FOR SALE

EAST PETERSBURG, PA

PORTFOLIO OF
Three Commercial Properties

Incredible opportunity for an owner/user, investor or developer in East Petersburg!

OFFICE BUILDING: 18,105 SF; Approximately 15,000 SF of office area and 3,000 SF of warehouse, studio and shop space. Additional unfinished 4th floor for expansion. Parking on site and at house. **Priced at $1,295,000.**

MULTI STORY BRICK WAREHOUSE: 25,241 SF with 2 loading docks, large modern freight elevator, office space, plus unfinished 4th floor attic area. Separate deeded lot with parking. **Price is $1,150,000.**

RESIDENTIAL: NC zoned 2,424 SF home; oversize garage and barn on double, .83 ac. lot. Includes 36 parking spaces for office building plus large yard. Must be purchased with Office building. **Priced at $275,000.**

These 3 unique commercial buildings FOR SALE are all located within steps of each other.

1 **The office and warehouse buildings** have an 2 older, historic charm with brick interior walls, original wood floors, and solid wood columns and beams. The two buildings can be used for their current occupancy or could be potential candidates for conversion to other uses. Parking is available on site for all buildings, plus additional on-street parking is available for the offices and residence.

3 **The residential property** includes a barn and parking for 36 cars. It currently provides most of the parking for the office building, and therefore it must be sold together with the offices unless office purchaser elects not to buy it, then house may be sold separately.

House and office combined priced at $1,570,000.

- All zoned Neighborhood Commercial in East Petersburg, PA, permitting a broad variety of uses.
- Parking available both on and off-street for offices & residence. See listing agent for explanation of parking utilization.
- Ideal for business owner/users, investors, and developers looking for large space for creative projects.

SABLE
Commercial Realty

For more information or to schedule a showing, call: **717-399-9361**

or contact direct:

Christine Sable, CCIM 717-475-1022

Justin Geisenberger 717-201-9685

245 Butler Avenue, Suite 220, Lancaster, PA 17601

Marketing information herein is deemed reliable but not guaranteed. Please verify facts before purchase.

These three unique commercial buildings for sale are all located within steps of each other. The office and warehouse buildings are former tobacco warehouses that have a rustic, historic charm with brick interior walls, original wood floors, and solid wood columns and beams. They can be used for their current occupancy or could be potential candidates for conversion to other uses. Parking is available on site for all buildings, plus additional on-street parking is available for the offices and residence. The residential property, which is zoned NC Commercial, includes a barn and parking for approximately 36 cars. It currently provides the majority of the parking for the office building, and therefore it must be sold together with the office building unless office purchaser elects not to buy it, only then may the house be sold separately. Below is a summary of each property's features, followed by individual photos and descriptions of each one.

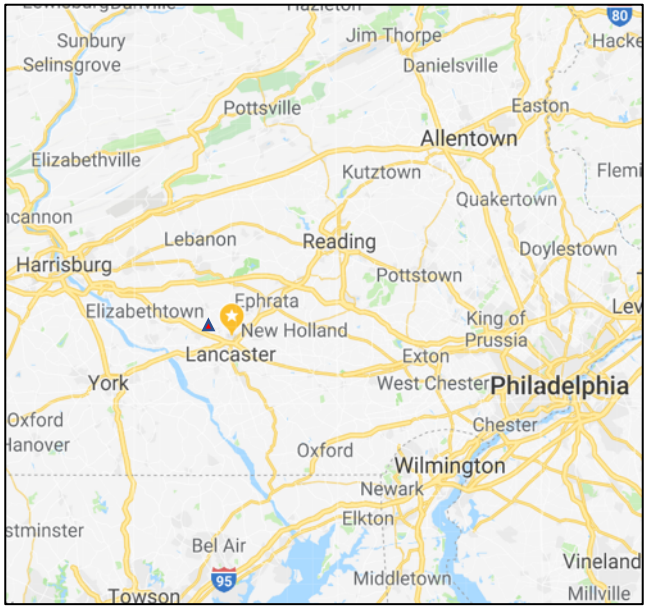
PROPERTY SUMMARY:

	1970 Broad Street Office Building	6155-6165 Main Street Warehouse	6141 Lemon Street House/Barn
Tax Parcel ID	220-75832-0-0000	220-05804-0-0000; Lot: 220-05354-0-0000	220-54585-0-0000
Deed Reference	5135550	5749706	6025944
Construction	Brick and wood beam, wood floors	Brick and wood beam, wood floors	Frame
Approximate Age	1800's	Early 1900's	Early to mid 1900's with additions
# of Stories	4 stories in office, 1 story in warehouse	3 plus daylight basement	2 stories
Square Footage	18,105 SF; approx. 14,730 office, 3,375 wh	25,000	2,424 plus barn
Acreage	.22 AC	.45 AC total – 0.28 ac. For bldng.; 0.17 ac. lot	.83 AC
Zoning	NC (Neighborhood Commercial)	NC	NC
Real Estate Taxes 2019-20	$16,062.88	Warehouse: $13,446.08 Addt'l. Lot: $1,070.73	$5,611.41
Parking	9 on site; 31 on adjacent parcel, additional free on-street parking	11 on-site; room to add 8 – 10 more; leased spaces avail. at adjacent fire co.	4-5 spaces for house, plus additional 31 spaces on site used for the office building
Utilities	Electric, natural gas, cable; public water/sewer	Electric, natural gas, cable, public water/sewer	Electric, cable, public water/sewer
HVAC	Gas forced air, heat pump, Central AC Oil heat in warehouse area	Gas forced air, central AC in offices, ceiling hung gas heaters in warehouse section	Electric baseboard heat, no central A.C. Electric hot water heater.
Electric	400 amp	400 amp/220 Volt single phase	100 amp
Roof	Shingle	Shingle on front section, rubber on back	Shingle
Ceiling Heights	Offices 8' – 10' warehouse, 11'- 20'	Offices 8 – 10', warehouse 8 – 14' (depends on level)	8'
Basement/Attic	Finished daylight basement, unfin. attic	Unfinished basement; daylight potential	Unfinished
Safety	Security and fire alarm system; monitored	Sprinklered throughout, fire alarm	Smoke detectors, fire extinguisher
Elevator	Yes, Freight only – working order	Yes, Freight only – working order	None
Accessibility	Grade level access at side door. Restrooms are also handicap accessible.	Not handicap accessible – could be made so with ramps	Not handicap accessible but first floor could be made so with small ramps.
Additional Features	Photo studio, warehouse area, rooftop solar energy collection system (saves $5k a year in electric costs)	Large modern freight elevator, two loading docks with seals and levelers, additional lot with room to add more parking, reinforced floors for load bearing. Numerous blocked in windows can be re-opened incl. basement	Many improvements made last 5 years. New carpet 1st floor, new windows, new toilets, new sidewalk and front entrance; new wiring and box for electric, interior repainted.
List Price:	**$1,295,000**	**$1,150,000**	**$275,000 (Must be sold with office building)**

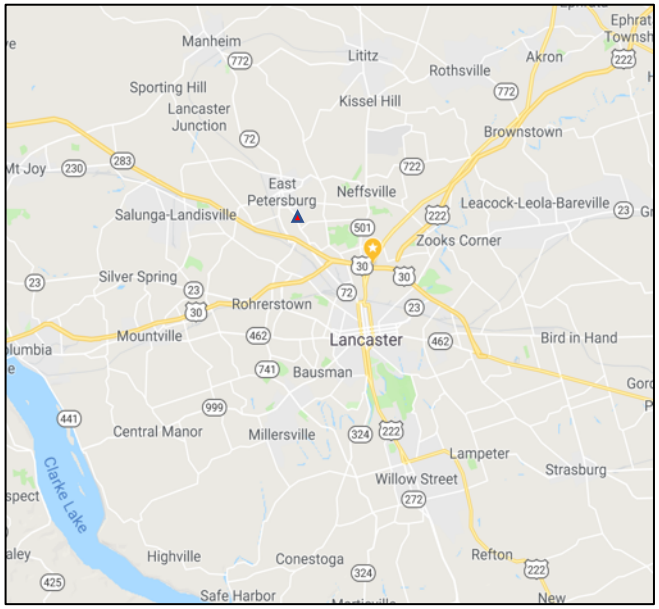
BUYER DISCLOSURE: *The information herein has been diligently obtained from a variety of sources, including public records, Seller, and various databases. It is deemed to be reliable, but is not guaranteed. Buyer should verify all critical facts independently. Property details may change after production of marketing materials. Neither Seller nor Broker shall be liable for any errors, omissions or changes in information after publication of marketing materials. Broker exclusively represents the Seller.*

LOCATION MAPS

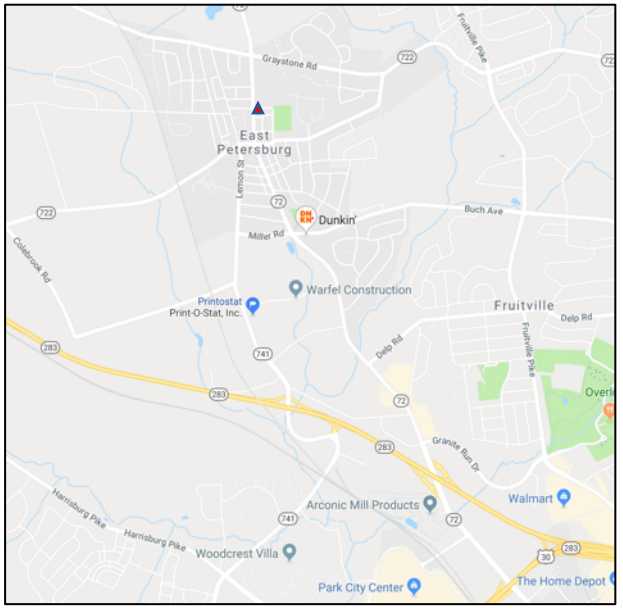
REGIONAL



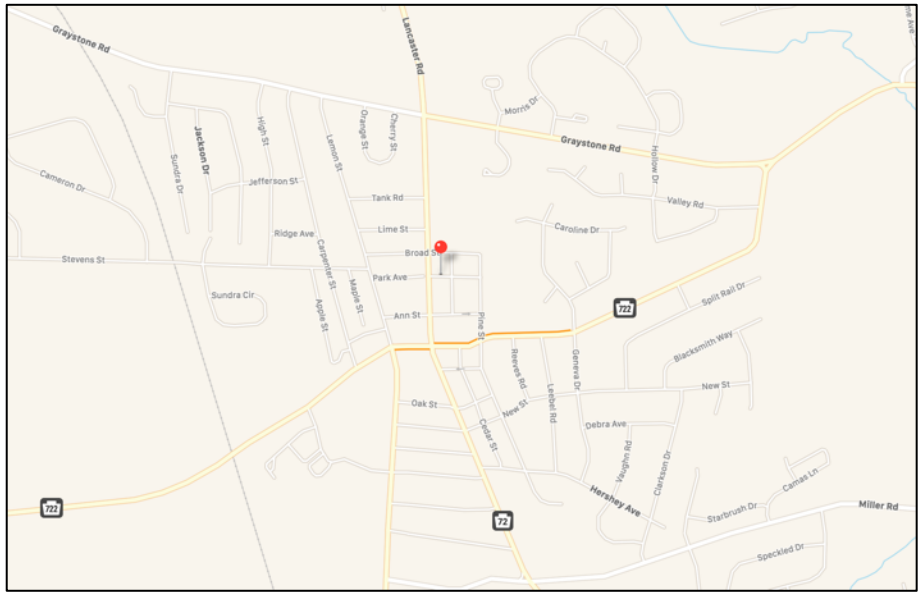
LOCAL



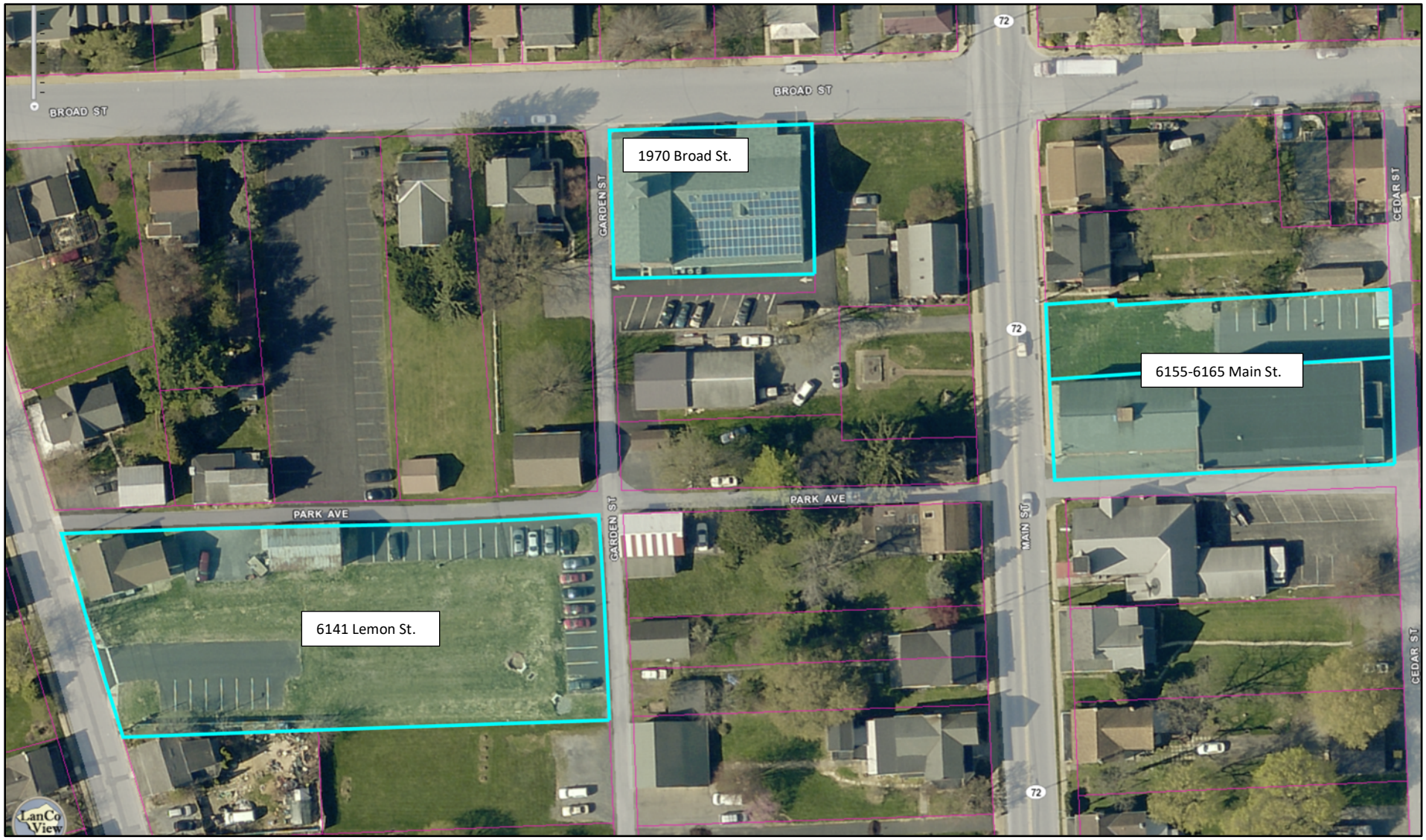
TOWN



ZOOMED VIEW OF NEIGHBORHOOD



AERIAL VIEW OF THE THREE PROPERTIES FOR SALE

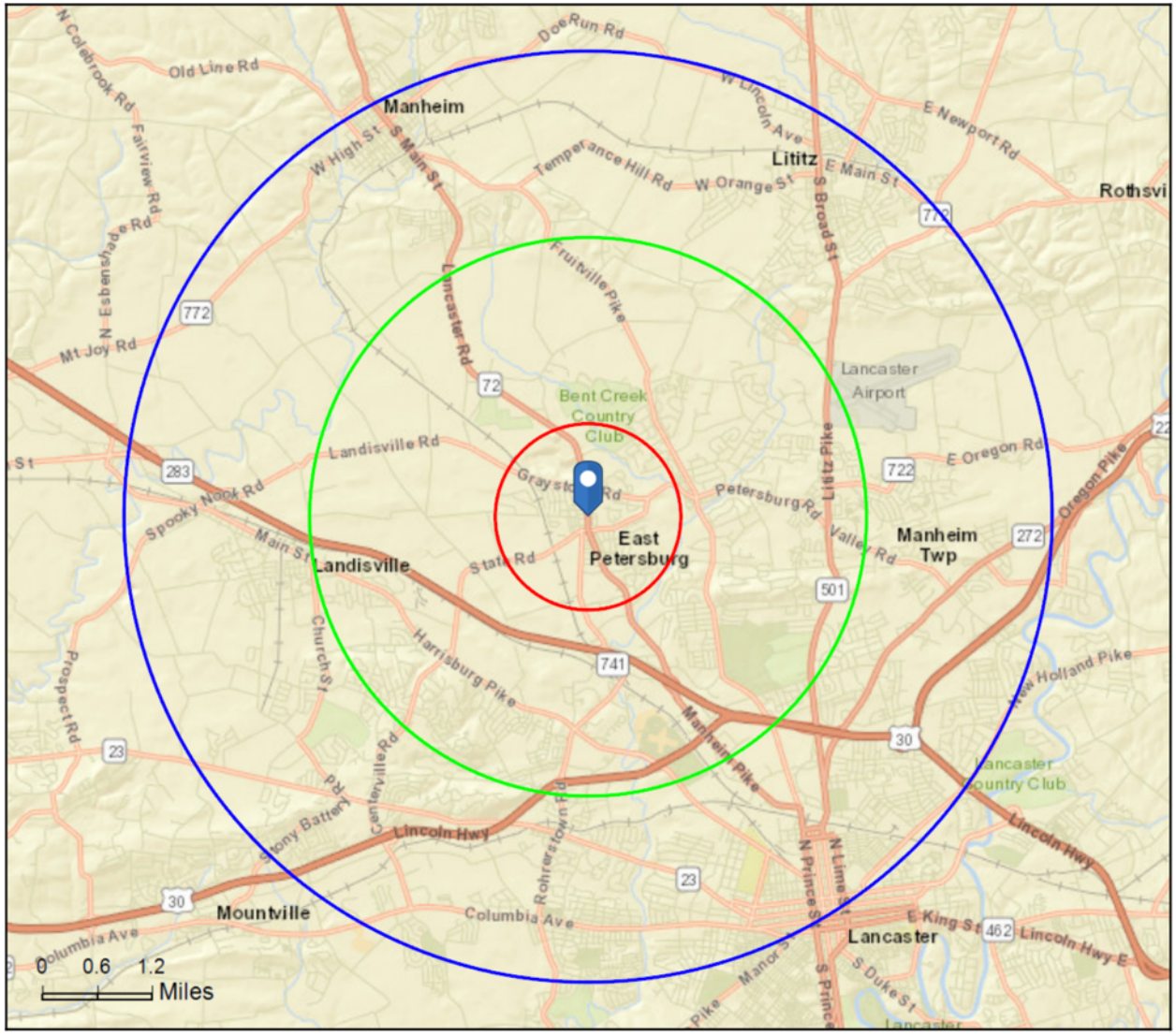


One, Three and Five-Mile Site Radius Map

Site Map

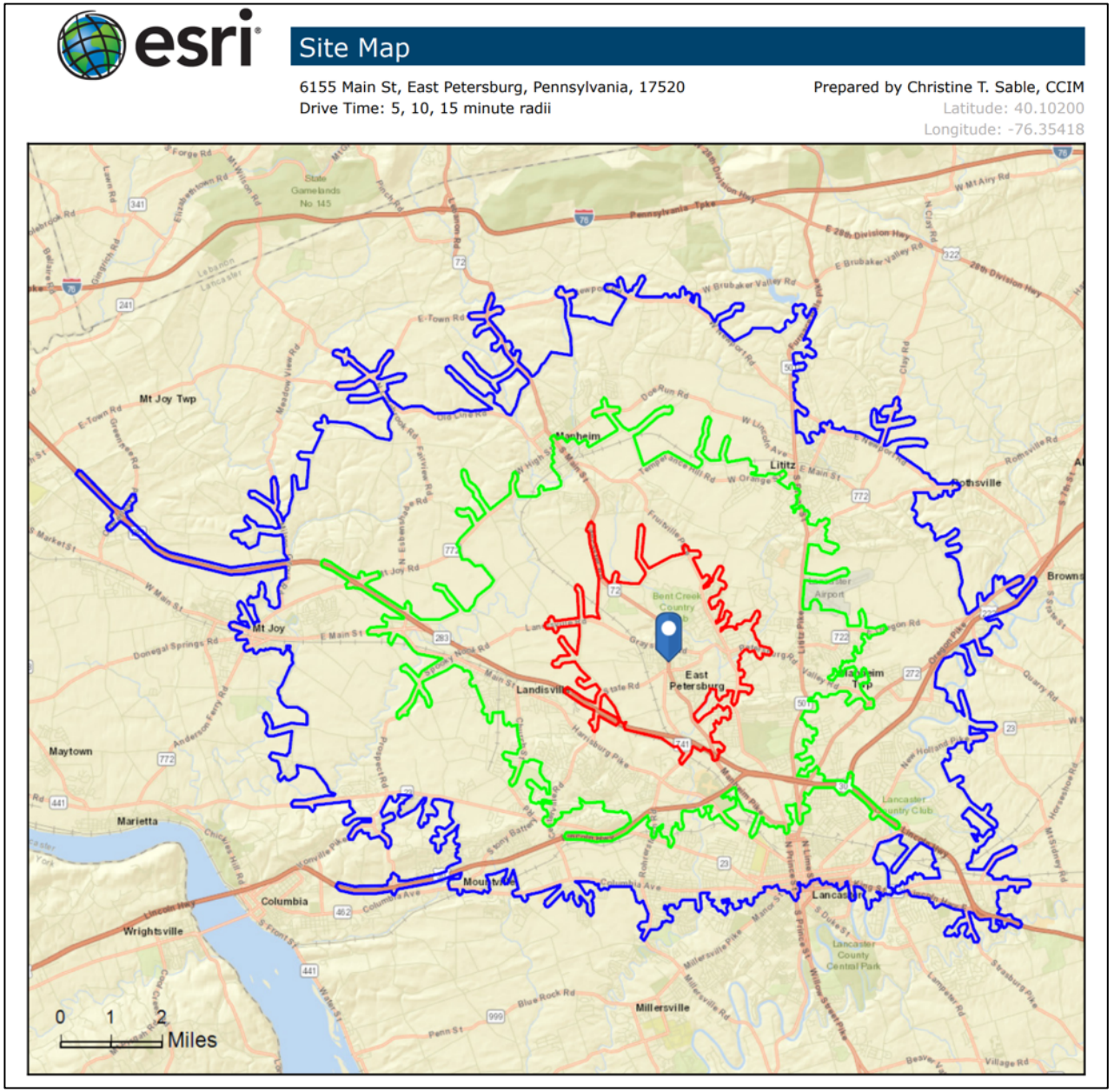
Fox Chapel Publishing
6155 Main St, East Petersburg, Pennsylvania, 17520
Rings: 1, 3, 5 mile radii

Prepared by Christine T. Sable, CCIM
Latitude: 40.10200
Longitude: -76.35418



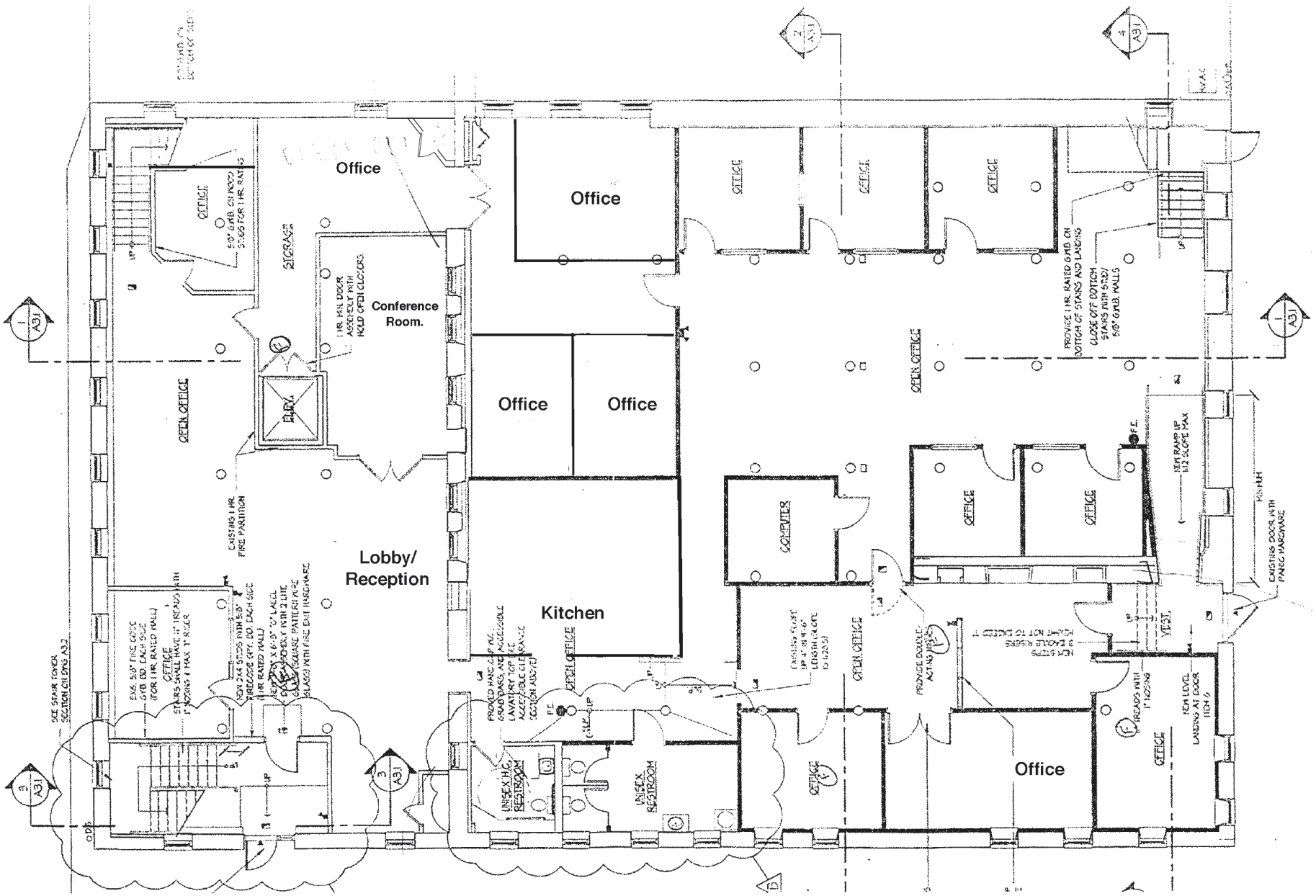
Drive Time Map

Represents approximate area reached in a 5, 10, and 15-minute drive time from site

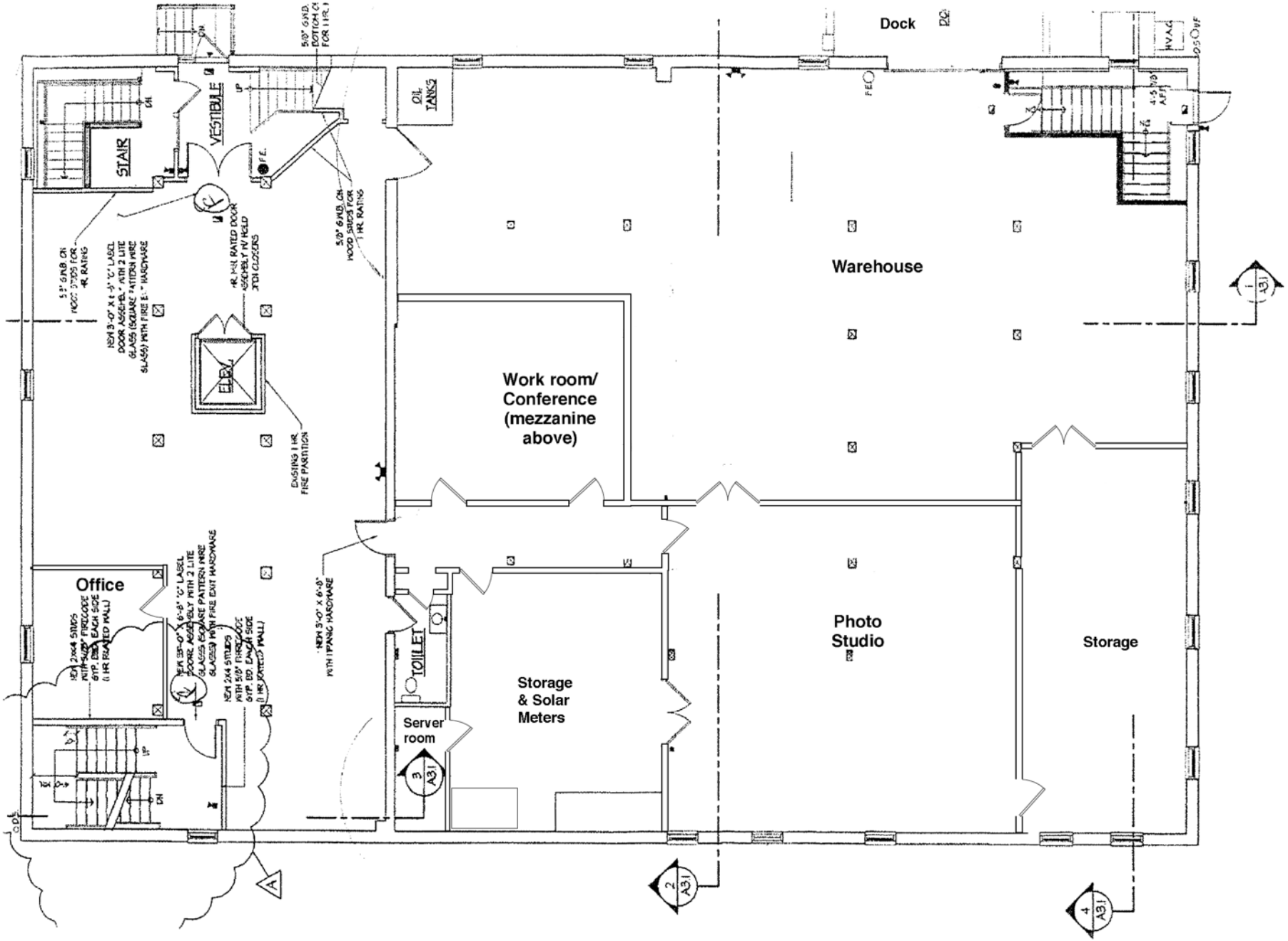


TRAFFIC COUNT MAP

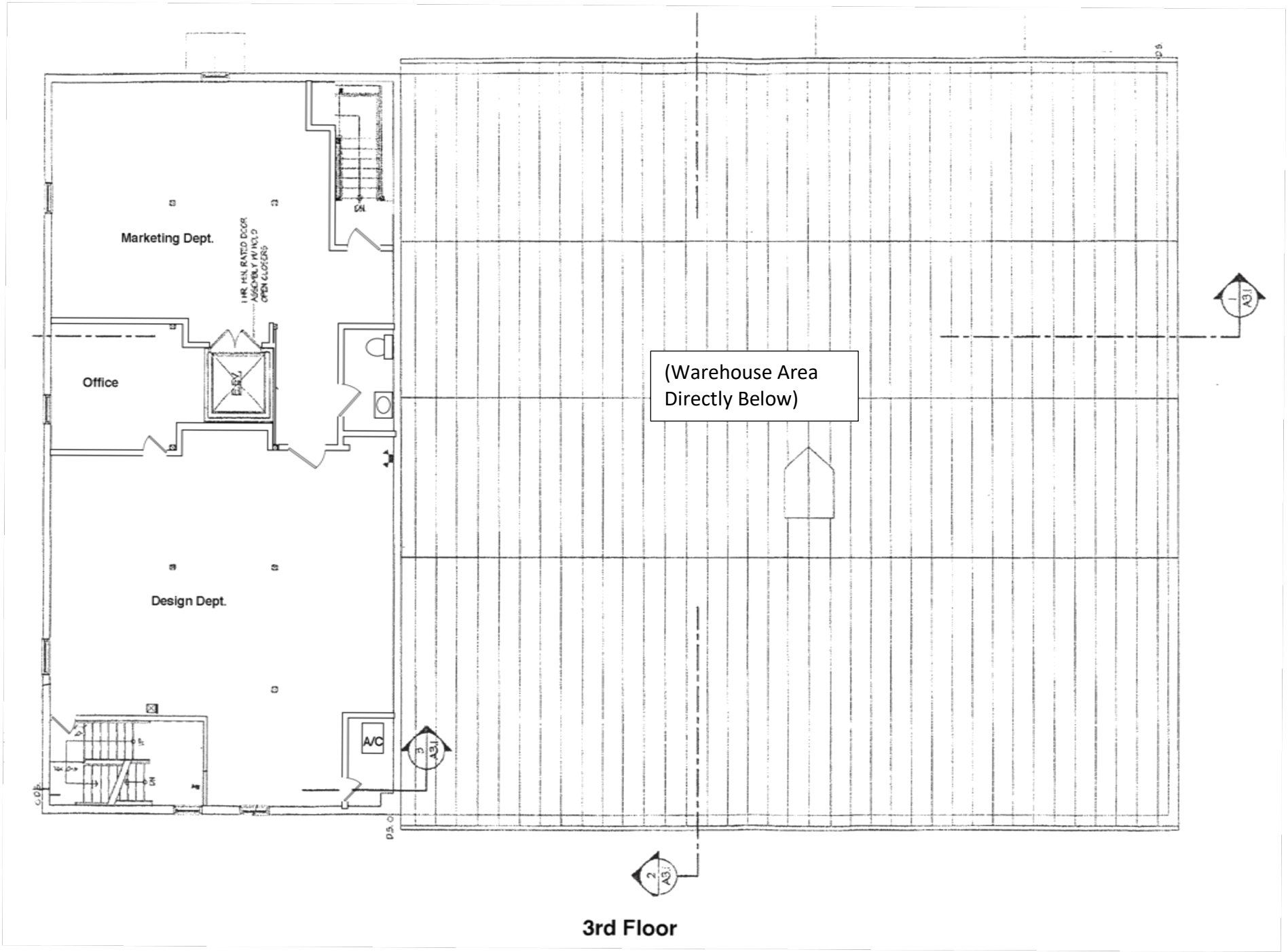
FLOOR PLANS



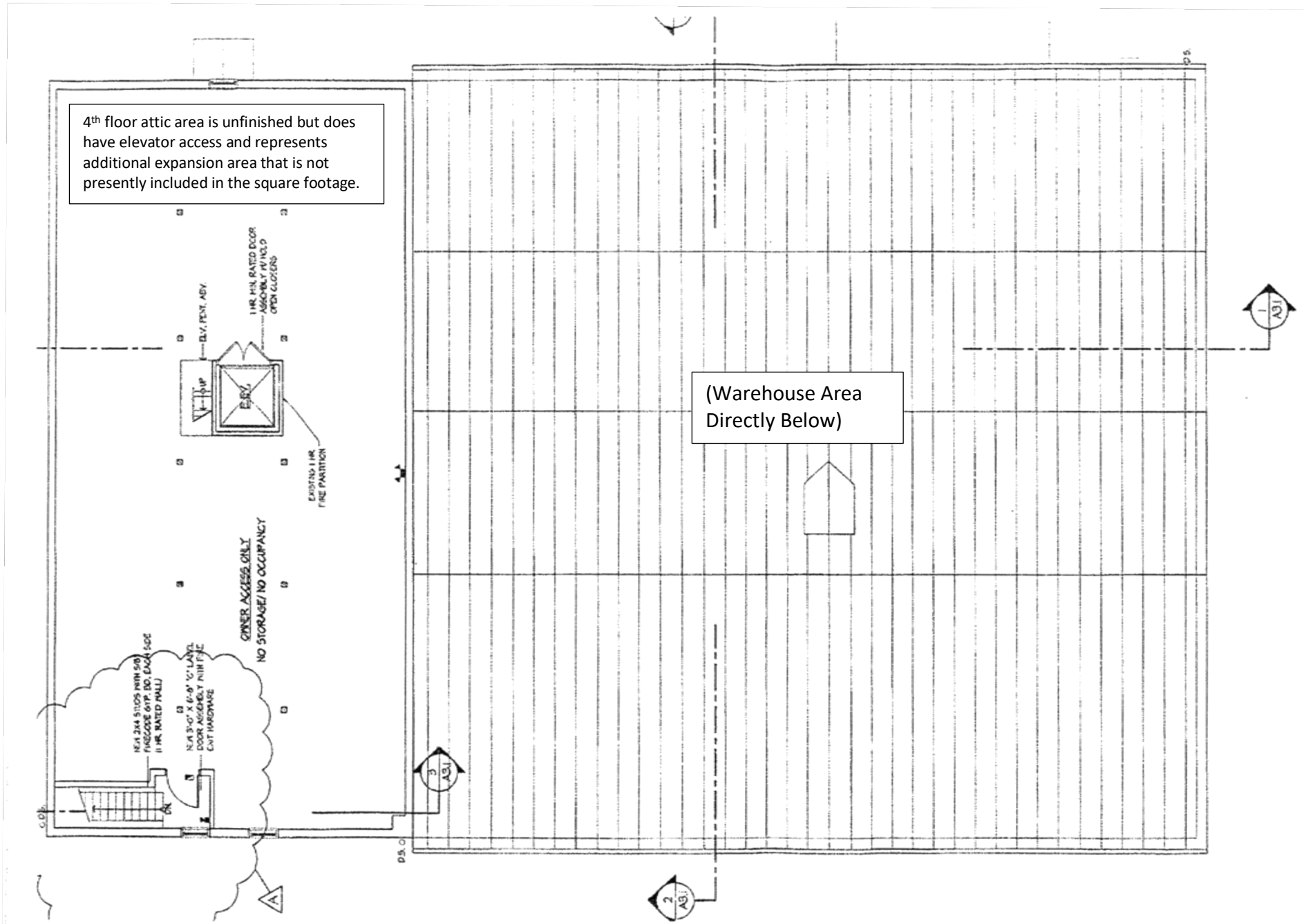
1st Floor


Dock
STAIR
VESTIBULE
OIL TANKS
Warehouse
Work room/
Conference
(mezzanine
above)
Office
TOILET
Server
room
Storage
& Solar
Meters
Photo
Studio
Storage

2nd Floor

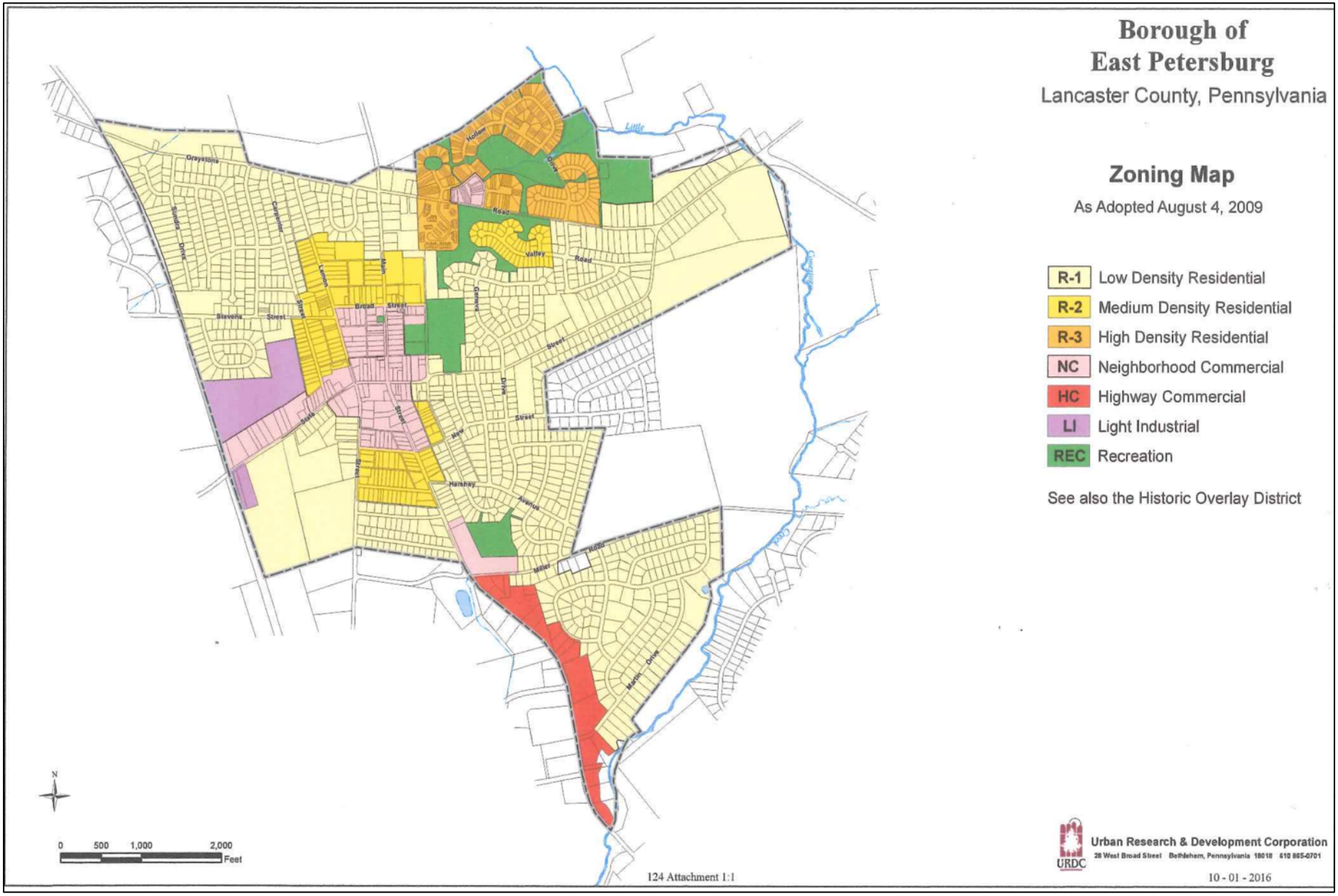

Marketing Dept.
Office
Design Dept.
A/C
(Warehouse Area Directly Below)

3rd Floor


4th floor attic area is unfinished but does have elevator access and represents additional expansion area that is not presently included in the square footage.
(Warehouse Area Directly Below)
OWNER ACCESS ONLY
NO STORAGE/ NO OCCUPANCY
EXISTING 1 HR. FIRE PARTITION
1 HR. MIN. RATED DOOR ASSEMBLY TO HOLD OPEN CLOSERS
EL.V. PENT. ABV.
EL.V.
UP
DN
1 A3.1
2 A3.1
3 A3.1
A

4th Floor

ZONING MAP – ALL THREE PROPERTIES ARE ZONED <u>NC COMMERCIAL</u>



East Petersburg Borough Zoning Information

Provided as a reference only – please consult with the Borough for any intended use regardless of whether indicated as permitted here.

306.B.2 Allowed Uses in Primarily Business Zoning Districts

TYPES OF USES (See definitions in Article 2)	NC	HC	LI
a. RESIDENTIAL USES			
Single Family Detached Dwelling (Note - Manufactured/mobile homes shall meet the additional requirements of Section 402)	P	N	N
Semi-Detached Dwelling (side-by-side)	P	N	N
Townhouse (Rowhouse) (S. 402)	P	N	N
Apartments (S. 402), other than conversions of an existing building	P*	N	N
Boarding House (includes Rooming House) (S. 402)	N	SE	N
Manufactured/Mobile Home Park (S. 402)	N	N	N
Group Home within a lawful existing dwelling unit (S.402), not including a Treatment Center	P	P	P
Conversion of an Existing Building to Result in an Increased Number of Dwelling Units (See also "Unit for Care of Relative" under Accessory Uses)	P*	N	N
b. COMMERCIAL USES			
Adult Use (S. 402)	N	N	C
After Hours Club - Note - This use is effectively prohibited by State Act 219 of 1990.	N	N	N
Airport (S. 402) (see also "Heliport")	N	N	N
Amusement Arcade	P	P	N
Amusement Park or Water Park	N	N	P
Animal Cemetery (S. 402)	N	P	P
Auditorium (Commercial), Arena, Performing Arts Center or Exhibition-Trade Show Center	N	P	P
Auto Repair Garage or Auto Service Station (S. 402)	N	C	N
Auto, Boat or Mobile/Manufactured Home Sales (S. 402)	N	C	N
Bakery, Retail	P	P	P
Bed and Breakfast Inn (S. 402)	P	P	P
Betting Use, other than small games of chance and lotteries allowed under State law	N	N	N
Beverage Distributor (wholesale and/or retail)	SE	P	P
Bus Maintenance or Storage Yard	N	N	P
b. COMMERCIAL USES (Cont.)			
BYOB Club	N	N	SE
Camp (S. 402) other than Recreational Vehicle Campground	N	N	P
Campground, Recreational Vehicle (S. 402), which may include an accessory camp store that is primarily for use by campers	N	SE	SE
Car Wash (S. 402)	N	P	P
Catering, Custom, for Off-Site Consumption	P	P	P
Communications Tower/Antennae, Commercial (S. 402)			
B Meeting Section 402.A.15.a. pertaining to antenna placed on certain existing structures	N	C	C
B Antennae/tower that does not meet Section 402.A.15.a. (such as freestanding towers) Note - Section 402.A.15 also allows towers serving emergency services stations	N	N	SE
Conference Center	P	P	P
Construction Company or Tradesperson's Headquarters (including but not limited to landscaping, building trades or janitorial contractor). See also as Home Occupation. Accessory outdoor storage shall be permitted provided it meets the screening requirements of Section 803.	SE**	P	P
Crafts or Artisan's Studio (see also as Home Occupation)	P	P	P
Custom Printing, Copying, Faxing, Mailing or Courier Service and similar services to businesses	P	P	P
Exercise Club	P	P	P
Financial Institution (S. 402; includes banks), with any "Drive-through" facilities meeting Section 403	P	P	P
Flea Market/ Auction House	P	P	P
Funeral Home (S. 402)	P	P	P
Garden Center, Retail (see also "Wholesale Greenhouses")	P	P	P
Gas Station - See Auto Service Station			
Heliport (S. 402)	N	N	C
Hotel or Motel (S. 402)	P	P	P
Kennel (S. 402)	N	N	SE

* = Apartments shall be limited to being in the same building as a principal commercial use that is o the street level.

** = A maximum of 25% of lot shall be used for outdoor storage, which shall be screened by buildings and/or landscaping from view of streets.

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SE = Special exception use (zoning decision by Zoning Hearing Board)
C = Conditional use (zoning decision by Borough Council)
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)	NC	HC	LI
b. COMMERCIAL USES (Cont.)			
Laundromat	P	P	P
Laundry, Commercial or Industrial	N	P	P
Lumber Yard	N	P	P
Micro-brewery (May be in combination with a restaurant)	N	C	N
Motor Vehicle Racetrack (S. 402)	N	N	N
Nightclub (S. 402)	N	C	N
Office (May include medical labs, see also Home Occupations)	P	P	P
Pawn Shop	N	SE	N
Personal Services (includes tailoring, custom dressmaking, haircutting/styling, travel agency, drycleaning, shoe repair, "massage therapy, certified" and closely similar uses) (See also Home Occupation)	P	P	P
Picnic Grove, Commercial (S. 402)	N	P	P
Plant Nursery (other than a Retail Garden Center)	P	P	P
Propane Retail Distributor, other than pre-packaged sales, with a 150 feet minimum setback required between any storage or dispensing facilities and any residential district, and with fire company review.	N	N	SE
Recording Studio, Music	P	P	P
Recreation, Commercial Indoor (S. 402) (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses); other than uses listed separately in this Section 306	SE	P	P
Recreation, Commercial Outdoor (including miniature golf course, golf driving range, archery, paintball and closely similar uses); other than uses listed separately in this Section 306	N	P	P
Repair Service, Household Appliance	P	P	P
Restaurant or Banquet Hall (S. 402), other than a Nightclub			
B with drive-through service (S. 403)	N	SE	N
B without drive-through service	P	P	N
Retail Store (not including uses listed individually in this Section 306) or Shopping Center	C*	P	N
Self-Storage Development	N	P	P

* = Drive through service is prohibited. Each retail building shall be limited to a maximum indoor building floor area of 10,000 square feet.
P = Permitted by use right (zoning decision by Zoning Officer)
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(S. 402) = See Additional Requirements in Section 402
(S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	NC	HC	LI
b. COMMERCIAL USES (Cont.)			
Target Range, Firearms			
B Completely indoor and enclosed	N	P	P
B Other than above (S. 402)	N	N	N
Tattoo or Body Piercing Establishment (other than temporary tattoos or ear piercing, which are personal service uses)	C	C	N
Theater, Indoor Movie, other than an Adult Use	P	P	N
Trade/ Hobby School	P	P	P
Veterinarian Office (S. 402)	P	P	P
Wholesale Sales - see under Industrial Uses			
c. INSTITUTIONAL/ SEMI-PUBLIC USES			
Cemetery (see Crematorium listed separately)	P	P	P
College or University - Educational and Support Buildings (other than environmental education center)	P	P	P
Community Recreation Center (limited to a government sponsored or non-profit facility) or Library	P	P	P
Crematorium	N	N	SE
Cultural Center or Museum	P	P	P
Day Care Center, Adult (S. 402)	P	P	P
Day Care Center, Child (S. 402) (See also as an accessory use)	P	P	P
Dormitory as accessory to a college or university and is owned by the college or university for full-time college students and supervising staff	N	SE	N
Emergency Services Station	P	P	P
Hospital or Surgery Center	N	P	P
Membership Club meeting and non-commercial recreational facilities, provided that such use shall not be open between 2 and 6 AM, and provided that such use shall only be allowed in combination with another use if the other use is allowed in that district and if the requirements for that use are also met.	C	C	C

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TYPES OF USES (See definitions in Article 2)	NC	HC	LI
c. INSTITUTIONAL / SEMI-PUBLIC USES (Cont.)			
Nursing Home or Personal Care Home/Assisted Living (S. 402)	P	P	P
Place of Worship (S. 402) (includes Church)	P	P	P
School, Public or Private, Primary or Secondary (S.402)	P	P	P
Sewage Pump Stations	P	P	P
Treatment Center (S. 402)	N	N	SE
d. PUBLIC/SEMI-PUBLIC			
Borough Government Uses, other than uses listed separately in this Section 306	P	P	P
Government Facility, other than uses listed separately in this Section 306	SE	SE	SE
Prison or Similar Correctional Institution	N	N	N
Publicly Owned or Operated Recreation Park	P	P	P
Public Utility Facility (See also Section 114) other than uses listed separately in this Section 306	SE	SE	SE
Swimming Pool, Non-household (S. 402)	P	P	P
U.S. Postal Service Facility, which may include a leased facility.	P	P	P
e. INDUSTRIAL USES			
Asphalt Plant	N	N	N
Assembly or Finishing of Products Using Materials Produced Elsewhere (such as products from plastics manufactured off-site)	N	N	P
Building Supplies and Building Materials, Wholesale Sales of	N	P	P
Distribution as a principal use (other than Trucking Company Terminal)	N	N	P
Industrial Equipment Sales, Rental and Service, other than vehicles primarily intended to be operated on public streets	N	N	P
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N
Junk Yard (S. 402)	N	N	N

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TYPES OF USES (See definitions in Article 2)	NC	HC	LI
e. INDUSTRIAL USES (Cont.)			
Liquid Fuel Storage, Bulk, for off-site distribution, which shall require a 150 feet setback from a residential district and review by the Fire Company of any proposed facilities; other than: auto service station, retail propane distributor as listed separately, pre-packaged sales or fuel tanks for company vehicles	N	N	N
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:			
– Agricultural Chemicals, Fertilizers or Pesticides	N	N	SE
B Apparel, Textiles, Shoes and Apparel Accessories (see also Crafts Studio)	N	N	P
B Cement Manufacture	N	N	N
B Ceramics Products (other than Crafts Studio)	N	N	P
B Chemicals, Manufacture or Bulk Processing of, other than pharmaceuticals and types listed separately	N	N	N
B Clay, Brick, Tile and Refractory Products	N	N	P
B Computers and Electronic and Microelectronic Products	N	N	P
B Concrete, Cement, Lime and Gypsum Products, other than actual manufacture of cement	N	N	SE
B Electrical Equipment, Appliances and Components	N	N	P
B Explosives, Fireworks or Ammunition	N	N	N
B Fabricated Metal Products (except Explosives, Fireworks or Ammunition) and/or Machine Shops	N	N	P
B Food (Human) and Beverage Products, at an industrial scale as opposed to a clearly retail scale	N	N	P
– Food Products for animals	N	N	SE
B Gaskets	N	N	P
B Glass and Glass Products (other than Crafts Studio)	N	N	P

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TYPES OF USES (See definitions in Article 2)	NC	HC	LI
e. INDUSTRIAL USES (Cont.)			
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:			
B 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
– Jewelry and Silverware	N	N	P
– Leather and Allied Products (other than Crafts Studio or Tannery)	N	N	P
B Machinery	N	N	P
B Manufactured or Modular Housing Manufacture	N	N	P
B Medical Equipment and Supplies	N	N	P
B Metal Products, Primary	N	N	SE
B Mineral Products, Non-metallic (other than Mineral Extraction)	N	N	SE
B Paper and Paper Products (including recycling, but not including manufacture of raw paper pulp)	N	N	P
B Paper - Raw Pulp	N	N	N
– Paving Materials, other than bulk manufacture of asphalt	N	N	SE
B Pharmaceuticals and Medicines	N	N	P
B Plastics, Polymers, Resins, Vinyl, Coatings, Cleaning Compounds, Soaps, Adhesives, Sealants, Printing Ink or Photographic Film	N	N	SE
B Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	P
B Roofing Materials and Asphalt Saturated Materials or Natural or Synthetic Rubber	N	N	SE
B Scientific, Electronic and Other Precision Instruments	N	N	P
B Sporting Goods, Toys, Games, Musical Instruments or Signs	N	P	P
B Transportation Equipment	N	N	P
B Wood Products and Furniture (not including raw paper pulp)	N	P	P

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TYPES OF USES (See definitions in Article 2)	NC	HC	LI
e. INDUSTRIAL USES (Cont.)			
B See Section 105 for uses that are not listed			
Mineral Extraction (S. 402) and related processing, stock-piling and storage of materials removed from the site	N	N	C
Packaging	N	P	P
Package Delivery Services Distribution Center	N	P	P
Petroleum Refining	N	N	N
Photo Processing, Bulk	P	P	P
Printing or Bookbinding	N	P	P
Recycling Center, Bulk Processing, provided all operations of an industrial scale occur within an enclosed building (this use does not include a solid waste disposal or transfer facility)	N	N	P
Research and Development, Engineering or Testing Facility or Laboratory (other than medical laboratories, which is considered an office use)	N	N	P
Sawmill/ Planing Mill	N	N	SE
Slaughterhouse, Stockyard or Tannery, with a 400 feet minimum setback from all lot lines	N	N	N
Solid Waste Landfill (S. 402)	N	N	N
Solid Waste Transfer Facility or Waste to Energy Facility (S. 402)	N	N	N
Trucking Company Terminal (S. 402)	N	N	N
Warehousing or Storage as a principal use	N	N	P
Warehousing or Storage as an on-site accessory use	P	P	P
Welding	N	N	P
Wholesale Sales (other than Motor Vehicles)	N	SE	P
f. ACCESSORY USES			
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			
Bees, Keeping of (S. 403)	SE	SE	P

P = Permitted by use right (zoning decision by Zoning Officer)
SE = Special exception use (zoning decision by Zoning Hearing Board)
C = Conditional use (zoning decision by Borough Council)
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)	NC	HC	LI
f. ACCESSORY USES (Cont.)			
Bus Shelter (S. 403)	P	P	P
Composting (S. 403), other than leaves, tree bark or materials generated on-site which are permitted by right	N	N	SE
Day Care Center accessory to and on the same lot as an existing lawful Place of Worship	P	P	P
Day Care (S. 403) as accessory to an existing dwelling:			
B Day care of a maximum of 3 adults or youth, in addition to "Relatives" of the caregiver	P	P	P
Day Care (S. 403) as accessory to an existing dwelling:			
B Group Day Care Home	P	P	P
B Family Day Care Home	P	P	P
Drive-Through Facilities - See Section 403 and the provisions for the principal use in this table			
Home Occupation, Major (S. 403)	P	P	P
Home Occupation, Minor (S. 403)	P	P	P
Outdoor Storage and Display as accessory to a business use shall also comply with Sections 403, 803 and 804	P**	P	P
Retail Sales as Accessory to a Principal Industrial Use, limited to items produced or distributed on the premises, and limited to a maximum of 5% of the floor area of the principal use	N	N	P
Temporary Retail Sales - See Section 103.G.	P	P	P
Unit for Care of Relative (S. 403) on the lot of an existing dwelling	P	P	P
g. MISCELLANEOUS USES			
Crop Farming and Wholesale Greenhouses	P	P	P
Livestock or Poultry, Raising of (S. 402)	N	SE	P
Nature Preserve or Environmental Education Center	P	P	P
Parking Lot or Structure as an accessory use	P	P	P
Parking Lot or Structure as a principal use that does not primarily serve tractor-trailer trucks or trailers	P	P	P
Parking Lot or Structure as a principal use that primarily serves tractor-trailer trucks or trailers	N	N	SE
Parking Lot for Carpooling	N	P	P

** = A maximum of 25% of lot shall be used for outdoor storage, which shall be screened b buildings and/or landscaping from view of streets.
P = Permitted by use right (zoning decision by Zoning Officer)
SE = Special exception use (zoning decision by Zoning Hearing Board)
C = Conditional use (zoning decision by Borough Council) 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)	NC	HC	LI
g. MISCELLANEOUS (Cont.)			
Sewage Treatment Plant	N	N	SE
Stable, Non-Household (S. 402; includes horse-riding academy)	N	P	P
Timber Harvesting (S. 402)	P	P	P
Wind Turbine:			
-Maximum of one on a lot that is an accessory use and is designed primarily for on-site electricity use, and which shall be required to have a setback from all lot lines equal to distance from the ground to the maximum height to the top of the extended blade. (S. 403)	SE	P	P
-One or more Wind Turbines, other than above (S. 402)	N	N	SE
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

P = Permitted by use right (zoning decision by Zoning Officer)
SE = Special exception use (zoning decision by Zoning Hearing Board)
C = Conditional use (zoning decision by Borough Council)
N = Not permitted
(S. 402) = See Additional Requirements in Section 402
(S. 403) = See Additional Requirements in Section 403

C. Permitted Accessory Uses in All Districts. An accessory use of a dwelling is only permitted if such use is customarily incidental to the residential use and is specifically permitted by this Ordinance. The following are permitted by right as accessory uses to a lawful principal use in all districts, within the requirements of Section 403 and all other requirements of this Ordinance:

1. Standard Antennae, including antennae used by contractors to communicate with their own vehicles*
2. Fence* or Wall*
3. Garage, Household
4. Garage Sale*
5. Pets, Keeping of*
6. Parking or Loading, Off-Street, only to serve a use that is permitted in that district
7. Recreational Facilities, limited to use by: residents of a development or students at a primary or secondary school or center for the care and treatment of youth, and their occasional invited guests
8. Residential accessory structure (see definition in Article 2) *
9. Signs, as permitted by Article 7

10. Swimming Pool, Household *
11. Such other accessory use or structure that the applicant proves to the satisfaction of the Zoning Officer is clearly customary and incidental to a permitted by right, special exception or conditional principal use.
12. Outdoor Furnace in compliance with Section 403.

* See standard for each in Section 403.

D. Permitted Accessory Uses to Business and Institutional Uses. The following are permitted by right accessory uses only to a permitted by right, special exception or conditional commercial, industrial or institutional use, provided that all requirements of this Ordinance are met:

1. Storage of fuels for on-site use or to fuel company vehicles
2. The following accessory uses, provided that the use is clearly limited to employees, patients, residents and families of employees of the use and their occasional invited guests:
   a. Internal cafeteria without drive-through service,
   b. Day care center or
   c. Recreational facilities.
3. Bus Shelters meeting Section 403.
4. Automatic Transaction Machine
5. Storage sheds meeting the requirements of Section 307.A.

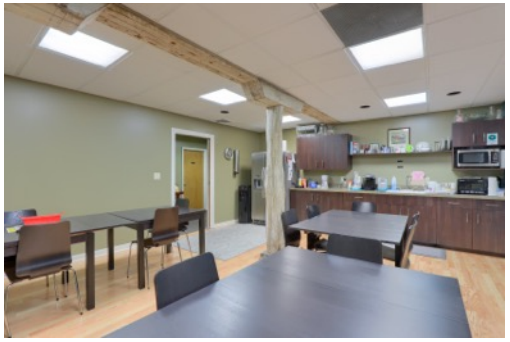
ITEMS NOT INCLUDED IN SALE

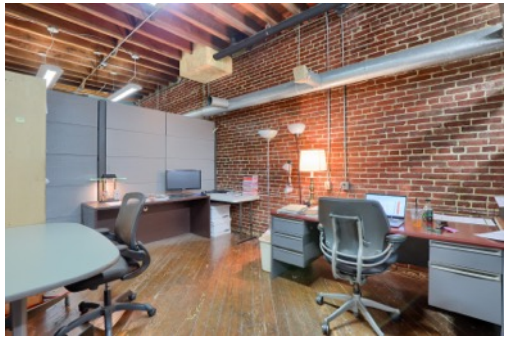
- SHED AT LEMON STREET PROPERTY
- ANY ITEMS IN GARAGE/BARN OR SHED AT LEMON STREET
- BACK UP GENERATOR AND SEPARATE ELECTRIC TRANSFORMER FOR GENERATOR
- FURNITURE, CUBICLES, BOOK SHELVES, OFFICE EQUIPMENT, FREESTANDING LIGHTING
- ANY RACKING IN WAREHOUSE
- ANY KITCHEN APPLIANCES NOT BUILT-IN
- PHONE SYSTEMS, COMPUTER RACKING
- ARTWORK ON WALLS
- FREE STANDING WATER COOLERS

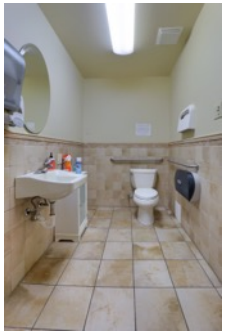
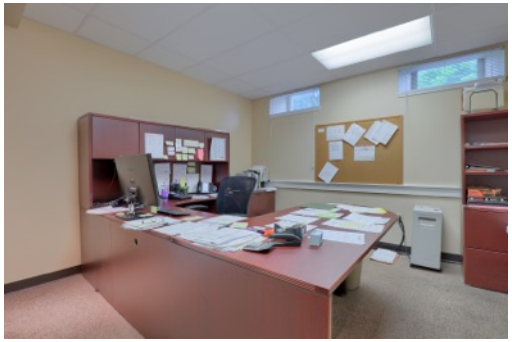
TO BE INCLUDED IN SALE BY SELLER:

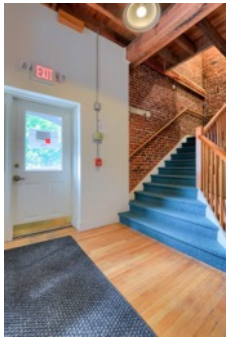
• Easement for use of 9 parking spaces adjacent to building. This area is currently being surveyed and a written easement agreement which is to be worked out with adjoining property owner, will follow. (Please refer to and include this provision in any agreement of sale for the property.)
• Rooftop Solar panel system with interior electric panel boxes.

ADDITIONAL PHOTOS - OFFICE BUILDING

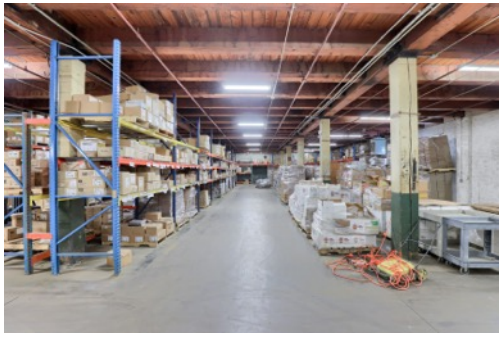


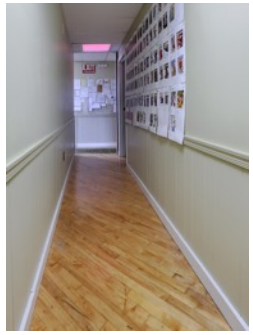


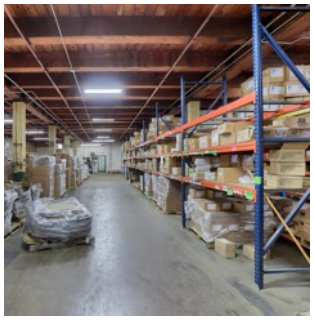





ADDITIONAL PHOTOS - WAREHOUSE BUILDING







ADDITIONAL PHOTOS - SINGLE HOME/BARN: