

FOR SALE
RED ROSE BED AND BREAKFAST
EAST LAMPETER TOWNSHIP



U.S. COMMERCIAL REALTY

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SALIENT INFORMATION

LOCATION:	441 Mount Sidney Road, Lancaster, PA 17602			
ZONING:	(VR) Village Residential - Possible uses include: Bed and Breakfast, places of worship, recreation, single family detached dwelling, medical/dental/vision care office, and more.			
WATER:	On-Site Well			
SEWER:	Public			
TRAFFIC COUNT:	Mount Sidney Road:	6,691 Vehicles Per Day (both directions)		
DEMOGRAPHICS:		<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
	Population	1,912	24,044	89,890
	Households	686	9,058	32,650
	Average HH Income	\$80,945	\$82,825	\$78,109
COMMENTS:	<u>Main House:</u>	2.5 story brick farmhouse currently operating as a Bed and Breakfast in a prime location near Rural Lancaster's main retail and tourism corridor. 5,364 SF finished area featuring 8 bedrooms, 5.5 bathrooms, full kitchen with large dining area, and covered front and side porches. Large back yard area with 16 parking spaces, utility building, and gazebo.		
	<u>Retreat Center:</u>	2.5 story barn consisting of 4,423 SF which features a large conference area, kitchenette, small meeting room, private office space, 4 bathrooms, and space for 3 bedrooms. Opens up to a large fenced in courtyard area in the front yard which is accessible from both buildings. Both buildings being offered as part of this sale.		
SALE PRICE:	\$795,000.00			



AERIAL



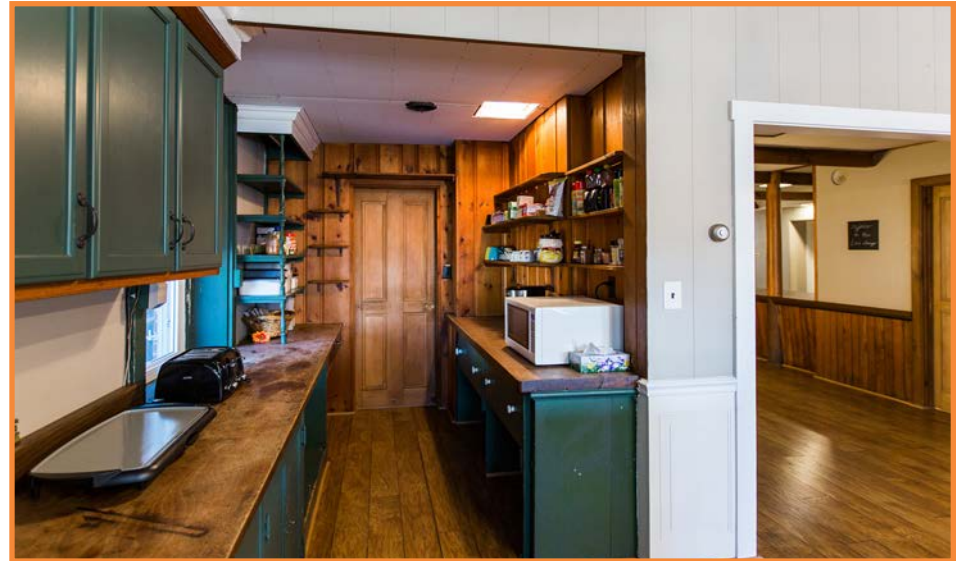
SURROUNDING ATTRACTIONS



PHOTOS - EXTERIOR



PHOTOS - MAIN HOUSE



PHOTOS - MAIN HOUSE



PHOTOS - MAIN HOUSE



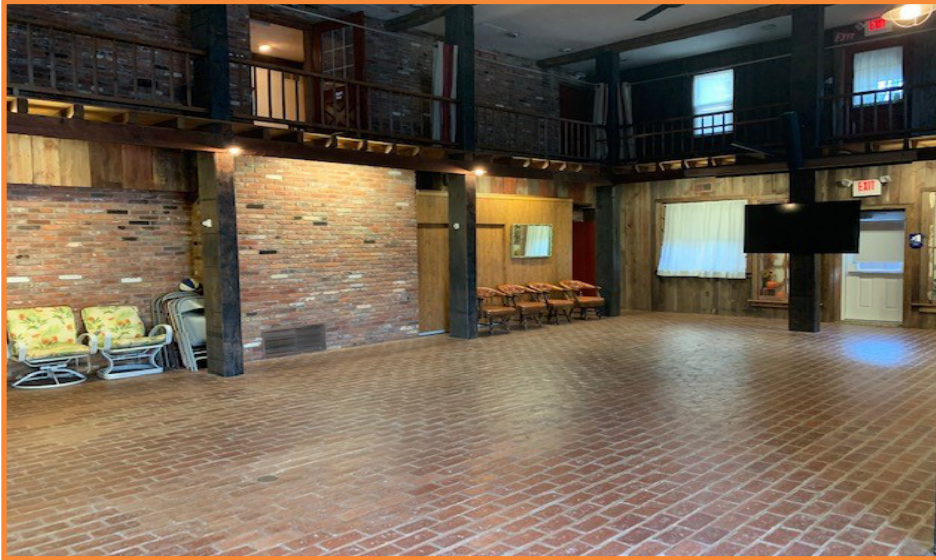
PHOTOS - MAIN HOUSE



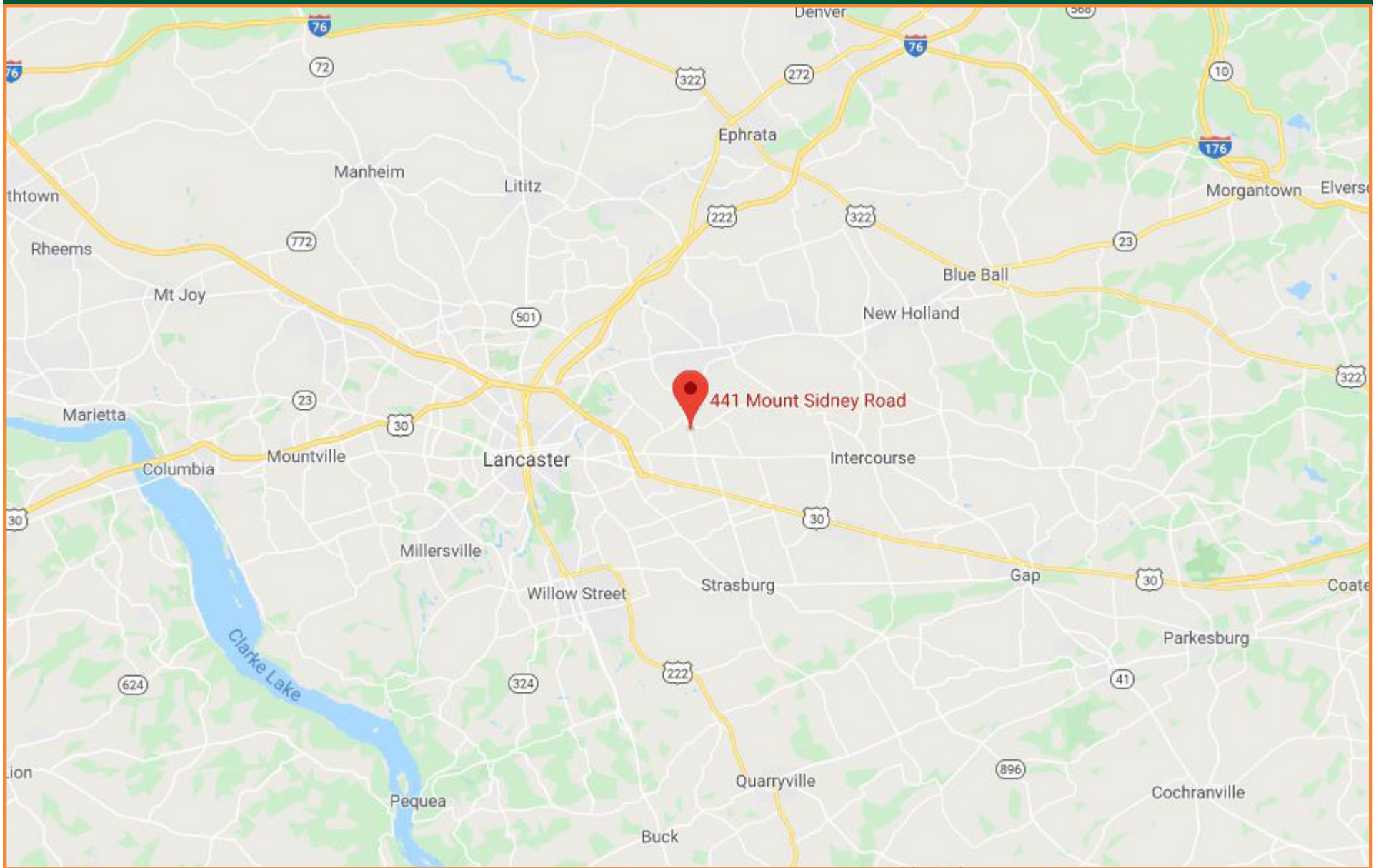
PHOTOS - MAIN HOUSE



PHOTOS - RETREAT CENTER



LOCAL MAP



REGIONAL MAP

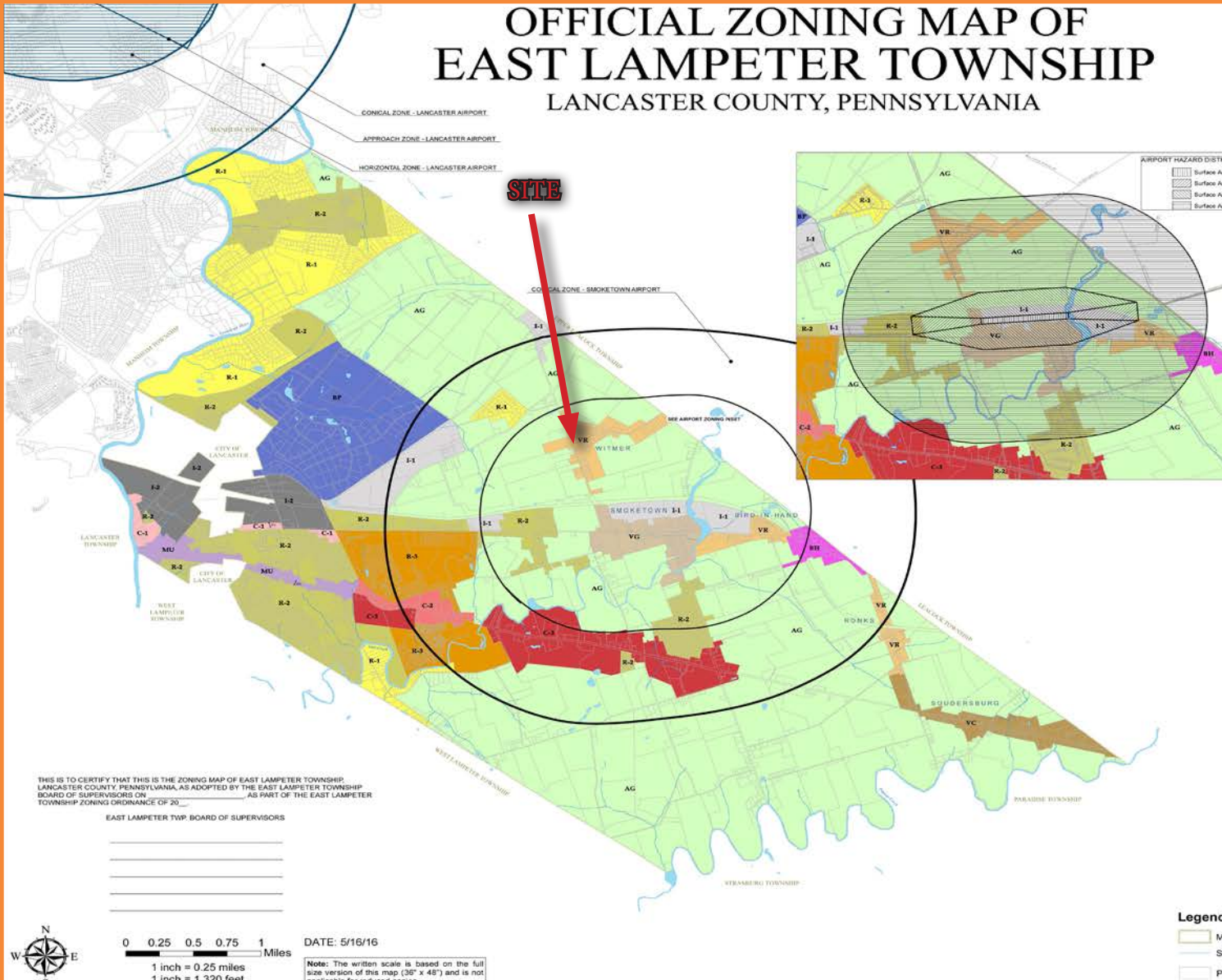


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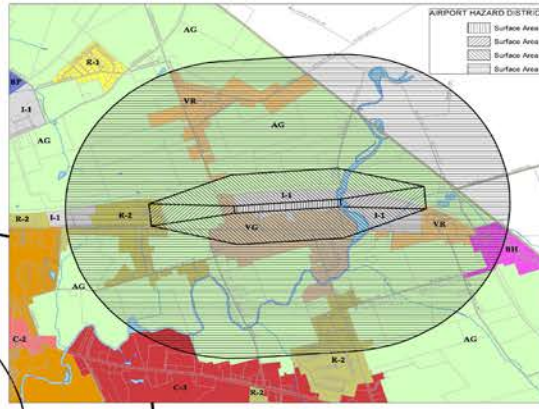
ZONING MAP

OFFICIAL ZONING MAP OF EAST LAMPETER TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA



Zoning District Boundaries: Unless otherwise specified within the East Lampeter Zoning Ordinance, the following rules and guidelines shall apply to the interpretation of the district boundaries depicted on the Zoning Map:

- Where district boundaries are indicated as approximately coinciding with the centerlines of streets, highways, lanes, alleys, railroad tracks, rivers or creeks, such centerline shall be construed to be such boundaries.
- Where district boundaries are indicated as approximately coinciding with lot lines or deed lines, which were in effect at the date of the Zoning Ordinance, such lines shall be construed to be such boundaries.
- Where district boundaries are indicated as approximately coinciding or municipal boundary lines, such lines shall be construed to be such boundaries.
- Where district boundaries are indicated as being approximately parallel to the center or right-of-way lines of streets or highways, lanes, alleys, railroad tracks, rivers or creeks, such district boundaries shall be construed as being parallel to the center or right-of-way lines at such distance as is indicated on the Zoning Map.
- Where district boundaries are indicated as being approximately perpendicular to the right-of-way lines of a street, such district boundaries shall be construed as being perpendicular to the right-of-way lines.
- Where district boundaries are referenced by a distance or measurement from a specific feature, such distance shall be measured in feet and the district boundaries shall follow the specified setback. Where distances or measurements are not specifically referenced on the Zoning Map, the scale of the Zoning Map shall determine the unspecified setback.
- Where a district boundary line divides a lot which was in single ownership at the effective date of this Ordinance, at the election of the property owner, the regulations of either zoning district may be extended a distance of not more than fifty (50) feet beyond the district boundary line onto the remaining portion of the lot.
- Where physical or cultural features existing on the ground are inconsistent with those indicated on the Zoning Map, or when circumstances not covered within the context of this Section apply, the Zoning Hearing Board shall interpret the district boundaries.
- The information pertaining to the Airport Overlay District depicted on this Zoning Map is also depicted on the Lancaster Airport Height Limitation Map and the Smoke Town Airport Height Limitation Map, which have been prepared by the Pennsylvania Department of Transportation, Bureau of Aviation.
- The term "Airport Overlay District" shall also be synonymous with the term "Airport Hazard Area", which is recognized and regulated by the Pennsylvania Department of Transportation and the Federal Aviation Administration. The provisions of the Airport Overlay District are further specified under Section 21030 (Airport Overlay District) of this Zoning Ordinance.



REVISIONS		
CHG. NO.	DATE	DESCRIPTION

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

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

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

EAST LAMPETER TWP. BOARD OF SUPERVISORS

0 0.25 0.5 0.75 1 Miles

DATE: 5/16/16

1 inch = 0.25 miles
1 inch = 1,320 feet

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



ZONING

Article 20: Village Residential (VR) Zoning District

Section 20010: Purpose

- A. To accommodate and to support the continued viability of the traditional residential village areas within East Lampeter Township in a manner that preserves their existing character.
- B. To permit commercial uses that provides necessary services for the residents of the village with minimal impact upon the residential quality of the neighborhood.
- C. To maintain and implement growth boundary policies, which have been established as part of the Comprehensive Plan.

Section 20020: Permitted Uses

- A. Principal uses permitted by right.
 - 1. Agricultural operation, subject to the provisions specified under Section 23030 of this Zoning Ordinance. The agricultural operation shall exclude concentrated animal feeding operations, concentrated animal operations, commercial produce operations and/or cervidae livestock operations.
 - 2. Bed and breakfast establishment, as a principal or accessory use within a single-family detached dwelling, subject to the provisions specified under Section 23110 of this Zoning Ordinance.
 - 3. Forestry, subject to the provisions specified under Section 23290 of this Zoning Ordinance.
 - 4. Places of worship, subject to the provisions specified under Section 23580 of this Zoning Ordinance.
 - 5. Recreation use that is classified as a municipal use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
 - 6. Recreation use that is classified as a private recreation use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
 - 7. Single-family detached dwellings, which are not initially or cumulatively developed as a regional impact development.
 - 8. Single-family semi-detached dwellings, which are not initially or cumulatively developed as a regional impact development.
 - 9. Tourist home, as a principal or accessory use within a single-family detached dwelling, subject to the provisions specified under Section 23110 of this Zoning Ordinance.
 - 10. United States Post Office, such to the provisions specified by the state and federal agencies with jurisdiction.
- B. Accessory uses permitted by right.
 - 1. Accessory uses and structures that are customarily and clearly accessory to a permitted use are permitted by right, subject to the provisions of this Zoning Ordinance.
 - 2. Alternative energy facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines or wind energy facilities, subject to the provisions specified under Section 23050.1 of this Zoning Ordinance.
 - 3. Apartment as an accessory use to a permitted single-family detached dwelling, subject to the provisions specified under Section 23070.2 of this Zoning Ordinance.

ZONING

4. ECHO housing as an accessory use to a permitted single-family detached dwelling, subject to the provisions specified under Section 23240 of this Zoning Ordinance.
 5. Home occupation use as a no-impact accessory residential use, subject to the provisions specified under Section 23370 of this Zoning Ordinance.
 6. Horse barn for the keeping of horses for transportation for non-commercial purposes on less than ten (10) acres of land, subject to the provisions specified under Section 23380 of this Zoning Ordinance.
 7. Residential accessory uses and structures for a permitted residential use, subject to the provisions specified under Sections 22030 and 23660 of this Zoning Ordinance.
 8. Satellite receiving and/or transmitting dish antenna with a maximum diameter of three (3) feet, which may be mounted on the side or rear façade or roof of a building or ground mounted in the side or rear yard, subject to the provisions of Section 23730 of this Zoning Ordinance.
- C. Uses permitted by special exception, pursuant to the provisions specified under Section 25070 of this Zoning Ordinance.
1. Emergency service facility containing a maximum lot area of three (3) acres, subject to the provisions specified under Section 23250 of this Zoning Ordinance.
 2. Farm-support business use as a business operation, subject to the provisions specified under Section 23260 of this Zoning Ordinance.
 3. Home occupation as a minimal impact accessory use to a single-family detached dwelling, subject to the provisions specified under Section 23370 of this Zoning Ordinance.
 4. Medical, dental, vision care and/or counseling clinic containing a maximum lot area of three (3) acres, subject to the provisions specified under of Section 23470 of this Zoning Ordinance.
 5. Multi-family dwellings, subject to the provisions specified under Section 23490 of this Zoning Ordinance.
 6. Municipal use, subject to the provisions specified under of Section 23500 of this Zoning Ordinance.
 7. Public utility building and/or structures, subject to the provisions specified under Section 23610 of this Zoning Ordinance.
 8. Satellite receiving and/or transmitting dish antenna with a diameter of less than three (3) feet that is located on the front façade of a building and/or located as a ground mounted structure, subject to the provisions specified under Section 23730 of this Zoning Ordinance.
 9. Townhouses, which are not initially or cumulatively developed as a regional impact development, subject to the provisions specified under Section 23830 of this Zoning Ordinance.
- D. Uses permitted by conditional use, pursuant to the provisions specified under Section 25080 of this Zoning Ordinance.
1. Historic resource overlay uses and site improvements, subject to the provisions specified under Section 21050 (Historic Overlay District) of this Zoning Ordinance.
 2. Regional impact development containing the permitted uses within the VR Zoning District, subject to the provisions specified under Section 23640 of this Zoning Ordinance.

ZONING

Section 20030: Area, Dimensional and Height Requirements

- A. Lot size requirements.
1. The minimum lot area for a single-family detached dwelling shall be 7,500 square feet per dwelling unit, provided that the lot is serviced by public sanitary sewage disposal facilities and by public water supply facilities.
 2. The minimum lot area for a single-family dwelling shall be 12,000 square feet per dwelling unit, provided that the lot is serviced by public sanitary sewage disposal facilities and by on-lot water supply facilities.
 3. The minimum lot size for a single-family semi-detached dwelling shall be 5,000 square feet per unit.
 4. The minimum lot size for a townhouse shall be 3,500 square feet per unit.
 5. The minimum lot size for multi-family dwellings shall be 3,000 square feet per unit.
 6. The minimum lot area for all permitted non-residential uses within the VR Zoning District shall be 10,000 square feet provided that the lot is serviced by public sanitary sewage disposal facilities and by public or on-lot water supply facilities.
 7. All uses within the VR Zoning District shall be served by public sanitary sewage disposal facilities and by public water supply facilities (where available) or on-lot water supply facilities.
- B. Lot width, building setback and dimensional requirements for a principal use.
1. The minimum lot width requirement shall be as follows:
 - a. A lot containing a single-family detached dwelling shall have a minimum lot width of fifty (50) feet as measured at the street right-of-way line and front yard setback line.
 - b. A lot containing a single-family semi-detached dwelling shall have a minimum lot width of forty (40) feet as measured at the street right-of-way line and the front yard setback line.
 - c. A lot containing a townhouse shall have a minimum lot width of twenty-five (25) feet as measured at the street right-of-way line and the front yard setback line.
 - d. A lot containing a multi-family dwelling shall have a minimum lot width of one hundred (100) feet as measured at the street right-of-way line and front yard setback line.
 - e. A lot containing a permitted non-residential building and use shall have a minimum lot width of seventy-five (75) feet as measured at the street right-of-way line and front yard setback line.
 2. The minimum front yard setback requirements shall be as follows:
 - a. The minimum front yard setback requirement shall be ten (10) feet, as measured from the street right-of-way line.
 - b. The maximum front yard setback requirement shall be twenty-five (25) feet, as measured from the street right-of-way line.
 - c. No off-street parking area for a commercial use shall be permitted within the front yard setback.
 3. The minimum side yard setback requirements shall be as follows:
 - a. A lot containing a single-family detached dwelling shall have a side yard setback of five (5) feet.
 - b. A lot containing a single-family semi-detached dwelling shall have a side yard setback of five (5) feet, as measured from the exterior side.

ZONING

- c. Townhouses shall have a side yard setback of ten (10) feet as measured from the end units.
 - d. Multi-family dwellings with four (4) or fewer units shall have a side yard setback of ten (10) feet, as measured from the end or external units.
 - e. Multi-family dwellings with more than four (4) units shall have a side yard setback of twenty (20) feet, as measured from the end or external units.
 - f. Non-residential buildings or structures shall have a side yard setback of fifteen (15) feet.
4. The minimum rear yard setback requirement shall be as follows:
- a. Unless otherwise specified by this Zoning Ordinance, all permitted principal uses within the VR Zoning District shall have a rear yard setback of ten (10) feet.
 - b. Multi-family and townhouse dwellings with more than four (4) units shall have a rear yard setback of twenty (20) feet.
 - c. All permitted non-residential uses shall have a rear yard setback of twenty (20) feet.
5. The maximum building and lot coverage requirements shall apply:
- a. No more than sixty (60) percent of the lot shall be covered by buildings.
 - b. No more than seventy (70) percent of a lot shall be covered by any combination of buildings, structures and impervious surfaces, including permeable paving.
 - c. If more than fifty (50) percent of the required off-street parking spaces are located behind the front yard setback line, the maximum lot or impervious coverage requirement may be increased to a total of eighty (80) percent of the lot.
- C. Setback and dimensional requirements for an accessory use.
1. The following regulations shall apply to unattached buildings for accessory uses that are one hundred and twenty (120) square feet or less of gross floor area:
 - a. The minimum front yard setback line from all streets shall be fifteen (15) feet to the rear of the front façade of the principal building.
 - b. The minimum side yard setback shall be three (3) feet.
 - c. The minimum rear yard setback shall be three (3) feet.
 2. The following regulations shall apply to unattached buildings for accessory uses that exceed one hundred and twenty (120) square feet of gross floor area:
 - a. The minimum front yard setback line from all streets shall be fifteen (15) feet to the rear of the front façade of the principal building.
 - b. The minimum side yard setback shall be five (5) feet.
 - c. The minimum rear yard setback shall be five (5) feet.
- D. Unless otherwise permitted by this Zoning Ordinance, the maximum height provisions shall apply to principal buildings or structures:
1. The maximum height of a building or structure occupied by a principal use shall be forty (40) feet.

ZONING

2. Taller buildings or structures are permitted, provided that an additional setback of two (2) feet is provided for every one (1) foot of height in excess of forty (40) feet up to a maximum height of fifty (50) feet.

E. The maximum height provisions shall apply to accessory buildings or structures:

1. The maximum height of a non-residential accessory building or structure shall be twenty-five (25) feet.
2. The maximum height shall be feet twelve (12) feet for a residential accessory building that is one hundred and twenty (120) square feet or less of gross floor area.
3. The maximum height shall be twenty-five (25) feet for a residential accessory building that exceeds one hundred and twenty (120) square feet of gross floor area.

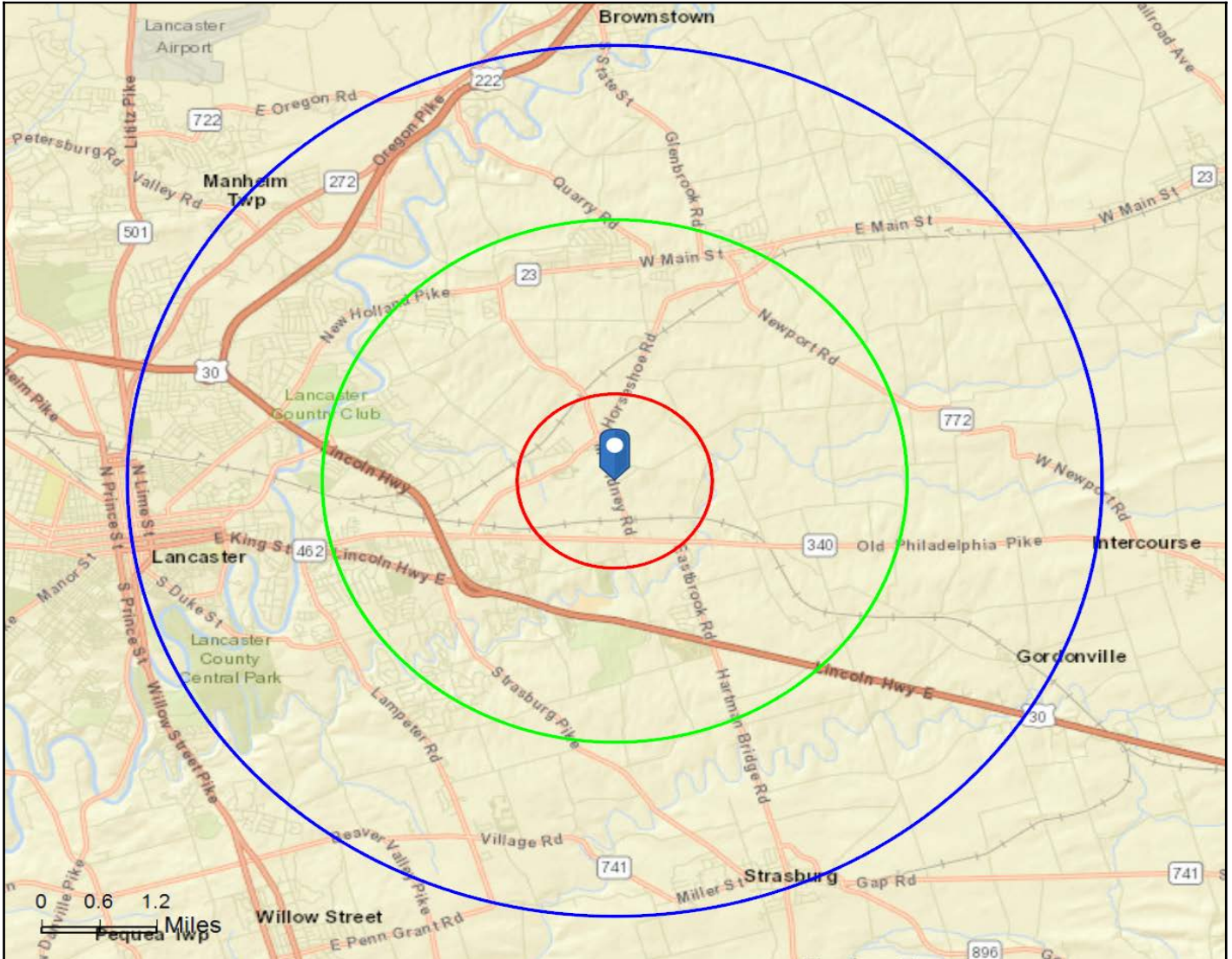
DEMOGRAPHICS



Site Map

441 Mount Sidney Rd, Lancaster, Pennsylvania, 17602
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.04927
Longitude: -76.21173



January 27, 2020



DEMOGRAPHICS



Executive Summary

441 Mount Sidney Rd, Lancaster, Pennsylvania, 17602
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.04927
Longitude: -76.21173

	1 mile	3 miles	5 miles
Population			
2000 Population	1,589	19,197	77,023
2010 Population	1,757	22,671	85,040
2019 Population	1,912	24,044	89,890
2024 Population	1,993	24,869	92,501
2000-2010 Annual Rate	1.01%	1.68%	1.00%
2010-2019 Annual Rate	0.92%	0.64%	0.60%
2019-2024 Annual Rate	0.83%	0.68%	0.57%
2019 Male Population	47.6%	48.8%	49.2%
2019 Female Population	52.4%	51.2%	50.8%
2019 Median Age	37.0	38.3	37.0

In the identified area, the current year population is 89,890. In 2010, the Census count in the area was 85,040. The rate of change since 2010 was 0.60% annually. The five-year projection for the population in the area is 92,501 representing a change of 0.57% annually from 2019 to 2024. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 37.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	84.9%	82.6%	71.2%
2019 Black Alone	4.2%	5.3%	9.2%
2019 American Indian/Alaska Native Alone	0.2%	0.2%	0.4%
2019 Asian Alone	4.8%	5.0%	4.2%
2019 Pacific Islander Alone	0.0%	0.0%	0.1%
2019 Other Race	3.8%	4.3%	11.1%
2019 Two or More Races	2.1%	2.6%	3.9%
2019 Hispanic Origin (Any Race)	8.7%	12.2%	23.5%

Persons of Hispanic origin represent 23.5% of the population in the identified area compared to 18.6% 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 66.8 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	82	85	86
2000 Households	560	7,355	28,278
2010 Households	633	8,604	31,031
2019 Total Households	686	9,058	32,650
2024 Total Households	713	9,345	33,564
2000-2010 Annual Rate	1.23%	1.58%	0.93%
2010-2019 Annual Rate	0.87%	0.56%	0.55%
2019-2024 Annual Rate	0.78%	0.63%	0.55%
2019 Average Household Size	2.78	2.65	2.67

The household count in this area has changed from 31,031 in 2010 to 32,650 in the current year, a change of 0.55% annually. The five-year projection of households is 33,564, a change of 0.55% annually from the current year total. Average household size is currently 2.67, compared to 2.65 in the year 2010. The number of families in the current year is 21,800 in the specified area.



DEMOGRAPHICS



Executive Summary

441 Mount Sidney Rd, Lancaster, Pennsylvania, 17602
Rings: 1, 3, 5 mile radii

U.S. Commercial Realty
Latitude: 40.04927
Longitude: -76.21173

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	17.4%	18.6%	18.2%
Median Household Income			
2019 Median Household Income	\$68,348	\$63,598	\$57,691
2024 Median Household Income	\$76,734	\$72,383	\$63,364
2019-2024 Annual Rate	2.34%	2.62%	1.89%
Average Household Income			
2019 Average Household Income	\$80,945	\$82,825	\$78,109
2024 Average Household Income	\$96,237	\$94,598	\$87,628
2019-2024 Annual Rate	3.52%	2.69%	2.33%
Per Capita Income			
2019 Per Capita Income	\$30,169	\$31,115	\$28,403
2024 Per Capita Income	\$35,591	\$35,447	\$31,824
2019-2024 Annual Rate	3.36%	2.64%	2.30%

Households by Income
Current median household income is \$57,691 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$63,364 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$78,109 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$87,628 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$28,403 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$31,824 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	126	116	113
2000 Total Housing Units	577	7,660	29,896
2000 Owner Occupied Housing Units	359	4,576	17,286
2000 Renter Occupied Housing Units	201	2,779	10,991
2000 Vacant Housing Units	17	305	1,619
2010 Total Housing Units	653	9,045	32,582
2010 Owner Occupied Housing Units	369	5,077	18,353
2010 Renter Occupied Housing Units	264	3,527	12,678
2010 Vacant Housing Units	20	441	1,551
2019 Total Housing Units	709	9,525	34,369
2019 Owner Occupied Housing Units	372	4,977	18,102
2019 Renter Occupied Housing Units	314	4,081	14,548
2019 Vacant Housing Units	23	467	1,719
2024 Total Housing Units	737	9,824	35,336
2024 Owner Occupied Housing Units	382	5,118	18,444
2024 Renter Occupied Housing Units	331	4,227	15,120
2024 Vacant Housing Units	24	479	1,772

Currently, 52.7% of the 34,369 housing units in the area are owner occupied; 42.3%, renter occupied; and 5.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 32,582 housing units in the area - 56.3% owner occupied, 38.9% renter occupied, and 4.8% vacant. The annual rate of change in housing units since 2010 is 2.40%. Median home value in the area is \$214,078, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.92% annually to \$235,387.

