



222 WILLOW VALLEY LAKES DRIVE
SUITE 400 & 500
WILLOW STREET, PA 17584



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- Property Information Sheet
- Schedule of Common Interest
- Property Photos
- Location Map
- Aerial Photo/Tax Map
- Zoning Map
- Zoning Ordinance



► *Medical Office Condominium*



*222 Willow Valley Lakes Drive
Suites 400 & 500
Willow Street, PA 17584*

Available Square Feet:

5,798 square feet

Sale Price:

\$405,860

Description:

Well located office condominium near Willow Valley Retirement Community.

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PROPERTY INFORMATION

Total Square Feet Available	5,798 square feet
Year Constructed	1988
Floor Type	Concrete with wall to wall carpet
Construction	Masonry and brick with wood frame
Number of Floors	Two floors/lower level
Ceiling	9 +/- feet
Ceiling Type	Acoustical drop
Security	Centralized security
Heating	Electric heat pump in suites, gas forced in common area
Air Conditioning	Centralized cooling tower with separate zoning throughout building
Roof	Asphalt shingle
Wall Finishes	Painted and vinyl wall coverings
Lighting	Fluorescent

Electric	200 amp service
Water	Public (electric hot water)
Sewer	Public
Gas	Service to building
Parking	170 +/- parking spaces
Zoning	Office Technical Residential (OTR)
Topography	Level
Tax Account #	320-86629-1-0004 & 0005
Deed Reference	2308-0125
Condominium Plat Plan	J-165-150
Road Access	Willow Street Pike (Rt. 222) to Willow Valley Lakes Drive
Restrictions	All non-medical uses require approval by the Willow Lakes Medical Center Condominium Association
Condominium Fee (2019)	\$8.54/SF, or \$4,126 per month Includes ground lease, property insurance, common area maintenance (CAM) interior and exterior, snow removal, trash, water, sewer and property management
County	Lancaster County
Municipality	West Lampeter Township
Location	Adjacent to Willow Valley Retirement Community
Acres	.31 acres
Assessment	Unit 400: \$141,100 Unit 500: <u>\$568,000</u> Total: \$709,100

<u>Real Estate Taxes (2019)</u>	<u>Unit 400</u>	<u>Unit 500</u>	<u>Total</u>
Municipal	\$ 136.71	\$ 550.41	\$ 687.12
County	\$ 410.74	\$ 1,653.74	\$ 2,064.48
School *	<u>\$2,348.47</u>	<u>\$ 9,453.79</u>	<u>\$14,553.86</u> , or \$2.51/SF
Total	\$2,895.92	\$11,657.94	\$14,553.86

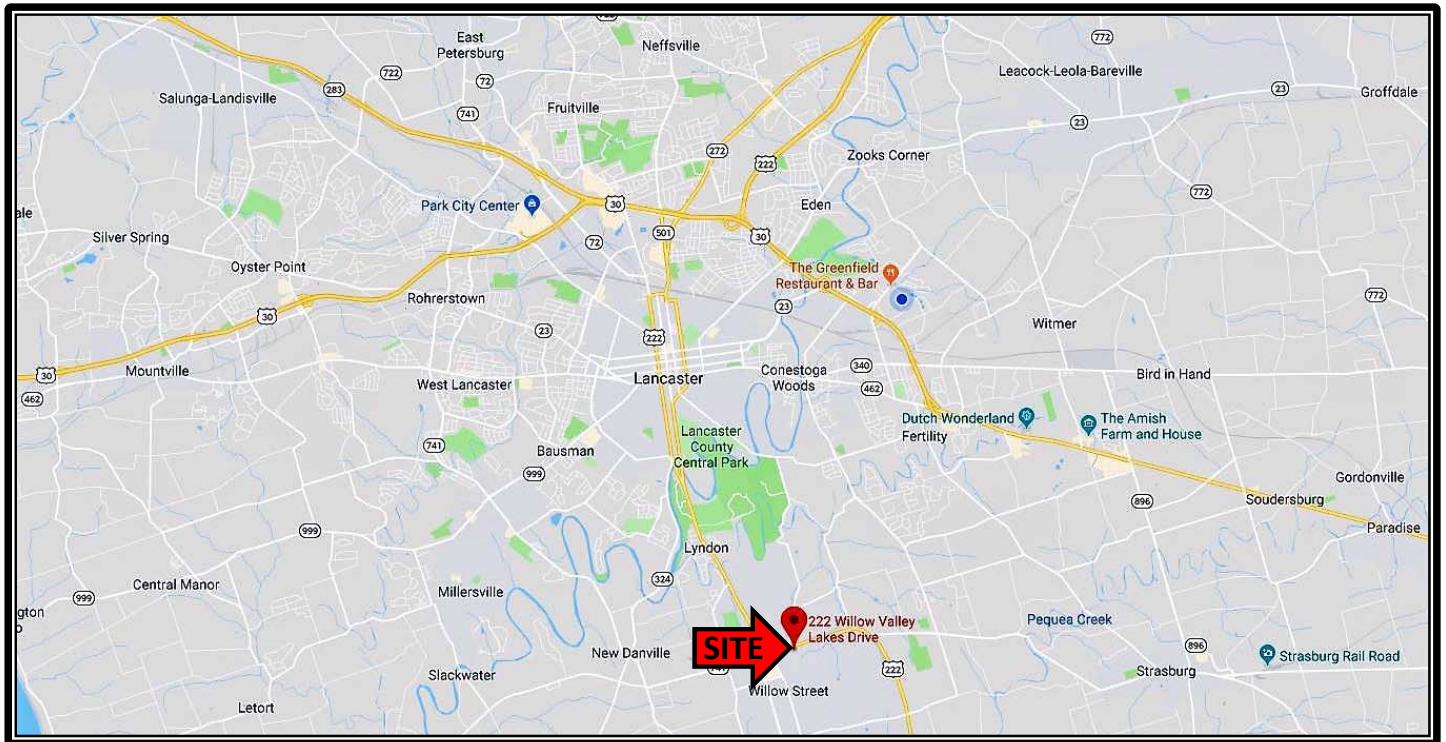
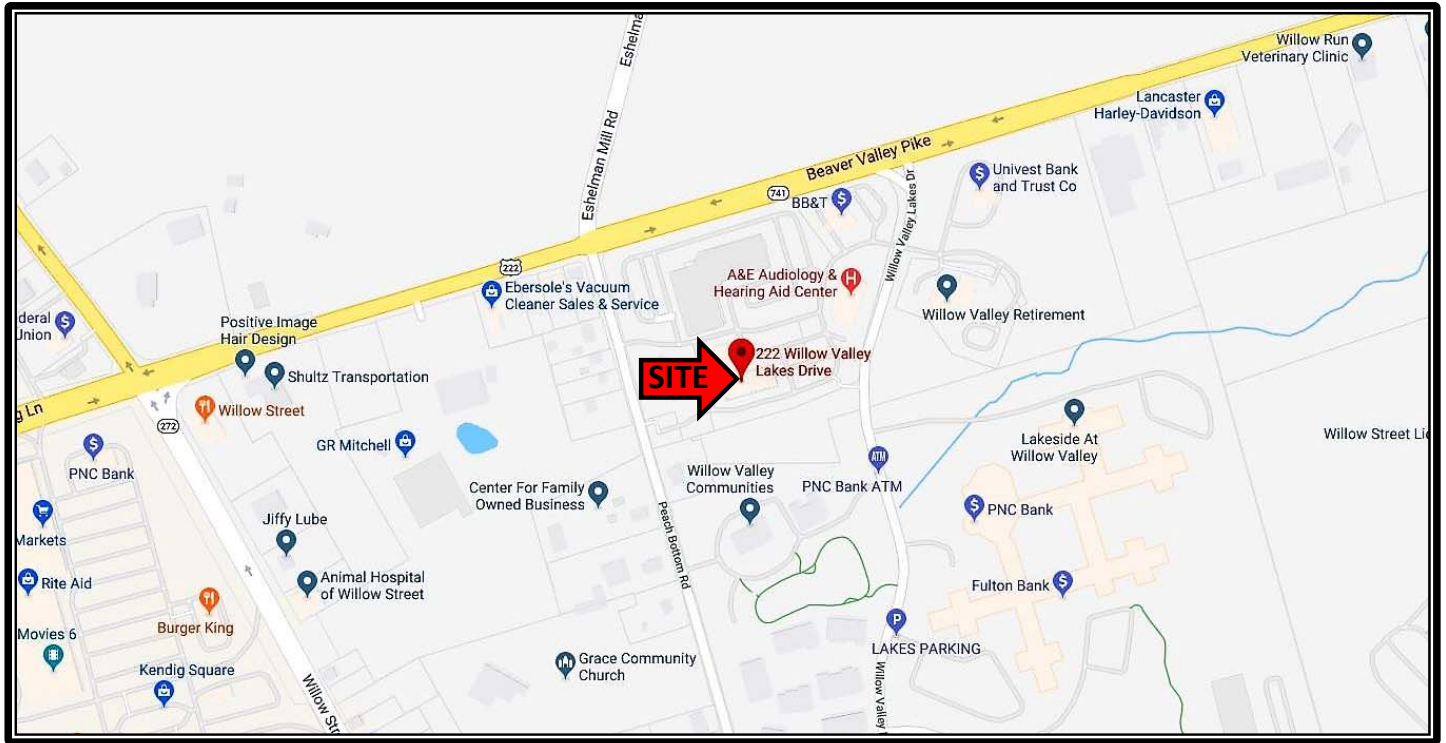
* 2019 school taxes have not been received as of March 2019. Estimate shown is based on 2018 millage (16.644) for West Lampeter Township

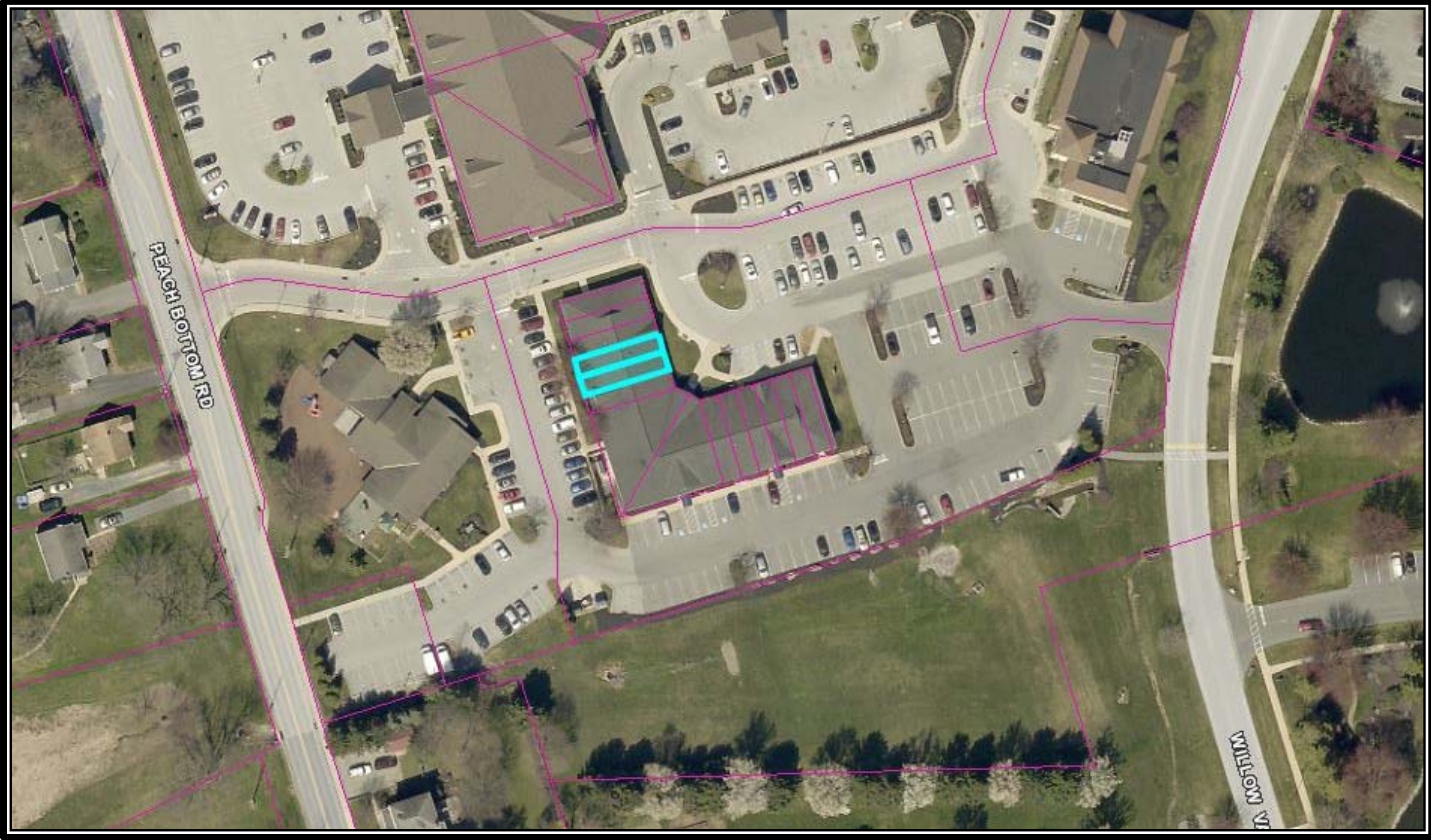
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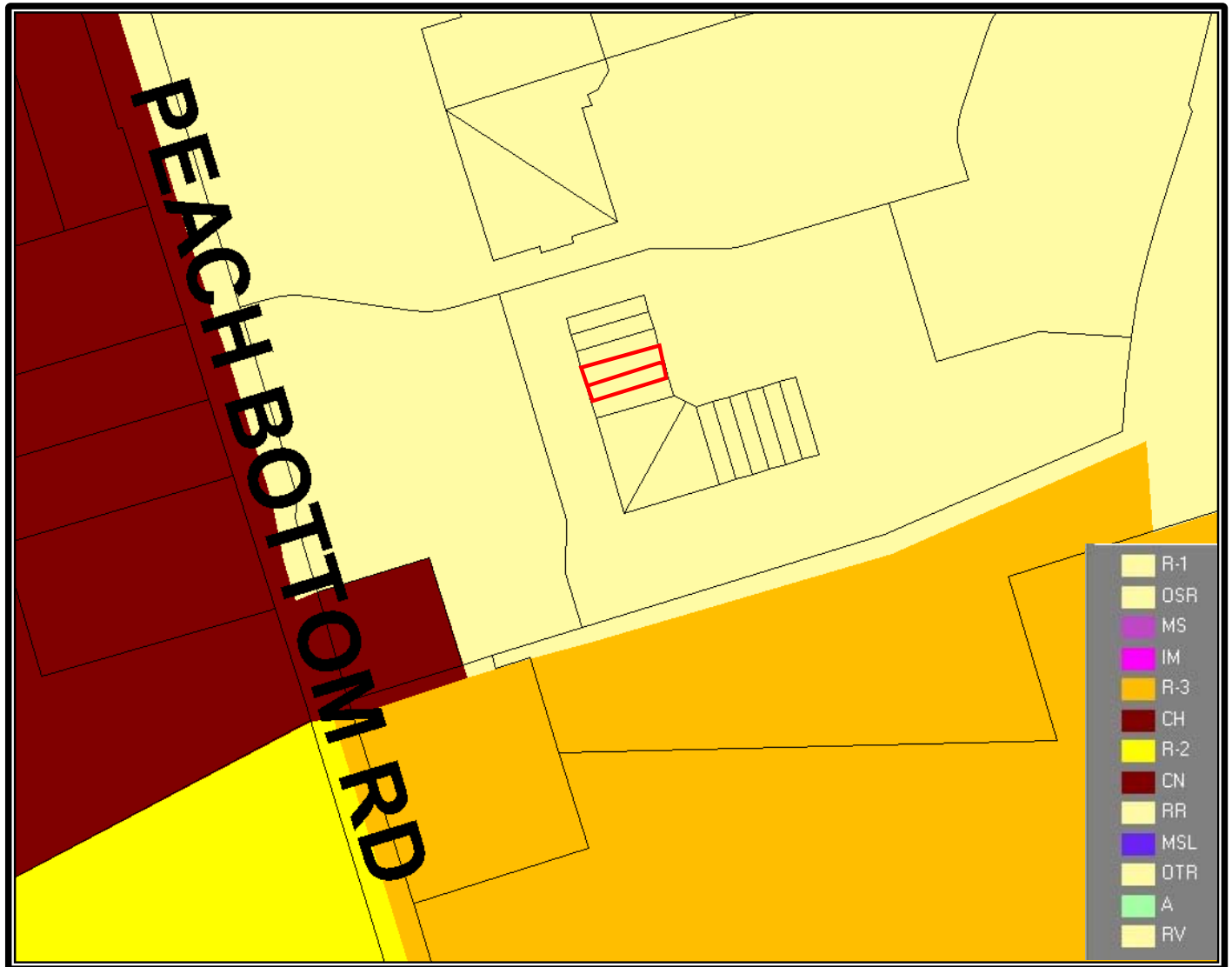
Unit Number	Square Footage	Percentage*	Votes
100	530.26	2.63%	2.63
200	2,600.00	12.90%	12.90
300	1,645.00	8.16%	8.16
400	749.00	3.72%	3.72
500	5,049.46	25.05%	25.05
1100	490.55	2.43%	2.43
1200	1,243.00	6.17%	6.17
1400	1,121.09	5.56%	5.56
1500	365.24	1.81%	1.81
1600	1,041.12	5.17%	5.17
1700	954.73	4.74%	4.74
1800	614.90	3.05%	3.05
1900	3,753.49	18.62%	18.62
Total	20,157.84	100.0%	100.00

* Common Interest, Common Expense Liability, Rental and Other Lease Expense Liability









Office Technical Residential (OTR)

West Lampeter Township Zoning

TABLE OF ALLOWED USES
Uses in Primarily Business Zoning Districts

TYPES OF USES (See definitions in Article II)	ZONING DISTRICTS				
	MS & MSL ³	CN	CH	I/M ⁵	OTR ⁴
a. RESIDENTIAL USES					
Single-Family Detached Dwelling (Note: Manufactured/mobile homes shall meet the additional requirements of § 285-42) (See also the Age-Restricted Residential Development optional bonus under § 285-36, with a ten-acre minimum tract size)	P	N	N	N ²	N ²
Neighborhood Design Option meeting § 285-34 (Note: This typically allows a higher density and smaller lot sizes, and may allow various types of housing)	N	N	N	C	N
Twin Dwelling (side-by-side)	P	N	N	N ²	N ²
Townhouse (Rowhouse) (§ 285-42) [Amended 9-9-2013 by Ord. No. 232]	P ¹¹	N	N	N ²	N ²
Multifamily Dwellings (§ 285-42), other than conversions of an existing building	P ¹	P ¹	N	N ²	N ²
Manufactured/Mobile Home Park (§ 285-42)	N	N	N	C	N
Medical Residential Campus - See "Institutional Uses" below					
Boardinghouse (includes Rooming House) (§ 285-42)	N	N	SE	N	N
Group Home within a lawful existing dwelling unit (§ 285-42), not including a Treatment Center	P	P	P	P	N
Conversion of an existing building (§ 285-42) to result in an increased number of dwelling units (see also "Unit for Care of Relative" under Accessory Uses) [Amended 9-9-2013 by Ord. No. 232]	P	SE	SE	N	N
b. COMMERCIAL USES					
Adult Use (§ 285-42)	N	N	N	SE	N
After-Hours Club (Note: This use is effectively prohibited by State Act 219 of 1990)	N	N	N	N	N
Airport (§ 285-42) (see also "Heliport")	N	N	N	C	N
Amusement Arcade	N	P	P	N	P
Amusement Park or Water Park	N	P	P	N	P
Animal Cemetery (§ 285-42)	N	P	P	P	P

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TYPES OF USES (See definitions in Article II)	ZONING DISTRICTS				
	MS & MSL ³	CN	CH	I/M ⁵	OTR ⁴
Auditorium (Commercial), Arena, Performing Arts Center or Exhibition-Trade Show Center	N	SE	P	P	P
Auto Repair Garage or Auto Service Station (§ 285-42) [Amended 12-8-2008 by Ord. No. 210]	C ¹⁰	N	SE	N	SE
Auto, Boat or Mobile/Manufactured Home Sales (§ 285-42) (other than tractor-trailer and trailer sales)	N	N	P	N	P
Bakery, Retail	P	P	P	P	P
Bed-and-Breakfast Inn (§ 285-42)	P	P	P	P	P
Betting Use, in compliance with state law	N	N	N	SE	N
Beverage Distributor (wholesale and/or retail) [Amended 9-9-2013 by Ord. No. 232]	SE ⁷	SE	P	P	P
Bus Maintenance or Storage Yard	N	N	P	P	P
Bus Stop (other than maintenance or storage yard)	P	P	P	P	P
Camp (§ 285-42), other than Recreational Vehicle Campground	N	SE	P	P	P
Campground, Recreational Vehicle (§ 285-42), which may include an accessory camp store that is primarily for use by campers	N	N	SE	SE	SE
Car Wash (§ 285-42)	N	N	P	N	P
Catering, Custom, for off-site consumption	P	P	P	P	P
Communications Tower/Antenna, Commercial (§ 285-42):					
— Meeting § 285-42A(15)(a) pertaining to antenna placed on certain existing structures	P	P	P	P	P
— Antenna/tower that does not meet § 285-42A(15)(a) (such as freestanding towers)	N	N	SE	SE	SE
— Note: § 285-42A(15) also allows towers serving emergency services stations					
Conference Center [Amended 9-9-2013 by Ord. No. 232]	P ¹¹	P	P	P	P

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TYPES OF USES (See definitions in Article II)	ZONING DISTRICTS				
	MS & MSL ³	CN	CH	I/M ⁵	OTR ⁴
Construction Company or Tradesperson's Headquarters (including but not limited to landscaping, building trades or janitorial contractor). See also as Home Occupation. Accessory outdoor storage shall also meet § 285-65	SE ⁶	P	P	P	SE ⁶
Crafts or Artisan's Studio (see also as Home Occupation)	P	P	P	P	P
Custom Printing, Copying, Faxing, Mailing or Courier Service	P	P	P	P	P
Exercise Club [Amended 9-9-2013 by Ord. No. 232]	P ⁷	P	P	P	P
Financial Institution (§ 285-42; includes banks), with any "drive-through" facilities meeting § 285-43	P	P	P	P	P
Flea Market/Auction House	P ⁷	N	P	P	P
Funeral Home (§ 285-42)	SE	P	P	P	P
Garden Center, Retail (see also "Wholesale Greenhouses") [Amended 9-9-2013 by Ord. No. 232]	P ⁷	P	P	P	P
Gas Station - See "Auto Service Station"					
Golf Course (§ 285-42), with a minimum lot area of 25 acres	P	P	P	P	P
Heliport (§ 285-42)	N	N	N	SE	N
Horseriding Academy - See "Stable" under Miscellaneous Uses					
Hotel or Motel (§ 285-42), which may include condominium or time-share units, provided that no person may occupy the lot for more than 90 days in any calendar year except a full-time on-site manager [Amended 9-9-2013 by Ord. No. 232]	P ¹¹	P	P	P	P
Kennel (§ 285-42)	N	N	SE	SE	SE
Laundromat	P ⁷	P	P	P	P
Laundry, Commercial or Industrial	N	N	P	P	P
Lumber Yard	N	N	P	P	P
Medical Residential Campus - See under Institutional Uses below.					
Motor Vehicle Racetrack (§ 285-42)	N	N	N	C	N
Nightclub (§ 285-42)	N	N	C	C	N
Office (may include medical labs, see also Home Occupations)	P	P	P	P	P
Pawn Shop	N	N	P	N	N

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	MS & MSL ³	CN	CH	I/M ⁵	OTR ⁴
Personal Services (includes tailoring, custom dressmaking, haircutting/styling, dry cleaning, shoe repair, "massage therapy, certified" and closely similar uses) (See also Home Occupation)	P	P	P	P	P ⁸
Picnic Grove, Private (§ 285-42)	SE	P	P	P	P
Plant Nursery (other than a Retail Garden Center)	P	P	P	P	P
Propane, Retail Distributor, with a maximum storage capacity of 100,000 cubic feet and a one-hundred-foot minimum setback between any storage or dispensing facilities and any residential district, and with fire company review	N	N	C	C	N
Recording Studio, Music	P	P	P	P	P
Recreation, Commercial Indoor (§ 285-42) (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses); other than uses listed separately in this § 285-26	SE	SE	P	P	N
Recreation, Commercial Outdoor (including miniature golf course, golf driving range, archery, paintball and closely similar uses); other than uses listed separately in this § 285-26	N	SE	P	P	P
Repair Service, Household Appliance	P	P	P	P	P
Restaurant or Banquet Hall (§ 285-42):					
— With drive-through service (§ 285-43)	N	N	P	P	P
— Without drive-through service	P	P	P	P	P
Retail Store (not including uses listed individually in this § 285-26) or Shopping Center:	P ⁷	P ⁹	P ⁹	P ⁹	P
— Any drive-through service shall meet the requirements of § 285-43 for drive-through service and shall only be allowed in the CH District					
Self-Storage Development	N	N	P	P	P
Target Range, Firearms:					
— Completely indoor and enclosed	N	P	P	P	P
— Other than above (§ 285-42)	N	N	N	SE	N
Tattoo or Body Piercing Establishment (other than temporary tattoos or ear piercing, which are personal service uses)	N	N	P	N	P

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	MS & MSL ³	CN	CH	I/M ⁵	OTR ⁴
Tavern, which may include a state-licensed microbrewery, (not including an After-Hours Club or Nightclub)	N	N	SE	SE	N
Theater, Indoor Movie, other than an Adult Use	N	P	P	P	P
Tractor-trailer, truck and trailer of such combos, sales and rental of	N	N	N	SE	N
Trade/Hobby School	N	P	P	P	P
Veterinarian Office (§ 285-42)	N	P	P	P	P
Wholesale Sales - see under Industrial Uses					
c. INSTITUTIONAL/SEMIPUBLIC USES					
Cemetery (see "Crematorium," listed separately)	P	P	P	P	P
Clubhouse for a Residential Community Association	P	P	P	P	P
College or University - educational and support buildings (other than environmental education center)	P	P	P	P	P
Community Recreation Center (limited to a government-sponsored or nonprofit facility) or Library	P	P	P	P	P
Crematorium	N	N	SE	SE	N
Cultural Center or Museum	P	P	P	P	P
Day-Care Center, Adult (§ 285-42)	P	P	P	P	P
Day-Care Center, Child (§ 285-42) (See also as an accessory use)	P	P	P	P	P
Dormitory as accessory to a college, university or primary or secondary school	N	N	SE	N	N
Emergency Services Station (§ 285-42)	P	SE	SE	SE	SE
Hospital or Surgery Center	SE	SE	P	P	P
Hunting and Fishing Club. This term shall not include uses listed separately in this § 285-26.	N	N	P	P	P
Maintenance Facilities for on-site grounds maintenance, which shall be required to be separated by landscaped screening from any dwellings	P	P	P	P	P
Medical Residential Campus (§ 285-42)	N	N	N	C	N

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	MS & MSL ³	CN	CH	I/M ⁵	OTR ⁴
Membership Club meeting and noncommercial recreational facilities, provided that an "After-Hours Club," "Tavern" or uses listed separately in this § 285-26 shall only be allowed if so listed in this table and if the requirements for that use are also met.	P	P	P	P	P
Nursing Home or Personal Care Home/Assisted Living (§ 285-42)	P	P	P	P	P
Place of Worship (§ 285-42) (includes "Church")	P	P	P	P	P
School, Public or Private, Primary or Secondary (§ 285-42)	P	P	P	P	P
Treatment Center (§ 285-42)	N	N	SE	SE	N
d. PUBLIC/SEMIPUBLIC					
Township Government Uses, other than uses listed separately in this § 285-26	P	P	P	P	P
Government Facility, other than uses listed separately in this § 285-26	SE	SE	SE	SE	SE
Prison or Similar Correctional Institution	N	N	N	SE	N
Publicly Owned or Operated Recreation Park	P	P	P	P	P
Public Utility Facility (See also § 285-14) other than uses listed separately in this § 285-26	SE	SE	SE	SE	SE
Swimming Pool, Nonhousehold (§ 285-42)	P	P	P	P	P
U.S. Postal Service Facility, which may include a leased facility, with a maximum building floor area of 50,000 square feet in the MS, MSL and NC Districts	P	P	P	P	P
e. INDUSTRIAL USES					
Asphalt Plant	N	N	N	SE	N
Assembly or Finishing of Products Using Materials Produced Elsewhere (such as products from plastics manufactured off site)	N	N	N	P	C
Building Supplies and Building Materials, Wholesale Sales of	N	N	P	P	N
Distribution as a principal use (other than Trucking Company Terminal)	N	N	N	SE	N
Industrial Equipment Sales, Rental and Service, other than vehicles primarily intended to be operated on public streets	N	N	P	P	N

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TYPES OF USES (See definitions in Article II)	ZONING DISTRICTS				
	MS & MSL³	CN	CH	I/M⁵	OTR⁴
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	N
Junkyard (§ 285-42)	N	N	N	C	N
Liquid Fuel Storage, Bulk, for off-site distribution, other than: Auto service station, retail propane distributor as listed separately, prepackaged sales or fuel tanks for company vehicles	N	N	N	C	N
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:					
— Agricultural Chemicals, Fertilizers or Pesticides	N	N	N	SE	N
— Apparel, Textiles, Shoes and Apparel Accessories (see also Crafts Studio)	N	N	N	P	C
— Cement Manufacture	N	N	N	SE	N
— Ceramics Products (other than Crafts Studio)	N	N	N	P	N
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:					
— Chemicals, Manufacture or Bulk Processing of Toxic or "Extremely Hazardous Substances" in amounts in excess of the U.S. EPA Threshold Planning Quantity or substances with similar characteristics	N	N	N	SE	N
— Chemical Products, other than pharmaceuticals and types listed separately (see above)	N	N	N	SE	N
— Clay, Brick, Tile and Refractory Products	N	N	N	P	N
— Computers and Electronic and Microelectronic Products	N	N	N	P	C
— Concrete, Cement, Lime and Gypsum Products, other than actual manufacture of cement	N	N	N	SE	N
— Electrical Equipment, Appliances and Components	N	N	N	P	C
— Explosives, Fireworks or Ammunition	N	N	N	SE	N

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	MS & MSL ³	CN	CH	I/M ⁵	OTR ⁴
— Fabricated Metal Products (except Explosives, Fireworks or Ammunition) and/or Machine Shops	N	N	N	SE	N
— Food (Human) and Beverage Products, at an industrial scale as opposed to a clearly retail scale, including but not limited to processing, bottling and related trucking of water removed from a site (not including uses listed individually in this § 285-26)	N	N	P	P	C
— Food products for animals	N	N	N	P	N
— Gaskets	N	N	N	P	N
— Glass and Glass Products (other than Crafts Studio)	N	N	N	P	N
— 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
— Jewelry and Silverware	N	N	N	P	C
— Leather and Allied Products (other than Crafts Studio or Tannery)	N	N	N	P	C
— Machinery	N	N	N	P	N
— Manufactured or Modular Housing Manufacture	N	N	N	P	N
— Medical Equipment and Supplies	N	N	N	P	C
— Metal Products, Primary	N	N	N	SE	N
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:					
— Mineral Products, Nonmetallic (other than mineral extraction)	N	N	N	SE	N
— Paper and Paper Products (including recycling, but not including manufacture of raw paper pulp)	N	N	N	P	C
— Paper - Raw Pulp	N	N	N	SE	N
— Paving Materials, other than bulk manufacture of asphalt	N	N	N	SE	N
— Pharmaceuticals and Medicines	N	N	N	P	C
— Plastics, Polymers, Resins, Vinyl, Coatings, Cleaning Compounds, Soaps, Adhesives, Sealants, Printing Ink or Photographic Film	N	N	N	SE	N

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	MS & MSL ³	CN	CH	I/M ⁵	OTR ⁴
— Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	P	C
— Prototypes, as accessory to a Research and Development principal use	N	N	C	P	C
— Roofing Materials and Asphalt-Saturated Materials or Natural or Synthetic Rubber	N	N	N	SE	N
— Scientific, Electronic and Other Precision Instruments	N	N	N	P	C
— Sporting Goods, Toys, Games, Musical Instruments or Signs	N	N	C	P	N
— Transportation Equipment	N	N	N	P	N
— Wood Products and Furniture (not including raw paper pulp)	N	N	C	P	N
— See § 285-5 for uses that are not listed					
Mineral Extraction (§ 285-42) and related processing, stockpiling and storage of materials removed from the site, but including groundwater or spring water withdrawals	N	N	C	C	N
Packaging	N	N	P	P	N
Package Delivery Services Distribution Center	N	N	N	SE	N
Petroleum Refining	N	N	N	SE	N
Photo Processing, Bulk	N	P	P	P	N
Printing or Bookbinding	N	P	P	P	N
Recycling Center, Bulk Processing, provided all operations of an industrial scale occur within an enclosed building (this use does not include a solid waste disposal or transfer facility)	N	N	C	P	N
Research and Development, Engineering or Testing Facility or Laboratory (other than medical laboratories, which is considered an Office Use)	N	N	P	P	C
Sawmill/Planing Mill	N	N	P	P	N
Slaughterhouse, Stockyard or Tannery, with a four-hundred-foot minimum setback from all lot lines	N	N	N	SE	N
Solid Waste Landfill (§ 285-42)	N	N	N	C	N

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Solid Waste Transfer Facility or Waste-to-Energy Facility (§ 285-42)	N	N	N	C	N
Trucking Company Terminal (§ 285-42)	N	N	N	C	N
Warehousing or Storage as a principal use	N	N	N	P	N
Warehousing or Storage as an on-site accessory use	N	P	P	P	P
Welding	N	N	P	P	N
Wholesale Sales (other than Motor Vehicles)	N	N	P	P	N
f. ACCESSORY USES					
See list of additional permitted uses in § 285-26C, such as "Residential Accessory Structure or Use"					
See additional requirements in § 285-43 for specific accessory uses					
Bees, Keeping of (§ 285-43)	SE	SE	SE	SE	SE
Bus Shelter (§ 285-43) to shelter persons waiting for a bus	P	P	P	P	P
Composting (§ 285-43), other than leaves, tree bark or materials generated on site which are permitted by right	N	N	SE	SE	N
Day-Care Center accessory to and on the same lot as an existing lawful Place of Worship, with a minimum lot area of two acres	P	P	P	P	N
Day Care (§ 285-43) as accessory to a dwelling:					
— Day care of a maximum of 3 adults or youth, in addition to "relatives" of the caregiver	P	P	P	P	P
— Group Day-Care Home	SE	SE	SE	P	N
— Family Day-Care Home	SE	SE	P	P	N
Farm-Related Business (§ 285-43)	N	P	P	P	SE
Home Occupation, General (§ 285-43)	SE	SE	SE	P	P
Home Occupation, Light (§ 285-43)	P	P	P	P	P
Outdoor Storage and Display as accessory to a business use, which shall also comply with §§ 285-43, 285-65 and 285-66	P	P	P	P	P
Parking Lot for carpooling (see also Miscellaneous Uses below)	P	P	P	P	P
Retail Sales of Agricultural Products (§ 285-43)	P	P	P	P	P

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(See definitions in Article II)					
Temporary Retail Sales (§ 285-3G)	P	P	P	P	N
Unit for Care of Relative (§ 285-43)	P	P	P	P	P
g. MISCELLANEOUS USES					
Crop Farming and Wholesale Greenhouses	P	P	P	P	P
Groundwater or Spring Water Withdrawal, averaging more than 10,000 gallons per day, removed from a tract for off-site consumption (§ 285-42) (See also requirements for food and beverage bottling and processing under Industrial Uses)	C	C	C	C	C
Nature Preserve or Environmental Education Center, with a ten-acre minimum lot area for any use involving a principal building	P	P	P	P	P
Parking Lot or Structure as an accessory use	P	P	P	P	P
Parking Lot or Structure as a principal use that does not primarily serve tractor-trailer trucks or trailers	P	P	P	P	P
Parking Lot or Structure as a principal use that primarily serves tractor-trailer trucks or trailers	N	N	N	SE	N
Livestock or Poultry, Raising of (§ 285-42):					
— Intensive	SE	SE	SE	SE	SE
— Not intensive	SE	P	P	P	P
Sewage Sludge/Biosolids, Land Application of (§ 285-43)	SE	SE	SE	SE	SE
Sewage Treatment Plant	C	C	C	C	C
Stable, Nonhousehold (§ 285-42; includes horse-riding academy)	N	SE	P	P	P
Timber Harvesting (§ 285-42)	P	P	P	P	P
Windmill, maximum of one per lot, which shall be required to have a setback equal to the total height from all lot lines of existing dwellings and residential districts, except that if placed above a building, only the height of the pole and windmill needs to be setback from lot lines	P	P	P	P	P
All uses that will be unable to comply with the performance standards of this chapter. See the "Environmental Protection" requirements of Article V	N	N	N	N	N



1853 William Penn Way
Lancaster, PA 17601

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