

# 8.25 ACRES +/- LAND ALONG I99 FOR LEASE



## FOR LEASE

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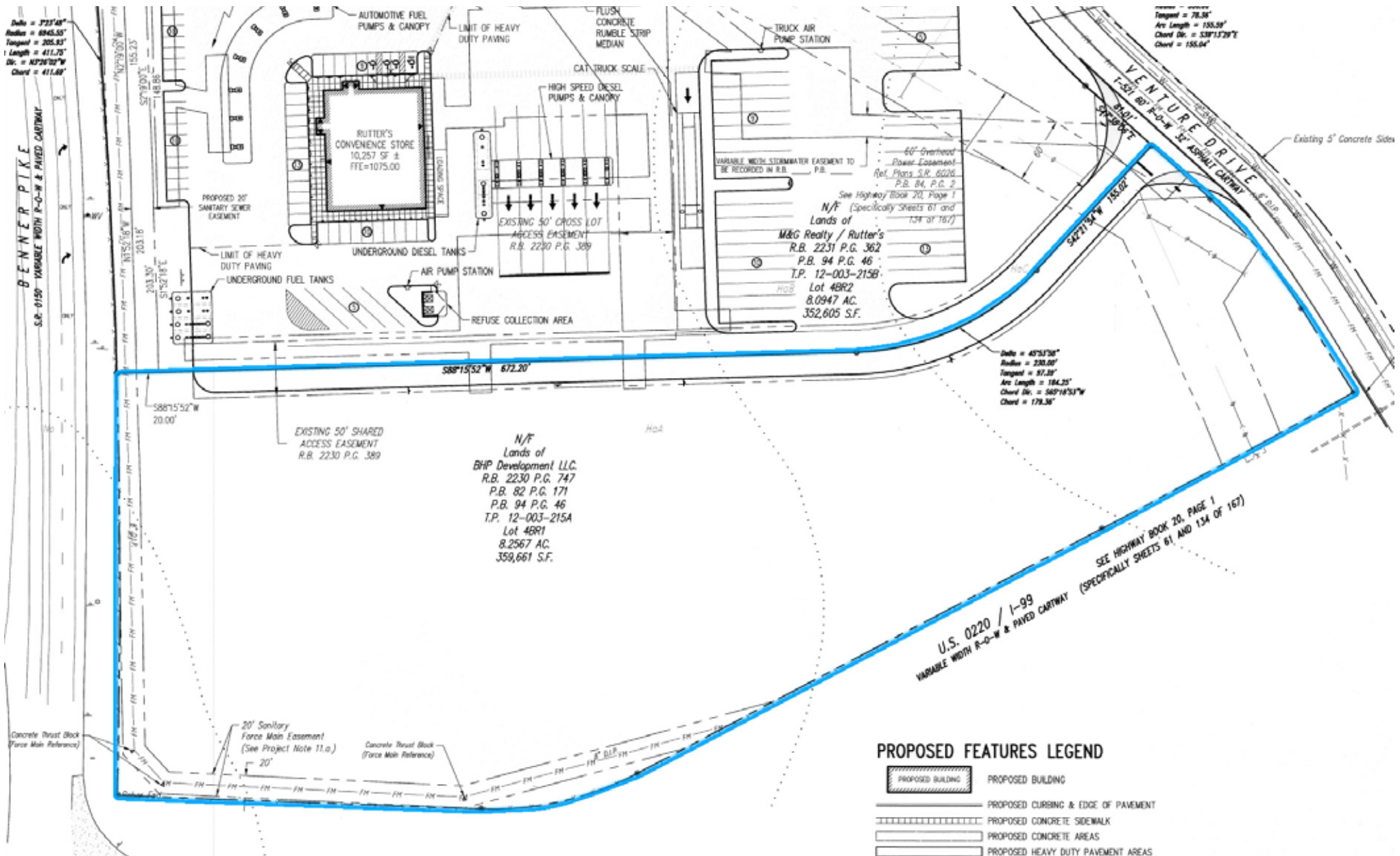
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# SITE MAP



SITE PHOTOS



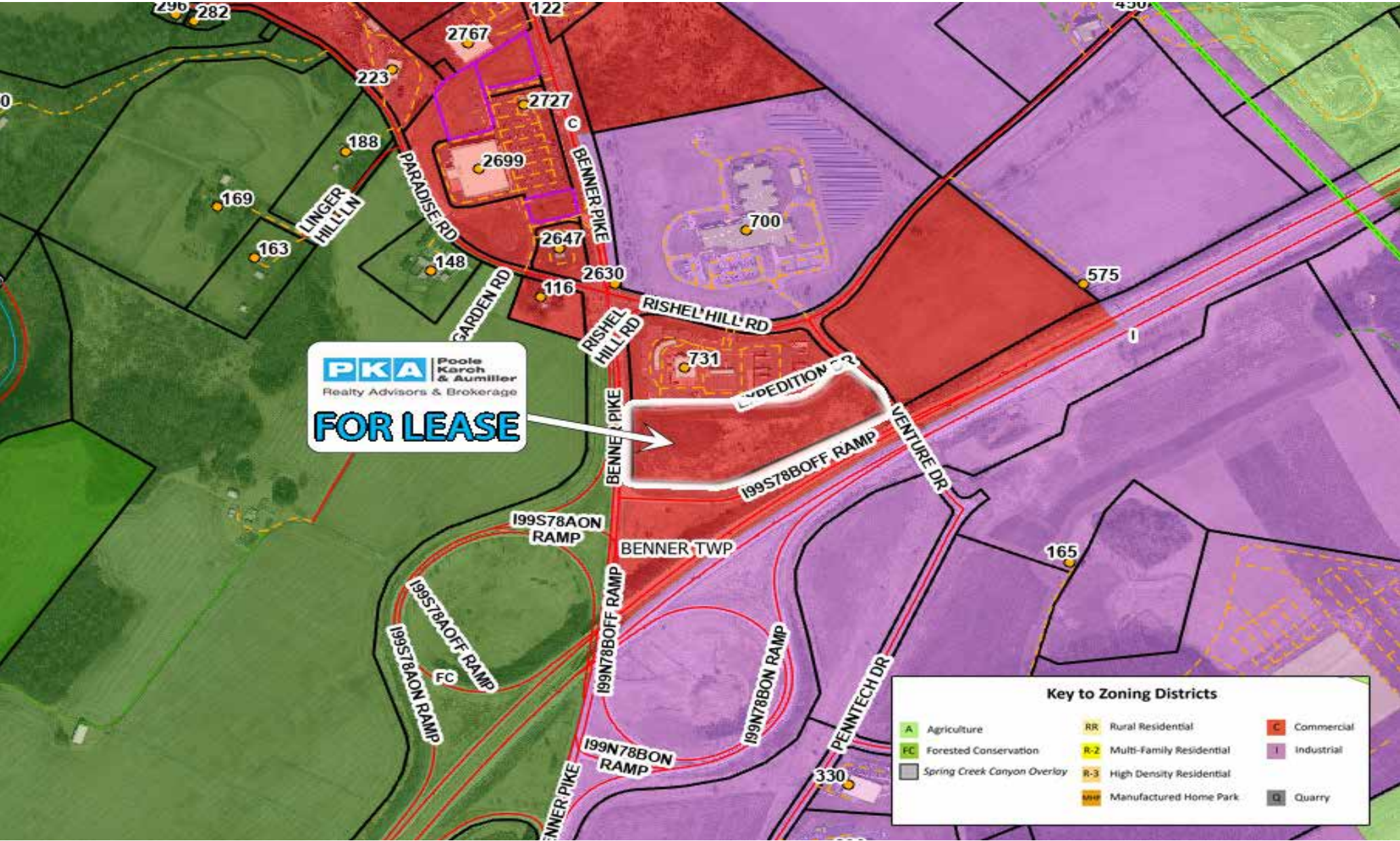
# AREA MAP



TOPO MAP



ZONING MAP



# ZONING USES

Table A - Master Use Schedule Zoning District	P = Permitted			C = Conditional					
	FC	A	RR	R-2	R-3	MHP	C	I	Q
Accessory building or use	P	P	P	P	P	P	P	P	P
Administrative and support services							P	P	
Adult use								C	
Age qualified housing (see ord. 110)							C		
Agricultural operations	P	P	C	C	C				P
Agriculture, intensive		C							
Airports and aircraft facilities, flight training		C						C	
Ambulance/health care services							P	P	
Amusement or theme parks							P		
Animal hospital and Kennels	C	C	C				P	P	
Animal waste (manure) storage facility		P							
Artist studios and galleries							P	P	
Auction houses							P	P	
Automobile driving schools							P	C	
Banks and financial institutions							P	P	
Banquet/wedding hall facility							P	P	
Bed and breakfast	C	C	C	C	C		P		
Boarding/rooming homes	C	C	C						
Botanical gardens	P	P					P		
Bottle shop							P	P	
Breweries, wineries, distilleries	C	C					P	P	
Bus and other motor vehicle transit systems								P	
Business park							C	P	
Campgrounds	C	C					P		
Casino or Gaming Establishment							C		
Catering operations							P	P	
Cemetery		P	P						
Churches and similar places of worship	P	P	P	P	P		P	P	
Clubs, lodges and social halls							P	P	
Co-located communication antennas	P	P	P	P	P		P	P	P
Commercial greenhouse, garden center or plant nursery		P	C				P		
Commercial, recreational or entertainment facility							P	C	
Communication transmitting and receiving facilities	C	C	C	C			P	P	P
Community center							P	P	
Continuing care retirement facility				C			C		
Convenience store with or without fuel dispensing							P	C	
Convention/conference centers							P	P	
Correctional institutions		C						C	
Cultural facility							P	P	
Dance, music, photography studios							P	P	
Day care facility, family	C				C				
Day care, group							P	P	
Day care, older adult							P	P	
Dispensary							P	P	

Master Use Schedule-1

Table A - Master Use Schedule Zoning District	P = Permitted			C = Conditional					
	FC	A	RR	R-2	R-3	MHP	C	I	Q
Drive-in movie theater								P	
Drive-through for permitted uses								P	P
Dry cleaners, laundry								P	P
Dwelling - Duplex			P	P	P				
Dwelling - In-law suite	P	P	P	P	P				
Dwelling - Multi-family, Quadruplex				P					
Dwelling - Single family attached				P					
Dwelling - Single family detached	P	P	P	P	P				
Dwelling - Townhouse				P				C	
Dwelling-two-family conversion (owner occupied)				C	C				
Emergency services		C						P	P
Energy production (solar) - Accessory & accessory ground mount	P	P	P	P	P	P	P	P	P
Alternative Energy production facilities (alternative energy)	C	C							P
Energy production - Wind turbines (personal use)	C								P
Extractive operations*									C
Farmer/lea market		C						P	P
Farmstead accessory dwelling		P	P						
Farmstead business		C	C						
Fish and Wildlife Management Areas	P	C							
Fish hatcheries	P	P	P						
Fitness and recreational sports complexes								P	P
Flight training		P							P
Forestry	P	P	P	P	P	P	P	P	P
Funeral home								P	P
Gardening	P	P	P	P	P	P			
Gas station									C
General commercial (see definition for examples)								P	P
General warehousing and storage									P
Golf course		C	P					P	
Golf course, miniature		P						P	
Governmental offices and other uses (see public)	P	P	P	P	P	P	P	P	P
Group Homes			C	C				C	
Halfway house			C	C				C	
Hayrides, mazes, tours and barn dances		C							
Health practitioners								P	P
Heliport/Helistop		P							C
Historic structure conversion	C	C	C	C	C	C	C	C	C
Home based no impact business	P	P	P	P	P	P	P	P	
Horse riding academies & boarding stables	P	P							
Horse-noncommercial keeping	P	P	P						
Hospitals								P	P
Hotel, motel facility								P	P
Indoor recreation facilities								P	P

Master Use Schedule-2

# ZONING USES


Table A - Master Use Schedule	P = Permitted						C = Conditional			
	FC	A	RR	R-2	R-3	MHP	C	I	Q	
Information services and data processing							P	P		
Internet based business*		P	P	P	P		P	P		
Junkyard									C	
Junkyards (accessory)									C	
Kennel		C	C				P	P		
Laundry and dry-cleaning establishments							P	P		
Libraries							P	P		
Long-term care nursing home			C				P	P		
Machine shops							P	P		
Machinery and equipment repair							P	P		
Manufacturing							C	P		
Manufacturing operations-small scale/light							P	P		
Manure Storage Facility		P								
Medical and diagnostic laboratories							P	P		
Medical residential campus							P	P		
Mineral Extraction									C	
Mini-Storage Warehouse							P	P		
Mobile Food Vendor	P	P	P	P	P	P	P	P		
Mobile home sales lot						P	P	P		
Mobile/manufactured home park			C	C		P				
Motion picture production and distribution							P	P		
Motor vehicle towing							P	P		
Municipal uses and buildings	P	P	P	P	P	P	P	P	P	
Museum							P			
Natural resources CD processing and recycling								P		
Nature preserves and wildlife refuges	P	P							P	
Noncommercial beekeeping	P	P	P							
Non-commercial keeping of livestock (ordinance 141)	P	P	P							
Nursery (plant materials)	P	P	C				P	C		
Outdoor flea market*							C			
Outpatient care centers							P	P		
Parking lots and parking garages							P	P		
Performing arts companies							P	C		
Permanent agriculture produce stands		P	C				P	C		
Personal and household goods repair*							P	C		
Personal care center*			C				P	P		
Personal care home*	P	P	P	P	P					
Personal care services (beauty salons, barbers, etc.)	P	P	P	P	P	P	P	P		
Pet care facility/day care*	C	P	C				P	P		
Physician, dental practitioners			C				P	C		
Post office							P	P		
Power equipment stores*							P	P		

Table A - Master Use Schedule	P = Permitted						C = Conditional			
	FC	A	RR	R-2	R-3	MHP	C	I	Q	
Electric Power Generation									P	
Electric Power Generation - Wind	C								P	
Professional offices								P	C	
Professional, scientific and technical services								P	C	
Public	P	P	P	P	P	P	P	P	P	
Public utilities structures	P	P	P	P	P	P	P	P	P	
Publishers, printers, bookbinding		C						P	P	
Quarries									C	
Racetracks									P	
Radio station, television studios								P	P	
Railroads									P	
Recreation areas, active	P	P	P					C	C	
Recreation areas, passive	P	P						C	C	
Recreation facilities*	P	P	P	P	P			P	P	
Recreation open space	P	P	P						P	
Refineries									C	
Repair Garage								P	P	
Residential conversion			P							
Residential units in mixed-use buildings (see mixed use)								P	P	
Resorts		C						P	C	
Restaurants								P	C	
Retail business								P	C	
Riding academies and boarding stables		P	C							
Rural occupations	C	C								
RV parks	C	C						P		
RV, boat, motorcycle, ATV sales (see vehicle sales)								P	P	
Sanitary facility, landfill or incinerator									C	
Sawmills	C	C							P	
Scenic sightseeing transportation	P							P	C	
Schools			P					P	P	
Schools of higher education								P	P	
Self-storage units								P	P	
Service Station								P	P	
Skeet, rifle, handgun or archery range	C	C						C	P	
Small scale/light manufacturing operations								P	P	
Social assistance and services								P	C	
Solid waste processing or disposal facilities									C	
Sound recording studio								P	P	
Sports and recreation instruction		C						P	P	
Taverns and nightclubs								P		
Taxi service								P	P	
Testing laboratories								C	P	
Textile production									P	

Master Use Schedule-4

# ZONING USES

Table A - Master Use Schedule Zoning District	P = Permitted			C = Conditional					
	FC	A	RR	R-2	R-3	MHP	C	I	Q
Transportation terminals/facilities								P	P
Trucking and Motor Freight Terminal							P	P	P
Uses of Benner Township	P	P	P	P	P	P	P	P	P
Vehicle body shop							P	P	
Vehicle rental							P	P	
Vehicle Repair							P	P	
Vehicle Sales							P	P	
Vehicle washes							P	P	
Wholesale storage and warehousing							P	P	
Wildlife preserve	C	C							
Zoo		C					P	P	

\*Public buildings includes governmental offices and uses, and public utilities structures.  
 \*Residential uses shall be permitted on the upper stories of mixed-use buildings (ground-floor residential development shall not be permitted in commercial or industrial districts)  
 \*Semi-public buildings includes police, fire, postal service, and libraries.  
 \*Schools of Higher Education, professional training includes technical and trade schools, fine art and language schools, and miscellaneous schools.  
 \*Any use in this list can be further defined by consulting the NAICS, the North American Industry Classification System.

\*See full Benner Township Zoning Ordinance at the following linkg for all zoning requirements: <https://bennertownship.org/planning-zoning/zoning-and-permits/>



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