

FOR SALE

MULTI-FAMILY RE-DEVELOPMENT PROJECT 250 TO 279 UNITS



**555 North Charlotte Street, Unit 500
Lancaster, PA 17603**

**Thomas M. McDermott, CCIM, SIOR
Joseph K. Maser**



**1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279
(717) 735-6000 (O) • (717) 735-6001 (F)**

**tom@uscommercialrealty.net • joe@uscommercialrealty.net
www.uscommercialrealty.net**

SALIENT INFORMATION

LOCATION:	555 North Charlotte Street, Unit 500, Lancaster, PA 17603 City of Lancaster, Lancaster County	
LOT SIZE:	± 3.057 Acres	
PROPERTIES:	• This is the former Snavelly Lumberyard that has been subdivided from a larger tract, as a site condominium. • Several existing structures will need to be razed to accomodate and execute the multi-family development.	
PARKING SPACES:	230 spaces accomodated on-site within proposed development plan.	
UTILITIES:	Electric - Natural Gas - Water & Sewer -	PA Power & Light (PPL) UGI City of Lancaster (*No tap fees.)
ZONING:	MU - Mixed Used (City of Lancaster)	
PRICE:	\$7,950,000	
COMMENTS:	This is a rare development opportunity within the most desirable northwest corridor of Lancaster City. Flanked by Lancaster General Hospital (Penn Medicine), Franklin & Marshall College, and the Penn Medicine Stadium, home to the Lancaster Stormers. Located within walking distance to Lancaster's best restaurants, YMCA, Lancaster Central Market and the Fulton Theatre. The conceptual plans by Barton Partners are believed to reflect by-right development that conforms with City of Lancaster zoning and other requirements. Buyer to confirm. This site offers a significant development advantage in that there are no tapping or connection fees for water and sanitary sewer.	

TAX MAP



AERIAL MAP (toward City of Lancaster)

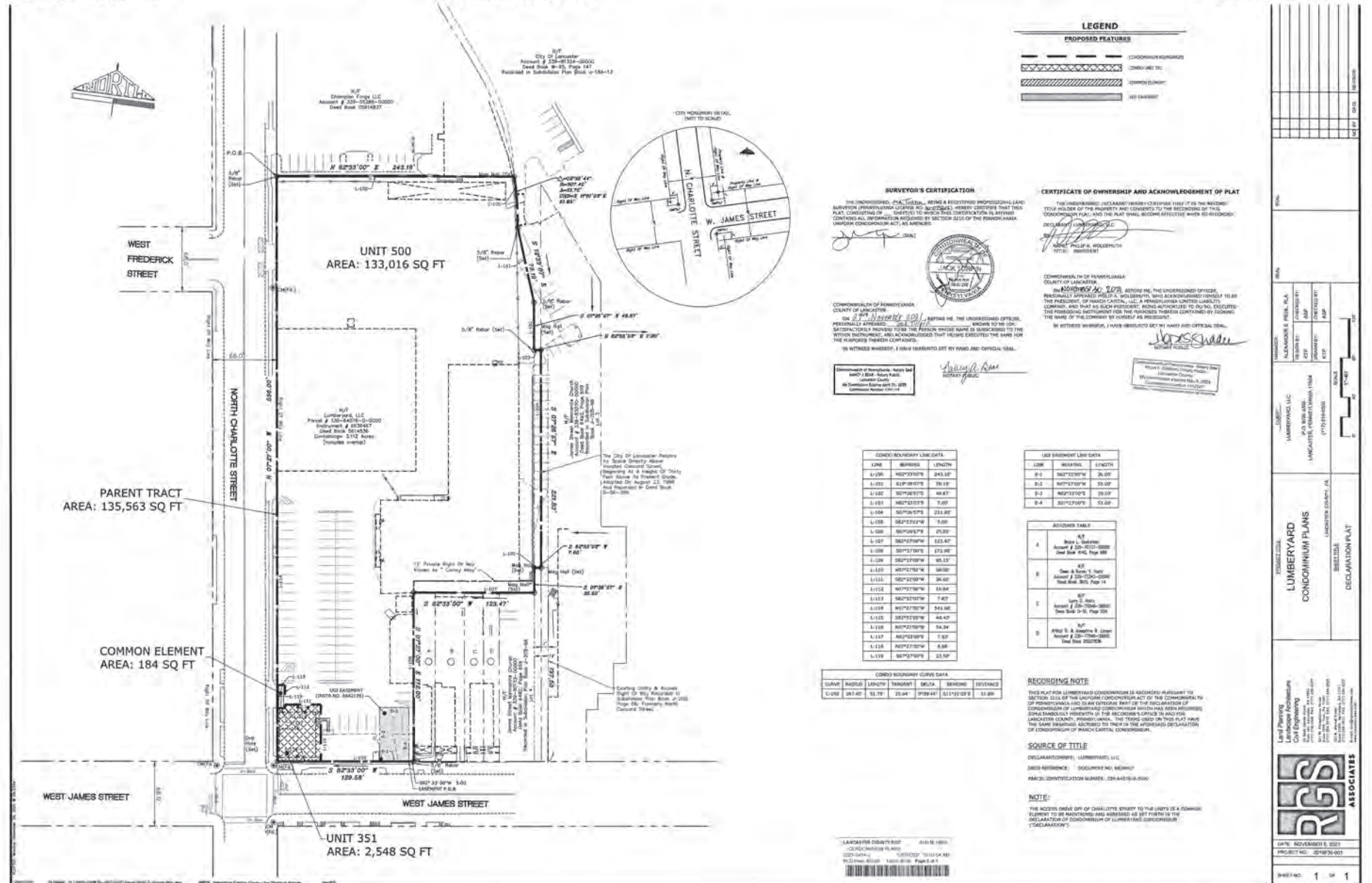


SITE PLAN (Existing Recorded)

12/01/2021 10:02:04 AM

Document #2021-0434-J

LANCASTER COUNTY



LEGAL DESCRIPTION

Condominium Legal Description
Unit 500 Lumberyard, LLC
City of Lancaster, Lancaster County, Pennsylvania

ALL THAT CERTAIN tract of land situate north of West James Street and east of North Charlotte Street in City of Lancaster, Lancaster County, Pennsylvania as shown on the Lumberyard Condominium Plan prepared by RGS Associates, project number 2019F30-001, dated November 5, 2021, and being more fully bounded and described as follows:

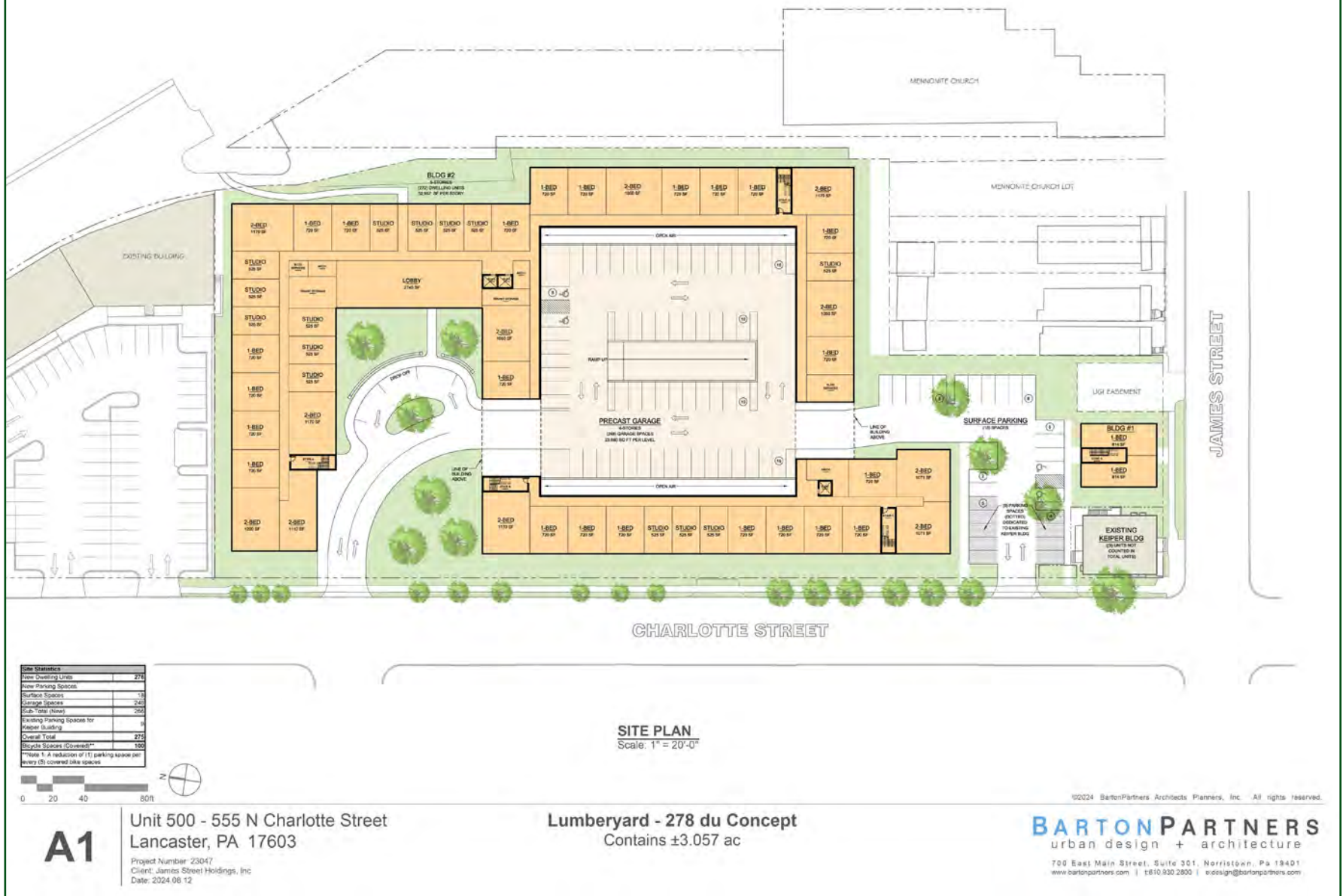
BEGINNING AT A point along the eastern right-of-way line of North Charlotte Street (66 feet wide), said point being the southwest corner of lands now or formerly of Champion Forge, LLC; thence along the same N 82°33'00" E, a distance of 243.18 feet to a Mag Nail (Fnd), a corner of lands now or formerly of City of Lancaster; thence along the same the following four (4) courses and distances: 1) by a curve to the right having a radius of 307.40 feet, an arc length of 51.75 feet, chord bearing of S 11°10'03" E, a chord distance of 51.69 feet to a 5/8 inch re-bar (Set), 2) S 19°39'07" E, a distance of 78.19 feet to a 5/8 inch re-bar (Set), 3) S 07°26'57" E, a distance of 48.67 feet to a 5/8 inch re-bar (Set), 4) N 82°33'03" E, a distance of 7.00 feet to a corner of lands now or formerly of James Street Mennonite Church; thence along the same the following four (4) courses and distances: 1) S 07°26'57" E, a distance of 221.83 feet to a Mag Nail (Set), 2) S 82°33'03" W, a distance of 7.00 feet to a Mag Nail (Set), 3) S 07°26'57" E, a distance of 25.50 feet to a Mag Nail (Set), 4) S 82°33'00" W, a distance of 123.47 feet to a point, said point being the northwest corner of lands now or formerly of Bruce L. Gustafson; thence along same S 07°27'00" E, a distance of 172.00 feet to a 5/8 inch re-bar (Set) on the northern right-of-way line of West James Street (66 feet wide); thence along same S 82°33'00" W, a distance of 96.23 feet to a point on the western line of unit 351 as shown on said plan; thence along unit 351 the following two (2) courses and distances 1) N 07°13'21" W, a distance of 54.93 feet to a point, 2) S 82°33'00" W, a distance of 43.57 feet to a point on the eastern right-of-way line of North Charlotte Street (66 feet wide); thence along same N 07°27'00" W, a distance of 518.16 feet to the POINT AND PLACE OF BEGINNING.

Containing: 3.057 Acres

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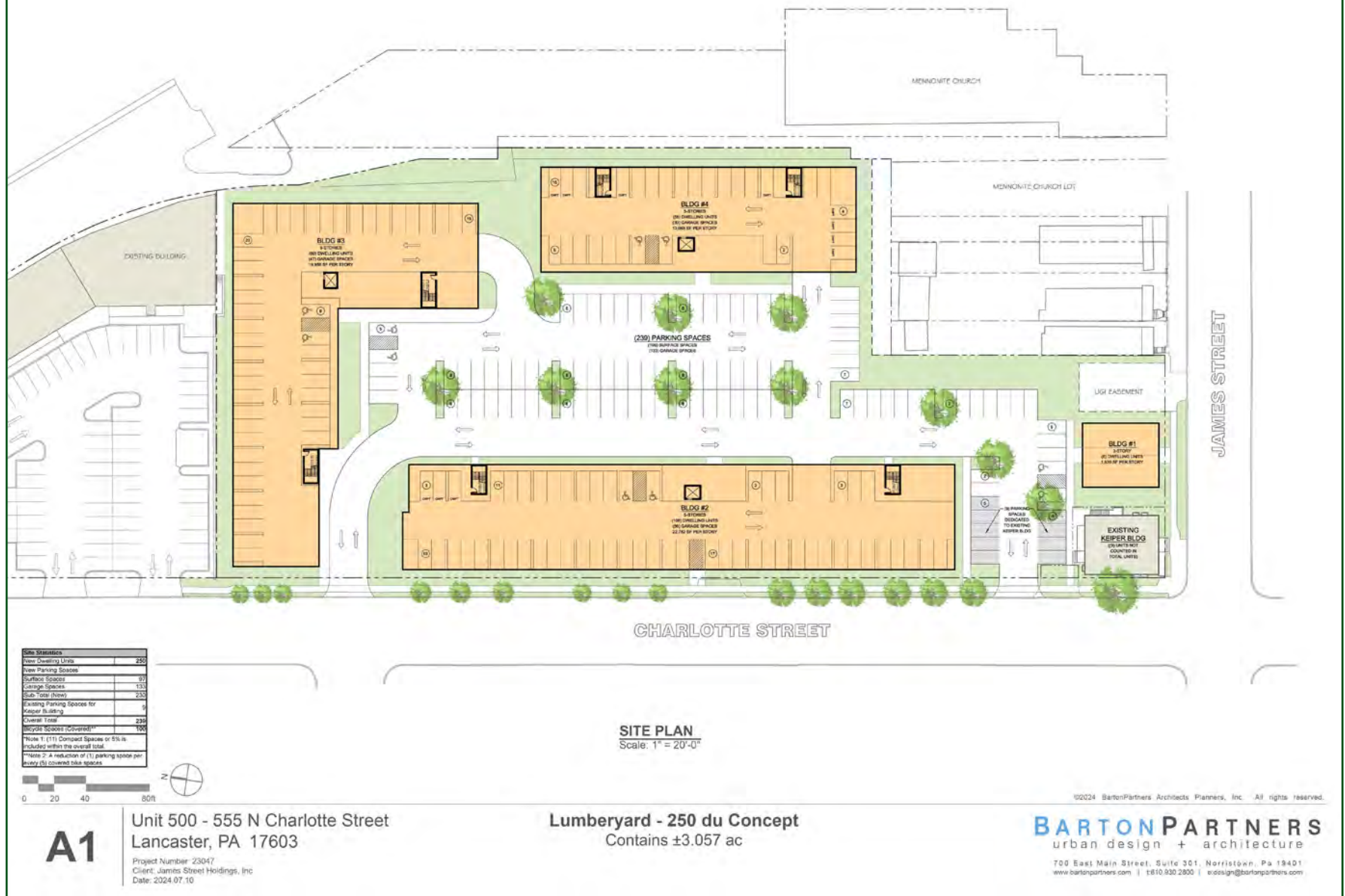
CONCEPTUAL PLAN (Example)

DRAFT: BY-RIGHT MULTI-FAMILY CONCEPT #1

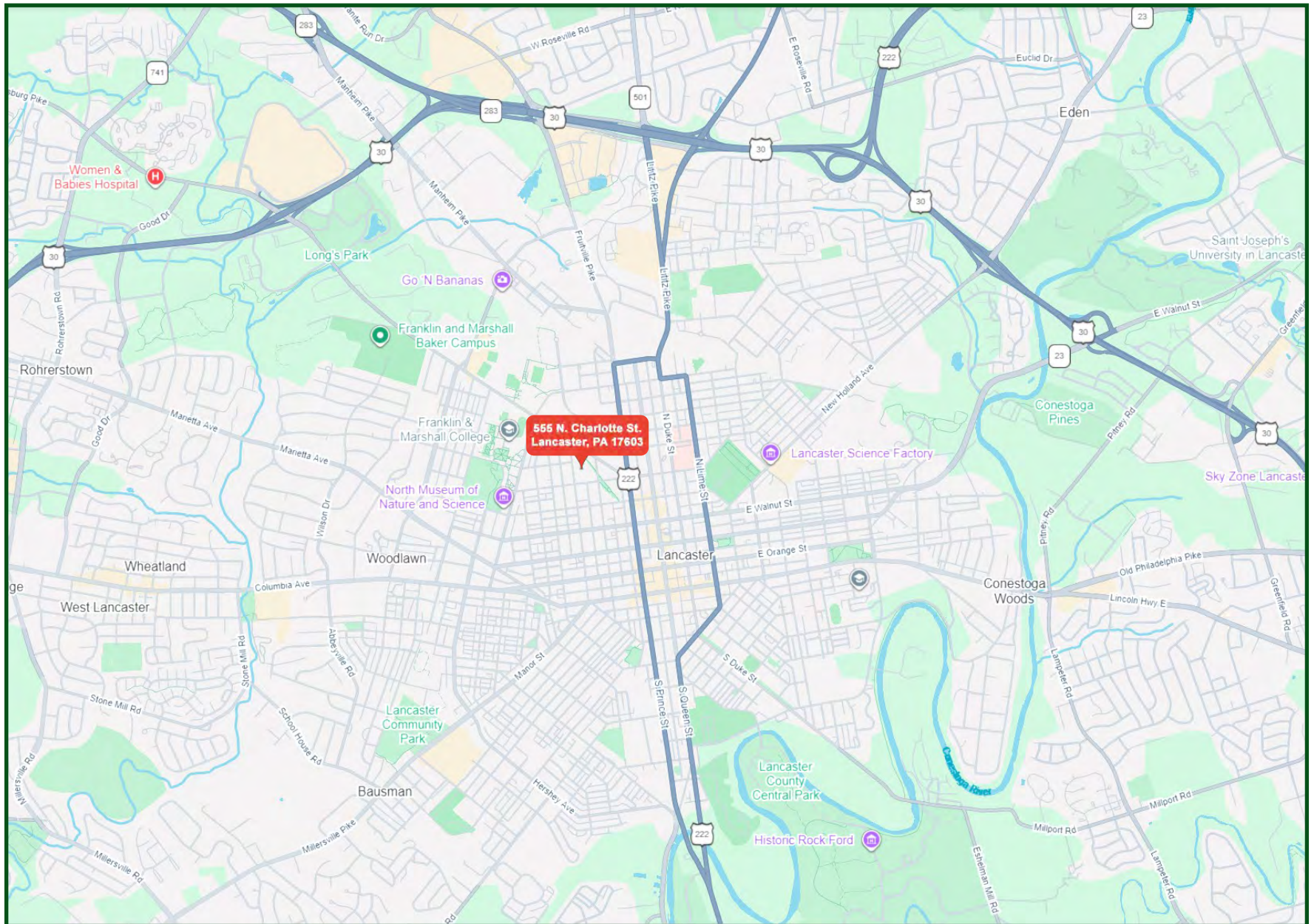


CONCEPTUAL PLAN (Example)

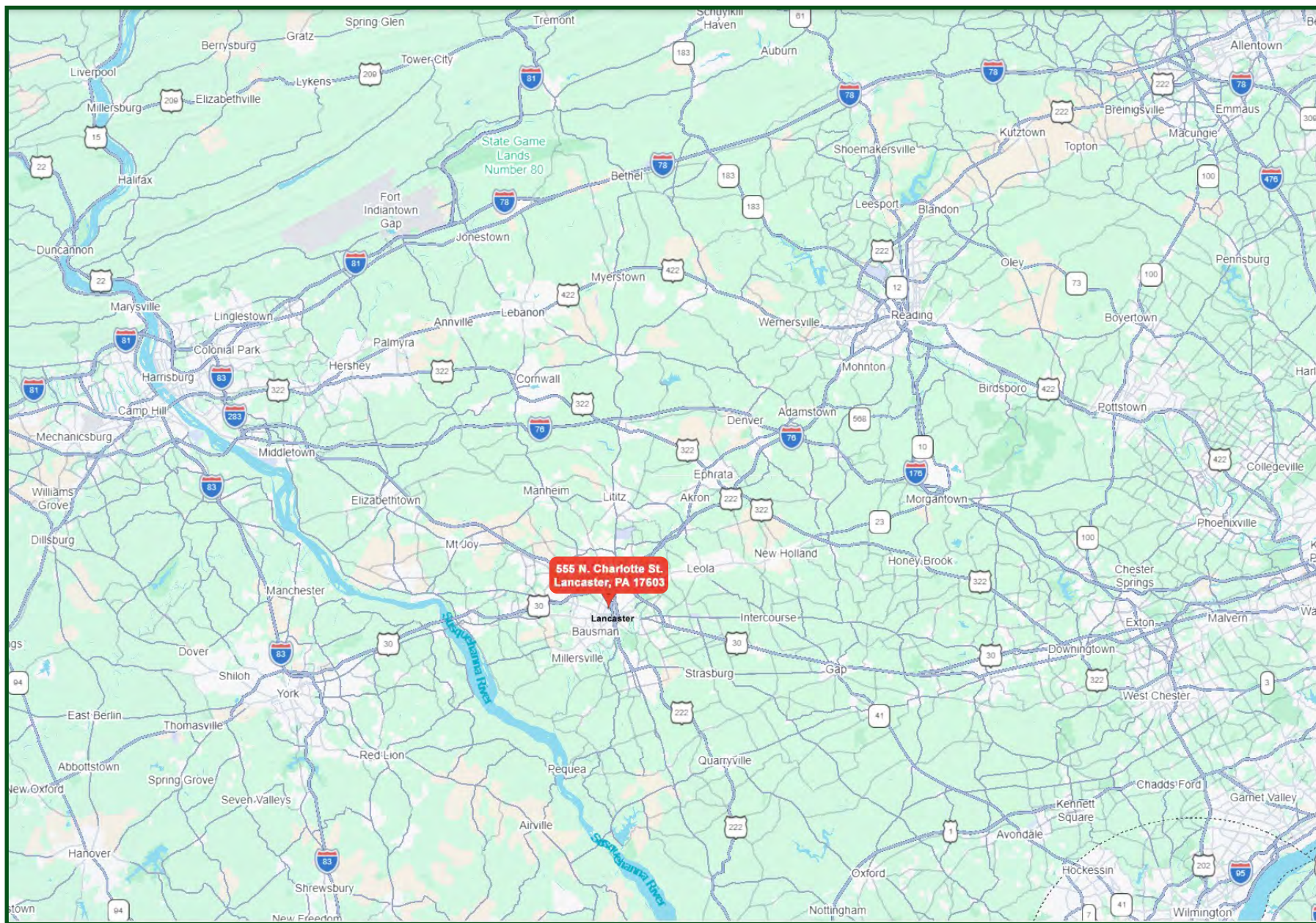
DRAFT: BY-RIGHT MULTI-FAMILY CONCEPT #2



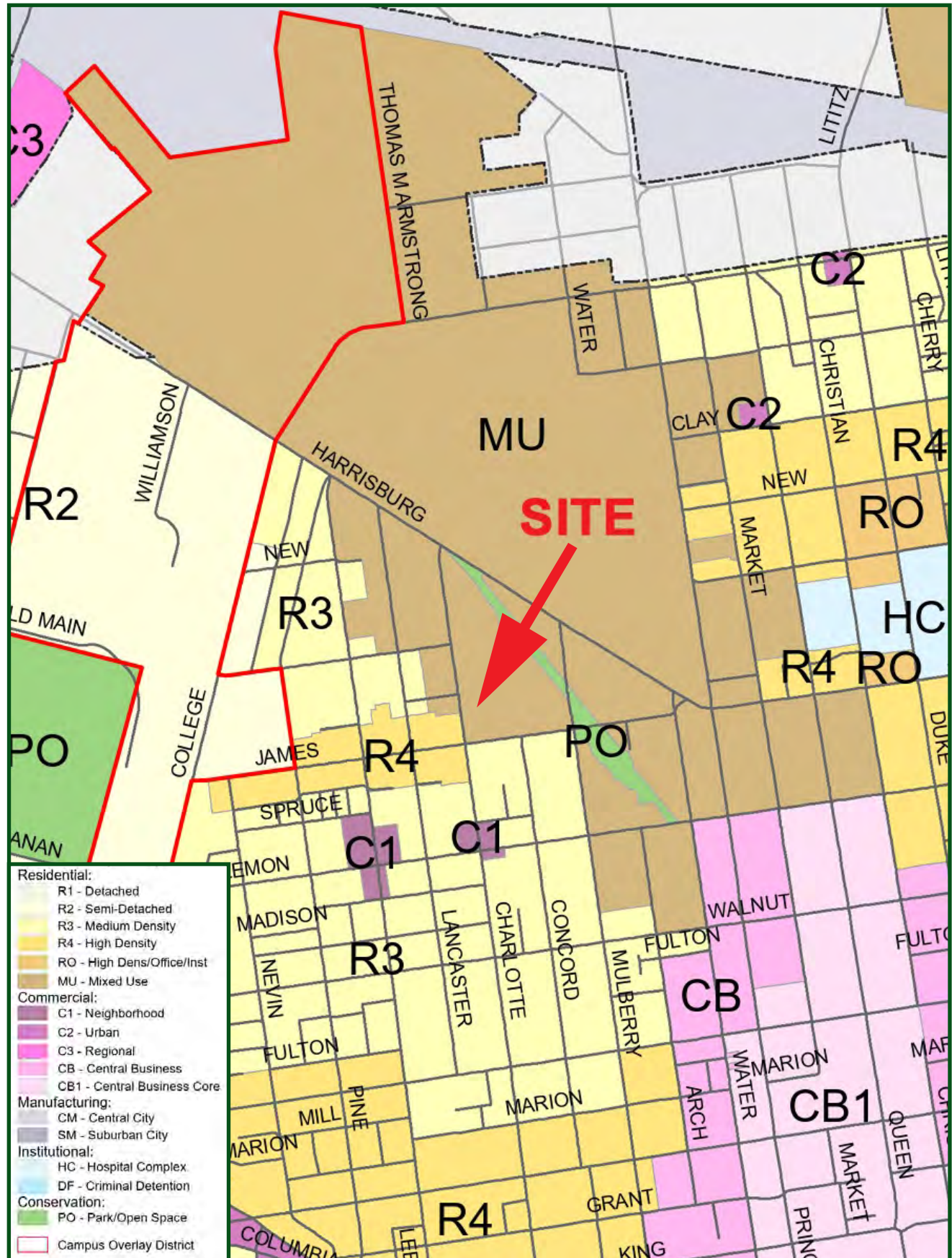
LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



ZONING MAP (City of Lancaster)



ZONING ORDINANCE

ZONING 300 Attachment 2

City of Lancaster

Table of Permitted Uses Residential (1)

[Amended 9-13-2016 by Ord. No. 9-2016; 7-11-2017 by Ord. No. 10-2017; 9-12-2017 by Ord. No. 12-2017; 6-25-2019 by Ord. No. 10-2019; 5-10-2022 by Ord. No. 07-2022; 5-23-2023 by Ord. No. 07-2023]

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	CM
Single-family detached dwelling											
(a) New	X	X	X	X	X	X					
(b) Conversion of an existing building	X	X	X	X	X	X	X(2)	X	X	X	
Single-family semidetached dwelling											
(a) New		X	X	X	X	X					
(b) Conversion of an existing building		X	X	X	X	X	X(2)	X	X	X	
Single-family attached dwelling											
(a) New			X	X	X	X			X		
(b) Conversion of an existing building			X	X	X	X	X(2)	X	X	X	
Apartment dwelling, above an allowed nonresidential use											
(a) Two units per building			X	X	X	X	X(2)	X	X	X	X
Two-family dwelling, including efficiency units, and combination dwelling											
(a) New						S	X(2)	X			
(b) Conversion of an existing building(3)											
(i) Minimum 2,000-gross-square-foot building			S	S	S	S			S	S	
(ii) Without minimum threshold							X(2)	X			

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Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	CM
Multifamily dwelling, including efficiency units, and combination dwelling											
(a) New(4)(11)				S	X	X	X(2)	X	X	X	
(b) Conversion of an existing building(3)(11)											
(i) Minimum 2,500-gross-square-foot building			S	S	X	X			S	S	
(ii) Without minimum threshold							X(2)	X			
Fraternity/sorority				S							
Manufactured dwelling(5)	X	X	X	X	X	X					
Nonfamily unit	X(8)	X(8)	X	X	X	X	X(2)	X	X	X	X
Home occupation											
(a) No impact(6)	X	X	X	X	X	X	X	X	X	X	X
(b) General(7)	S	S	S	S	S	S	S	S	S	S	S
Rooming/boarded units											
(a) Conversion of a minimum 3,500-gross-square-foot-building(3)(9)				S					S	S	
(b) New or conversion without a minimum gross square foot building(10)							S(2)	S			
Live-work unit(12)						X	X(2)	X	X	X	
Flexible residential development option in accordance with § 300-23		X	X	X	X	X					

NOTES:

See also the habitable floor area requirements in § 300-30.

If a zoning district is not listed in the above table, it means that none of the uses listed on that table are allowed in that zoning district, unless specifically permitted otherwise.

- (1) In all districts, an existing corner storefront shall not be converted to any residential unit or use.
- (2) In the CB1 District, a residential use of any type shall not be permitted on the street level of a building, with the exception of an existing single-family dwelling as of the date of adoption of this chapter.
- (3) A certificate of zoning compliance shall be issued or a special exception shall be granted for the conversion of a structure below the minimum gross square foot threshold only if the following conditions are met:
 - a. Where the structure contains one or more nonresidential uses and is not a single-family dwelling, conversion of the nonresidential space to one or more dwelling units will be permitted, provided the requirements of Article VI, Article VIII, and all other applicable provisions of this chapter are satisfied; and

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- b. If the building is located in the Historic Resource Overlay District and the proposed conversion of the nonresidential space to residential use 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 standards and will have no adverse impact on the historic resource nor on the streetscape and immediate neighborhood.
- (4) A preliminary architectural sketch or rendering shall be provided that illustrates the appearance of the exterior of any proposed new building from all streets, and describes the types of exterior building materials. This requirement shall only apply if the building will not be subject to exterior design approval under the Historic District or Heritage Conservation District Ordinances.
- (5) A certificate of zoning compliance for a manufactured dwelling shall not be issued unless the following conditions are met:
 - a. The primary entrance of the dwelling shall face the front lot line;
 - b. If the dwelling will be located in a Historic Resource Overlay District, the applicant shall provide evidence of issuance of a certificate of appropriateness from Lancaster City Council to the Zoning Hearing Board for any dwelling proposed in the City of Lancaster Historic District or Heritage Conservation District;
 - c. The dwelling shall be constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974 or the Pennsylvania Industrialized Housing Act of 1972, or such successor standards;
 - d. The dwelling shall be installed in accordance with the Uniform Construction Code and approved by the City of Lancaster Building Official, and which includes a perimeter enclosure around the unit that has the appearance of a perimeter foundation; and
 - e. All wheels, axles, transportation lights and towing apparatus shall be removed.
- (6) A certificate of zoning compliance for a no-impact home occupation shall not be issued unless the following conditions are met:
 - a. The activity shall be operated solely by the occupants of the dwelling;
 - b. Not more than 25% of the gross floor area of the dwelling shall be devoted to the activity;
 - c. There shall be no sale of commodities on the premises;
 - d. There shall be no external evidence of the activity nor any changes to the exterior of the dwelling because of the activity;
 - e. The activity shall be limited to office or other low-key activities, including but not limited to telephone and computer work, sewing, and arts and crafts;
 - f. The activity shall not involve visits by clients, customers, sales representatives, students, or others;
 - g. The activity shall create no noticeable noise, odors, dust, smoke or vibrations, or objectionable refuse;
 - h. The activity shall not require the delivery of commodities by commercial truck at a frequency in excess of once per week;
 - i. No vehicle of 9,500 pounds or greater shall be stored on the premises nor parked in the public right-of-way; and
 - j. No accessory building shall be used except for routine accessory storage, and no required garage parking space may be displaced by the use.
- (7) A special exception for a general home occupation shall not be granted unless the following conditions are met:
 - a. The activity shall be operated by the occupants of the dwelling with the assistance of not more than one employee;
 - b. One off-street parking space shall be provided on the premises for the employee;
 - c. Not more than 25% of the gross floor area of the dwelling shall be devoted to the activity;
 - d. There shall be no sale of commodities on the premises;
 - e. There shall be no external evidence of the activity except for one sign, as provided for in Ch. 255, Signs, of the City Code;
 - f. The activity shall create no objectionable noise, odors, vibrations, dust, smoke or refuse;
 - g. The activity shall not generate an unreasonable flow of pedestrian or vehicular traffic, including delivery vehicles;

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- h. No vehicle of 9,500 pounds or greater shall be parked in the public right-of-way nor stored on the premises except in a garage, and provided that the required parking for the occupants' personal vehicle(s) is not eliminated;
 - i. The need for additional parking spaces shall be determined by the Zoning Hearing Board; and
 - j. The activity shall not occur within the vehicle storage area of any garage and shall in no way prevent or interfere with the parking of vehicles in a garage.
- (8) In the R1 and R2 Districts, a nonfamily unit shall meet the following additional requirements:
- a. The nonfamily unit shall be occupied by at least one owner of record of the property;
 - b. Under § 300-41, two off-street parking spaces are required per nonfamily unit. If there is already a lawful grandfathered deficit of one space, then one new space shall be provided; and
 - c. A nonfamily unit shall only be allowed within a single-family detached dwelling, a single-family semidetached dwelling, or a single-family attached dwelling.
- (9) The lot shall be limited to a maximum of six rental units. Each rental unit shall not be occupied by more than two persons over age 18. See habitable floor area requirement in § 300-30.
- (10) The lot shall be limited to a maximum of 20 rental units. Each rental unit shall not be occupied by more than two persons over age 18. See habitable floor area requirement in § 300-30.
- (11) Multifamily dwellings may be combined in the same building with types and sizes of commercial uses that are allowed in the zoning district, provided the commercial uses are on the street level floor. See also off-site parking option in § 300-44G.
- (12) Live-work units shall include an allowed family dwelling or nonfamily unit that can be combined with one of the following uses: an office, a personal service use, an art gallery or studio with accessory retail sales of art, musical or art instruction for up to five persons at a time, or preparation of food for off-site catering. The nonresidential use shall be conducted by one or more of the occupants of the dwelling. See also the provisions for live-work units in the Uniform Construction Code, which may limit the number of nonresident employees and the total size of the unit.

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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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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

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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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LANCASTER CODE														
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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ZONING														
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														

300 Attachment 2:11

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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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- (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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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

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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;

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- 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.

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- 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

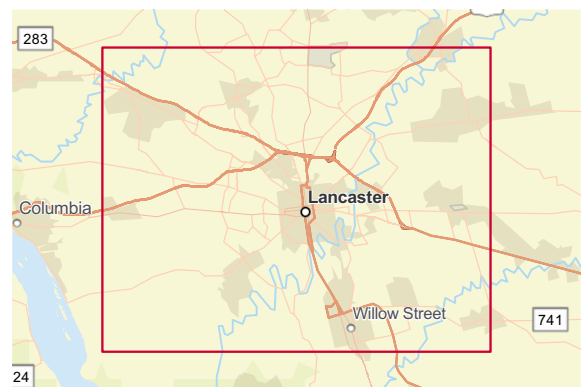
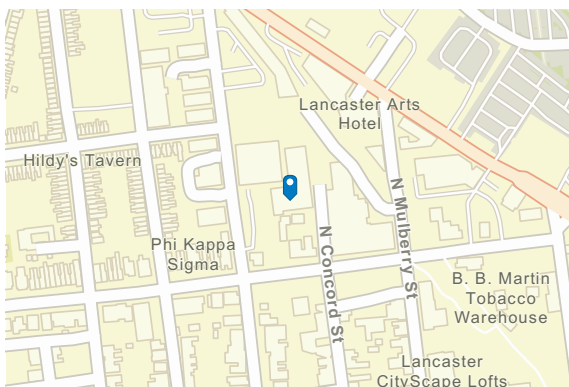
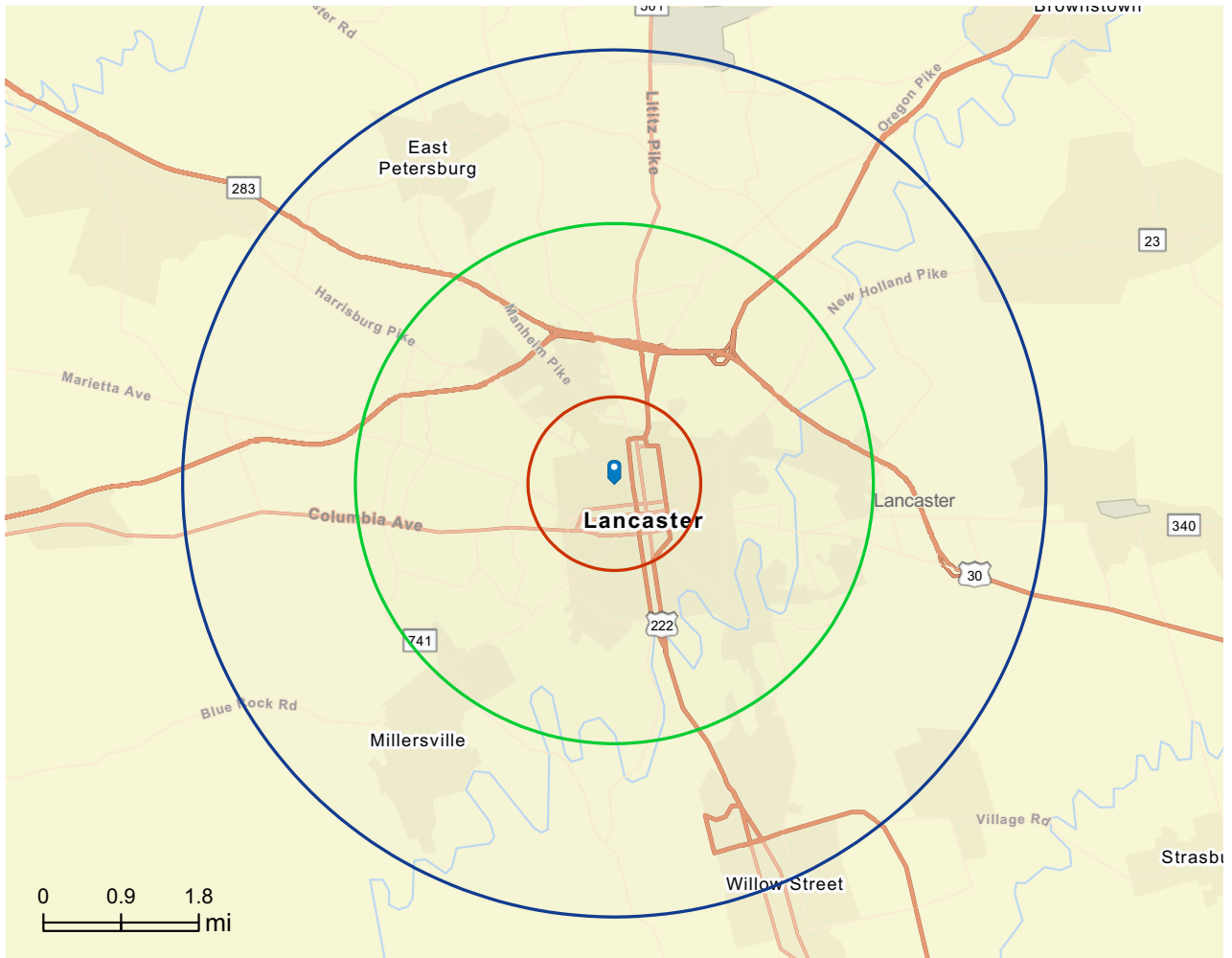
Site Map

555 N Charlotte St, Lancaster, Pennsylvania, 17603

Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 40.04599
Longitude: -76.31333



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Executive Summary

555 N Charlotte St, Lancaster, Pennsylvania, 17603

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	34,619	107,227	177,697
2020 Population	33,159	112,133	190,882
2025 Population	33,808	114,108	195,566
2030 Population	34,992	115,884	199,191
2010-2020 Annual Rate	-0.43%	0.45%	0.72%
2020-2025 Annual Rate	0.37%	0.33%	0.46%
2025-2030 Annual Rate	0.69%	0.31%	0.37%

Age

2025 Median Age	34.3	37.3	39.6
U.S. median age is 39.1			

Race and Ethnicity

White Alone	53.2%	54.8%	64.9%
Black Alone	13.4%	11.8%	8.8%
American Indian Alone	0.6%	0.6%	0.4%
Asian Alone	4.2%	5.4%	5.2%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	15.2%	14.9%	10.6%
Two or More Races	13.2%	12.4%	10.1%
Hispanic Origin	31.7%	30.7%	22.3%
Diversity Index	80.5	79.6	70.4

Households

2010 Total Households	13,758	41,613	69,073
2020 Total Households	13,867	43,437	73,557
2025 Total Households	14,207	44,308	75,609
2030 Total Households	14,882	45,341	77,691
2010-2020 Annual Rate	0.08%	0.43%	0.63%
2020-2025 Annual Rate	0.46%	0.38%	0.53%
2025-2030 Annual Rate	0.93%	0.46%	0.54%
2025 Average Household Size	2.22	2.46	2.45
Wealth Index	55	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 | 555 N Charlotte St, Lancaster, Pennsylvania, 17603 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	28.6%	24.4%	26.1%
Median Household Income			
2025 Median Household Income	\$62,011	\$72,158	\$78,916
2030 Median Household Income	\$68,084	\$78,610	\$85,513
2025-2030 Annual Rate	1.89%	1.73%	1.62%
Average Household Income			
2025 Average Household Income	\$83,352	\$93,103	\$105,958
2030 Average Household Income	\$91,320	\$101,100	\$114,807
Per Capita Income			
2025 Per Capita Income	\$34,716	\$36,390	\$41,365
2030 Per Capita Income	\$38,492	\$39,784	\$45,168
2025-2030 Annual Rate	2.09%	1.80%	1.77%
Income Equality			
2025 Gini Index	45.3	42.9	43.9
Socioeconomic Status			
2025 Socioeconomic Status Index	41.8	44.3	48.3
Housing Unit Summary			
Housing Affordability Index	78	91	86
2010 Total Housing Units	14,930	44,064	72,905
2010 Owner Occupied Hus (%)	38.8%	54.7%	60.1%
2010 Renter Occupied Hus (%)	61.2%	45.3%	39.9%
2010 Vacant Housing Units (%)	7.8%	5.6%	5.3%
2020 Housing Units	15,123	46,162	77,944
2020 Owner Occupied HUs (%)	37.9%	53.0%	58.6%
2020 Renter Occupied HUs (%)	62.1%	47.0%	41.4%
Vacant Housing Units	8.1%	5.9%	5.7%
2025 Housing Units	15,730	47,327	80,272
Owner Occupied Housing Units	38.8%	54.2%	60.1%
Renter Occupied Housing Units	61.2%	45.8%	39.9%
Vacant Housing Units	9.7%	6.4%	5.8%
2030 Total Housing Units	16,471	48,441	82,438
2030 Owner Occupied Housing Units	5,668	24,591	46,640
2030 Renter Occupied Housing Units	9,214	20,750	31,051
2030 Vacant Housing Units	1,589	3,100	4,747

 **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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