center line. Such break shall extend the entire height of the building. Color and texture variations may accompany the above facade treatments.
  - (2) The maximum length may be increased to a length of four hundred (400) feet with the purchase of transferable development rights in accordance with Article XXVI.
- E. Minimum lot requirements:
- (1) Agricultural uses. (See Section 605.2.A)
  - (2) Airports:
    - [a] Minimum lot area: Ten (10) acres.
    - [b] Minimum lot width: Three hundred (300) feet.
    - [c] Minimum lot depth: Three hundred (300) feet.
    - [d] Minimum yard dimensions:
      - [i] Front yard: Fifty (50) feet. (See Section 2213)



**60 Wright Ave**  
**Lititz, PA**  
**Zoning Information**

- [ii] Side yard, each side: Fifty (50) feet; however, if the lot is adjacent to a residential district, the side yard shall be seventy-five (75) feet on the side contiguous with the residential district.
  - [iii] Rear yard: Fifty (50) feet; however, if the lot is adjacent to a residential district, the rear yard shall be seventy (75) feet along the side contiguous with the residential district.
  - [iv] Perimeter buffer: Ten (10) feet; however, for any lot adjacent to a residential district, the perimeter buffer shall be twenty (20) feet wide on all sides contiguous with the residential district.
  - [e] Minimum open area: Eighty (80) percent.
- (3) Banks and financial institutions, restaurants, day-care centers:
- [a] Minimum lot area: Twenty thousand (20,000) square feet.
  - [b] Minimum lot width:
    - [i] At street line: One hundred (100) feet.
    - [ii] At front yard setback line: One hundred (100) feet.
  - [c] Minimum lot depth: One hundred fifty (150) feet.
  - [d] Minimum yard dimensions:
    - [i] Front yard: Fifty (50) feet. (See Section 2213)
    - [ii] Side yard, each side: Twenty (25) feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be seventy (75) feet on the side contiguous with the residential district.
    - [iii] Rear yard: Twenty-five (25) feet; however, if the lot is adjacent to a residential district, the rear yard shall be seventy-five (75) feet along the side contiguous with the residential district.
    - [iv] Perimeter buffer: Twenty (20) feet.
  - [e] Minimum open area: Twenty (20) percent.
- (4) Other retail sales within the D-A Airport Overlay.
- [a] Separate structures for retail use shall be limited to fifteen thousand (15,000) square feet.
  - [b] Retail sales as part of structures containing other uses shall not exceed fifteen thousand (15,000) square feet.
  - [c] The total floor area of retail sales within an airport boundary shall be limited to ten (10) percent of the total floor area of all buildings located within the airport boundary.
- (5) Convenience stores within an airport property.

**60 Wright Ave**  
**Lititz, PA**  
**Zoning Information**

- [a] Minimum lot area: Forty thousand (40,000) square feet.
  - [b] Minimum lot width:
    - [i] At street line: One hundred (100) feet.
    - [ii] At front yard setback line: One hundred (100) feet.
  - [c] Minimum lot depth: One hundred fifty (150) feet.
  - [d] Minimum yard dimensions:
    - [i] Front yard: Fifty (50) feet. (See Section 2213)
    - [ii] Side yard, each side: Twenty (25) feet.
    - [iii] Rear yard: Twenty-five (25) feet.
    - [iv] Perimeter buffer: Ten (10) feet.
  - [e] Minimum open area: Twenty (20) percent.
  - [f] Maximum building footprint for a convenience store shall be limited to seven thousand (7,000) square feet.
  - [g] Vehicle fuel dispensing facilities shall be limited to a maximum of 16 fuel dispensers under a single canopy.
  - [h] Convenience stores shall have a minimum of one access from an arterial legislative street route as identified by the Township.
  - [i] No more than one convenience store shall be permitted within an airport property. Airport property shall mean all land within the tract presently containing an airport as existing of July 8, 2013, without regard to any future reduction/diminution of such parent tract by subsequent subdivision or sale of any part thereof, and shall include any future land acquisitions or additions to such parent tract, so that the single convenience store which may be permitted as a special exception on such parent tract shall be the sole and only convenience store which may be permitted on the parent tract or any remaining balance thereof following any subdivision or sale of any part thereof and any increase thereof following future additions thereto.
  - [j] Accessory buildings and uses customarily incidental to the convenience store use, including but not limited to, vehicle fuel canopies, pumps, and carwash, shall have a maximum building height of thirty-five (35) feet and all minimum yard dimensions shall be in accordance with Section 2409.3.E.(5).(d).
- (6) Community clubs in existing movie theaters. Such uses shall comply with the requirements of Section 2520.
- (7) Theater churches. Such uses shall comply with the requirements of Section 2519.

**60 Wright Ave**  
**Lititz, PA**  
**Zoning Information**

- (8) Public parks and public recreation areas:
  - [a] Minimum lot area: none.
  - [b] Minimum lot width: 50 feet.
  - [c] Minimum lot depth: none.
  - [d] Minimum yard dimensions:
    - [i] Front yard: 25 feet. (See Section 2213)
    - [ii] Side yard, each side: 20 feet.
    - [iii] Rear yard: 35 feet.
    - [iv] Minimum open area: none.
- (9) Public utility installations:
  - [a] Minimum lot area: none.
  - [b] Minimum lot width: none.
  - [c] Minimum lot depth: none.
  - [d] Minimum yard dimensions:
    - [i] Front yard: 25 feet. (See Section 2213)
    - [ii] Side yard, each side: 12 feet.
    - [iii] Rear yard: 12 feet.
  - [e] Minimum open area: none.
  - [f] Landscaping and screening. (See Section 2512 and Section 2513)
- (10) Commercial recreation facilities in I-3 zoning district:
  - [a] Sewer and water. Both public sewer and public water service are required.
  - [b] Minimum lot area: 40,000 square feet.
  - [c] Minimum lot width:
    - [i] At street line: 150 feet.
    - [ii] At front yard setback line: 150 feet.
  - [d] Minimum lot depth: 150 feet.



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Zoning Information

- [e] Minimum yard dimensions:
    - [i] Front yard: 50 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
    - [ii] Side yard, each side: 25 feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be 75 feet on the side contiguous with the residential district.
    - [iii] Rear yard: 25 feet; provided, however, that if the lot is adjacent to a residential district, the rear yard shall be 75 feet along the side contiguous with the residential district.
  - [f] Minimum open area: Twenty (20%).
  - [g] Landscaping and screening. (See Section 2512 and Section 2513)
  - [h] Perimeter buffer: 20 feet.
  - [i] Length of building: 300’.
- (11) Other permitted uses by right and offices, aviation-related dormitories permitted by special exception:
- [a] Minimum lot area: Forty thousand (40,000) square feet.
  - [b] Minimum lot width:
    - [i] At street line: One hundred (100) feet.
    - [ii] At front yard setback line: One hundred (100) feet.
  - [c] Minimum lot depth: One hundred fifty (150) feet.
  - [d] Minimum yard dimensions:
    - [i] Front Yard: 50 feet. (See Section 2213)
    - [ii] Side yard, each side: Twenty (25) feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be seventy-five (75) feet on the side contiguous with the residential district.
    - [iii] Rear yard: Twenty-five (25) feet; provided, however, that if the lot is adjacent to a residential district, the rear yard shall be seventy (75) feet along the side contiguous with the residential district.
    - [iv] Perimeter buffer: Ten (10) feet; provided, however, that for any lot adjacent to a residential district, the perimeter buffer shall be 20 feet wide on all sides contiguous with the residential district.
  - [e] Minimum open area: Twenty (20) percent.

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Zoning Information

4. Fencing. Fencing shall be provided as required by the FAA, the Department of Homeland Security, or the Transportation Security Administration.
5. Screening. See Section 2512 and Section 2513.
6. Design requirements.
  - (1) All subdivision, land development, and redevelopment within the T-Zone Overlay shall comply with the Design Standards in Appendix A.
7. Supplemental regulations. The uses in this overlay are also subject to applicable regulations contained in the following articles:
  - A. Article XVIII, Signs.
  - B. Article XX, Off-Street Parking and Loading.
  - C. Article XXI, Accessory Uses.
  - D. Article XXII, General Regulations.
  - E. Article XXVI, Transfer of Development Rights (TDR).
  - D. Article XXV, Performance Standards.



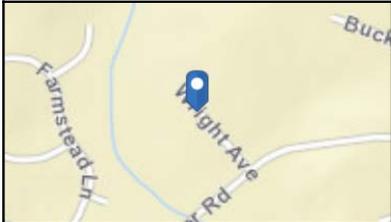
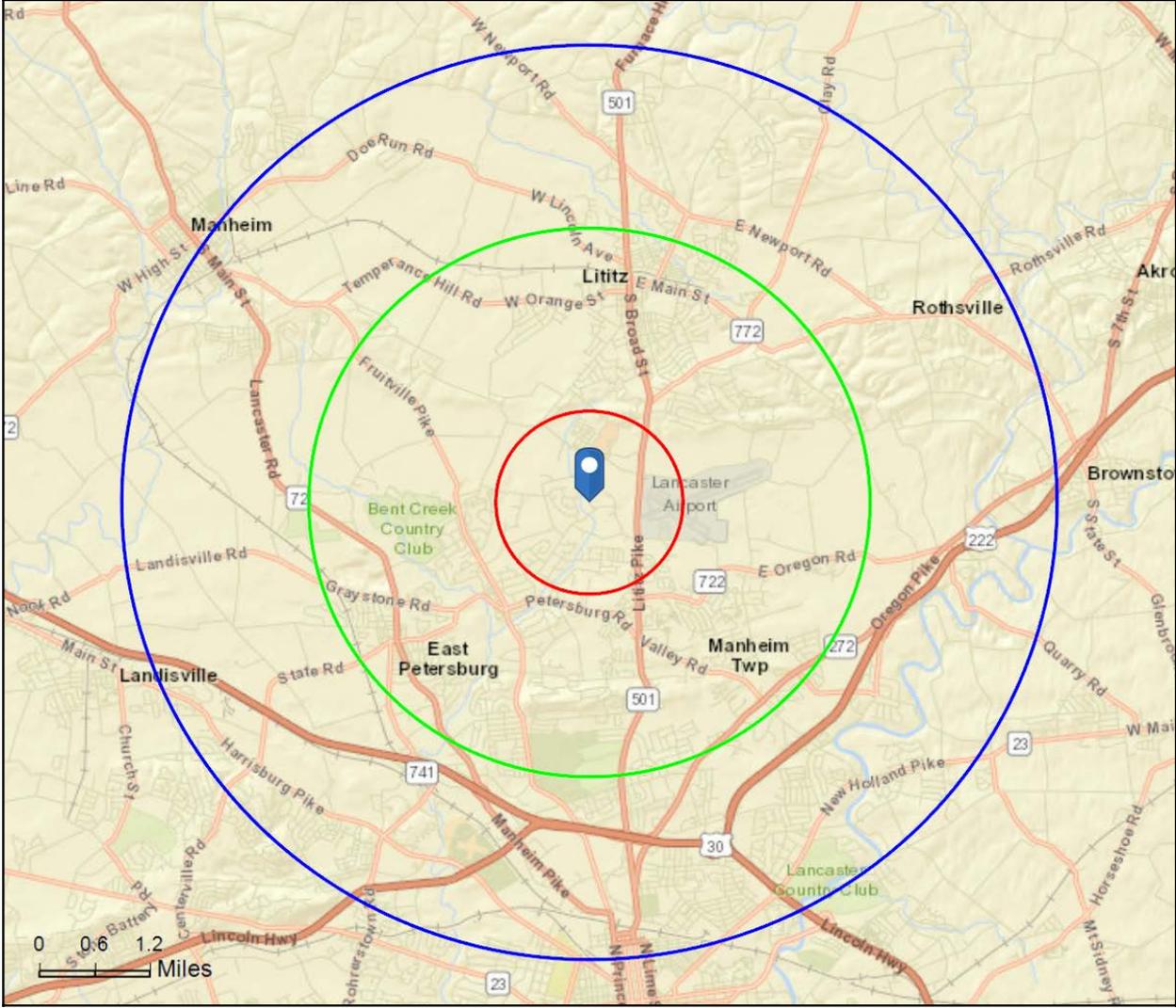
# 60 Wright Ave Lititz, PA Demographics



## Site Map

60 Wright Ave, Lititz, Pennsylvania, 17543  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.12185  
Longitude: -76.31533



June 04, 2019

# 60 Wright Ave Lititz, PA Demographics



## Executive Summary

60 Wright Ave, Lititz, Pennsylvania, 17543  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.12185  
Longitude: -76.31533

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,269	37,051	79,617
2010 Population	3,144	41,636	88,970
2018 Population	3,450	44,699	95,145
2023 Population	3,619	46,400	99,227
2000-2010 Annual Rate	3.32%	1.17%	1.12%
2010-2018 Annual Rate	1.13%	0.86%	0.82%
2018-2023 Annual Rate	0.96%	0.75%	0.84%
2018 Male Population	46.9%	47.2%	47.9%
2018 Female Population	53.1%	52.8%	52.1%
2018 Median Age	41.3	45.7	43.6

In the identified area, the current year population is 95,145. In 2010, the Census count in the area was 88,970. The rate of change since 2010 was 0.82% annually. The five-year projection for the population in the area is 99,227 representing a change of 0.84% annually from 2018 to 2023. Currently, the population is 47.9% male and 52.1% female.

### Median Age

The median age in this area is 41.3, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	83.4%	88.2%	86.5%
2018 Black Alone	3.8%	2.6%	3.5%
2018 American Indian/Alaska Native Alone	0.0%	0.2%	0.2%
2018 Asian Alone	5.0%	4.2%	4.0%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	4.4%	2.6%	3.3%
2018 Two or More Races	3.4%	2.2%	2.4%
2018 Hispanic Origin (Any Race)	10.3%	6.8%	8.5%

Persons of Hispanic origin represent 8.5% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 36.5 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	755	14,260	30,581
2010 Households	1,107	16,586	35,037
2018 Total Households	1,202	17,668	37,162
2023 Total Households	1,255	18,288	38,695
2000-2010 Annual Rate	3.90%	1.52%	1.37%
2010-2018 Annual Rate	1.00%	0.77%	0.72%
2018-2023 Annual Rate	0.87%	0.69%	0.81%
2018 Average Household Size	2.84	2.48	2.51

The household count in this area has changed from 35,037 in 2010 to 37,162 in the current year, a change of 0.72% annually. The five-year projection of households is 38,695, a change of 0.81% annually from the current year total. Average household size is currently 2.51, compared to 2.49 in the year 2010. The number of families in the current year is 25,438 in the specified area.



# 60 Wright Ave Lititz, PA Demographics



## Executive Summary

60 Wright Ave, Lititz, Pennsylvania, 17543  
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty  
Latitude: 40.12185  
Longitude: -76.31533

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$101,709	\$73,523	\$70,774
2023 Median Household Income	\$111,041	\$80,903	\$78,606
2018-2023 Annual Rate	1.77%	1.93%	2.12%
<b>Average Household Income</b>			
2018 Average Household Income	\$125,222	\$96,400	\$94,466
2023 Average Household Income	\$141,608	\$107,475	\$105,086
2018-2023 Annual Rate	2.49%	2.20%	2.15%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$45,851	\$38,555	\$37,404
2023 Per Capita Income	\$51,561	\$42,790	\$41,487
2018-2023 Annual Rate	2.38%	2.11%	2.09%

### Households by Income

Current median household income is \$70,774 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$78,606 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$94,466 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$105,086 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$37,404 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$41,487 in five years, compared to \$36,530 for all U.S. households

### Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	763	14,671	31,597
2000 Owner Occupied Housing Units	575	10,918	22,598
2000 Renter Occupied Housing Units	180	3,342	7,983
2000 Vacant Housing Units	8	411	1,016
2010 Total Housing Units	1,139	17,345	36,583
2010 Owner Occupied Housing Units	780	12,085	24,588
2010 Renter Occupied Housing Units	327	4,501	10,449
2010 Vacant Housing Units	32	759	1,546
2018 Total Housing Units	1,239	18,577	38,924
2018 Owner Occupied Housing Units	837	12,733	25,534
2018 Renter Occupied Housing Units	364	4,936	11,627
2018 Vacant Housing Units	37	909	1,762
2023 Total Housing Units	1,295	19,236	40,613
2023 Owner Occupied Housing Units	882	13,282	26,615
2023 Renter Occupied Housing Units	372	5,006	12,081
2023 Vacant Housing Units	40	948	1,918

Currently, 65.6% of the 38,924 housing units in the area are owner occupied; 29.9%, renter occupied; and 4.5% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 36,583 housing units in the area - 67.2% owner occupied, 28.6% renter occupied, and 4.2% vacant. The annual rate of change in housing units since 2010 is 2.80%. Median home value in the area is \$228,170, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.63% annually to \$247,429.

