

FOR LEASE

± 99,930 SF WAREHOUSE / OFFICE LEOLA, PA



43 Graybill Road, Leola, PA 17540
Upper Leacock Township, Lancaster County

Scott D. Bradbury
Senior Vice-President



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SALIENT INFORMATION

| | | |
|-------------------------|--|------------------|
| LOCATION: | 43 Graybill Road, Leola, PA 17540 Upper Leacock Township, Lancaster County | |
| ZONING: | I-1 - Light Industrial - permitted uses include facilities for the commercial processing and warehousing of agricultural products, facilities for the warehousing, sales and service of agricultural equipment, vehicle, feed and supplies, laboratories for medical, scientific or industrial research and development, machine shop, bookbinding, printing and publishing operations, manufacturing, packaging, storage and/or wholesaling of: furniture, cabinets, fixtures, office supplies, offices, veterinary offices, repair shops among others. | |
| LOT SIZE: | ± 11.10 Acres | |
| AVAILABLE SPACE: | Warehouse / shipping offices | 92,450 SF |
| | Office with elevator, storage & lunchroom | 6,280 SF |
| | Storage building | <u>1,200 SF</u> |
| | TOTAL | 99,930 SF |
| AGE: | The first section was built in 1991, the second section was added in 1996, and the third section was added in 2001. | |
| CONSTRUCTION: | <ul style="list-style-type: none">• 1 story metal building with standing seam metal roof• 1 grade level door - 12'• 14 loading docks (12 with levelers) - 10'• Clear span ceiling heights 19' to 30'• 4" concrete floors• Warehouse shipping/receiving office with training room• Lunchroom• 900 SF freezer• Security system | |
| MECHANICALS: | Gas forced air units for heat and air conditioning in office area. Warehouse heated with gas infra-red suspended heaters. 800 amp; 480 volt; 3 phase electrical service. Kohler back-up generator; Square D transient voltage protection system. | |
| UTILITIES: | Public water and sewer | |
| PARKING: | ± 62 spaces (additional parking behind the building) | |
| RE TAXES: | \$71,835 Total 2025 | |
| LEASE PRICE: | \$7.25 PSF NNN | |

PHOTOGRAPHS



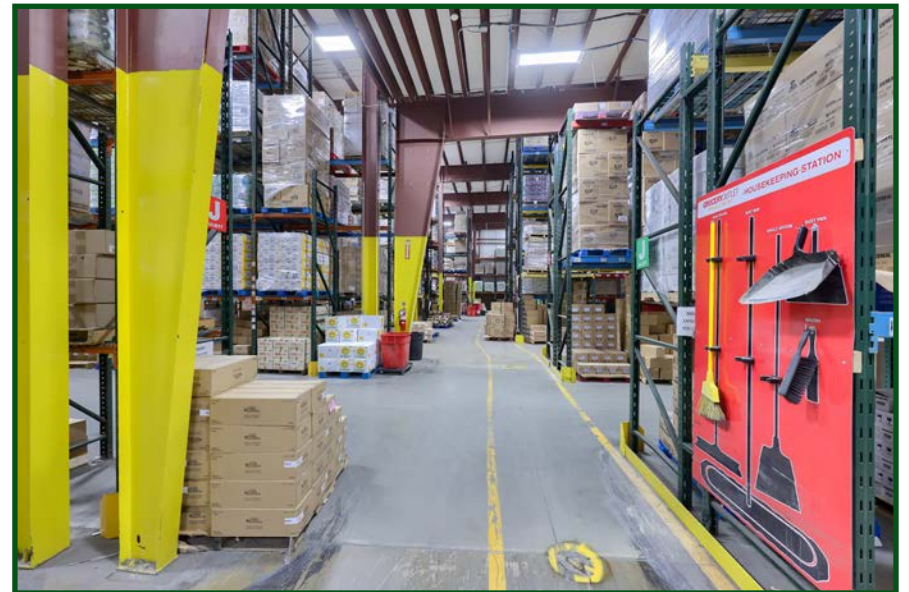
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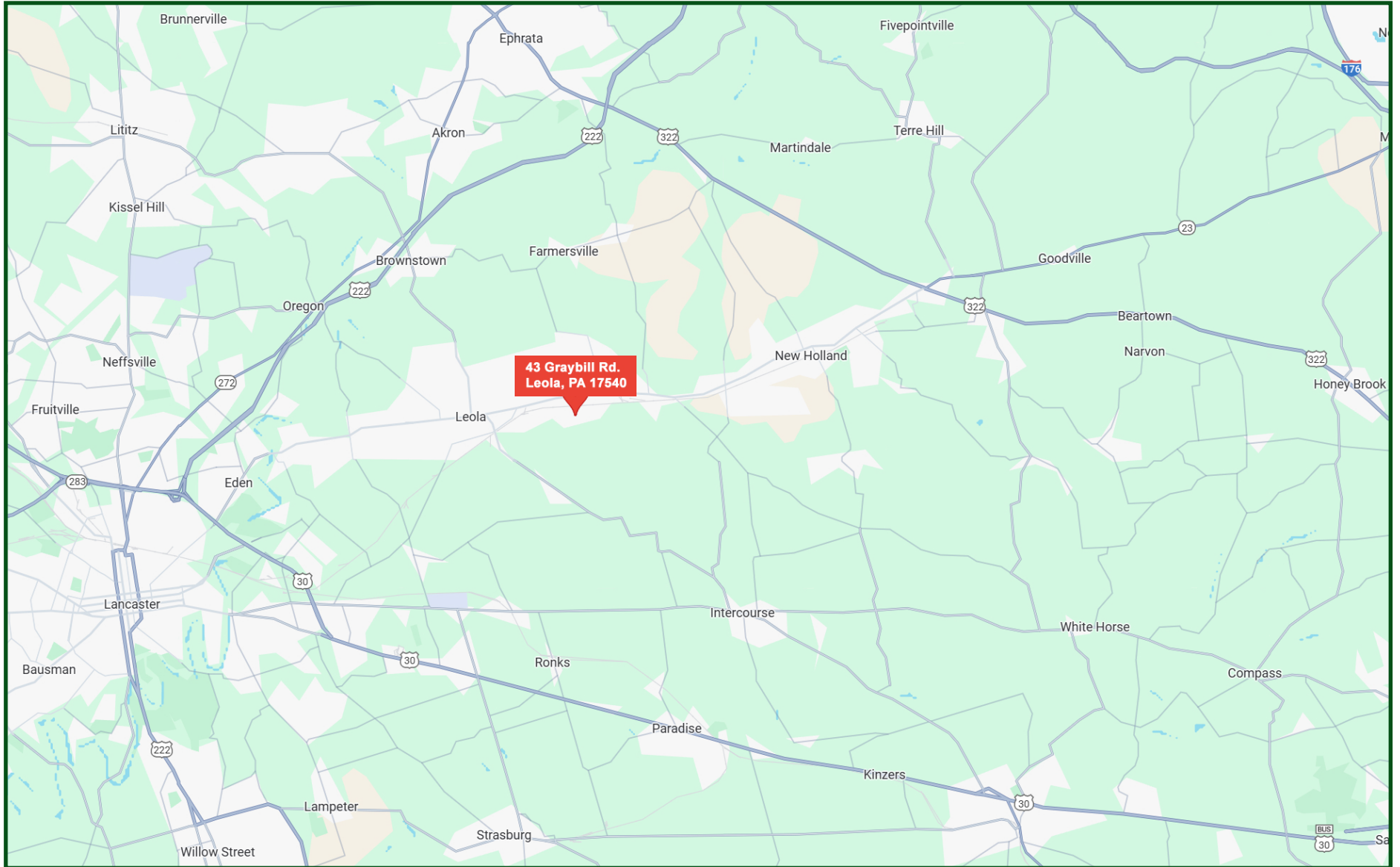
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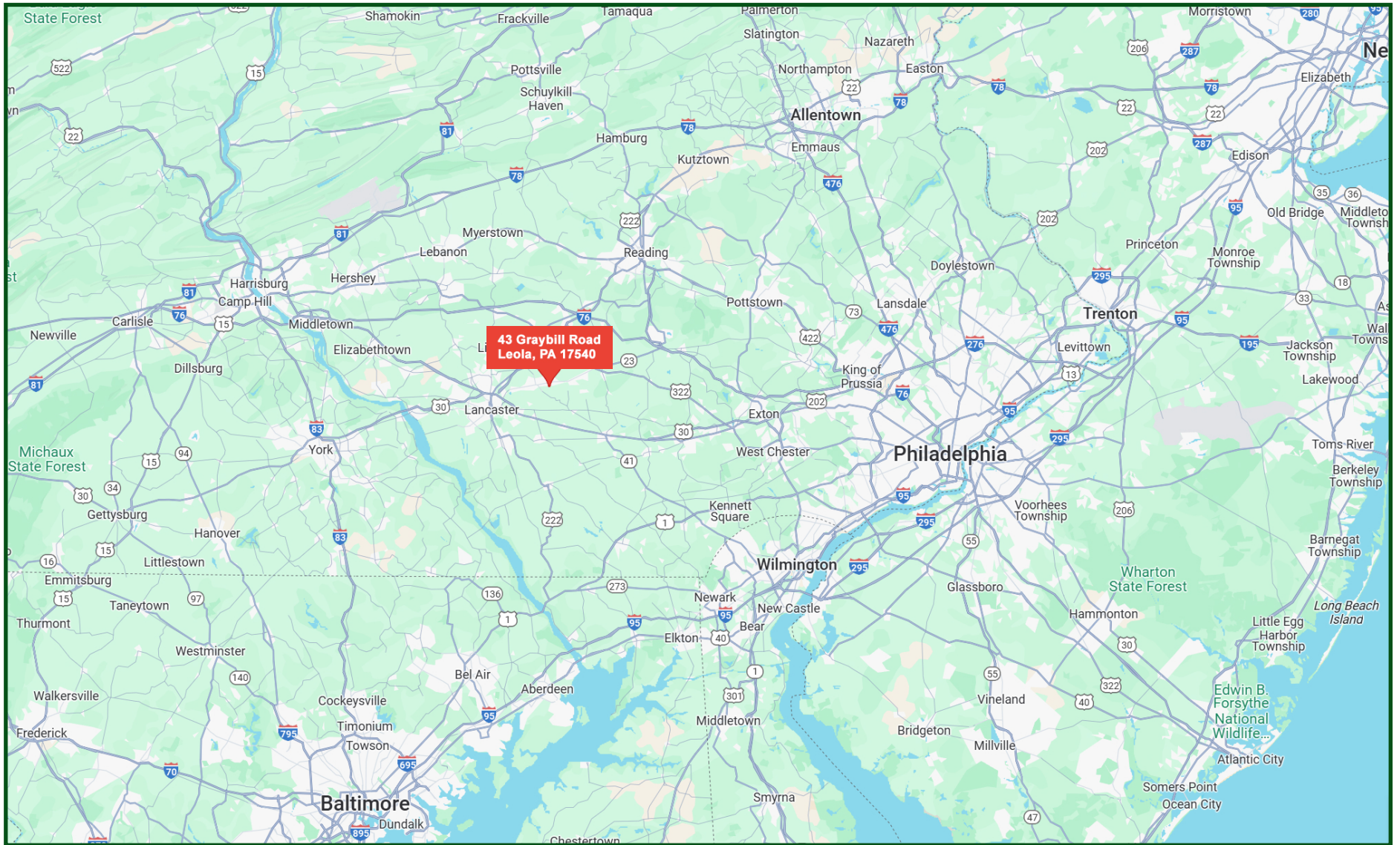
TAX MAP



LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



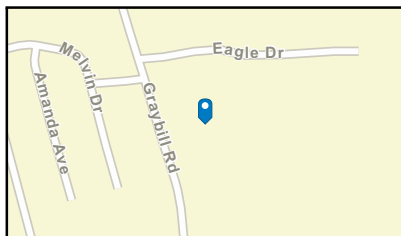
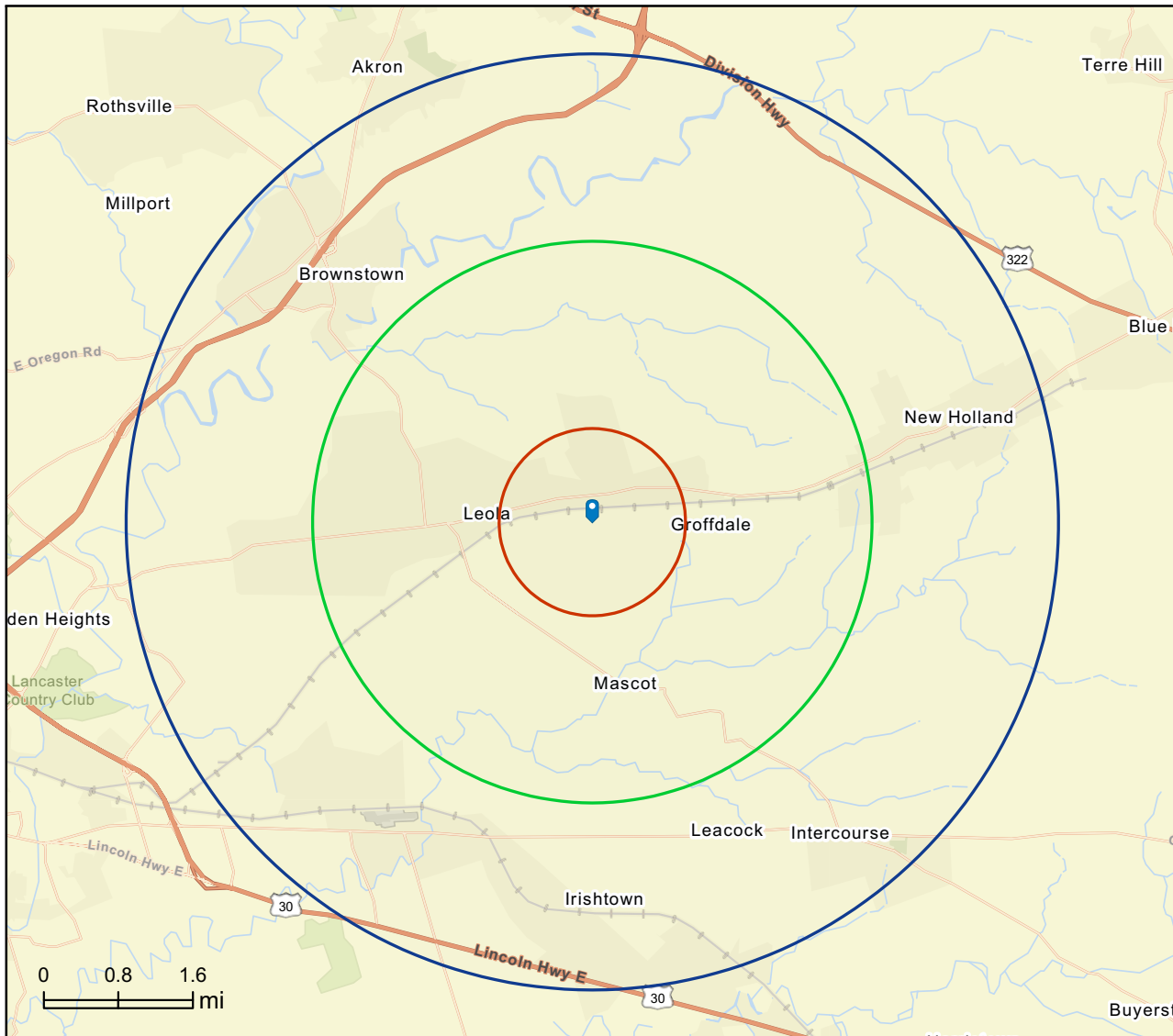
DEMOGRAPHICS



Site Map

43 Graybill Rd, Leola, Pennsylvania, 17540
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.08743
Longitude: -76.16125



April 14, 2025

DEMOGRAPHICS



Executive Summary

43 Graybill Rd, Leola, Pennsylvania, 17540
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.08743
Longitude: -76.16125

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2010 Population | 2,211 | 11,552 | 37,651 |
| 2020 Population | 2,352 | 11,913 | 39,797 |
| 2024 Population | 2,368 | 12,021 | 39,999 |
| 2029 Population | 2,381 | 12,072 | 40,088 |
| 2010-2020 Annual Rate | 0.62% | 0.31% | 0.56% |
| 2020-2024 Annual Rate | 0.16% | 0.21% | 0.12% |
| 2024-2029 Annual Rate | 0.11% | 0.08% | 0.04% |
| 2020 Male Population | 49.0% | 49.1% | 49.0% |
| 2020 Female Population | 51.0% | 50.9% | 51.0% |
| 2020 Median Age | 37.8 | 34.4 | 37.3 |
| 2024 Male Population | 49.5% | 49.8% | 49.6% |
| 2024 Female Population | 50.5% | 50.2% | 50.4% |
| 2024 Median Age | 37.6 | 34.2 | 37.4 |

In the identified area, the current year population is 39,999. In 2020, the Census count in the area was 39,797. The rate of change since 2020 was 0.12% annually. The five-year projection for the population in the area is 40,088 representing a change of 0.04% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 37.4, compared to U.S. median age of 39.3.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2024 White Alone | 82.9% | 84.9% | 85.5% |
| 2024 Black Alone | 2.8% | 2.5% | 2.4% |
| 2024 American Indian/Alaska Native Alone | 0.1% | 0.1% | 0.2% |
| 2024 Asian Alone | 5.3% | 3.6% | 3.1% |
| 2024 Pacific Islander Alone | 0.1% | 0.1% | 0.1% |
| 2024 Other Race | 3.0% | 3.4% | 3.4% |
| 2024 Two or More Races | 5.8% | 5.5% | 5.4% |
| 2024 Hispanic Origin (Any Race) | 9.2% | 9.0% | 8.2% |

Persons of Hispanic origin represent 8.2% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 37.4 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|-------|--------|
| 2024 Wealth Index | 93 | 100 | 105 |
| 2010 Households | 742 | 3,757 | 13,167 |
| 2020 Households | 809 | 3,943 | 13,973 |
| 2024 Households | 829 | 4,024 | 14,224 |
| 2029 Households | 845 | 4,090 | 14,420 |
| 2010-2020 Annual Rate | 0.87% | 0.48% | 0.60% |
| 2020-2024 Annual Rate | 0.58% | 0.48% | 0.42% |
| 2024-2029 Annual Rate | 0.38% | 0.33% | 0.27% |
| 2024 Average Household Size | 2.85 | 2.97 | 2.79 |

The household count in this area has changed from 13,973 in 2020 to 14,224 in the current year, a change of 0.42% annually. The five-year projection of households is 14,420, a change of 0.27% annually from the current year total. Average household size is currently 2.79, compared to 2.83 in the year 2020. The number of families in the current year is 10,183 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

April 14, 2025

DEMOGRAPHICS



Executive Summary

43 Graybill Rd, Leola, Pennsylvania, 17540
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.08743
Longitude: -76.16125

| | 1 mile | 3 miles | 5 miles |
|-------------------------------------|-----------|-----------|-----------|
| Mortgage Income | | | |
| 2024 Percent of Income for Mortgage | 20.1% | 24.1% | 25.1% |
| Median Household Income | | | |
| 2024 Median Household Income | \$102,372 | \$94,442 | \$86,404 |
| 2029 Median Household Income | \$108,072 | \$106,168 | \$102,199 |
| 2024-2029 Annual Rate | 1.09% | 2.37% | 3.41% |
| Average Household Income | | | |
| 2024 Average Household Income | \$111,496 | \$116,906 | \$115,818 |
| 2029 Average Household Income | \$126,863 | \$134,227 | \$133,791 |
| 2024-2029 Annual Rate | 2.62% | 2.80% | 2.93% |
| Per Capita Income | | | |
| 2024 Per Capita Income | \$38,455 | \$38,885 | \$41,247 |
| 2029 Per Capita Income | \$44,292 | \$45,202 | \$48,185 |
| 2024-2029 Annual Rate | 2.87% | 3.06% | 3.16% |
| GINI Index | | | |
| 2024 Gini Index | 32.5 | 36.8 | 38.2 |
| Households by Income | | | |

Current median household income is \$86,404 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$102,199 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$115,818 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$133,791 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$41,247 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$48,185 in five years, compared to \$51,203 for all U.S. households.

| Housing | | | |
|------------------------------------|------|-------|--------|
| 2024 Housing Affordability Index | 115 | 96 | 92 |
| 2010 Total Housing Units | 775 | 3,895 | 13,726 |
| 2010 Owner Occupied Housing Units | 563 | 2,419 | 8,744 |
| 2010 Renter Occupied Housing Units | 179 | 1,338 | 4,423 |
| 2010 Vacant Housing Units | 33 | 138 | 559 |
| 2020 Total Housing Units | 840 | 4,069 | 14,529 |
| 2020 Owner Occupied Housing Units | 621 | 2,524 | 9,139 |
| 2020 Renter Occupied Housing Units | 188 | 1,419 | 4,834 |
| 2020 Vacant Housing Units | 24 | 141 | 564 |
| 2024 Total Housing Units | 861 | 4,144 | 14,768 |
| 2024 Owner Occupied Housing Units | 645 | 2,630 | 9,503 |
| 2024 Renter Occupied Housing Units | 184 | 1,394 | 4,721 |
| 2024 Vacant Housing Units | 32 | 120 | 544 |
| 2029 Total Housing Units | 876 | 4,201 | 14,945 |
| 2029 Owner Occupied Housing Units | 675 | 2,778 | 9,873 |
| 2029 Renter Occupied Housing Units | 170 | 1,312 | 4,547 |
| 2029 Vacant Housing Units | 31 | 111 | 525 |
| Socioeconomic Status Index | | | |
| 2024 Socioeconomic Status Index | 49.2 | 48.3 | 50.0 |

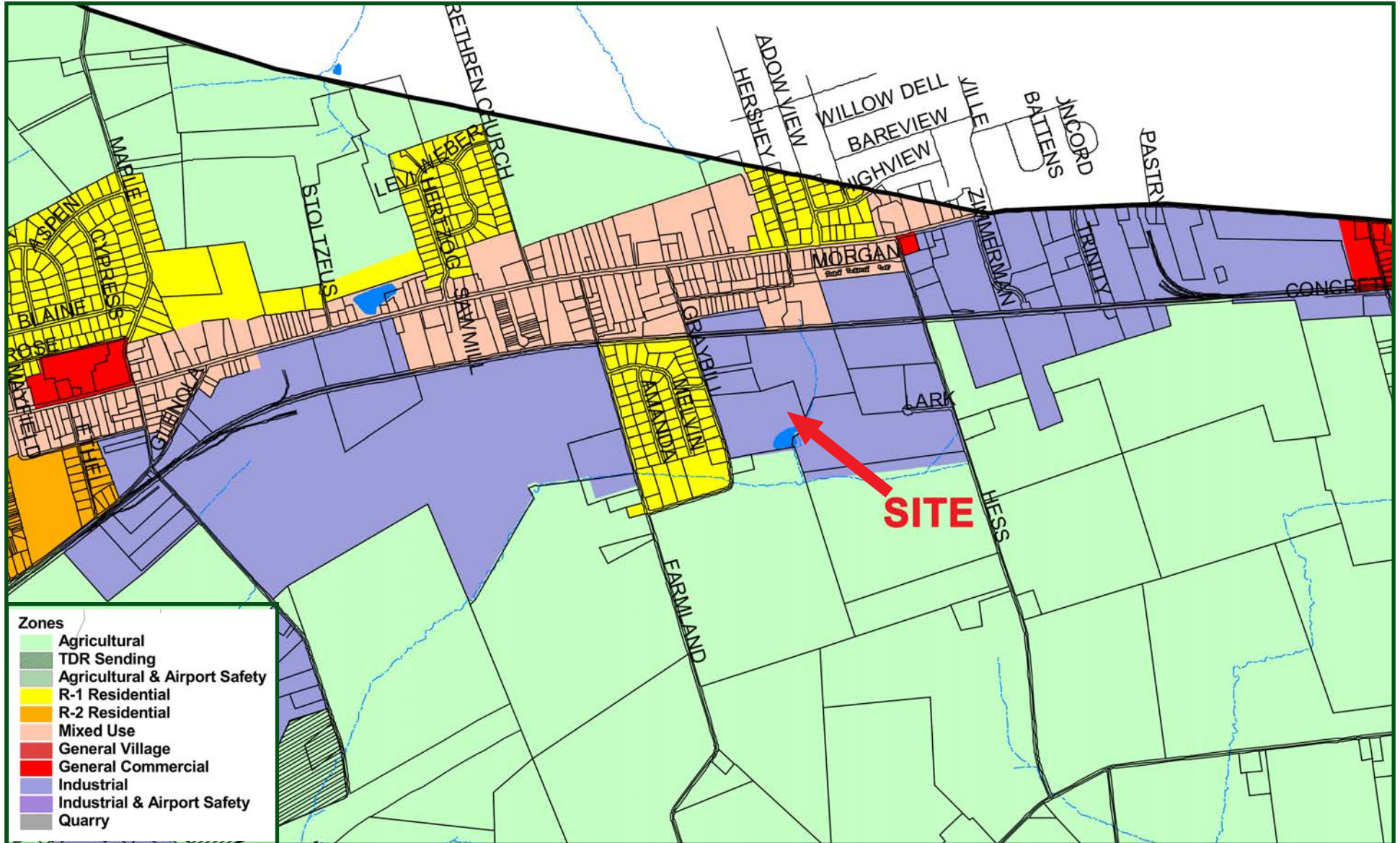
Currently, 64.3% of the 14,768 housing units in the area are owner occupied; 32.0%, renter occupied; and 3.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 14,529 housing units in the area and 3.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.38%. Median home value in the area is \$347,095, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.54% annually to \$374,713.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

April 14, 2025

ZONING MAP (Upper Leacock Township)



Section 220

I-1: LIGHT INDUSTRIAL ZONE

220.A. PURPOSE

This Zone provides for a wide range of industrial activities that contribute to the well-being of the Township by diversifying its economy and providing valuable employment opportunities. The required lot sizes have been kept small to accommodate the start-up industries that are likely to emerge; however, larger and heavier industries have also been permitted. This Zone provides for light industrial uses as permitted by right, but requires obtainment of a conditional use for heavier and potentially more-objectionable types of industrial uses. These areas have been located near existing public utility service areas and along major roads. Design standards have been imposed to create attractive site designs and moderate the objectionable impacts associated with industrial uses. Substantial setbacks are used to protect adjoining residences. Finally, specified large-scale industrial uses are required to incorporate multi-story building and off-street parking to make more efficient use of these valuable industrially-zoned lands and reduce sprawl.



220.B PERMITTED USES

1. **Uses permitted by right with conventional site design in accordance with Section 220.H. of this Ordinance:**
 - A. **Agriculture and horticulture**, including one dwelling single family detached dwelling unit as a component of the principal use contained on the site subject to the requirements of Sections 200.L of this Ordinance. This use shall expressly exclude:
 1. **Concentrated animal feeding operations (CAFOs)** and, **Concentrated animal operations (CAOs)** both as defined herein.
 2. **Commercial produce operations** as defined herein.
 - B. **Areas and structures devoted to the conservation of open space, water, soil and wildlife resources**, subject to the requirements of Sections 200.L. of this Ordinance.
 - C. **Forestry uses** subject to the requirements of Sections 200.L. and 516 of this Ordinance.
 - D. **Commercial greenhouses.**
 - E. **Governmental and municipal uses** as defined herein.
 - F. **Parks and playgrounds**, subject to the requirements of Sections 200.L. of this Ordinance.

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- G. **Public utilities structures**, subject to the requirements of Sections 200.L. of this Ordinance.
- H. **Adaptive reuse** with more than one principal use of a building that existed on September 22, 2015; or adaptive reuse with more than one principal use of a building that gained land development approval after September 22, 2015; both, subject to the requirements listed in Section 403 of this Ordinance.
- I. **Bookbinding, printing, and publishing operations;**
- J. **Collocation of communication towers and equipment** that comply with the Pennsylvania Wireless Broadband Collocation Act, subject to all applicable requirements contained therein;
- K. **Facilities for the commercial processing, and warehousing of agricultural products;**
- L. **Facilities for the warehousing, sales and service of agricultural equipment, vehicles, feed or supplies;**
- M. **Machine, tool and die and metal fabrication shops;**
- N. **Manufacturing, packaging, storage and/or wholesaling of the following:**
 - 1. Furniture, cabinets, fixtures, office supplies, and other household appointments;
 - 2. Wooden or composite sheds, dog houses, gazebos, footbridges lawn furniture, fences, and similar products;
 - 3. Structural components of buildings;
 - 4. Scientific, specialized and technical instruments and equipment;
 - 5. Audio visual components, computers, vending machines, electronic equipment and video games;
 - 6. Finished textile products;
 - 7. Brushes, brooms and combs;
 - 8. Hot tubs, spas, saunas, and swimming pools;
 - 9. Jewelry, and other precious metals;
 - 10. Photographic, lighting and timekeeping equipment;
 - 11. Small household appliances, excluding major appliances;
 - 12. Musical instruments and sporting equipment;
 - 13. Cosmetics, toiletries and pharmaceuticals;
 - 14. Optical, dental, and medical supplies and equipment; and,
 - 15. Small or novelty products from prepared materials (excluding the use of sheet metals).
- O. **Microbreweries;**
- P. **Processing, packaging, storage and/or wholesaling of food products excluding:**
 - 1. Breweries and distilleries;

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2. Pickling processes;
 3. Rendering or slaughtering operations; and,
 4. Sugar refineries.
- Q. **Repair shops** for products permitted to be manufactured in this Zone;
- R. **Retail sales, service and rental of recreation equipment and supplies;**
- S. **Sales, storage and/or wholesaling of the following:**
1. Home and auto related fuels;
 2. Nursery and garden materials, and stock;
 3. Contractor supplies; and,
 4. Plumbing, heating, air conditioning, electrical and other structural components of buildings.
- R. **Shops, offices and showrooms for contractors** of painting, power-washing, plumbing, heating, air conditioning, electrical, electronic, telephone, antennas and cable, communications, roofing, flooring, drywall and plaster, basement waterproofing, carpet, countertops, glass and windows, insulation, gutters and downspouts, well drilling and septic system installation, maintenance and pumping, woodworking, carpentry and cabinet-making, swimming pools, hot tubs and spas, lawn care and landscaping, masonry, concrete and paving, pest control and snow removal.
- S. **Sawmills;**
- T. **Sign makers;**
- U. **Small engine repair shops;**
- V. **Welding shops;**
2. **Uses permitted by right with compact multi-story site design in accordance with Section 220.H. of this Ordinance:**
- A. **Laboratories** for medical, scientific or industrial research and development;
 - B. **Medical, dental, vision and counseling clinics;**
 - C. **Offices;**
 - D. **Public, private and commercial schools and training centers;**
 - E. **Animal hospitals, veterinary offices and kennels;**
 - F. **Vocational, technical and mechanical trade schools;**
3. **Accessory uses that are customarily incidental to the above permitted uses:**
- A. **Accessory retail sales** of products produced on-site so long as the retail sales area is no more than ten percent (10%) of the total building area or three thousand (3,000) square feet, whichever is less;
 - B. **Cafeterias and restaurants** contained completely within a principal industrial building;
 - C. **Commercial day care facilities;**
 - D. **Fences and walls**, subject to the requirements of Section 434 of this Ordinance.
 - E. **Garages** for personal vehicles and property.

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- F. **No-impact home based businesses;**
- G. **One caretaker dwelling unit** in accordance with the requirements of the R-2 Medium Density Residential Zone;
- H. **Ornamental ponds and wading pools**, subject to the requirements of Section 461 of this Ordinance.
- I. **Routine repair and servicing of personal motor vehicles**, subject to the requirements of Section 473 of this Ordinance.
- J. **Recreation facilities;** and,
- K. **Recycling collection facilities** as an accessory use, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than three hundred (300) square feet.

220.C. USES PERMITTED BY CONDITIONAL USE (Subject to the review procedures of Section 905 of this Ordinance).

1. **Automobile service and repair facilities** including but not limited to auto mechanics, drive-thru lubrication services and tire, auto paint, brake, muffler, transmission, windshield, autobody, car radio, and upholstery shops, subject to the requirements listed in Section 411 of this Ordinance;
2. **Billboards**, subject to the requirements listed in Section 414 of this Ordinance;
3. **Convenience commercial centers** subject to the requirements listed in Section 424 of this Ordinance;
4. **Freestanding telecommunication and wireless communications facilities** subject to the requirements listed in Section 436 of this Ordinance;
5. **Heavy equipment sales, leasing, rental, service and repair** such as excavation machinery, commercial trucks, buses, farm equipment, manufactured homes, trailers and other similar machinery subject to the requirements listed in Section 440 of this Ordinance;
6. **Heavy industrial uses** not listed in Section 220.B, 220.C or 221 that, in the opinion of the Board of Supervisors is similar to and will generate impacts like those uses permitted within this Zone subject to the requirements listed in Section 441 of this Ordinance;
7. **Helicopter pad, private**, subject to the requirements of Section 442 of this Ordinance.
8. **Methadone treatment facility**, subject to the requirements of Section 452 of this Ordinance.
9. **Miniwarehouses**, subject to the requirements listed in Section 454 of this Ordinance;
10. **Oil or gas well sites, natural gas compressor stations and natural gas processing plants** subject to the requirements listed in Section 460 of this Ordinance;
11. **Power generation facilities**, subject to the requirements listed in Section 467 of this Ordinance;
12. **Principal waste handling, recycling, processing, transfer and disposal facilities** subject to the requirements listed in Section 468 of this Ordinance.
13. **Recycling facilities for electronics, paper, plastic, glass and metal products**

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subject to the requirements listed in Section 470 of this Ordinance;

14. **Slaughtering, processing, rendering, and packaging of meat products and their by-products**, subject to the requirements of Section 480 of this Ordinance.
15. **Septage and spent mushroom compost processing and/or commercial mushroom operations** subject to the requirements listed in Section 478 of this Ordinance;
16. **Sales of compost, mulch, wood chips and coal** subject to the requirements listed in Section 475 of this Ordinance; and,
17. **Warehousing and wholesale trade establishments** subject to the requirements listed in Section 482 of this Ordinance.
18. **Wind and/or solar farms**, subject to the requirements of Section 483 of this Ordinance.

220.D. LOT AREA REQUIREMENTS - Unless otherwise specified, each use within this Zone shall have a minimum lot size of forty-three thousand, five hundred sixty (43,560) square feet.

220.E. MAXIMUM LOT COVERAGE & FLOOR AREA RATIO - Seventy percent (70%); however, in accordance with Article 6 of this Ordinance, the successful transfer of each development right (TDR) shall enable the applicant to develop two-thousand (2,000) square feet of lot coverage up to a maximum permitted lot coverage and floor area ratio of eighty percent (80%).

220.F. MINIMUM LOT WIDTH - Two hundred (200) feet.

220.G. MINIMUM SETBACK REQUIREMENTS - (Principal and Accessory Uses)

1. Front yard setback – The following table lists required front yard setbacks from the street right-of-way of the various road types listed in Section 321 of this Ordinance:

| Road Type | Required Front Yard Setbacks for structures except signs | Required Front Yard Setbacks for off-street parking |
|-----------------------|--|---|
| Arterial | 50 feet | 20 feet |
| Collector | 50 feet | 20 feet |
| Minor | 50 feet | 20 feet |
| Marginal access | 50 feet | 20 feet |
| Cul-de-sac turnaround | 50 feet | 20 feet |

2. Side yard setbacks - All buildings, structures, (except permitted signs) dumpsters, and off-street loading areas shall be set back at least thirty (30) feet from any side property lines. All outdoor storage areas and off-street parking lots shall be set back at least twenty (20) feet from any side lot lines, except that joint parking and/or loading facilities shared by adjoining uses may extend to the property line in the side yard along one side of the site.
3. Rear yard setback - All buildings, structures, dumpsters and off-street loading areas shall be set back at least thirty-five (35) feet from any rear property lines. All outdoor storage areas and off-street parking lots shall be set back at least twenty-five (25) feet from any rear lot lines.
4. Residential Buffer Strip - Any use adjoining land within a (R-1, R-2, VO or MU) Zone, or across a road from land within a (R-1, R-2, VO or MU) Zone, shall maintain a seventy-five (75) foot setback for buildings, structures (including but not limited to freestanding signs), dumpsters, outdoor storage areas, and off-street loading areas from the (R-1, R-2, VO or MU) Zone. Off-street parking lots shall be set back at least fifty (50) feet from

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adjoining land within a (R-1, R-2, VO or MU) Zone. All of these setback areas shall be devoted to landscaping. (See Section 322);

5. Accessory Recreation Uses - These facilities can be developed in any side or rear yard to within fifty (50) feet of any property line.

220.H. HEIGHT REQUIREMENTS

1. Uses that existed on the effective date of this ordinance and uses permitted with conventional site design as listed in Sections 220.B.1. and 220.C. of this Ordinance shall have a maximum permitted height of fifty (50') feet, except that chimneys, flagpoles, water tanks, and other mechanical appurtenances may be built to a height not exceeding seventy-five (75) feet above the finished grade when erected upon or as an integral part of a building. All structures extending above thirty-five (35) feet from grade (except permitted signs) shall be set back a distance at least equal to their height from all property lines.
2. Uses that require compact multi-story design as listed in Sections 220.B.2. of this Ordinance shall comply with the following:
 - A. Uses established after the effective date of this Ordinance with up to seventy-five thousand (75,000) square feet of gross floor area shall have a maximum permitted height of fifty (50') feet, except that chimneys, flagpoles, water tanks, and other mechanical appurtenances may be built to a height not exceeding seventy-five (75) feet above the finished grade when erected upon or as an integral part of a building. Unless Section 220.G. of this Ordinance imposes a greater setback, each structure (except permitted signs) shall be set back a distance at least equal to its height from each front, side and rear property line.
 - B. Uses established after the effective date of this Ordinance with more than seventy-five thousand (75,000) square feet, but less than one hundred fifty thousand (150,000) square feet of gross floor area shall locate no less than forty percent (40%) of the total area comprised of the gross floor area of the principal building plus the required off-street parking, either above, below, or both the ground level floor (i.e. 2 stories minimum). The maximum permitted height is fifty (50'), except that chimneys, flagpoles, water tanks, and other mechanical appurtenances may be built to a height not exceeding seventy-five (75) feet above the finished grade when erected upon or as an integral part of a building. Unless Section 220.G. of this Ordinance imposes a greater setback, each structure (except permitted signs) shall be set back a distance at least equal to its height from each front, side and rear property line.
 - C. Uses established after the effective date of this Ordinance with one hundred fifty thousand (150,000) square feet or more, of gross floor area shall locate no less than sixty percent (60%) of the total area comprised of the gross floor area of the principal building plus the required off-street parking either above, below or both, the ground level floor of the use (i.e. 3 stories minimum). The maximum permitted height is fifty (50'), except that chimneys, flagpoles, water tanks, and other mechanical appurtenances may be built to a height not exceeding seventy-five (75) feet above the finished grade when erected upon or as an integral part of a building. Unless Section 220.G. of this Ordinance imposes a greater setback, each structure (except permitted signs) shall be set back a distance at least equal to its height from each front, side and rear property line.
 - D. All uses with multiple stories shall comply with the following table which depicts minimum (Min) and maximum (Max) required floor area per story:

ZONING ORDINANCE

| Required Floor Area Per Story for Multiple-Story Buildings and Structures | | | | | |
|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| No. of Stories | 1 st Story | 2 nd Story | 3 rd Story | 4 th Story | 5 th Story |
| 1 | 100% | NA | NA | NA | NA |
| 2 | Maximum 60% | Minimum 40% | NA | NA | NA |
| 3 | Maximum 40% | Minimum 30% | Minimum 20% | NA | NA |
| 4 | Maximum 30% | Minimum 25% | Minimum 20% | Minimum 15% | NA |
| 5 | Maximum 25% | Minimum 20% | Minimum 15% | Minimum 10% | Minimum 5% |

F. In no case shall the height of a proposed parking garage exceed that of the principal building(s) that it serves.

3. All uses must comply with Section 230 (Airport Safety Zone) of this Ordinance.

220.I. OFF-STREET LOADING - Off-street loading shall be provided as specified in Section 315 of this Ordinance. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential Zone, nor any side of a building facing an adjoining street.

220.J. OFF-STREET PARKING - Off-street parking shall be provided as specified in Section 316 of this Ordinance.

220.K. SIGNS - Signs shall be permitted as specified in Section 323 of this Ordinance.

220.L. DRIVEWAY AND ACCESS DRIVE REQUIREMENTS - All driveways serving single-family dwellings shall be in accordance with Section 305 of this Ordinance. All access driveways serving other uses shall be in accordance with Section 301 of this Ordinance.

220.M. SCREENING - A visual screen must be provided along any existing residential use and/or any adjoining lands within a (R-1, R-2, VO or MU) Zone, regardless of whether or not the land within the (R-1, R-2, VO or MU) Zone is developed. (See Section 322.D. of this Ordinance.)

220.N. LANDSCAPING - Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See Section 322 of this Ordinance.).

A minimum twenty (20) foot wide landscape strip shall be provided along all property lines. Such landscape strip does not apply for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.

220.O. WASTE PRODUCTS - Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of seventy five (75) feet from any adjoining land within a (R-1, R-2, VO or MU) Zone. All waste receptacles shall be completely enclosed.

220.P. All uses permitted within this Zone shall also comply with the General Provisions in Article 3 of this Ordinance.

220.Q. INDUSTRIAL OPERATIONS STANDARDS - All industrial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal Government regulations, as required by the most recent regulations made available from these governmental bodies. For a listing of some regulations refer to Section 317 of this Ordinance.

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220.R. OUTDOOR STORAGE - Within the (I) Zone, outdoor storage is permitted provided all outdoor storage areas are screened from adjoining roads and properties, and they comply with all of those setbacks specifically imposed thereon, listed in this section. Section 318 lists other applicable requirements.