

## Supplemental Info – 600 KROE Lane

The main building is currently being used as a residence, but would do just fine as a small office or shop building.

The site is level and is within the Sheridan City Limits. It is B-1 zoned (see below for additional information on uses allowed in B-1 zone).

The main building was constructed in 1976 and has a newer metal roof (slightly sloping).

There are three bedrooms, which could be private offices, and two bathrooms – one upstairs and one in the lower level.

There are two living areas, which could be file or reception areas for a business.

The kitchen could be a nice break area and will come with all of the appliances (except fridge).

The main building has an attached garage/shop space of 840 square feet with an attached addition of 276 sq.ft.

**NOTE: ALL DIMENSIONS LISTED BELOW ARE APPROXIMATE. ALL INTERESTED BUYERS ARE ENCOURAGED TO TAKE THEIR OWN MEASUREMENTS AND PERFORM INSPECTIONS.**

The approximate room dimensions of the main building are as follows:

### **GARAGE/SHOP (attached)**

- The garage/shop space is approx 30' deep by 28' wide
- The addition to the garage/shop is 11'6" wide by 23'10" long

### **UPPER LEVEL:**

- Upper living room is 14'9" x 14'4"
- Master Bedroom is 10'10" x 11'11"
- Guest bedroom is 10'8" x 13'
- Extra room off guest bedroom is 6'6" x 7' 8"
- Upper level bath is 7'8" x 5'11"

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### **LOWER LEVEL\*:**

- Downstairs living room is 18'10" x 13'11"
- Kitchen is 11'6" x 15'11"
- Lower level bathroom is 6'9" x 4'10"
- Lower level bedroom is 12'9" x 11'7"
- Lower level porch is 22'6" x 3'10"\*

\*NOTE: The Seller discloses that the lower level has been flooded. There are three sump pumps but during heavy snow or rain water has leaked in downstairs. ALSO, there is a retaining wall in the lower level porch that is failing and in need of repair.

There are many outbuildings as follows:

Shed 1 – 12'x18'x8'

Shed 2 – 8'x16'x8'

Shed 3 – 8'x16'x8'

Shed 4 – 8'x14'x8'

Shed 5 – 20'x30'x6'

Shed 6 – 10'x12'x6'

Shed 7 – 8'x10'x8'

Shed 8 – 12'x22'x8'

Shed 9 – 14'x28'x8'

As noted in the listing, the seller wishes to take Sheds 2 and 3 with him when he sells. This may be reconsidered with acceptable offer.

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### B-1 Zoning.

The following info was obtained from the City of Sheridan website:

<http://www.qcode.us/codes/sheridan/>

### B-1 Business District.

- A. *Use Regulations.* The following uses shall be permitted:
1. Any use permitted in the R-3 Residence District and the R-4 Residence District;
  2. Any retail business;
  3. Public garage or filling station;
  4. Tourist court;
  5. Offices, theatre, bank or restaurant;
  6. Shoe shop, tailor shop, barbershop or beauty parlor;
  7. Business or commercial school. Studio;
  8. Bakery not employing more than five (5) persons in preparing and baking its products;
  9. Laundry or dry cleaning establishment employing not more than five (5) persons engaged in laundry or dry cleaning work;
  10. Accessory buildings and uses customarily incidental to any of the above uses.
  11. Adult-Oriented Business. No permit shall be issued for the placement of an adult-oriented business unless and until it conforms to all of the criteria of Section 10, Subsection 21.
- B. *Height Regulations.* The regulations shall be the same as in the R-3 Residence District.

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### C. *Area Regulations.*

Front yard. In those portions of the B-1 Business District which occupy part of the frontage on one side of the street between two intersecting streets and the remainder of the frontage is in a residence district, the front yard requirements shall be the same as those of the residence district in the remainder of the frontage. In all other locations in the B-1 Business District no front yard shall be required.

Rear yard. The minimum rear yard shall be ten (10) feet except for dwellings, which shall provide a minimum rear yard of fifteen (15) feet.

Side yard. For buildings used wholly or in part for residential purposes, the minimum width of the side yard on each side of the building shall be five (5) feet. Buildings used for nonresidential purposes need not provide a side yard except that any such building located at the boundary line between the B-1 Business District and any residence district shall provide a side yard of not less than five (5) feet on the side adjoining the residence district.

Lot area per family. The requirements shall be the same as in the R-3 Residence District.

D. *Parking Regulations.* All newly erected or constructed structures within the B-1 Business District shall provide upon the same lot, or within 300 feet thereof, the number of accessible off-street parking spaces required by the use and area parking schedule set forth in subsection 16 of section 10 of this ordinance.

E. *Telecommunication Towers.* No permit shall be issued for the placement of a telecommunication tower as defined herein unless the location of such shall have been approved by the board of adjustment. (Ord. No. 1269, § 3, 7-8-74; Ord. No. 1871, § 1, 1-2-01; Ord. 1892, § 6, 11-19-01; Ord. No. 1931, 8-4-03; Ord. No. 1995, § 2, 4-17-06.)

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