

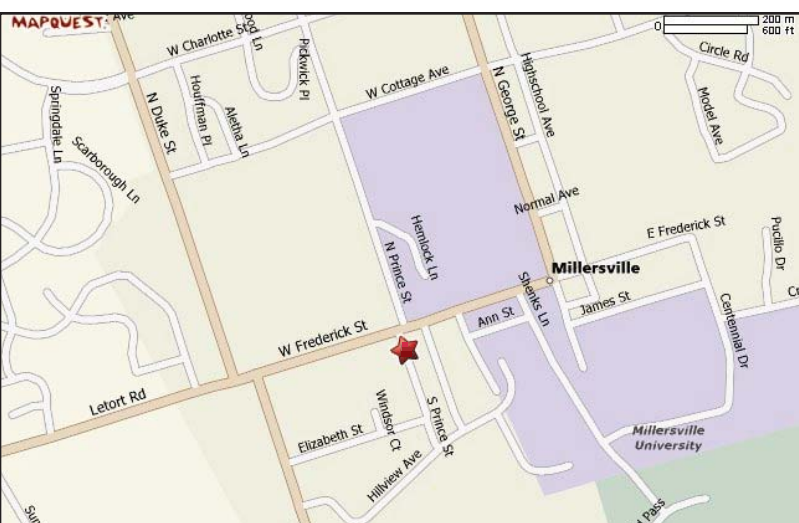
For Lease

# Office / Retail Space

20 - 22 S. Prince Street, Millersville, PA 17551



**\$650.00 per month**      **800 SF**  
**\$1,200.00 per month**      **1,600 SF**  
**Lease Type:**      **Gross**



## Building Data:

**Available Size:** 1,600 SF  
(2) 800 SF  
**Year Built:** 1987  
**HVAC:** Heat Pump; Central A/C  
**Construction:** Wood Frame  
**Exterior:** Brick; Vinyl  
**Electric:** 50-200 Amps  
**Roof Type:** Pitched; Shingle  
**Ceiling Height:** 8-10 Ft

## Site Summary

**County:** Lancaster  
**Municipality:** Millersville Borough  
**Zoning:** N-C Neighborhood Commercial  
**Lot Size:** 1.43 Ac  
**Utilities:** Public  
**Parking:** Ample

## Comments:

- Retail or office use, conveniently located just off Millersville University Campus
- 1,600 Square feet available in full or subdivided into two (2) 800 square foot spaces
- Lease rate includes all expenses except utilities and trash

**NAI Commercial Partners, Inc.**

Commercial Real Estate Services, Worldwide

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.



### Contact Information

Thomas M McDermott, CCIM SIOR

Joseph K Maser


930 Red Rose Court, Suite 200

Lancaster, PA 17601

P: 717 283 0600 F: 717 283 0609

Email [agent@naicpi.com](mailto:agent@naicpi.com)

[www.naicpi.com](http://www.naicpi.com)

<b>Address:</b> 20-22 S PRINCE STREET MILLERSVILLE , PA 17551					
	<b>List Number</b>	133598	<b>List Price</b>	\$ 14,400	
	<b>Type of Property</b>	Commercial	<b>Status</b>	Active	
	<b>County</b>	Lancaster	<b>Total Acres</b>	1.00	
	<b>Total Full Baths</b>	0	<b>Total Half Baths</b>	0	
	<b>Total Units</b>	0	<b>Year Built</b>	1987	
	<b>\$ Per SqFt</b>	\$ 9	<b>Avail SqFt</b>	1,600	
	<b>Avail Office SqFt</b>	1,600	<b>Avail Retail SqFt</b>	1,600	
	<b>Avail Whse SqFt</b>		<b>Gross SqFt.</b>	6,400	
	<b>Zoning 1</b>	N - C	<b>Zoning 2</b>		
	<b>Loc/Dev</b>	Millersville College Area	<b>Mun/Twn</b>	Millersville	
<b>School District</b>	Penn Manor	<b>Lot Size</b>	Irregular		
<b>Assessment</b>	\$ 730,500	<b>Total Taxes</b>	\$ 17,222.28		
<b>County Tax</b>	\$ 2,495.39	<b>Municipal Tax</b>	\$ 3,542.93		
<b>School Tax</b>	\$ 11,183.96				
<b># 1 Bedroom Units</b>	0	<b># 2 Bedroom Units</b>	0	<b># 3 Bedroom Units</b>	0
<b># Efficiency Units</b>	0	<b>APN #/Tax Parcel ID</b>	14H16521	<b>Deed/Ref #</b>	K-780427
<b>Disclose Terms/Cond No</b>		<b>Franklin Map Page</b>	3277	<b>Franklin Map Column C</b>	
<b>Franklin Map Row</b>	01				
<b>Directions:</b> Frederick Street to left on Prince Street, property on right.					
<b>Public Remarks:</b> Retail or office use. Close to Millersville Campus. Can be subdivided into (2) 800 SF Spaces or take both 1,600 SF spaces. Rate includes all expenses except utilities and trash.					
<b>Agent Remarks:</b> Call Tom McDermott 283-0600 x101					
<b>Sale:</b> Lease	<b>Improvement Heights:</b> 1 Story		<b>Lease Includes:</b> CAM; Insurance; Lawn;		
<b>Current Use:</b> Retail Space	<b>Ceiling Heights:</b> 8 - 10 Ft		<b>Parking:</b> Snow Removal; Taxes		
<b>Possible Use:</b> Medical/Dental; Office; Retail Space	<b>Truck Doors:</b> Not Applicable		<b>Lease Space Incl:</b> Finished As Is		
<b>Location:</b> Shopping Center	<b>Truck Door Heights:</b> Not Applicable		<b>Lease Type:</b> Net		
<b>Zoning:</b> Commercial	<b>Fuel Tanks:</b> None		<b>Occupancy:</b> Vacant		
<b>Features/Amenities:</b> Private Restrooms	<b>Electric System:</b> 50 - 200 Amps		<b>ASC/Condo Fee Incl:</b> Other - See Remarks		
<b>Lot Size:</b> .50 Ac to LT 1 Ac	<b>Water:</b> Public Water		<b>Miscellaneous:</b> # Off Str Prking Spc: 25; #		
<b>Topography:</b> Level	<b>Sewer:</b> Public Sewer		Allocated Parking: 5; Mixed Use: Yes; Road		
<b>Rail:</b> None	<b>Hot Water:</b> Electric		Frontage: 50		
<b>Road Access:</b> Township Road	<b>HVAC:</b> Central Air; Heat Pump		<b>Income &amp; Expenses:</b> Monthly Lease: 1200;		
<b>Construction:</b> Masonry	<b>Utilities Available:</b> Sewer; Above Ground		Annual Lease: 14,400		
<b>Exterior:</b> Brick; Wood	<b>Util; Cable TV; Electric; Water</b>		<b>Form of Ownership:</b> Leasehold		
<b>Roof:</b> Pitched	<b>Parking:</b> On Site		<b>Possession:</b> Negotiable		
	<b>Tenant Pays:</b> Electricity; Sewer; Trash; Water		<b>Showing Instructions:</b> Call Listing Agent		
	<b>Terms of Tenancy:</b> Long Term		<b>Address Exclusions:</b> Exclude None		
<b>Dual Rate Comm</b>	N	<b>Sub Agent Comm</b>	3	<b>Transactn Lic Comm</b>	0
<b>Buyer Agent Comm</b>	3				
<b>LM:</b> Thomas M McDermott, CCIM, SIOR -- Office Phone: (717) 397-8555 ext. 101; tmcdermott@naicpi.com; www.naicpi.com					
<b>LO:</b> NAI Commercial Partners, Inc. -- Office Phone: (717) 283-0600; Fax: (717) 283-0609; info@naicpi.com; 930 Red Rose Court, Ste. 200, Lancaster, PA 17601					
<b>Co-LM:</b> Joseph K Maser of NAI Commercial Partners, Inc. -- Cell Phone: (717) 940-2253; jmaser@naicpi.com; www.naicpi.com					
<i>Provided as a courtesy of</i>					
<b>NAI Commercial Partners, Inc.</b>					
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<a href="http://www.naicpi.com">http://www.naicpi.com</a>					

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Prepared by NAI Commercial Partners, Inc., NAICPI on Tuesday, April 29, 2008 3:18 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**Address:** 20-22 S. PRINCE STREET MILLERSVILLE , PA 17551

	<b>List Number</b>	133600	<b>List Price</b>	\$ 8,000
	<b>Type of Property</b>	Commercial	<b>Status</b>	Active
	<b>County</b>	Lancaster	<b>Total Acres</b>	1.00
	<b>Total Full Baths</b>	0	<b>Total Half Baths</b>	0
	<b>Total Units</b>	0	<b>Year Built</b>	1987
	<b>\$ Per SqFt</b>	\$ 10	<b>Avail SqFt</b>	800
	<b>Avail Office SqFt</b>	800	<b>Avail Retail SqFt</b>	800
	<b>Avail Whse SqFt</b>	0	<b>Gross SqFt.</b>	800
	<b>Zoning 1</b>	N - C	<b>Zoning 2</b>	
	<b>Loc/Dev</b>	Millersville College Area	<b>Mun/Twn</b>	Millersville
<b>School District</b>	Penn Manor	<b>Lot Size</b>	Irregular	
<b>Assessment</b>	\$ 730,500	<b>Total Taxes</b>	\$ 17,222.28	
<b>County Tax</b>	\$ 2,495.39	<b>Municipal Tax</b>	\$ 3,542.93	
<b>School Tax</b>	\$ 11,183.96			

<b># 1 Bedroom Units</b>	0	<b># 2 Bedroom Units</b>	0	<b># 3 Bedroom Units</b>	0
<b># Efficiency Units</b>	0	<b>APN #/Tax Parcel ID</b>	12H16-5-21	<b>Deed/Ref #</b>	K-780427
<b>Disclose Terms/Cond No</b>		<b>Franklin Map Page</b>	3277	<b>Franklin Map Column C</b>	
<b>Franklin Map Row</b>	01				

**Directions:** Frederick Street to Left on Prince Street. Property on Right.

**Public Remarks:** Retail or Office use. Close to Millersville Campus, 800 SF Available. Rate includes all expenses except utilities and trash.

**Agent Remarks:**

<b>Sale:</b> Lease	<b>Improvement Heights:</b> 1 Story	<b>Lease Includes:</b> CAM; Insurance; Lawn; Parking; Snow Removal; Taxes
<b>Current Use:</b> Retail Space	<b>Ceiling Heights:</b> 8 - 10 Ft	<b>Parking:</b> Snow Removal; Taxes
<b>Possible Use:</b> Medical/Dental; Office; Retail Space	<b>Truck Doors:</b> Not Applicable	<b>Lease Space Incl:</b> Finished As Is
<b>Location:</b> Shopping Center	<b>Truck Door Heights:</b> Not Applicable	<b>Lease Type:</b> Net
<b>Zoning:</b> Commercial	<b>Fuel Tanks:</b> None	<b>Occupancy:</b> Vacant
<b>Features/Amenities:</b> Private Restrooms	<b>Electric System:</b> 50 - 200 Amps	<b>ASC/Condo Fee Incl:</b> Other - See Remarks
<b>Lot Size:</b> .50 Ac to LT 1 Ac	<b>Water:</b> Public Water	<b>Miscellaneous:</b> # Off Str Prking Spc: 25; # Allocated Parking: 5; Asn/Condo/Pk Anl Fee: 0; Mixed Use: Yes; Road Frontage: 50
<b>Topography:</b> Level	<b>Sewer:</b> Public Sewer	<b>Income &amp; Expenses:</b> Monthly Lease: 600.00; Annual Lease: 7,200
<b>Rail:</b> None	<b>Hot Water:</b> Electric	<b>Form of Ownership:</b> Leasehold
<b>Road Access:</b> Township Road	<b>HVAC:</b> Central Air; Heat Pump	<b>Showing Instructions:</b> Call Listing Agent
<b>Construction:</b> Masonry	<b>Utilities Available:</b> Sewer; Above Ground Util; Cable TV; Electric; Water	<b>Address Exclusions:</b> Exclude None
<b>Exterior:</b> Brick; Wood	<b>Parking:</b> On Site	
<b>Roof:</b> Pitched	<b>Tenant Pays:</b> Electricity; Sewer; Trash; Water	
	<b>Terms of Tenancy:</b> Long Term; Year to Year	

<b>Dual Rate Comm</b>	N	<b>Sub Agent Comm</b>	3	<b>Transactn Lic Comm</b>	0
<b>Buyer Agent Comm</b>	3				

**LM:** Thomas M McDermott, CCIM, SIOR -- Office Phone: (717) 397-8555 ext. 101; tmcdermott@naicpi.com; www.naicpi.com  
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**Prepared by NAI Commercial Partners, Inc., NAICPI on Wednesday, April 30, 2008 10:42 AM**  
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W Frederick St

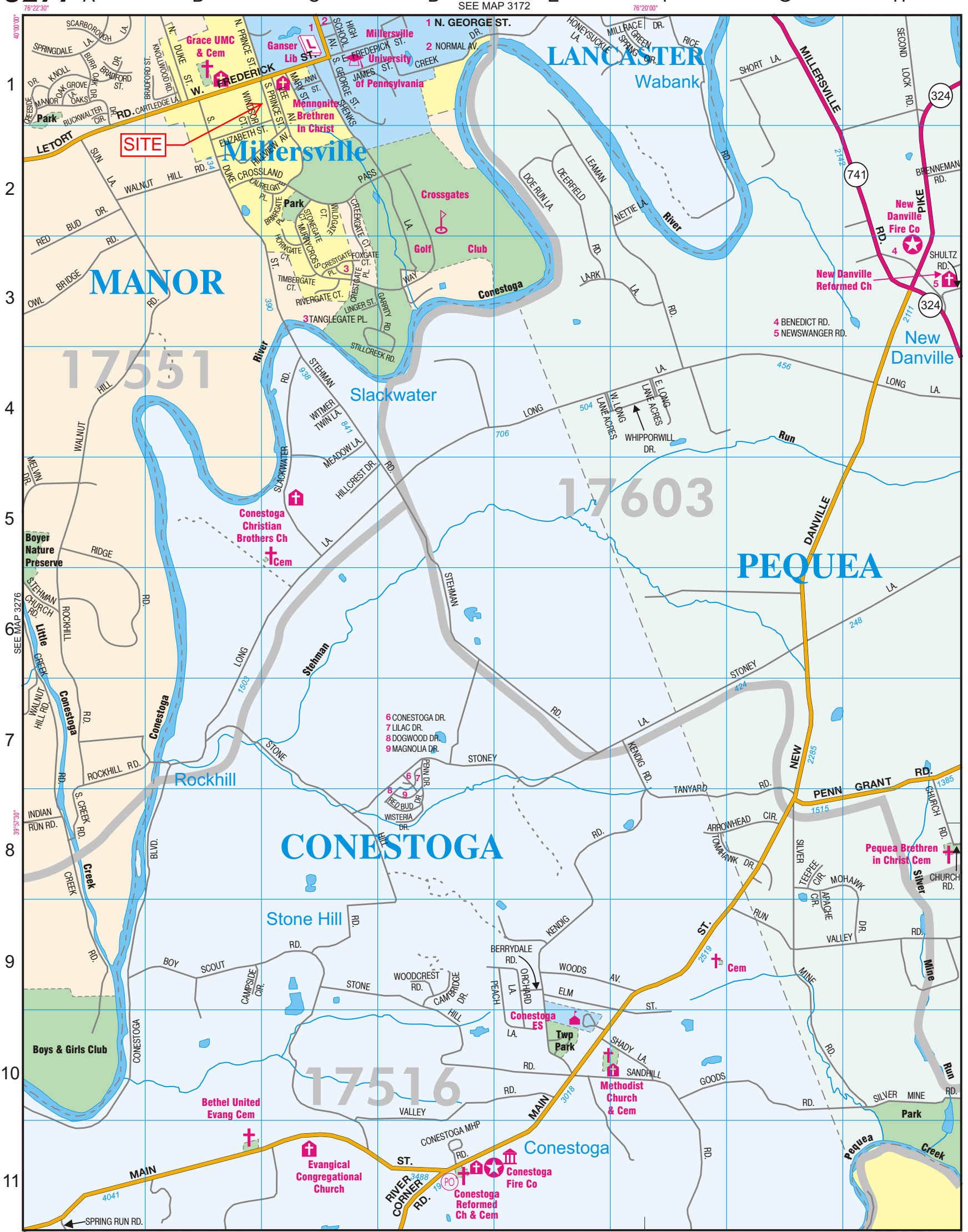
S Prince St

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Commercial Real Estate Services. Worldwide

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**306.B.2. PRIMARILY NON-RESIDENTIAL DISTRICTS**

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS			
	RP	NC	GC	R1A
<b>a. RESIDENTIAL USES</b>				
Single Family Detached Dwelling (including manufactured/mobile home [S. 402.A.24.]	P	P	P	P
Twin Dwelling, side-by-side, with each dwelling unit on its own fee-simple or condominium lot	P	P	P	P
Townhouse/ Rowhouse (S. 402.A.40.)	N	P	N	P
Apartments (S. 402.A.40.)	P*	P	P	P
Boarding or Rooming House (S. 402.A.9.)	N	N	SE	N
Dormitory (S. 402.A.37.) housing only full-time students and staff of an accredited college or university	N	N	N	P
Group Home within a lawful pre-existing dwelling unit (S.402.A.17.), not including a Treatment Center	P	P	P	P
Student Group Residence (S. 402.A.37.), such as Special Interest Housing	N	N	N	SE**
Traditional Neighborhood Development meeting Section 308 shall be allowed as a conditional use within the TN Overlay District				
<b>b. COMMERCIAL USES</b>				
See also "Student Activity Center" under Institutional uses for customarily incidental commercial uses located within the R1A District.				
Adult Use (S. 402.A.1.)	N	N	SE	N
After Hours Club (Note - This use is effectively prohibited by State Act 219 of 1990)	N	N	N	N
Amusement Arcade	N	SE	P	N
Auto Repair Garage or Service Station (S. 402.A.6.)	N	N	SE	N
Auto, Boat or Mobile/Manufactured Home Sales (S. 402.A.5.)	N	N	P	N
Bakery, Retail	P*	P	P	N
Bed and Breakfast Inn (S. 402.A.8.)	P*	P	P	P
Beverage Distributor, which may include retail and/or wholesale sales	N	N	SE	N
Car Wash (S. 402.A.11.)	N	N	P	N
Catering, Custom, for Off-Site Consumption	N	P	P	N

\* = Within the RP District, this use shall be limited to within buildings that existed at the time of adoption of this Zoning Ordinance. Minor additions shall be allowed to an existing buildings for handicapped accessibility and emergency access. See minimum floor area requirements for dwellings in Section 801. Apartments shall only be allowed in a building that also includes an allowed principal commercial or institutional use.

\*\* = Except Permitted by Right for a use that is on a University campus. See setbacks in Section 402.

P = Permitted by right use                      SE = Special exception use (decision by Zoning Hearing Board)

N = Not permitted                                      (S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS			
	RP	NC	GC	R1A
<b>b. COMMERCIAL USES (Cont.)</b>				
Communications Tower/Antennae, Commercial (S. 402.A.13.)				
- Meeting section 402.A.13.a.. pertaining to accessory structures	P	P	P	P
- Other, such as a freestanding tower	N	N	SE	SE
Conference Center	N	P	P	P
Construction Company or Tradesperson's Headquarters (including but not limited to landscaping, janitorial or pest control contractor; See also as Home Occupation). Accessory outdoor storage shall be permitted provided it meets the plant screening requirements of Sections 803 and 804.	N	P	P	N
Crafts or Artisan's Studio (see also as Home Occupation)	P*	P	P	P
Custom Printing, Photocopying, Faxing, Mailing or Courier Service	P*	P	P	N
Exercise Club	N	P	P	P
Financial Institution (S. 402; includes banks), with any "Drive-through" facilities meeting Section 403	N	P**	P**	N
Flea Market/ Auction House	N	N	P	N
Funeral Home (S. 402). See crematorium as a separate use.	SE*	P	P	N
Gas Station - See Auto Service Station				
Greenhouse, Garden Center or Plant Nursery	N	P	P	N
Kennel (S. 402.A.20.)	N	N	SE	N
Laundromat	N	P	P	N
Laundry, Commercial or Industrial	N	N	P	N
Lumber Yard	N	N	P	N
Massage Therapy, Certified - See "Personal Services"				
Motel or Hotel (S. 402.A.18.), which may include an accessory restaurant	N	SE	P	SE***
Office	P*	P	P	P
Pawn Shop	N	N	SE	N

\* = Within the RP District, this use shall be limited to within buildings that existed at the time of adoption of this Zoning Ordinance. Minor additions shall be allowed to such buildings for handicapped accessibility and emergency access. See minimum floor area requirements for dwellings in Section 801.

\*\* = Provided any drive-through service shall need special exception approval. The applicant shall prove that the entrances and exits for the drive-through service have been designed to minimize conflicts with pedestrian travel along streets. To the maximum extent feasible, drive-through service entrances and exits shall use alleys and side streets, as opposed to crossing major pedestrian routes along main streets.

\*\*\* = An accessory restaurant and tavern shall be allowed as a special exception use if there is a minimum lot area of 3 acres.

P = Permitted by right use (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not Permitted

(S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS			
	RP	NC	GC	RIA
<b>b. COMMERCIAL USES (Cont.)</b>				
Personal Services (includes tailoring, custom dressmaking, haircutting/styling, drycleaning, shoe repair, "massage therapy, certified" and closely similar uses) (See also Home Occupation)	P*	P	P	N
Recreation, Indoor (S. 402) (includes bowling alley, roller or ice skating, batting practice and closely similar uses; other than uses listed separately in this Section 306)	N	P	P	N
Recreation, Outdoor (including miniature golf course, golf driving range, amusement park, private picnic groves and closely similar uses; other than uses listed separately in this Section 306, such as under "University or College")	SE	P	N	
Repair Service, Household Appliance	N	P	P	P
Restaurant (S. 402.A.33.) with drive-through service (S. 403.D.5.)	N	N	SE	N
Restaurant (S. 402.A.33.) or Banquet Hall, without drive-through service	N	P	P	N
Retail Store (other than uses listed separately in this Section 306)	N	P*	P	N
Self-Storage Development - See under Industrial uses				
Target Range, Firearms				
- Completely indoor and enclosed	N	N	P	P
- Other than above	N	N	N	N
Tattoo or Body Piercing Establishment	N	N	SE	N
Tavern which may include a State-licensed micro-brewery (not including an After Hours Club)	N	SE	SE	N
Theater, Indoor, other than an Adult Use	N	P	P	P
Trade/ Hobby School	N	P	P	P
Veterinarian Office (S. 402.A.42.)	N	P	P	N
Wholesale Sales - see under Industrial Uses				

- \* Limited to indoor sales and display, except for clearly customarily accessory activities, such as sidewalk sales. Such use shall not include the sale of gasoline or propane. A Retail Store may include drive-through service with special exception approval. The applicant shall prove that the entrances and exits for the drive-through service have been designed to minimize conflicts with pedestrian travel along streets. To the maximum extent feasible, drive-through service entrances and exits shall use alleys and side streets, as opposed to crossing major pedestrian routes along main streets. No retail establishment shall exceed a floor area of 7,500 square feet.
- P = Permitted by right use (zoning decision by Zoning Officer)  
SE = Special exception use (zoning decision by Zoning Hearing Board)  
N = Not permitted  
(S. 402) = See Requirements in Section 402  
(S.403) = See Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS			
	RP	NC	GC	R1A
<b>c. INDUSTRIAL USES</b>				
Assembly or Finishing of Products Using Materials Produced Elsewhere (such as products from plastics manufactured off-site)	N	N	SE	N
Building Supplies and Building Materials, Wholesale Sales of	N	N	P	N
Distribution as a principal use (other than Trucking Company Terminal)	N	N	SE	N
Electricity Generating Plant (other than Waste-to-Energy)	N	N	N	N
Industrial Equipment Sales, Rental and Service, other than vehicles primarily intended to be operated on public streets	N	N	P	N
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N
Junk Yard (S. 402.A.19.)	N	N	SE	N
Liquid Fuel Storage, Bulk, for off-site distribution, other than: auto service station, retail propane distributor, pre-packaged sales or fuel tanks for company vehicles	N	N	N	N
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:				
- Agricultural Chemicals, Fertilizers or Pesticides	N	N	N	N
- Apparel, Textiles, Shoes and Apparel Accessories (see also Crafts Studio)	N	N	SE	N
- Ceramics Products (other than Crafts Studio)	N	N	SE	N
- Chemicals, Bulk Manufacture, Bulk Processing, Mixing, Recycling or Bulk Storage of	N	N	N	N
- Clay, Brick, Tile and Refractory Products	N	N	SE	N
- Computers and Electronic and Microelectronic Products	N	N	P	N
- Concrete, Cement, Lime and Gypsum Products	N	N	N	N
- Electrical Equipment, Appliances and and Components	N	N	SE	N
- Fabricated Metal Products (except Ammunition or Explosives)	N	N	SE	N

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SE = Special exception use (zoning decision by Zoning Hearing Board)  
N = Not permitted  
(S. 402) = See Additional Requirements in Section 402  
(S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS			
	RP	NC	GC	R1A
<b>d. INDUSTRIAL USES (Cont.)</b>				
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:				
- Food (Human) and Beverage Products, at an industrial scale as opposed to a clearly retail scale (Other than uses listed individually in this Section 306)	N	N	P	N
- Food Products - Meat Packing	N	N	N	N
- Food Products for animals	N	N	N	N
- Gaskets	N	N	SE	N
- Glass and Glass Products (other than Crafts Studio)	N	N	SE	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
- Jewelry and Silverware	N	N	P	N
- Leather and Allied Products (other than Crafts Studio or Tannery)	N	N	SE	N
- Machinery	N	N	SE	N
- Manufactured or Modular Housing	N	N	N	N
- Medical Equipment and Supplies	N	N	P	N
- Metal Products, Primary	N	N	N	N
- Mineral Products, Non-metallic (other than Mineral Extraction)	N	N	N	N
- Paper and Paper Products (including recycling, but not including manufacture of raw paper pulp)	N	N	P	N
- Paper - Raw Pulp	N	N	N	N
- Paving Materials, other than bulk manufacture of asphalt	N	N	N	N
- Pharmaceuticals and Medicines	N	N	SE	N
- Plastics, Polymers, Resins, Vinyl, Coatings, Adhesives or Sealants, Printing Ink or Photographic Film		N	N	NN
- Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	P	N
- Roofing Materials and Asphalt Saturated Materials	N	N	N	N
- Rubber, Natural or Synthetic	N	N	N	N

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS			
	RP	NC	GC	R1A
<b>d. INDUSTRIAL USES (Cont.)</b>				
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:				
- Scientific, Electronic and Other Precision Instruments	N	N	P	N
- Soaps and Cleaning Compounds	N	N	N	N
- Sporting Goods, Toys, Games, Musical Instruments or Signs	N	N	P	N
- Transportation Equipment	N	N	N	N
- Wood Products and Furniture (not including raw paper pulp)	N	N	P	N
- See Section 105 for uses that are not listed				
Mineral Extraction (S. 402.A.22.) and related processing, stockpiling and storage	N	N	SE	N
Packaging	N	N	P	N
Package Delivery Services Distribution Center	N	N	P	N
Photo Processing, Bulk	N	N	P	N
Printing or Bookbinding	N	N	P	N
Recycling Collection Center (S. 402.A.31.), not involving operations of an industrial scale (See also Borough-Owned Use)	N	SE	SE	P
Recycling Center, Bulk Processing, provided all operations of an industrial scale occur within an enclosed building (this use shall not include a solid waste disposal or transfer facility nor a junkyard)	N	N	SE	N
Research and Development, Engineering or Testing Facility or Laboratory	N	N	P	P
Sawmill/ Planing Mill	N	N	SE	N
Self-Storage Development (S. 402.A.36.)	N	N	SE	N
Trucking Company Terminal (S. 402)	N	N	N	N
Warehousing or Storage as a principal use	N	N	N	N
Warehousing or Storage as an accessory use to a permitted principal use on the same lot or an adjacent lot or located in the same zoning district	N	P	P	P
Welding	N	N	P	N
Wholesale Sales (other than Motor Vehicles)	N	N	P	N
<b>e. INSTITUTIONAL USES</b>				
Cemetery (see Crematorium listed separately)	N	P	P	P

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SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not permitted

(S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS			
	RP	NC	GC	R1A
<b>e. INSTITUTIONAL USES</b>				
College or University:				
- Educational and Customary Support Uses	P	N	P	P
- Recreation and Athletic Uses	N	N	N	P
- Student Activity Center, which may include retail sales, dining facilities, snack bars, restaurants, taverns, entertainment, personal services, photocopying, financial institu- tions, theaters, indoor recreation and closely similar uses that the applicant proves to the Zoning Officer are customarily incidental to a college/university, and provided that each establishment (other than a bookstore or dining facilities) shall have a maximum floor area of 10,000 square feet. No use shall involve drive-through facilities. Such use shall be setback a minimum of 200 feet from any lot: a) zoned R-1 or R-2, or b) occupied by an existing dwel- ling that is not owned by the college/university or its affiliates. Such use shall not include any signs that are readable from a R-1 or R-2 district. Such uses shall be limited to types and sizes that would primarily serve students and staff of the college or university.	N	N	N	P
- Offices for a College or University shall be allowed in R-1A, in addition to wherever "Offices" are allowed.				
- See "Residential Uses" listed separately in this table				
Community Center or Library	P	P	P	P
Crematorium	N	N	N	P
Cultural Center or Museum	P	P	P	P
Day Care Center, Adult (S. 402.A.2.)	P*	P	P	P
Day Care Center, Child (S. 402.A.15.) (See also as an accessory use)	P*	P	P	P
Hospital or Surgery Center	N	N	SE	N
Membership Club meeting and recreational facility, but with any "After Hours Club" or "Tavern" having to meet the requirements for such use	N	P	P	P
Nursing Home or Personal Care Home/ Assisted Living (S. 402.A.26.)	N	P	P	N
Place of Worship (S. 402.A.29.)	P	P	P	P
School, Public or Private, Primary or Secondary (S. 402.A.35.)	N	P	P	P
Student Group Residence (S. 402.A.37.)	SE	SE	SE	P
Treatment Center (S. 402.A.41.)	N	N	SE	N

\* = Within the RP District, this use shall be limited to within buildings that existed at the time of adoption of this Zoning Ordinance. Minor additions shall be allowed to such buildings for handicapped accessibility and emergency access. See minimum floor area requirements for dwellings in Section 801.

P = Permitted by right (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board) N = Not Permitted

(S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS			
	RP	NC	GC	R1A
<b><u>f. PUBLIC/ SEMI-PUBLIC USES</u></b>				
Borough-Owned Uses	P	P	P	P
Government Facility, other than uses separately in this Section 306	SE	SE	SE	SE
Emergency Services Station, which may include a supporting social club building or facility	N	P	P	P
Publicly Owned or Publicly Operated Recreation, or Closely Similar Primarily Outdoor Park Open for Public Recreation Use Without Admission Charge	P	P	P	P
Public Utility Facility (See also Section 114) (other than uses listed separately in this Section 306)	N	SE	SE	SE
Swimming Pool, Non-household (S. 402.A.38.)	N	N	P	P
U.S. Postal Service Facility, which may include a leased facility	P	P	P	P
<b><u>g. ACCESSORY USES</u></b>				
See list of additional permitted uses in Section 306.C., such as "Residential Accessory Structure or Use" See Additional Requirements in Section 403 for Specific Accessory Uses.				
Day Care Center accessory to a lawful Place of Worship	P	P	P	P
Day Care, Child (see S. 403.D.4.):				
- Group Day Care Home	P*	P	P	P
- Family Day Care Home	P*	P	P	P
Heliport	N	N	N	SE
Home Occupation accessory to a lawful dwelling unit:				
- General Home Occupation (S. 403.D.8.)	SE	P	P	SE
- Light Home Occupation (S. 403.D.8.)	P	P	P	P
Telephones (Outdoor Pay) or Vending Machines - See Section 403.D.13.				
<b><u>h. MISCELLANEOUS USES</u></b>				
Erosion and Sedimentation Controls, Flood Hazard and Stormwater Improvements	P	P	P	P
Forestry	P	P	P	P
Nature Preserve or Environmental Education Center	P	P	P	P
Parking Lot as the Principal Use of a Lot	SE	P	P	P
Crop Farming	P	P	P	P
All Uses that will be unable to comply with the performance standards of this Ordinance. See the "Environmental Protection" requirements of Article 5	N	N	N	N

P = Permitted by right use (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

(S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

N = Not permitted

Zoning District: Type of Use	Min. Lot Area (sq.ft.)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.)	Min. Rear Yard Setback (ft.) (Note A)	Min. Side Yard Setback (each) (ft.) (Note A)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
<p><b>RP, NC or GC District:</b></p> <p>a) Allowed Dwelling Units - In conformance with the requirements of the R-3 district and not the NC, RP or GC District, and except apartments in the RP District shall meet the additional standards in Section 306.B.1.</p> <p>b) Any other allowed use</p> <p>Special exception approval shall be required in order for a commercial use to be open to the public between the hours of 12 midnight and 6 a.m. The only standard for such special exception approval shall be that the applicant prove that such operations will be compatible with any adjacent dwellings.</p> <p>If a lot included more than 3 acres of undeveloped land at the time of adoption of this Ordinance, any subdivision of the lot shall include shared cross-access easements and deed restrictions on vehicle access points so as to result in not more than one total driveway or street entrance involving left-hand turns onto a State highway from the entire lot area that existed as a lot of record as of the adoption date of this Ordinance.</p> <p>See the additional requirements within the Historic Overlay District in Section 309.</p> <p>See also Section 307.C.</p>	b) 2,000	b) 25. However, if a new lot is created with its own driveway providing for left-hand turns onto an arterial street, the minimum lot width for that lot shall be 250 feet.	b) 30 (10 feet of which may include an unenclosed front porch)	b) 20 (Note D)	b) 15	b) 60%, except 40% on land that had a lot area greater than 1 acre at the time of enactment of this Ordinance	b) 80%, except 70% on land that had a lot area greater than 1 acre at the time of enactment of this Ordinance

Notes: - See Section 803.B. for corner lot setbacks.

307.B. Height. The following height provisions shall apply unless specifically stated otherwise for a specific use:

1. The maximum height for structures shall be 3.5 stories or 40 feet, whichever is more restrictive, except as follows:
  - a. Structures that are accessory to dwellings shall have a maximum height of 2 stories (with the top story limited to non-habitable storage areas) or 25 feet, whichever is more restrictive.
  - b. See also Section 802 "Height Exceptions."
  - c. Within the R-1A District, college or university buildings shall may have a maximum height of 9 stories or 100 feet, whichever is more restrictive, provided all portions of the building greater than 40 feet in height are located a minimum of 200 feet from each of the following:
    - (1) any lot zoned R-1 or R-2 district,
    - (2) any lot occupied by a primarily residential use that is not owned by the college/university or an affiliate corporation.

307.C. Additional Provisions Along Manor Avenue, N. George Street, W. Charlotte Street, Prince Street and West Frederick Street.

1. This section 307.C. shall apply within the R-1, NC, GC and RP districts for any lot that is adjacent to any of the following streets: Manor Avenue, N. George Street, W. Charlotte Street, Prince Street or W. Frederick Street.
2. Vehicle Access. If an existing alley exists to the rear or side of a lot, then any new driveway or vehicle garage for a residential use shall utilize such alley for its vehicle access as opposed to creating a new curb cut onto Manor Avenue, W. Charlotte Street, N. George Street, W. Frederick Street or Prince Street.
  - a. This subsection "2" shall not apply if PennDOT or Borough Council specifically require an alternative driveway location as a condition of subdivision, land development approval or Highway Occupancy Permit approval.
  - b. Any new driveway along Manor Avenue or George Street shall be designed to minimize interference with pedestrian movements along the street.
3. New Building Placement - If a new principal building is proposed on a lot that is adjacent to George, Charlotte, Manor, Frederick or Prince Street, then the majority of the front wall of such building shall have a front yard building setback that is not more than 10 feet more than or less than the average setback of all existing principal buildings on the same side of the block.
  - a. If a lot has 4 or more existing off-street vehicle parking spaces between a principal building and the street, the setback of that lot shall not be considered in calculating the average setback.
  - b. No new off-street parking spaces shall be placed between a new principal building and George, Charlotte, Manor, Frederick and Prince Streets.
4. Parking Setback - If 3 or more new off-street parking spaces are proposed at least partially within 50 feet from George, Charlotte, Manor, Frederick or Prince Streets, they shall be separated from such streets by a planting area with a minimum width of 15 feet. Such planting area shall include a mix of shrubs intended to have a nature height of less than 6 feet and deciduous shade trees. Such planting area may also include a decorative masonry wall or decorative metal, vinyl or wood stockade fence with a maximum height of 4 feet on the inside of the plantings. Such planting area shall only be interrupted where necessary for an approximately perpendicular driveway, where such driveway may be allowed.

5. Garage Doors - No new vehicle garage doors or truck loading docks located within 60 feet from the curblineline of Manor, Charlotte, George, Frederick or Prince Street shall face onto such street.
6. Any principal commercial building shall have a primary pedestrian entrance and windows along George Street or Manor Avenue if the building is adjacent to such street. If desired for security purposes, the windows may be display windows or have curtains in front of an interior wall, without the windows opening directly to the inside of the building.
7. If a new principal building is constructed adjacent to George Street or Manor Avenue, it shall have 2 or more above ground stories. If this height is not feasible, then the building shall be constructed with an appearance of having 2 or more above ground stories. Such appearance may utilize parapet walls, fake windows and similar design features.