

FOR SALE

+/- 2,920 SF NNN COMMERCIAL INVESTMENT PROPERTY



**309 Harrisburg Avenue
Lancaster, PA 17603**

**Joseph K. Maser
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SALIENT INFORMATION

LOCATION:	309 Harrisburg Avenue, Lancaster, PA 17603 City of Lancaster, Lancaster County	
BUILDING SIZE:	± 2,928 SF	
LOT SIZE:	± 0.54 Acres	
CEILING HEIGHT:	8'-14' Clear Height to Bar Joist	
GRADE LEVEL DOORS:	Four (4) 10' x 10' and Two (2) 13'6" x 8'6"	
PARKING:	± 30 Spaces	
UTILITIES:	Electric -	200 amp service
	HVAC -	Gas heat
	Sewer -	Public
	Water -	Public
FLOORING:	4" Concrete	
CONSTRUCTION:	Masonry	
ROOF:	Shingle	
ZONING:	MU - Mixed Use	
TRAFFIC COUNT:	Harrisburg Ave.	14,664 vehicles per day (August, 2023)
TAX ACCOUNT:	339-01553-0-0000	
NOI:	\$72,119.98 / year (\$6,010 / month)	
LEASE EXPIRATION:	February 28, 2027	
LEASE OPTION:	None	
SALE PRICE:	\$1,250,000	
COMMENTS:	Rare opportunity for a Triple Net (NNN) investment property in Lancaster County. Current tenant is Red Rose City Exhaust, LLC, and they would like to negotiate a new long-term lease with Buyer/Landlord.	

LEASE ABSTRACT

Lease Abstract

**309 Harrisburg Avenue
Lancaster, PA 17603**

Tenant: Red Rose City Exhaust, LLC

Landlord: 311 Harrisburg Ave, LLC

Primary Lease Term: Five (5) Years

Commencement: 03/01/22

Expiration: 02/28/27

Current Rent: \$24.70/ SF \$72,120/ Year \$6,010/ Month

Square Footage: 2,928

Lease Structure: Triple Net (NNN) with Landlord responsible for Roof, Walls, Foundation and Paving

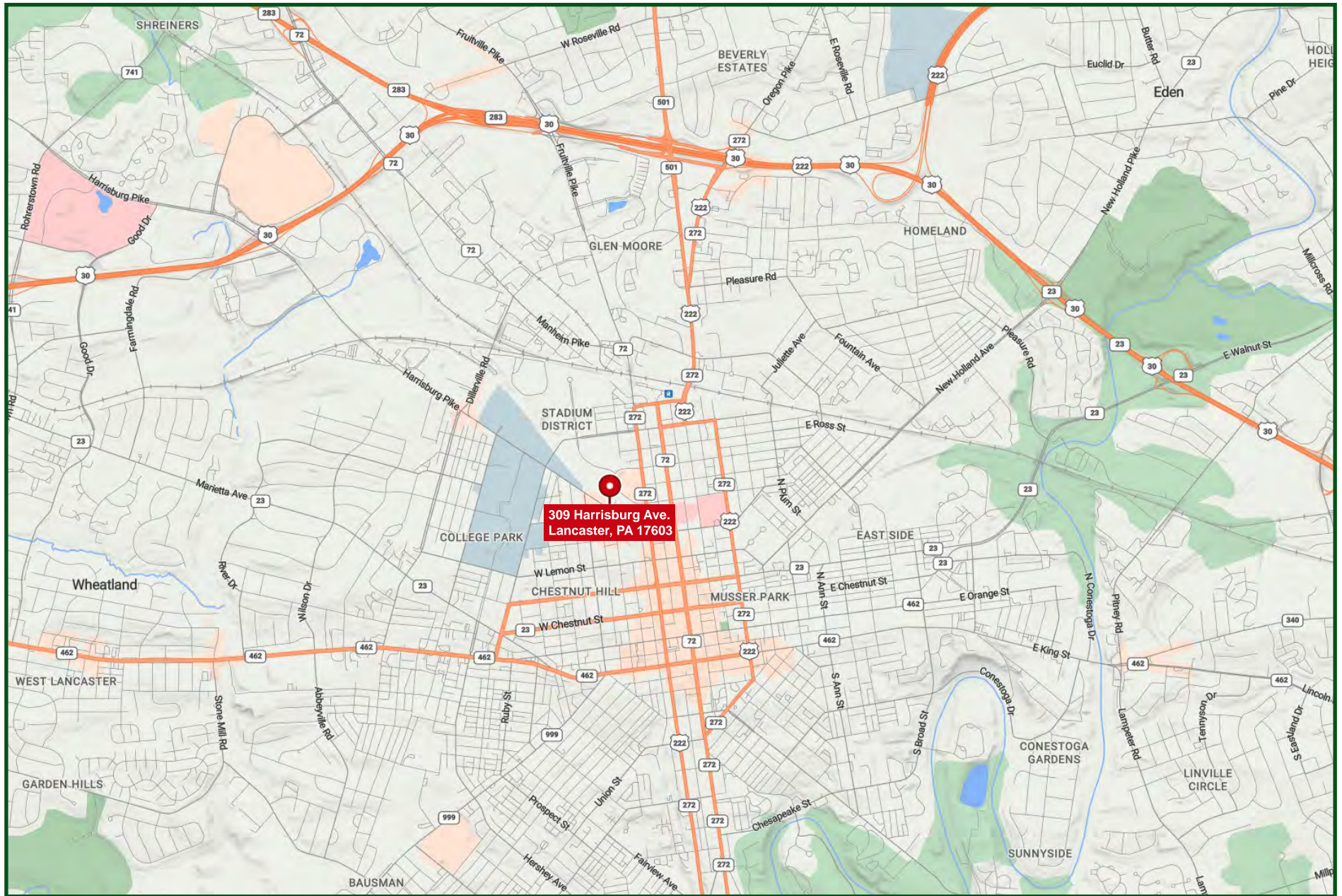
Options: None



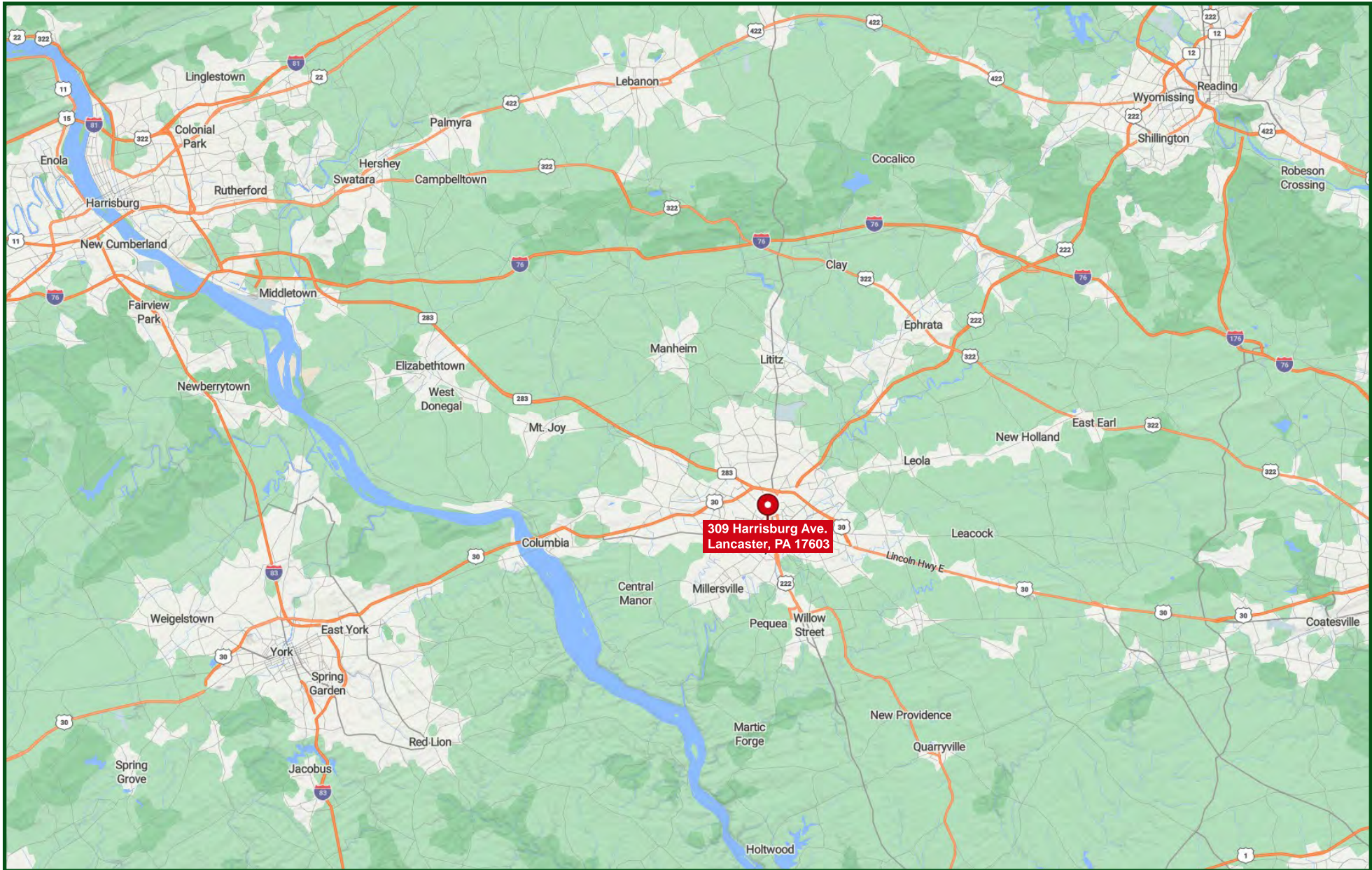
TAX MAP



LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



ZONING ORDINANCE

ZONING

Commercial—Retail

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3 (1)	R4 (1)	RO	MU	CB1	CB	C1	C2	C3	CM	SM
Beer or other alcoholic beverage retail store, for off-premises consumption (which may be combined with sale of other beverages and snacks)													
(a) Up to 10,000 square feet of floor area						S	S	S		S			
(b) Up to 25,000 square feet of floor area											X	X	
Building and home improvement equipment, furnishings, landscaping, and supplies													
(a) Up to 50,000 square feet of floor area							S						
(b) Without size restriction						S		X		S	X	X	X
Convenience store/mini-market — up to 7,000 square feet of floor area(2)													
(a) With gasoline sales										S	X		
(b) Without gasoline sales						S	S	S	X	X	X		
Drive-through restaurant											X		
Eating and drinking establishment, excluding drive-through restaurant(3)													
(a) Up to 1,200 square feet of floor area			S						S				
(b) Up to 3,000 square feet of floor area				S	S					S			
(c) Without size restriction						S	X	X			X		X
Farm equipment											X		X
Firearms and accessories store											X		
Fireworks sales											X		X
Fuel and ice dealer											X	X	X
Gasoline stations/service station, excluding convenience store										S	X	X	

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Use	R1	R2	R3 (1)	R4 (1)	RO	MU	CB1	CB	C1	C2	C3	CM	SM
Gourmet/specialty food store													
(a) Up to 1,200 square feet of floor area			S	S									
(b) Up to 3,000 square feet of floor area					S				X				
(c) Up to 10,000 square feet of floor area						X	X	X		X			
(d) Without size restriction						S	S	S			X		
Grocery/general store, excluding gasoline/service station(2)													
(a) Up to 1,200 square feet of floor area			S	S									
(b) Up to 3,000 square feet of floor area					S				X				
(c) Up to 10,000 square feet of floor area						X	X	X		X	X		
Liquor store — See “beer or other alcoholic beverage store”													
Motor vehicle, marine and aircraft accessory store													
(a) Up to 50,000 square feet of floor area							S					X	
(b) Without size restriction						S		X	X	X	X		
Motor vehicle, marine and aircraft sales, new or used													
(a) Up to 100,000 square feet of lot area												X	
(b) Without size restriction											X		
Pawn shop											S		
Pet store						S	X	X	S	S	X		
Pharmacy													
(a) Up to 1,200 square feet of floor area			S	S									
(b) Up to 3,000 square feet of floor area					S				X	X			
(c) Up to 12,000 square feet of floor area						X				S			
(d) Without size restriction							X	X			X		
Retail store, other than uses listed separately and not including gasoline or auto sales													
(a) Up to 2,000 square feet of floor area			S	S					X				
(b) Up to 10,000 square feet of floor area						X				X			
(c) Up to 150,000 square feet of floor area							X	X			X		X
(d) Without size restriction							C	C			C		C

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ZONING

Use	R1	R2	R3 (1)	R4 (1)	RO	MU	CB1	CB	C1	C2	C3	CM	SM
Secondhand/consignment furniture store						S		X	S	X	X		
Supermarket, over 10,000 square feet of floor area(2)						S	S	S		S	X		
Vending cart or truck(4)			S	S	S	S	X	X	X	X	X	X	X
Wholesale/retail discount warehouse store(5)											X		X

NOTES:

- (1) A special exception for commercial—retail uses permitted in the R3 and R4 Districts shall be granted only for retail uses located in corner properties or existing storefronts. A reduction in required parking for corner properties may be granted by special exception pursuant to § 300-11C, Commercial storefronts.
- (2) A special exception shall be granted or a certificate of zoning compliance shall be issued for a convenience store/mini-market or a grocery/general store only if the following conditions are met:
 - a. At least 50% of the gross floor area is devoted to food products; and
 - b. The applicant shall install and maintain an exterior litter receptacle, intended for public use, in a location and with a design approved by the City Engineer.
 - c. A grocery or general store shall not be open for business before 5:00 a.m. or after 11:00 p.m.
- (3) If an eating and drinking establishment will specialize in take-out sales, the applicant shall install and maintain an exterior litter receptacle, intended for public use, in a location and with a design approved by the City Engineer.
- (4) A special exception shall be granted or a certificate of zoning compliance shall be issued for a vending cart or truck only if the following conditions are met:
 - a. The vending cart or truck shall be used only for the sale of food products or natural products;
 - b. The vending cart or truck shall be placed in a fixed location on private property, as shown on a site plan, with the prior written permission of the property owner;
 - c. The vending cart or truck shall remain a portable vehicle capable of being moved at any time from the property;
 - d. The vending cart or truck shall comply with the design standards set forth in City Code § 291-10, Neighborhood vending cart and vending truck design standards;
 - e. The vending cart or truck shall not be placed within the public right-of-way, except that a mobile food truck, as defined by City Code Ch. 240, Art. III, Mobile Food Trucks, shall be permitted in the public right-of-way as regulated by Ch. 240, Art. III;
 - f. The vending cart or truck shall be situated in a manner that avoids blockage of the public sidewalk by customers;
 - g. Neither the vending cart or truck nor any related sign, display, or other appurtenance shall be located in any required off-street parking space on the premises;
 - h. The applicant shall provide a litter receptacle, intended for public use, on the premises near the vending cart or truck;
 - i. The cart or truck vendor shall make no loud noises, including hawking, or use sound-amplifying devices to attract attention to his/her business.
 - j. The hours of operation shall be limited to 8:00 a.m. to 9:00 p.m. in residential zoning districts, or to such hours imposed by the Zoning Hearing Board, and from 7:00 a.m. to 1:00 a.m. in nonresidential districts;

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- k. The maximum sign area for a vending cart or truck shall be 12 square feet, which shall have no impact on the maximum sign allowance for other uses on the property;
 - l. The applicant shall receive all necessary licenses and certifications for the sale of food and natural products as required by state and local statutes and regulations;
 - m. The applicant shall maintain a current cart or truck vendor license, issued by the City of Lancaster Health Officer, at all times; and
 - n. The cart or truck shall be set back a minimum of 50 feet from the lot line of any principal residential use, which shall be increased to 100 feet if the use involves outdoor barbeque grills or generators.
- (5) A certificate of zoning compliance for a wholesale and/or discount warehouse store in the SM District shall not be issued unless evidence is presented that the following conditions have been met:
- a. The lot shall be located within 500 feet of a Route 30 Bypass access ramp;
 - b. No more than one wholesale and/or retail discount warehouse store shall be permitted on a lot nor shall a wholesale and/or retail discount warehouse store be permitted within 5,000 feet of another wholesale and/or retail discount warehouse store within the SM District;
 - c. The use shall comply with the Noise Control Ordinance, Chapter 198 of the Codified Ordinances of the City of Lancaster, as amended;
 - d. Any lighting used to illuminate any parking or loading areas or to illuminate any structures shall be so arranged as to reflect the light away from and not cause or create any glare, reflection, or illumination upon any abutting residential districts or properties and any abutting public rights-of-way;
 - e. The percent of maximum building coverage shall not exceed 50%;
 - f. Where the proposed use is on a lot abutting a residential zone within the City or neighboring municipality, the rear and side yard setbacks along the abutting property line shall be a minimum of 30 feet, and no accessory structures or paved areas shall be permitted in this setback area;
 - g. A minimum of 15% of the lot shall be landscaped with shrubs, ornamental trees and shade trees; and
 - h. Where the lot abuts or is across the street from a residential zoning district, a landscape screen shall be planted within the required yard area, provided that a twenty-five-foot sight triangle at corners and a five-foot sight triangle at driveways are maintained. The landscape screen shall be composed of evergreen shrubs and trees arranged to form both a low-level and a high-level screen and shall be permanently maintained by the owner of the lot. The high-level screen shall consist of evergreen trees of not less than six feet in height at the time of planting and planted at intervals of not more than 10 feet. The low-level screen shall consist of evergreen shrubs of not less than two feet in height at the time of planting and planted at intervals of not more than five feet.

ZONING ORDINANCE

ZONING

Commercial—Services

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Art studio or gallery (which may also include custom crafts)			S	S	X	X	X	X	X	X	X	(3)		
Automobile or other motor vehicle rentals														
(a) Up to 100,000 square feet of lot area												X		
(b) Without size restriction								S		S	X			
Automobile or other motor vehicle repair(1)								S		S	X	X		
Banks and similar financial institutions, which may include drive-through service														
(a) Up to 6,000 square feet of floor area												X	X	
(b) Without size restriction						S	X	X	S	X	X			
Beauty or barber shop, nail salon, or similar personal service use														
(a) Up to 1,200 square feet in area(2)			S	S	S				X					
(b) Without size restriction						X	X	X	S	X	X			
Bed-and-breakfast inn, tourist home, or youth/elder hostel														
(a) Up to 5 units			S	S					X	X				
(b) Up to 10 units					S	S	X	X	S	S				
Business/professional/service office														
(a) Up to 1,200 square feet of floor area(2)			S	X										
(b) Up to 3,000 square feet of floor area(2)				S					S	X				

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

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Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Educational and scientific research agency(2)				S	S	S	S	S	S	S	S	S	S	
Funeral service				S	S	S		X	S	X	X			
Homestay(9)			X	X	X	X	X	X	X	X				
Hotel, motel and inn						S	X	X			X			
Locksmith(2)			X	X	X	X	X	X	X	X	X	(3)		
Medical and health service														
(a) Up to 3,000 square feet of floor area			S	S		X			S	X				
(b) Conversion of existing building without size restriction					X	S	X	X		X	X	(3)		X
(c) New construction/expansion without size restriction					X	S	X	X			X			X
(d) New construction with a minimum building size of 20,000 square feet of floor area												X		
Medical, dental, optical laboratory and prosthetic device fabrication(2)(4)				S	X	X	X	X	X	X	X	X	X	X
Miscellaneous repair service														
(a) Up to 1,200 square feet(2)			X	X	X									
(b) Up to 3,000 square feet						X			X	X				
(c) Without size restriction						S	X	X			X	X		
Parking lot (Note: Parking as an accessory use to an on-site principal use is permitted by right in all districts.)(6)			S	S	S	S			S	S	S	S	S	S
Parking garage/deck (Note: Parking as an accessory use to an on-site principal use is permitted by right in all districts.)(6)			S	S	S	S	S	S	S	S	S	S	S	S
Pet grooming(2)			S	S	S	S	X	X	X	X	X			
Photographic studio														

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Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
(a) Portrait studio(2)			X	X	X	X	X	X	X	X	X			
(b) Commercial studio, excluding portrait photography					X	X	X	X	X	X	X	X		
Research development and testing lab(4)					S	S	S	S			X	X	X	
Self-service laundry(7)														
(a) Up to 1,200 square feet(2)			S	S	S			X						
(b) Up to 3,000 square feet						X			X			X	X	
(c) Without size restriction						S				S	X			
Self-storage facility, up to a maximum of 20,000 square feet of total floor area per lot or building, whichever is more restrictive			S	S		S			S			X		
Services to dwellings and other buildings						S			S	X	X	X	X	
Shoe, garment and related repair or alteration services(2)			X	X	X	X	X	X	X	X	X			
Short-term rental(8)					X	X	X	X	X	X				
Tattoo shops, body-piercing and related services			S	S	S	X	X	X	X	X	X			
Taxicab service														
(a) Up to 100,000 square feet of lot area												X		
(b) Without size restriction								S		S	X			
Veterinarian hospital or clinic														
(a) With boarding kennel										S	X	X		
(b) Without boarding kennel						S		S		X	X	X		

NOTES:

- (1) An auto repair use shall meet the following additional requirements:
 - (a) All paint work shall be performed within a building, with a fume collection and ventilation system that directs fumes away from any adjacent dwellings. Outdoor major repairs (such as body work and grinding) and outdoor welding shall not occur within 200 feet of a lot that has a dwelling as its principal use. Sanding of vehicles shall not occur outdoors;
 - (b) Outdoor storage of motor vehicles shall not be within any required buffer yard or street right-of-way;

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ZONING

- (c) Any motor vehicle that is not in operable condition shall not be stored for more than 30 days within view of a public street or a dwelling, unless it is actively under repair; and
- (d) Service bay doors shall not face directly towards an abutting dwelling (not including a dwelling separated from the garage by a street) if another reasonable alternative exists.
- (2) A special exception shall be approved or a certificate of zoning compliance granted for commercial-service uses permitted in the R3 and R4 Districts only for uses located in corner buildings (at the intersection of two of more public streets) or in existing lawful commercial spaces. For uses permitted by right in the R3 and R4 Districts, the hours of operation shall be limited to 8:00 a.m. to 9:00 p.m. Hours of operation prior to 8:00 a.m. or after 9:00 p.m. require special exception approval by the Zoning Hearing Board.
- (3) Certain commercial service uses shall be permitted in the CM District in accordance with § 300-11B, Mixed-use facility.
- (4) In the CB1 District, this use shall not be permitted on any ground floor or street level of a building.
- (5) A certificate of zoning compliance shall be granted subject to the following: (a) The applicant shall provide the Zoning Officer with a family child day care home certificate of registration from the Pennsylvania Department of Public Welfare; and (b) the hours of operation shall not exceed 5:00 a.m. to 12:00 midnight. Additional hours may be approved by special exception if the applicant proves to the Zoning Hearing Board that such hours will be compatible with adjacent dwellings. An exterior sign for a day care home shall not exceed eight inches by 24 inches or 1.3 square feet.
- (6) A special exception shall be approved or certificate of zoning compliance granted for parking facilities in accordance with § 300-44B, Parking in Historic Resource Overlay District, of this chapter.
- (7) A special exception shall be approved or a certificate of zoning compliance granted for self-service laundries, conditioned on City approval of water and sewer capacity for proposed new or expanded laundries.
- (8) (a) The dwelling must be registered with the City of Lancaster as a rental unit, with inspection of the property by a City Housing Inspector prior to registration approval.
 - (b) A property manager must be identified, and the name and contact information shall be provided to the City's Housing Unit.
 - (c) The maximum length of stay per registered party shall be 30 consecutive days.
 - (d) The entire dwelling shall be rented in the name of one individual, who represents the entire family or group renting the dwelling during the reserved time period.
 - (e) The number of guests in one party shall not exceed two adults per bedroom.
 - (f) No exterior or interior sign intended to be seen by the public shall be permitted.
 - (g) The dwelling unit must qualify as a single-family home or apartment, as defined in Chapter 300, Article XVII, Definitions, of this chapter.
- (9) (a) The homeowner shall serve as the sole property manager and provide contact information to the City's Housing Unit.
 - (b) The property owner must be residing in the dwelling unit for the duration of the rental.
 - (c) The maximum length of stay per registered party shall not exceed 30 consecutive days.
 - (d) The number of guests in one party shall not exceed two adults per bedroom.
 - (e) No exterior or interior sign intended to be seen by the public shall be permitted.
 - (f) Guests must have use of a bathroom and kitchen for the duration of the rental.
 - (g) Structures with only two bedrooms may only dedicate one bedroom as a homestay.

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Culture, Entertainment and Recreation

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	PO	CM	SM	HC
Adult-oriented business(1)											S				
Bowling alley						S		X		S	X				
Civic/convention/exhibition center						C	C	C			C		C		
Community center			S	S	S	S					X	S			
Community garden(7)	S	S	S	S		S									S
Conservation area, natural habitat, riparian greenway or similar area												X			
Dance hall(2)							X	X			X				
Event facility(3)						S	X	X			X				
Field house or gymnasium						X					X		(5)		
Fitness center(4)			S	S	S	X	X	X	X	X	X		(5)		
Game room, billiard room or similar establishment (See also § 300-16.)(2)						S	X	X	S	S	X				
Ice or roller skating rink(6)						S	X	X		S	X	S			
Library			S	S	S	X	X	X	X	X	X				
Movie and live theater						S	X	X		S	X				
Museum, planetarium or aquarium		S	S	S	S	X	X	X	S	X	X	S	(5)		
Nightclub(2)						S	X	X			X				
Park, tot-lot, playground, or game court or course															
(a) Public	X	X	X	X	X	X	X	X	X	X	X	X			
(b) Private or restricted	S	S	S	S	S	S	S	S	S	S	S	X	(5)		
(c) Commercial						S	S	S			S	X	(5)		
Performing arts studio				S	S	X	X	X	S	X	X		(5)		
Sports stadium or arena						X					S		S	S	
Swimming pool(6)	S	S	S	S		S		S	S	S	S	S			

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ZONING

NOTES:

- (1) A special exception shall be approved for an adult-oriented business only if the following conditions are met:
 - a. The lot or property line of such business shall not be located within 300 feet of a residential district;
 - b. The lot or property line of such business shall not be located within 300 feet of the lot or property line of any place of worship, school, day care facility, library or public park;
 - c. The lot or property line of such business shall not be located within 500 feet of another adult-oriented business;
 - d. There shall be no display of adult-oriented materials that can be seen from the exterior of the building;
 - e. Signs shall not include any pornographic or obscene images;
 - f. No adult-oriented business or activity may change to another type of adult-oriented business or activity except upon application to and approval by the Zoning Hearing Board of such change as a special exception;
 - g. No unlawful sexual activity or conduct shall be performed or permitted;
 - h. No person under 18 years of age will be permitted to enter the business;
 - i. The applicant shall prove compliance with all applicable state laws. Phone and mail contact information shall be provided to the Zoning Officer for an on-site manager who shall be responsible to ensure compliance with City ordinances. Such information shall be updated whenever such person is no longer serving in such capacity;
 - j. This term shall also include a membership club which otherwise meets the definition;
 - k. Adult-oriented business activities shall not be conducted between the hours of 12:00 midnight and 6:00 a.m. If the facility has a liquor license, restaurant activities may continue until 2:00 a.m. unless otherwise restricted by another law or regulation; and
 - l. See also Section 7327 of Title 18 of Pennsylvania Statutes, which prohibits many types of uses involving alcohol consumption that are open after 2:00 a.m.
- (2) A special exception shall be approved for a dance hall, nightclub, or game room, billiard room or similar establishment only if the following conditions are met:
 - a. If the patrons will be under the age of 18, the hours of operation will be in conformity with curfew laws;
 - b. The building shall be soundproofed to prevent any noise disturbance, as per the Lancaster Noise Control Ordinance, Chapter 198 of the Code of the City of Lancaster; and
 - c. The use shall not be open to customers or patrons between 2:00 a.m. and 6:00 a.m.
- (3) A special exception shall be granted or a certificate of zoning compliance shall be issued for an event facility only if the following conditions are met:
 - a. The event facility shall not be open to customers, patrons, or guests between 2:00 a.m. and 6:00 a.m.; and
 - b. If amplification of music will occur, the sound heard beyond the facility shall not cause a noise disturbance, as defined by the Lancaster Noise Control Ordinance, Chapter 198 of the Code of the City of Lancaster.
- (4) A special exception for a fitness center in the R3, R4 and RO Districts shall be approved only for occupancy within an existing nonresidential space.
- (5) Certain culture, entertainment and recreation uses shall be permitted in the CM District in accordance with §300-11B, Mixed-use facility.
- (6) A special exception shall be approved for an ice or roller skating rink or a swimming pool in the PO District only if the following condition is met:
 - a. The skating rink or pool is an outdoor, unenclosed facility.
- (7) A special exception shall be approved for a community garden only if the following conditions are met:

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- a. If the applicant is other than the property owner, the applicant shall provide a lease or other written agreement authorizing use of the property as a community garden, with such agreement including any limitations or requirements stipulated by the owner.
- b. A garden coordinator shall be identified and the name, address, telephone number and email address shall be provided to the Zoning Officer, with updates provided as needed.
- c. Hours of operation shall be between 7:00 a.m. and dusk, or as determined by the Zoning Hearing Board.
- d. The site shall be designed and maintained so that water and fertilizer will not drain onto adjacent property or into a public or private right-of-way.
- e. All seed, fertilizer and other organic material shall be stored in a sealed, rodentproof container.
- f. Compost materials shall be stored in a manner that shields them from view from adjacent property and a public right-of-way, controls odor, prevents infestation, and minimizes runoff from the property.
- g. Accessory structures shall only be used for the storage of materials associated with the garden, shall not include electrical, liquid-fuel or solid-fuel heating devices, and shall not exceed 25% of the allowable building coverage in the zoning district for other principal uses.
- h. Seasonal structures for growing plants, such as hoop houses, shall not exceed allowable building coverage in the zoning district for other principal uses and shall be removed when no longer in use.
- i. Sales of unprocessed produce are permitted. No sale of processed produce is permitted.

ZONING ORDINANCE

ZONING

Institutional

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	DF	HC
Ambulance service						X		X	X	X	X	X	X	X	X
Church, synagogue, mosque, temple or similar place of worship(1)			S	S		S	S	S		S	X				
College or university(2)		S				S	S	S			S	(3)			
Community rehabilitation facility or halfway house(4)					S					S					S
Criminal/juvenile detention facility														X	
District magistrates				S	S	S	X	X	X	X	X	(3)			
Fire or police station	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Government facilities															
(a) City of Lancaster			X	X	X	X	X	X	X	X	X	X	X	X	X
(b) Federal, state, county						S	X	X			X	X		X	
Group care facility(5)					S										S
Group home(6)	X	X	X	X	X	X	X	X	X	X	X	X			
Homeless shelter(7)					S					S					S
Hospital(8)															X
Membership club, lodge or similar organization(9)						S	S	X	S	S	X	(3)			
Nursing home, personal care center, assisted living center, hospice or similar health care facility		S	S	S	S	S		S							X
Schools															
(a) Elementary and secondary		S	S	S	S	X	X	X			X	(3)			
(b) Business, trade, art school or other educational facility		S	S	S	S	X	X	X		X	X	(3)			X
Shelter for abused persons(10)				S	S	S				S					S

ZONING ORDINANCE

LANCASTER CODE

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	DF	HC
Social service agency(9)															
(a) Up to 1,200 square feet of floor area			S	S					S						
(b) Without restriction					X	S	X	X		X	X	(3)			X
Special hospital						S					X				
Supportive housing or transitional housing(11)					S	S									
Temporary shelter(12)					X	X		X	X	X	X	X			

NOTES:

- (1) A special exception shall be approved for a church, synagogue, mosque, or temple or other place of worship only if the following conditions are met:
 - a. In all districts, a church or other place of worship that occupies a portion of a building in which a residential unit is located or that is located in a building less than 10 feet from a structure containing a residential unit shall be soundproofed so as to prevent sound greater than a level of 40 decibels at all audible frequency ranges of all sound sources from being received by an adjoining or neighboring residential unit;
 - b. No exterior loudspeakers shall be used to broadcast music or human voices, except that church bells, chimes or other religious summons or holiday music shall be permitted;
 - c. If the building is located in the Historic Resource Overlay District and the proposed place of worship will result in exterior alteration of the building visible from a public street, the applicant shall provide a letter from the historic preservation specialist prior to the zoning hearing stating that the alteration is appropriate and consistent with the Secretary of the Interior's standards and will have no adverse impact on the historic resource nor on the streetscape and immediate neighborhood;
 - d. The minimum lot area for a new place of worship in the R3 or R4 District shall be 10,000 square feet; and
 - e. In the CB1 and CB Districts, such use shall not occupy the street level of a building.
- (2) See also the CO Campus Overlay District regulations, which provide an alternative set of standards for college uses within the boundaries of that district: § 300-19, CO Campus Overlay District – permitted uses; § 300-21, CO Campus Overlay District – dimensional requirements; and § 300-54M, Signs permitted in the CO Campus Overlay District.
- (3) Certain institutional uses shall be permitted in the CM District in accordance with § 300-11B, Mixed-use facility.
- (4) A special exception shall be approved for a community rehabilitation facility or halfway house only if the following conditions are met:
 - a. The applicant shall indicate the nature of the clients to be served and the type of treatment/care to be provided, including whether or not any counseling or other services will be provided for nonresidents;
 - b. The applicant shall provide evidence that the facility is licensed by an applicable county, state or federal program. The facility shall notify the City, in writing, within 14 days if there is a change in the type of clients or the maximum number of residents, or if the license expires, is suspended or withdrawn;
 - c. If the facility is a temporary residence for the clients, the maximum number of clients shall be indicated at the time of application, and that number, not including employees, shall not exceed the minimum space requirements contained in the Uniform Construction Code, as amended by the City of Lancaster;

ZONING ORDINANCE

ZONING

- d. The facility shall have twenty-four-hour on-site supervision by professionals trained to supervise the types of clients to be served by the facility;
 - e. If a facility will house persons presenting a potential physical threat to the safety of nonresidents, the facility operator shall provide evidence that sufficient staffing and other security measures will be provided;
 - f. The facility shall be located a minimum of 1,000 linear feet from any other such existing/approved facility; and
 - g. If the facility is within a residential district, the building shall be maintained and/or constructed to ensure that it is similar in appearance, condition and character to the other residential structures in the area, and only a sign as provided for in Article IX shall be permitted.
- (5) A special exception shall be approved for a group care facility only if the following conditions are met:
- a. The applicant shall indicate the nature of the residents to be served and the type of treatment/care to be provided, including whether or not any counseling or other services will be provided for nonresidents;
 - b. The applicant shall provide evidence that the group care facility is licensed by an applicable county, state or federal agency. The group care facility shall notify the City, in writing, within 14 days if there is a change in the type of residents or the maximum number of residents, or if the license expires, is suspended or withdrawn;
 - c. The maximum number of residents shall be indicated at the time of application, and that number, not including employees who do not reside at the facility, shall not exceed the minimum space requirements contained in the Uniform Construction Code, as amended by the City of Lancaster.
 - d. See § 300-68H, which may allow modifications to zoning requirements to be approved as a special exception by the Zoning Hearing Board.
- (6) A certificate of zoning compliance shall be issued for a group home only if the following conditions are met:
- a. The group home shall be occupied by individuals with disabilities, as defined and protected by the Federal Fair Housing Act, as amended, who shall live together primarily for purposes relating to their disabilities as the functional equivalent of a family in a shared living arrangement;
 - b. No more than six people, including caregivers, shall occupy the home, and the residents shall function as a common household, except that a higher number may be approved by the Zoning Hearing Board under § 300-68H;
 - c. The home shall be licensed by the appropriate county, commonwealth or federal agency; and
 - d. In the MU, CB1, CB, C1, C2, and CM Districts, group homes shall be permitted only in existing buildings; no new construction of a group home shall be permitted.
 - e. See § 300-68H, which may allow modifications to zoning requirements to be approved as a special exception by the Zoning Hearing Board.
- (7) A special exception shall be approved for a homeless shelter only if the following conditions are met:
- a. The applicant shall provide letters from appropriate City codes staff, including, at a minimum, Building or Housing Code enforcement staff and the Fire Marshal, that the structure has been inspected within the past two months and that it meets minimum code requirements for the intended use;
 - b. The maximum number of residents shall be indicated at the time of application, and that number, not including employees, shall not exceed the minimum space requirements contained in the Uniform Construction Code, as amended by the City of Lancaster.
- (8) All development, including expansion, in the HC District shall comply with provisions of Article VII, Supplementary District Regulations, § 300-38, Hospital Complex District.
- (9) In the CB1 District, this use shall not be permitted on the street level of a building.
- (10) A special exception shall be approved for a shelter for abused persons only if the following conditions are met.

ZONING ORDINANCE

LANCASTER CODE

- a. The applicant shall provide letters from appropriate City codes staff, including, at a minimum, Building or Housing Code enforcement staff and the Fire Marshal, that the structure has been inspected within the past two months and that it meets minimum code requirements for the intended use;
 - b. The applicant shall prove to the satisfaction of the Zoning Hearing Board that there will be sufficient security measures to provide adequate protection to the residents; and
 - c. The maximum number of residents shall be indicated at the time of application, and that number, not including employees who do not reside at the facility, shall not exceed the minimum space requirements contained in the Uniform Construction Code, as amended by the City of Lancaster.
- (11) A special exception shall be approved for a supportive or transitional housing facility only if the following conditions are met:
- a. No more than two residents shall occupy each bedroom.
 - b. On-site supervision shall be provided 24 hours per day, seven days per week.
 - c. No overnight guests shall be permitted.
 - d. The applicant shall provide letters from appropriate City codes staff, including, at a minimum, Building and/or Housing Code enforcement staff, Health Officer and Fire Marshal, that the structure has been inspected within the past two months and that it meets minimum code requirements for the intended use.
 - e. The maximum length of occupancy shall be two years.
 - f. No more than one sign identifying the facility is permitted, and the sign shall not exceed eight inches by 24 inches or 1.3 square feet and shall not be internally illuminated.
- (12) A certificate of zoning compliance for a temporary shelter shall be issued only if the following conditions are met:
- a. The applicant shall provide letters from appropriate City codes staff, including, at a minimum, Building or Housing Code enforcement staff and the Fire Marshal, that the structure has been inspected within the past two months and that it meets minimum code requirements for the intended use;
 - b. The temporary shelter shall be approved for a maximum time period of two years and shall require another special exception approval every two years. Upon applying for renewal, the applicant shall provide evidence of need for the continuation of the use.

DEMOGRAPHICS

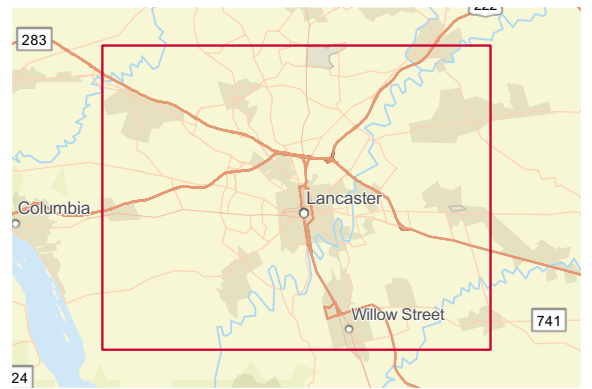
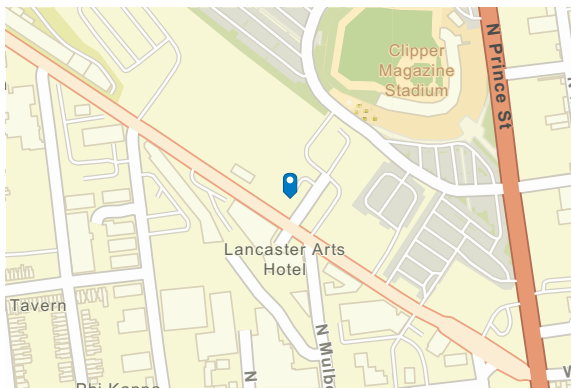
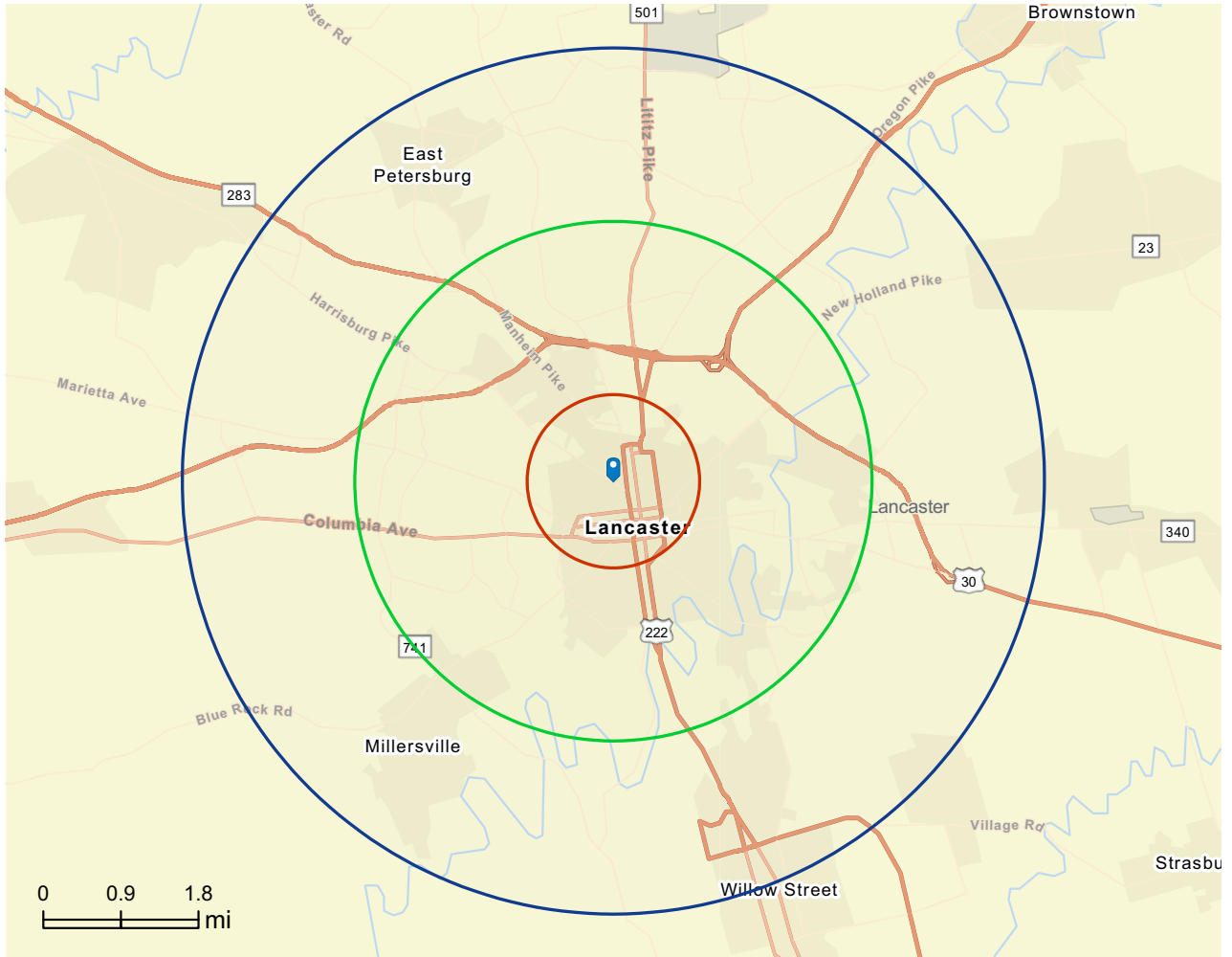
Site Map

309 Harrisburg Ave, Lancaster, Pennsylvania, 17603

Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 40.04745
Longitude: -76.31236



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DEMOGRAPHICS

Executive Summary

309 Harrisburg Ave, Lancaster, Pennsylvania, 17603



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	31,711	107,368	177,045
2020 Population	30,296	112,280	189,901
2025 Population	31,053	114,236	194,553
2030 Population	32,347	116,005	198,175
2010-2020 Annual Rate	-0.46%	0.45%	0.70%
2020-2025 Annual Rate	0.47%	0.33%	0.46%
2025-2030 Annual Rate	0.82%	0.31%	0.37%

Age	1 mile	3 miles	5 miles
2025 Median Age	34.3	37.4	39.5
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	54.5%	54.9%	64.7%
Black Alone	13.2%	11.8%	8.9%
American Indian Alone	0.6%	0.6%	0.4%
Asian Alone	4.5%	5.4%	5.2%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	14.1%	14.9%	10.6%
Two or More Races	13.0%	12.4%	10.1%
Hispanic Origin	30.1%	30.7%	22.4%
Diversity Index	79.5	79.6	70.6

Households	1 mile	3 miles	5 miles
2010 Total Households	12,753	41,560	68,752
2020 Total Households	12,876	43,380	72,984
2025 Total Households	13,231	44,253	75,020
2030 Total Households	13,943	45,286	77,096
2010-2020 Annual Rate	0.10%	0.43%	0.60%
2020-2025 Annual Rate	0.52%	0.38%	0.53%
2025-2030 Annual Rate	1.05%	0.46%	0.55%
2025 Average Household Size	2.17	2.47	2.46
Wealth Index	53	72	90

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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DEMOGRAPHICS

Executive Summary | 309 Harrisburg Ave, Lancaster, Pennsylvania, 17603 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	29.5%	24.5%	26.2%

Median Household Income			
2025 Median Household Income	\$61,526	\$72,379	\$78,793
2030 Median Household Income	\$67,572	\$78,783	\$85,401
2025-2030 Annual Rate	1.89%	1.71%	1.62%


Average Household Income			
2025 Average Household Income	\$82,055	\$93,407	\$106,001
2030 Average Household Income	\$89,888	\$101,420	\$114,872

Per Capita Income			
2025 Per Capita Income	\$34,663	\$36,501	\$41,289
2030 Per Capita Income	\$38,418	\$39,904	\$45,093
2025-2030 Annual Rate	2.08%	1.80%	1.78%

Income Equality			
2025 Gini Index	44.9	42.9	44.0

Socioeconomic Status			
2025 Socioeconomic Status Index	42.2	44.3	48.2

Housing Unit Summary			
Housing Affordability Index	75	91	85
2010 Total Housing Units	13,858	44,016	72,575
2010 Owner Occupied Hus (%)	38.2%	54.8%	60.1%
2010 Renter Occupied Hus (%)	61.8%	45.2%	39.9%
2010 Vacant Housing Units (%)	8.0%	5.6%	5.3%
2020 Housing Units	14,080	46,112	77,333
2020 Owner Occupied HUs (%)	37.5%	53.1%	58.8%
2020 Renter Occupied HUs (%)	62.5%	46.9%	41.2%
Vacant Housing Units	8.3%	5.9%	5.6%
2025 Housing Units	14,701	47,277	79,645
Owner Occupied Housing Units	38.3%	54.3%	60.3%
Renter Occupied Housing Units	61.7%	45.7%	39.7%
Vacant Housing Units	10.0%	6.4%	5.8%
2030 Total Housing Units	15,473	48,389	81,806
2030 Owner Occupied Housing Units	5,220	24,600	46,440
2030 Renter Occupied Housing Units	8,723	20,686	30,656
2030 Vacant Housing Units	1,530	3,103	4,710

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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