

For Sale/Lease

717.697.2422



212 PIPER CIRCLE
ANNVILLE, PA 17003



Annette Cassel Means
717.791.2064 – direct line
ameans@high.net

- Property Information Sheet
- Property Photos
- Location Maps
- Floor Plan
- Elevation
- Tax Information
- Zoning Map
- Zoning Ordinance
- High Associates Ltd. Locations

For Sale/Lease

717.697.2422



► *Class S constructed warehouse*



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*212 Piper Circle
Annville, PA 17003*

Available SF:

15,845 SF
Warehouse 14,800 SF; Office 845 SF

Acreage:

2.2383 Acres

Sale Price:

\$1,530,000

Lease Price:

\$7.60/SF NNN

Description:

Warehouse with 20' ceilings, two loading docks,
1-drive in door, 2 walk-in coolers built in place and
845 SF of office space.

BUILDING INFORMATION

Available square feet	15,845 SF
Warehouse/office SF	Warehouse 15,000 SF; Office 845 SF
Construction	Class B
Year constructed	2006
Loading docks	2
Drive-in door	1
Lunch room	1
Utility room	1
Refrigeration – 2 walk in coolers	Large 50'8"x21'x8' & Small 14'4"x21'x8'
Ceiling height	20' in warehouse; 10' in office

212 Piper Circle Annville, PA 17003

HVAC

Gas heat in warehouse

Electric A/C and heat in office

GEOGRAPHIC INFORMATION

Zoned

Light industrial

Municipality

South Londonderry Township

County

Lebanon County

LAND INFORMATION

Acreage

2.2383 acres

Parking

22 (1.4 per 1,000 SF of gross building area)

Real estate taxes 2018-2019

\$10,108.98

Tax identification #

31-2299078-349059-0000

Deed book

02221-2074

UTILITIES

Water

PAWC – \$40/Mo. average

Gas

UGI - \$26 to \$254 per month

Sewer

So. Londonderry Authority

Electric

\$465/Mo. average

TRAFFIC COUNTS

Both Directions

9,691 Both Dir AADT @ Forge Road
14,443 Both Dir AADT @ Horseshoe Pike

DEMOGRAPHICS

1 Mile

3 Mile

5 Mile

Population

3,573

23,171

44,392

Households

1,349

9,397

17,106

Avg. HH Income

\$90,099

\$84,130

\$87,109

Warehouse Photos

212 Piper Circle
Annville, PA 17003



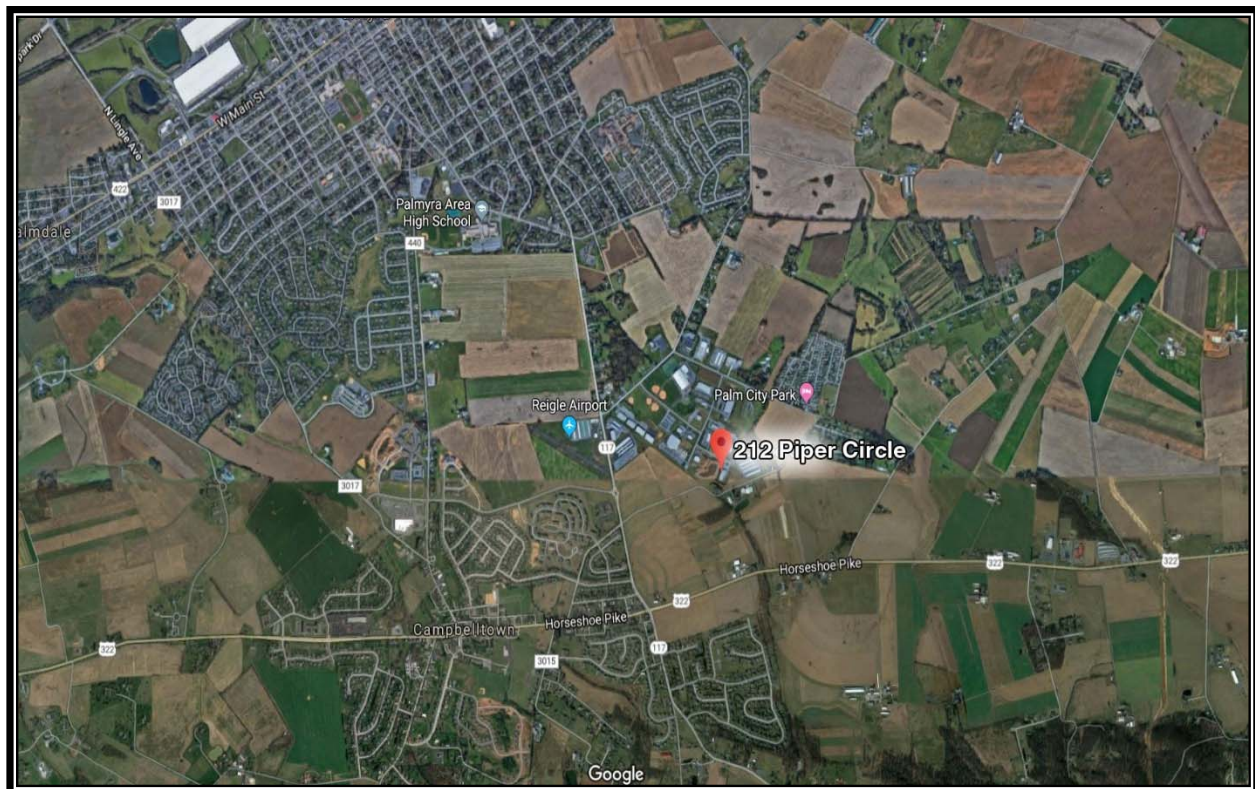
Photos Office
& Breakroom

212 Piper Circle
Annville, PA 17003



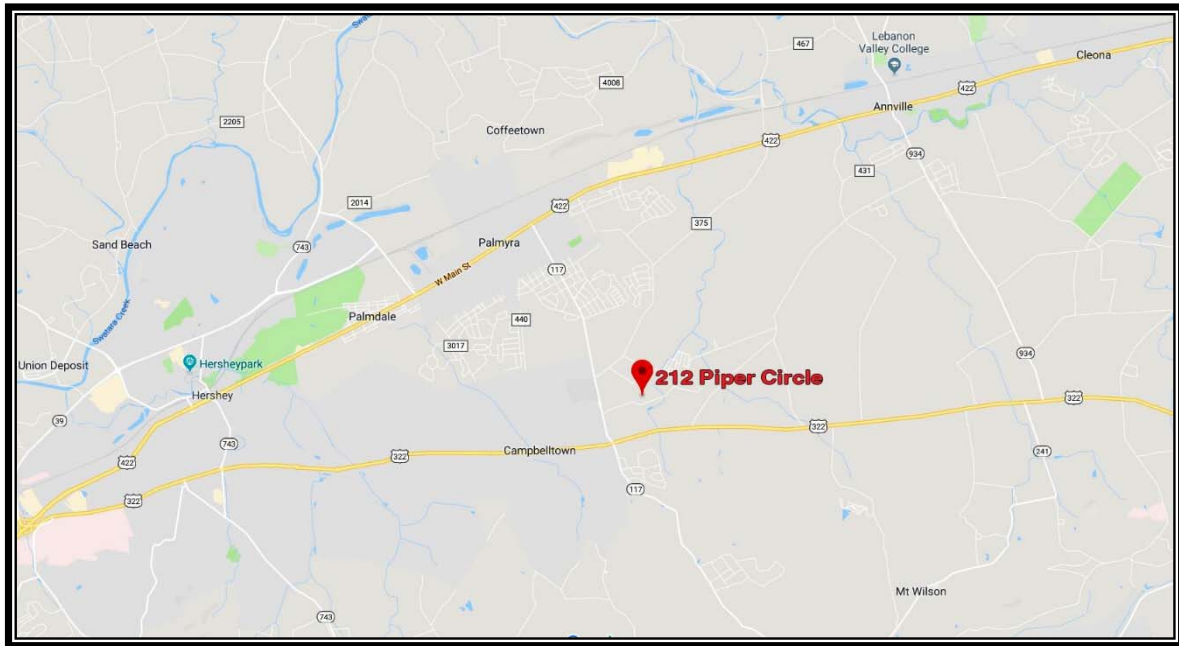
Location Maps

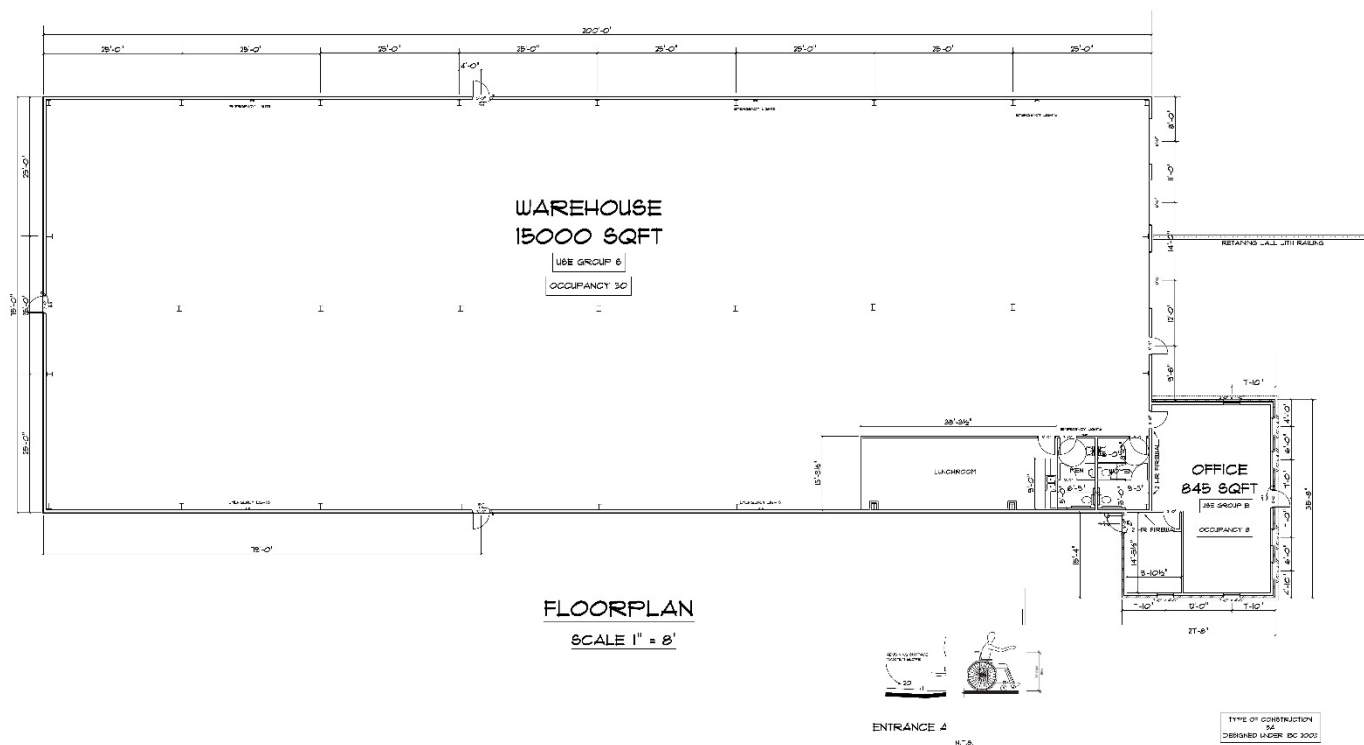
212 Piper Circle
Annville, PA 17003

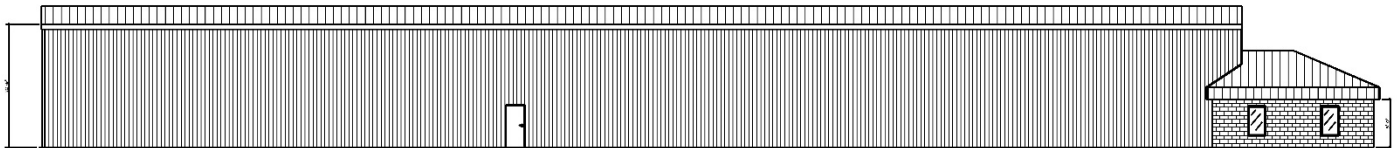


Location Maps

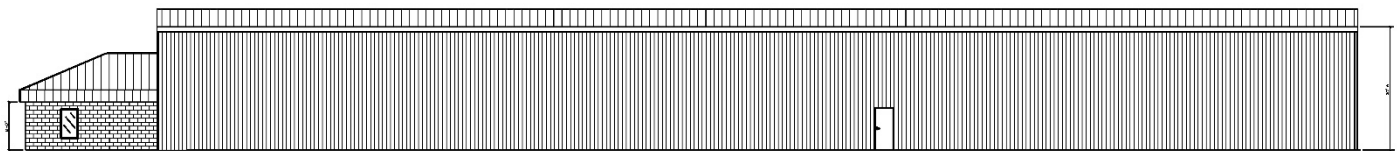
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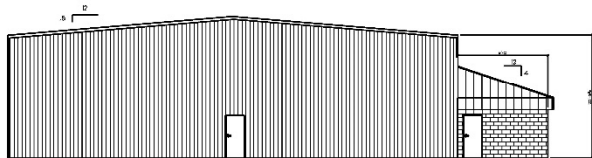




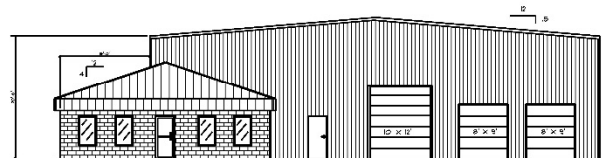
SIDE ELEVATION
SCALE 1" = 8'



SIDE ELEVATION
SCALE 1" = 8'



END ELEVATION
SCALE 1" = 8'



END ELEVATION
SCALE 1" = 8'



Property Detail Report

212 PIPER CIR PA 17078

Owner Information

Owner Name 1	ELLENBERGER, JEFFREY E	Owner Name 2	ELLENBERGER, DIANE K
Mailing Address	1400 LOUSER RD ANNVILLE PA 17003	Owner Type	--
Vesting Code Desc	HUSBAND AND WIFE	Vesting Code	HW

Location Information

Legal Description	--	Parcel No. (APN)	31-2299078-349059-0000
County	LEBANON	Alternative APN	--
FIPS Code	42075	Legal Book/Page	--
Census Tract/Blk	004000/1	Map Reference	--
Township-Rnge-Sect	--	School District	Palmyra Area School District
Legal Land Lot	--	Subdivision	--
Legal Block	--		

Last Market Sale Information

Recording Date	4/15/2016	New Construction	--
Sale Date	4/15/2016	1st Mtg Amount	--
Sale Price	--	1st Mtg Type	--
Price Per SF	--	1st Mtg Doc. No.	--
Price Per Acre	--	Sale Doc. No.	--
Deed Type	--	Transfer Doc. No.	201604100
Sale Type	--	Seller Name	--
Title Company	--	Lender	--

Last Transfer of Ownership

Recording Date	4/15/2016	Book Number	2221
Doc. Number	201604100	Page Number	2074
Doc. Type	IT		

Prior Sale Information

Recording Date	--	Sale Type	--
Sale Date	--	Transfer Doc. No.	--
Sale Price	--	New Construction	--
Sale Doc. No.	--	Title Company	--
Seller Name	--	Lender	--

Property Characteristics

Building Area	15,980 SF	Total Rooms	--
No. of Units	--	Bedrooms	--
No. of Stories	1	Bathrooms	0
Year Built	2006	Basement	YES
Condition	--	Basement Area	--
Construction	--	Heat Type	--
Roof Type	--	Air Cond. Type	--
Roof Material	--	Fireplace	--
Parking Spaces	--		

Site Information

Zoning	--	Assessor Acreage	2.24
County Use Code	397	Calculated Acreage	2.21
County Use Code Desc.	OFFICE/WAREHOUSE	Assessed Lot SF	97,574
Land Use Code	2043	Calculated Lot SF	96,080
Land Use Desc.	COMMERCIAL BUILDING, MAIL ORDER, SHOW ROOM	Assessor Lot W/D	/
Topography	--	Land Use Category	COMMERCIAL (RETAIL)

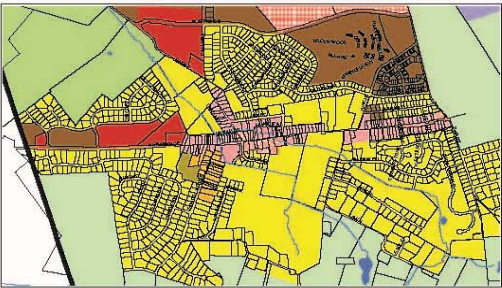
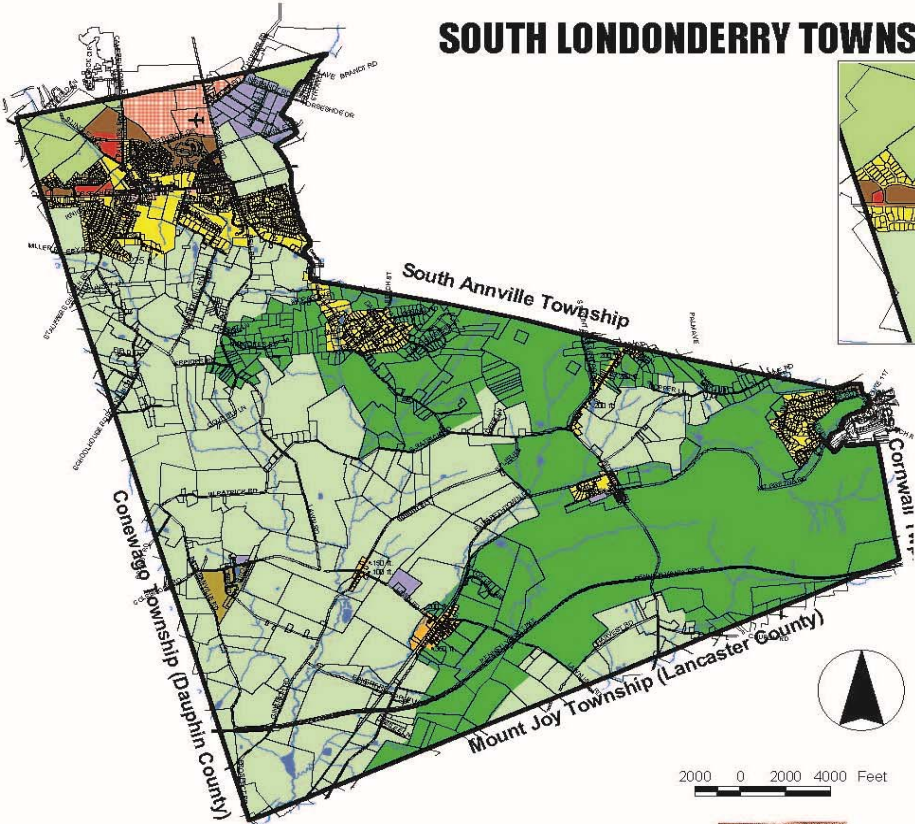
Tax and Value Information

Tax Year	2019	Improvement Value	\$450,600
Property Tax	\$13,268	Improvement %	66.79%
Tax Rate Code	--	Market Value Year	2013
Tax Exemption	--	Total Market Value	\$712,354
Assessed Year	2019	Land Market Value	236536
Assessed Value	\$674,600	Market Imprv. Value	475818
Land Value	\$224,000	AVM Value	--

Hazard Information

Flood Zone	--	Flood Panel	--
Flood Panel Date	--	Wetland Type	--
Wetland Classification	--		

SOUTH LONDONDERRY TOWNSHIP, LEBANON COUNTY, PA



CAMPBELLTOWN INSET

- ZONES**
- Conservation
 - Agriculture
 - Agricultural Holding
 - Low Density Residential
 - Village Residential
 - Multi-Family Residential
 - Manufactured Home Park
 - Mixed Use
 - Village Commercial
 - Highway Commercial
 - Commercial Office
 - Light Industrial

SECTION 230 – LIGHT INDUSTRIAL ZONE (LI)

230.A. PURPOSE OF ZONE

This Zone provides key locations for a mix of various types of light industries to diversify the Region's economy and offer valuable employment opportunities. This Zone will principally permit light and small-scale industries as permitted uses but require special exception or conditional use approval for larger uses that pose the potential for greater impact.

Required lot sizes have been kept small to accommodate the start-up industries that are likely to emerge; however, larger industries have also been permitted. These areas have been located near existing public utility service areas, other industrial uses 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.

230.B. USES PERMITTED BY RIGHT

1. **Agriculture and horticulture**, including one single-family detached dwelling contained on the site subject to the applicable requirements contained with 200.G. of this Ordinance. This use shall also expressly exclude **concentrated animal feeding operations (CAFOs)** and **concentrated animal operations (CAOs)** and **commercial produce operations**, all as defined herein.
2. **Animal hospitals and veterinary offices**, provided no outdoor keeping of animals is permitted as defined herein.
3. **Banks and similar financial institutions.**
4. **Bookbinding, printing, and publishing operations.**
5. **Collocation of communication towers and equipment that comply with the Pennsylvania Wireless Broadband Collocation Act**, subject to all applicable requirements contained therein or as subject to the requirements of Section 419 of this Ordinance.
6. **Commercial day care facilities**, subject to the requirements of Section 420 of this Ordinance.
7. **Commercial greenhouses.**
8. **Dance, music, art, fashion and photographic studios and galleries.**
9. **Forestry uses** subject to the requirements of Sections 200.G. and 487 of this Ordinance.
10. **Laboratories for medical, scientific, or industrial research and development.**
11. **Machine, tool and die, and metal fabrication shops;**
12. **Manufacturing, packaging, storage and/or wholesaling of the following:**
 - A. Furniture, cabinets, plumbing, heating, air conditioning, ventilation and electrical fixtures, ceramic, stone, vinyl, fiberglass and linoleum tiles, carpets and rugs, windows, doors, insulation, ceiling and roofing tiles, household appliances, finished lumber and other household appointments;
 - B. Scientific, medical, optical, specialized, and technical instruments and equipment;

- C. Audio visual components, computers, vending machines, electronic equipment, software and video games;
 - D. Office equipment, supplies, furnishings, and equipment;
 - E. Packaging materials, supplies and equipment;
 - F. Finished textile products;
 - G. Cosmetics, drugs, dyes, toiletries, perfumes and other pharmaceuticals;
 - H. Brushes, brooms, and combs;
 - I. Hot tubs, spas, saunas, and swimming pools;
 - J. Jewelry, and other precious or semi-precious metals and stones;
 - K. Photographic, lighting, and timekeeping equipment;
 - L. Hand tools, hardware, power tools and small engine equipment and vehicles including but not limited to lawn mowers, chain saws, compressors, power washing equipment, motorcycles, and outboard boat motors;
 - M. Musical instruments, sporting equipment, bicycles and toys; and,
 - N. Small or novelty products from prepared materials (excluding the use of sheet metals).
- 13. **Medical, dental, optical and counseling clinics and offices.**
 - 14. **Municipal and governmental uses.**
 - 15. **Offices.**
 - 16. **Outpatient health services.**
 - 17. **Parks and playgrounds.**
 - 18. **Personal services including:** barber and beauty or tanning salons; dry cleaning and laundry pick-up/drop-off facilities; tailors and shoe repair shops; and repair of clocks, electronics, computers and small appliances.
 - 19. **Processing, packaging, bottling, storage and/or wholesaling of food products excluding:**
 - A. Pickling processes;
 - B. Rendering or slaughtering operations; and,
 - C. Sugar refineries.
 - 20. **Public, private and commercial schools** subject to the requirements of Section 470 of this Ordinance.
 - 21. **Public utilities structures.**
 - 22. **Repair shops for products permitted to be manufactured in this Zone.**
 - 23. **Restaurants and taverns**, excluding drive-thru or fast-food restaurants or nightclubs. Outdoor restaurant cafes, including awnings, umbrellas, tables and chairs, and trash receptacles are permitted, so long as they are located and operated in a manner that does not interfere with pedestrian or vehicular circulation. All such activities shall be controlled so as not to constitute a nuisance by means of noise and litter;
 - 24. **Sales, storage and/or wholesaling of the following:**
 - A. Home and auto-related fuels;

- B. Nursery and garden materials, and stock;
 - C. Redi-mix concrete;
 - D. Contractor supplies; and,
 - E. Plumbing, heating, air conditioning, electrical, and other structural components of buildings.
25. **Satellite dish antennas**, subject to the requirements of Section 477 of this Ordinance.
26. **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.
27. **Sign makers.**
28. **Small engine repair shops.**
29. **Vocational, technical and mechanical trade schools.**
30. **Welding shops.**
31. **Accessory uses customarily incidental to the above permitted uses**, including accessory retail sales of products produced on-site so long as the sales area is no more than ten percent (10%) of the total building area or three thousand (3,000) square feet, whichever is less;
- A. **Alternate energy production facilities** subject to the requirements of Section 404 of this Ordinance.
 - B. **Athletic fields and courts and recreation facilities.**
 - C. **Fences and walls**, subject to the requirements of Section 434 of this Ordinance.
 - D. **Man-made lakes, dams, ponds, and impoundments**, subject to the requirements of Section 451 of this Ordinance
 - E. **Ornamental ponds and wading pools** subject to the requirements of Section 462 of this Ordinance.
 - F. **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.
 - G. **Satellite dish antennas**, subject to the requirements of Section 477 of this Ordinance.
 - H. **Signs** as defined herein, subject to the requirements of Section 322 of this Ordinance.

230.C. USES PERMITTED BY SPECIAL EXCEPTION (Subject to the review procedures of Section 704.C. of this Ordinance).

1. **Auction houses**, excluding automobile auctions subject to the requirements of Section 407 of this Ordinance.
2. **Automobile auctions and storage yards**, subject to the requirements of Section 408 of this Ordinance.
3. **Billboards**, subject to the requirements of Section 413 of this Ordinance.
4. **Car washes**, subject to the requirements of Section 416 of this Ordinance.
5. **Commercial recreation uses**, subject to the requirements of Section 422 of this Ordinance.
6. **Convention and conference centers** subject to the requirements of Section 426 of this Ordinance;
7. **Farmers and/or flea markets**, subject to the requirements of Section 433 of this Ordinance.
8. **Freestanding communication antennas, towers and equipment**, subject to the requirements of Section 436 of this Ordinance;
9. **Health, fitness, social, fraternal and other private clubs**, subject to the requirements of Section and 440 of this Ordinance.
10. **Heavy equipment leasing, rental, sales, service, repair and warehousing**, subject to the requirements of Section 441 of this Ordinance.
11. **Heavy industrial uses as defined herein**, subject to the requirements of Section 442 of this Ordinance.
12. **Helicopter pad, private**, subject to the requirements of Section 443 of this Ordinance;
13. **Home improvement, equipment rental and building supply stores**, subject to the requirements of Section 445 of this Ordinance.
14. **Junkyards**, subject to the requirements of Section 448 of this Ordinance.
15. **Mass transit and/or taxicab terminals**, subject to the requirements of Section 454 of this Ordinance.
16. **Methadone treatment facilities**, subject to the requirements of Section 456 of this Ordinance.
17. **Mini-warehouses**, subject to the requirements of Section 458 of this Ordinance.
18. **Passenger motor vehicle and recreational vehicle sales, service and repair facilities** including, but not limited to, auto mechanics, drive-thru lubrication services, and tire, auto paint, brake, muffler, transmission, windshield, auto body, car radio, and upholstery shops, subject to the requirements of Section 466 of this Ordinance.
19. **Recycling facilities for electronics, paper, plastic, glass and metal products**, subject to the requirements of Section 471 of this Ordinance.
20. **Sawmills**, subject to the requirements of Section 478 of this Ordinance.
21. **Septage and spent mushroom compost processing and/or commercial mushroom operations**, subject to the requirements of Section 479 of this Ordinance.
22. **Slaughtering, processing, rendering and packaging of food products and their byproducts**, subject to the requirements of Section 481 of this Ordinance.

23. **Truck or motor freight terminals**, subject to the requirements of Section 482 of this Ordinance.
24. **Truck stops**, subject to the requirements of Section 483 of this Ordinance.
25. **Warehousing and wholesale trade establishments**, subject to the requirements of Section 485 of this Ordinance.

230.D. USES PERMITTED BY CONDITIONAL USE (Subject to the review procedures of Section 805 of this Ordinance).

1. **Adult uses**, subject to the requirements of Section 402 of this Ordinance.
2. **Mining, quarrying and related processing operations**, subject to the requirements of Section 457 of this Ordinance.
3. **Power generation facilities**, subject to the requirements of Section 467 of this Ordinance.
4. **Principal waste handling, recycling, processing, transfer and disposal facilities**, subject to the requirements of Section 468 of this Ordinance.

230.E. LOT AREA, LOT WIDTH, AND LOT COVERAGE REQUIREMENTS - See the following table:

Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage
1 acre	150 ft.	65% ¹
¹ The maximum permitted lot coverage can be increased to a maximum of seventy-five percent (75%) through compliance with the architectural design standards as contained in Section 230.S. of this Ordinance.		

230.F. MINIMUM SETBACK REQUIREMENTS (Principal and Accessory Uses)

1. **Front yard setback** – All buildings, structures (except permitted signs) shall be set back at least twenty-five feet (25') from the street right-of-way; off-street parking lots and outdoor storage and display areas shall be set back a minimum of fifteen (15') feet from the street right-of-way.
2. **Side yard setbacks** – All buildings and structures (except permitted signs) shall be set back at least twenty-five feet (25') from the side lot lines. Off-street parking lots, off-street loading spaces, and outdoor storage and display areas shall be set back at least ten feet (10') from the side lot lines, unless joint off-street parking lots and/or off-street loading spaces are shared by adjoining uses. In such instances, the side yard setbacks are eliminated solely to accommodate the shared off-street parking lots and/or off-street loading spaces.
3. **Rear yard setback** – All buildings, structures, and outdoor storage and display areas shall be set back at least twenty-five feet (25') from the rear lot line. Off-street parking lots, and off-street loading spaces shall be set back at least ten feet (10') from the rear lot line, unless joint off-street parking lots and/or off-street loading spaces are shared by adjoining uses. In such instances, the rear yard setback is eliminated solely to accommodate the shared off-street parking lots and/or off-street loading spaces.

4. **Residential buffer strip** – Any lot adjoining land within an (LDR, MFR, TND, & MU) Zone shall maintain a fifty (50') foot setback for nonresidential buildings, structures, off-street parking lots, loading areas and outdoor storage and display areas, from the (LDR, MFR, TND, & MU) Zone parcels. Such areas shall be used for a landscape strip and screen.

230.G. HEIGHT REQUIREMENTS

The maximum permitted height is thirty-five (35') feet provided a structure may extend up to forty-five feet (45') if such structure is setback a horizontal distance at least equal to its height from each side and/or rear lot line. All uses must comply with the Airport Safety Zone contained within Section 240 of this Ordinance.

230.H. OFF-STREET LOADING SPACES

Off-street loading spaces shall be provided as specified in Section 314 of this Ordinance.

230.I. OFF-STREET PARKING

Off-street parking shall be provided as specified in Section 315 of this Ordinance.

230.J. SIGNS

Signs shall be permitted as specified in Section 322 of this Ordinance.

230.K. ACCESS DRIVE REQUIREMENTS

All access drives shall be in accordance with Section 301 of this Ordinance.

230.L. SIDEWALKS AND PEDESTRIAN ACCESS

All properties shall be required to provide for a safe and convenient system of sidewalks that connect all public areas of the site with the required streetscape sidewalk and/or any other designated pedestrian facility that adjoins or extends onto the site. Such facilities shall comply with the SALDO.

230.M. SCREENING

A visual screen must be provided along any adjoining lands within an (LDR, MFR, TND, & MU) Zone, regardless of whether or not the (LDR, MFR, TND, & MU) Zone property is developed (see Section 321 of this Ordinance).

230.N. LANDSCAPING

Any portion of the site not used for buildings, structures, off-street parking lots, off-street loading spaces, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings (see Section 321 of this Ordinance). A minimum ten foot (10') wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint off-street parking lot and/or off-street loading space area shared by adjoining uses.

230.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 fifty feet (50') from any adjoining (LDR, MFR, TND, & MU) Zone properties. All

waste receptacles shall be completely enclosed within a masonry, wood or framed structures with a separate pedestrian access gate/door which is self-closing and another truck access gate that must be kept closed when not in use.

230.P. OPERATIONS STANDARDS

The applicant shall submit written evidence that all 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 316 of this Ordinance.

230.Q. OUTDOOR STORAGE AND DISPLAY

Within this Zone, outdoor storage and display is permitted, provided all such areas are screened from adjoining roads and properties, and they comply with all of those setbacks specifically imposed thereon, listed in this section. The outdoor storage and display areas for vehicles sales need not be screened from adjoining roads. Section 317 of this Ordinance lists additional requirements.

230.R. GENERAL PROVISIONS

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

230.S. ARCHITECTURAL DESIGN STANDARDS

Applicant's are encouraged to design and construct buildings that complement the Township's developing landscape. To that effect, the Township offers an optional set of architectural design standards that are tied with the granting of a density bonus. In this case, applicants may opt to obtain a prescribed increase in permitted lot coverage in return for the use of the following specific architectural design guidelines. A developer desiring to obtain such approval shall, when making application for approval for a land development, also make application for approval under this section. The Board of Supervisors shall consider both requests simultaneously. These optional standards may only be applied to the proposed use upon approval by the Board of Supervisors and written acceptance by the applicant of all requirements of this section and any valid conditions of approval attached by the Board of Supervisors;

1. Buildings and sites should be designed by qualified architects and constructed and maintained so that they reflect the historic vernacular architecture and:
 - A. Contribute to a cohesive and unified architectural theme upon the site and with neighboring properties within the Zone;
 - B. Feature prominent customer entrances and exterior pedestrian amenities;
 - C. Include architectural details or elements such as windows, colonnades, porches, porticos, columns, pilasters and canopies;
 - D. Make use of a combination of wood, brick, metal, stone, concrete masonry split face block or textured molded block glass stucco exterior wall materials or "exterior insulation and finish systems" (EIFS) as viewed from adjoining streets and properties;
 - E. Employ "earth-tone," "pottery-tone" or "community compatible" colors for primary wall surfaces;
 - F. Visually screen heating, ventilation, air conditioning, elevator, or other mechanical appurtenances, from adjoining streets and properties;

- G. Place utilities underground except that junction boxes, transformers and other apparatuses which due to their function require above-ground placement, shall be screened from adjoining roads and properties; and/or,
 - H. Exceed energy efficiency standards under conventional building code requirements.
 - I. Incorporate green rooftops as defined herein.
2. The applicant shall submit graphic elevations drawn to scale by an architect registered in the Commonwealth of Pennsylvania depicting compliance with these standards with proposed materials labeled and a corresponding color palette;
 3. In return for compliance with the above-described design standards, the Township will award an increase in permitted lot coverage up to a maximum of seventy-five (75%) for the proposed use.
 4. Existing uses that desire to incorporate the architectural design standards in return for the increase in permitted lot coverage after the original approval shall require another approval at that time.
 5. Should any part of this Section 230.S. be declared invalid by the courts, the entire Section 230.S. shall be automatically repealed.

230.U. AGRICULTURAL NUISANCE DISCLAIMER – As a rural municipality many lands within South Londonderry Township are located within an area used for commercial agricultural production. Owners, residents and other users of this property may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including, but not limited to, noise, odors, dust, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides, and pesticides. Owners, occupants and users of this property should be prepared to accept such inconveniences, discomfort and possibility of injury from normal agricultural operations, and are hereby put on official notice that Section 4 of Pennsylvania Act 133 of 1982, "The Right to Farm Law," and the Agriculture Communities and Rural Environment (ACRE), PA Act 38 of 2005, may bar them from obtaining a legal judgment against such normal agricultural operations. From the effective date of this Ordinance, all subsequent subdivision plans submitted within this Zone shall require a note which duplicates this section and which must be transferred to the purchaser by the seller.

SECTION 240 AIRPORT SAFETY ZONES

240.A. PURPOSE OF ZONE

1. The Pennsylvania State Aviation Code and Federal Aviation Regulation No.77 require the limitation of building and structural height in "airport hazard areas".
2. Areas contained within South Londonderry Township have been identified as being within the "airport hazard area" for the Reigle Airport as defined in the Pennsylvania Aviation Code, and require special height controls.
3. These height restrictions are aimed at preventing the erection of structures that would interfere with, or obstruct, normal airplane approaches or airport operations. Such interference or obstruction would pose a threat to the health, safety, welfare, and convenience to residents of the Township, as well as passengers aboard airport aircraft.
4. The Airport Safety Zone is used to impose needed height restrictions as an overlay zoning district, thereby enhancing public safety, and minimizing disruption of existing zoning policies.

240.B. LANDS IN ZONE DEFINED

1. The Township's Airport Safety Zones include areas depicted on the Reigle Airport Safety Zone Map (attached) that are contained within South Londonderry Township. Three (3) separate Airport Safety Zones have been identified.
2. Zone 1 - The first, Airport Safety Zone 1, includes area most seriously affected by airport operations. Areas contained within Airport Safety Zone 1 are located in such closed proximity with airport runway approaches that the zoning ordinance's normal permitted structural height could pose a safety hazard. Accordingly, height restrictions are strict and review of proposed development is carefully scrutinized.
3. Zone 2 - The second, Airport Safety Zone 2, includes areas that lie just beyond Airport Safety Zone 1. These areas include those that might not be able to permit certain structures up to 125 feet in height. Within this zone, regulations permit the placement of structures up to 75 feet tall, but require special review for structures higher than 75 feet.
4. Zone 3 - The third, Airport Safety Zone 3, includes outlying areas contained within the Reigle Airport hazard Area. These area allow the erection of structures up to the maximum permitted structural height specified with each zone; however, any extension above these specified heights is carefully reviewed prior to permit approval.

240.C. RELATIONSHIP TO OTHER SECTIONS

1. The Airport Safety Zone represents an overlay Zone that is only concerned with permitted heights. The underlying Zone shall prescribe all other zoning related standards and uses which shall be imposed upon any lands within the Township. In those instances where the Airport Safety Zone prescribes a height restriction different than that imposed by the underlying Zone, the most restrictive standard shall apply.

240.D. REGULATIONS WITHIN THE AIRPORT SAFETY ZONES

1. Regulations within Airport Safety Zone 1

- A. Any proposed use which involves the construction, erection or projection of a building or structure above the natural land grade shall require the following before a zoning permit can be issued by the Zoning Officer:
 - 1. The applicant shall submit such plans, topographic surveys, drawings, blueprints and the like as are reasonably necessary to ascertain the height of any proposed building or structure.
 - 2. The applicant shall provide a written "no hazard" finding from the PA Bureau of Aviation or FAA for the structure height proposed.
 - 3. Should the Zoning Officer be unable to determine the proposed use's compliance with this Ordinance, the zoning permit shall be denied.
 - 4. The applicant may then appeal the Zoning Officer's decisions in accordance with Section 704.E of this Ordinance.
- B. Any structure proposed to be constructed or expanded may not be issued a zoning permit until special clearance from the FAA is received.

2. Regulations within Airport Safety Zone 2

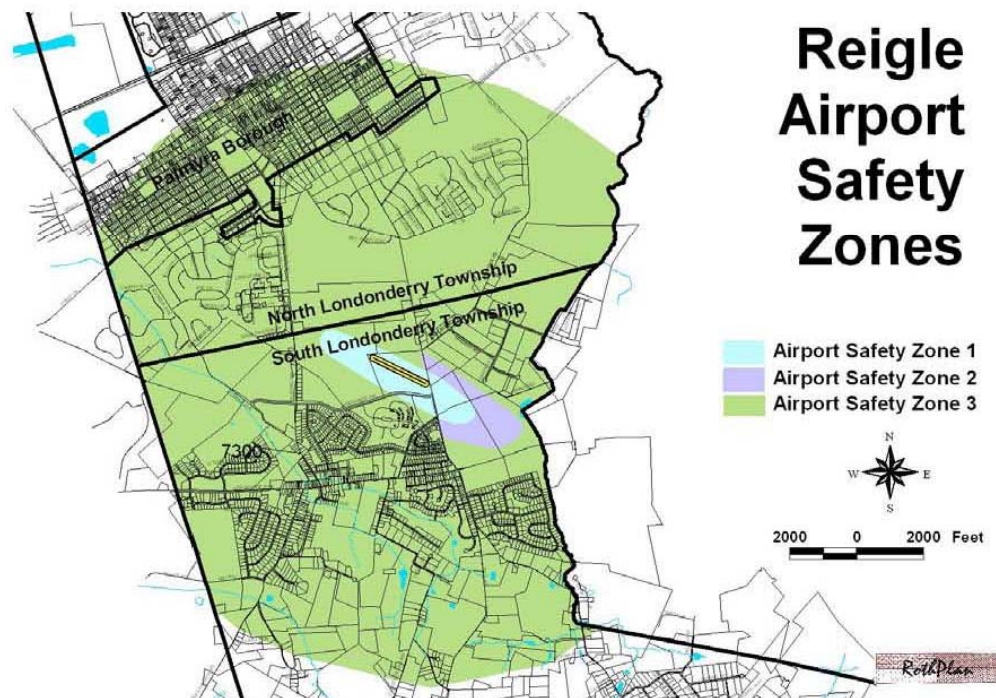
- A. Any proposed use involving structural height up to and including 75 feet shall be permitted by right.
- B. Any proposed use involving structural height between 75 and 125 feet shall require the following before a zoning permit can be issued by the Zoning Officer:
 - 1. The applicant shall submit such plans, topographic surveys, drawing, blueprints, and the like as are reasonably necessary to ascertain the height of any proposed building or structure.
 - 2. The applicant shall provide a written "no hazard" finding from the PA Bureau of Aviation or FAA for the structure height proposed.
 - 3. Should the Zoning Officer be unable to determine the proposed use's compliance with this Ordinance, the zoning permit shall be denied.
 - 4. The applicant may then appeal the Zoning Officer's decision in accordance with Section 704.E. of this Ordinance.
- C. Any structure proposed to be constructed or expanded may not be issued a zoning permit until special clearance from the FAA is received.

3. Regulations within Airport Safety Zone 3

- A. Any proposed use involving structural height up to and including 35 feet shall be permitted by right.
- B. Any proposed use involving structural height above 35 feet shall require the following before a zoning permit can be issued by the Zoning Officer.
 1. The applicant shall submit such plans, topographic surveys, drawing, blueprints, and the like as are reasonably necessary to ascertain the height of any proposed building or structure.
 2. The applicant shall provide a written "no hazard" finding from the PA Bureau of Aviation or FAA for the structure height proposed.
 3. Should the Zoning Officer be unable to determine the proposed use's compliance with this Ordinance, the zoning permit shall be denied.
 4. The applicant may then appeal the Zoning Officer's decision in accordance with Section 704.E. of this Ordinance.

240.E. VARIANCES TO AIRPORT SAFETY ZONES

1. No variances to the height limitations set forth in Federal Aviation Regulation No. 77 will be granted by the Zoning Hearing Board without express, written consent thereto from the Federal Aviation Administration, such consent to be obtained by the applicant. In addition, the applicant shall notify the Pennsylvania Department of Transportation (PennDOT) of its intent to request a permit or any variances; such notification shall be in written form and sent so as to reach the Pennsylvania Department of Transportation (PennDOT) at least ten (10) days before the application is to be submitted.



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