For Sale 717.697.2422



- 1. N. OF AIRPORT ROAD 2. 1658 S. FORGE ROAD
- 3. 735 AIRPORT ROAD PALMYRA, PA



**Annette Cassel Means** 717.791.2064 - direct line ameans@high.net

# N. of Airport Road Palmyra, PA 17078

# **Table of Contents**

- Property Information
  - Property Information Sheets
  - Site Plan
  - Location Maps
  - Property Detail Report Tax Information
  - Zoning Ordinance



Three Parcels Land & Two Residential Homes one with Pole Building



**Annette Cassel Means** 717.791.2064 - direct line ameans@high.net

North of Airport Road 1658 S. Forge Road 735 Airport Road Palmyra, PA 17078

Sale Price: \$920,000

(3/4 of site): **Zoned Commercial** 

(1/4 of site): Zoned Residential

Acreage: 16.80 Acres

# **DESCRIPTION**

16.80 acres of Commercial land with excellent access from PA Route 117 & Airport Road. Utilities are in the street. These parcels are located across the street from Flight Path Park which is a unique,100 acre campus that is a destination in the Central Pennsylvania area. The property is 6 miles from Hershey Park. Flight Path businesses include In The Net, Paramount Sports, Klick-Lewis Ice Arena, Palmyra Public Library, Company Dance, Flight Path Baseball, Frozen Ropes and Lazer Factory. PA Route 117/S Forge Road is a major north-south connection for PA Route 322 and PA Route 422.

# **UTILITIES**

Public utilities available Electric (Met-Ed), Gas (UGI), Sewer (S-Londonderry Township)

## **TRAFFIC COUNTS**

9,691 AADT @ S. Forge Road **Both Directions** 

**Both Directions** 14,228 AADT @ East of S. Forge Road on Rte. 322

16,241 AADT @ West of S. Forge Road on Rte. 322 **Both Directions** 

# For Sale

# N. of Airport Road Palmyra, PA 17078

Tax Parcel Number 31-2296571-350978-0000 31-2297113-350730-0000

31-2296341-351001-0000

County **Lebanon County** 

Municipality North Londonderry Township

& South Londonderry Township

**Commercial Office** Zoning

Medium Density Residential

Residences and pole barn Improvements

**EDU** 10 EDU's for South Londonderry Township

Surveyed Partial survey by D.L. Reiber & Assoc.

(metes & bounds)

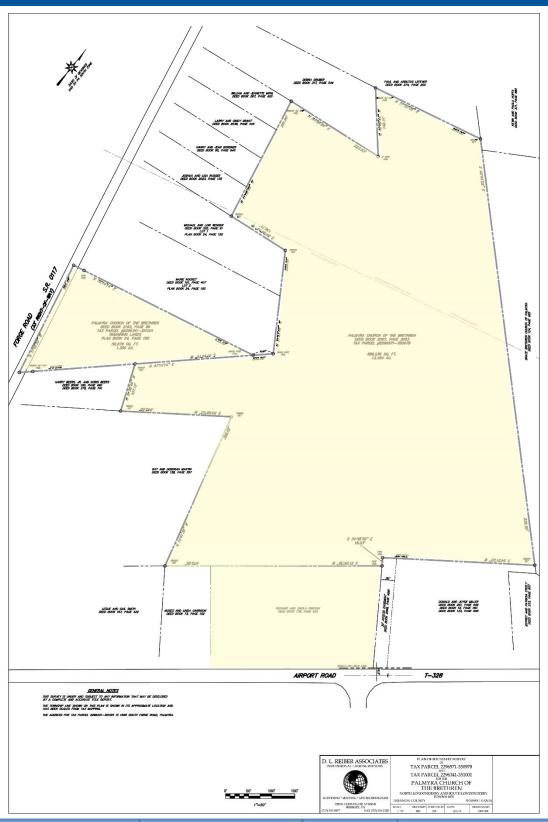
Environmental Site assessment – clear and available upon

request

Rent from Forge Road \$1,200/mo.

Rent from Airport Road \$800/mo.

<b>DEMOGRAPHICS</b>	<u>1 Mile</u>	3 Mile	<u>5 Mile</u>
Population	5,309	24,295	44,191
Households	2,121	9,803	17,032
Avg. HH Income	\$85,015	\$80,897	\$84,497



# **Location Maps**

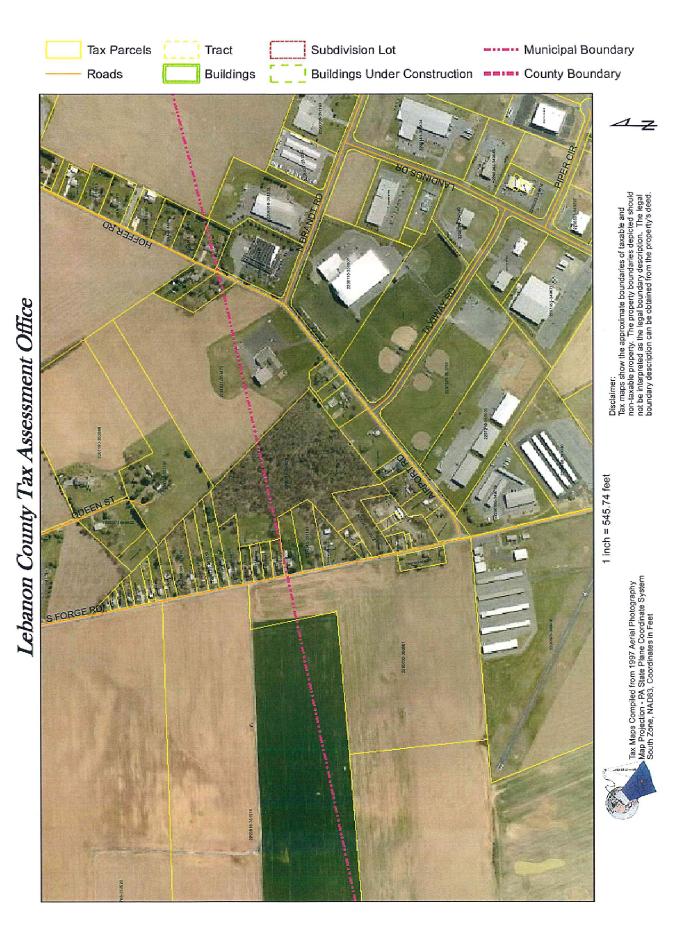




# **PARCEL 1 From Lebanon County**

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V (116)		Assessed - 202600	- A -	2900	
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<u>-</u> -	Long:2296571.	Living A.	EPrch		
:		Open/LA	Porch		
		Unfin Liv	Garag		
Effective Age ( )		Lower LA.	Carpt		
		Fin Bsmt.	Deck.		
		Basement.	Slab.		
Perm Stair Attic		Gar Bsmt.	Obldg		
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PROPERTY RECORD CARD: LEBANON COUNTY  (Page 2) As Of 08/04/2017 09:35:17  Neighborhood: 3100 - S LONDONDERRY TWP Res  Zoning: Township:31 - S LONDONDERRY TWP	Plot Plan: No Plot Plan Entered	General Remarks: 04/24/07 TRANSFER 08/11/05 ADDRESS CHG PER EIT
	STY SQFT AGE/COND PRICE FACTOR VALUE  TOTAL OUTBUILDING VALUE:	### Perc:    Perc:   Perc:     Perc:     Perc:     Perc:     Perc:     Perc:
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# 1 3 TYPE:V -Va Loc: N OF Des:	# # #	LOT SIZE: act



# **PARCEL 2 From Lebanon County**

31-2296341-351001-0000	- P.	PALMYRA CHURCH OF	THE BRETHERN	N	PROPERTY ]	RTY RECORD CARD: Fair Market	PROPERTY RECORD CARD: LEBANON COUNTY Fair Market	NTY Green: NO	
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,		45 N CHESTNUT ST			Bldg -	80200	щ		
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Fireplace Count 0									
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NYE, ROBERT E SR			01/15/2010	176615					
BREIDEGAM, RODNEY L			04/01/2005	127500					
MILLER, RICHARD L		45	06/06/2001	42500					
NOCKET, WALTER F		00151-0411	10/19/1977	П					

PROPERTY RECORD CARD: LEBANON COUNTY  (Page 2) As Of 08/04/2017 09:36:01  Neighborhood: 3113 - So. Forge Road Area  Zoning: -  Township: 31 - S LONDONDERRY TWP	Plot Plan: No Plot Plan Entered	General Remarks: 03/25/13 TRANSFER 01/27/10 TRANSFER 11/06/07 PU 2 GARAGES (BP#060172) 04/07/05 TRANSFER
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31-2296341-351001-0000 RT-Manufactured Home W/ Lau 1658 S FORGE RD WALTER NOCKET DEV	TYPE DESC. POLEBLDG METAL SLAB CEWNT SHED CLS FRAME M SHEDS FRAME	tual f Dept Dept 7100 2000 1800 ICULTU BASERA
# 1 31-2296341-351001-0000 TYPE:RT-Manufactured Home W/ Land Loc: 1658 S FORGE RD Des: WALTER NOCKET DEV	ID# TYPE DJ 001 POLEBLDG MJ 001A SLAB CEMNT 002 SHED CLS FI 003 M SHEDS FRJ	LOT SIZE: 262 ac Frontage: Fr?: FF Type: Int ACRES 1 Lot SqFt Baseacre 1.00 Open 1 .27 Open 2 .04 DEEDED 1.31 BASEACRE 1.00 Open 1 .27 Open 2 .04 Mooded .04

# PARCEL 3 **From Lebanon County**

RECORD CARD: LEBANON COUNTY  .r Market Clean & Green: NO	89500				SQF	1032 EPrch 0	0 Porch 144	. 0 Garag	Carpt			0 Obldg 0		24			· ·	24								24								24		9	2.4
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350730-0000	CTL:38045676	Nbhd: 3124						ls Vinyl	Type RES	Forced			Baths 1 /	A.	75 %	Interior Level	Septic	נו	Paved	Sdewlk: N			TreeCv: P	Class:	Factors.		H TAND		89500	89500	89500	(Buyer)	τ	N JR	RICHARD W	FORD & VIOLE,	EARL & EVELY,
31-2297113-350730-0000	SPEC ID:	School: 6	T)		m	Stories Group	Dwelling Type	Exterior Walls	Neighborhood Type	Heating Dist	Heating Source		Full/Half Bat			Lot Type: Int Terrain : Lev			Road : Par	AgScrty: N	GasAval: N	Histric: N		e Home	Size: X		H-AC	11/17/2012	10/09/2012	07/20/2012	06/15/2012	Grantee (F	(Most Recent Purchase	GRACE, D JOHN JR	FINEGAN, RICH	FINEGAN CLIFFORD	LAUDERMILCH EARL &

# **COMMERCIAL OFFICE ZONE**

# SECTION 223 COMMERCIAL OFFICE ZONE (CO)

#### 223.A. PURPOSE

The purpose of this Zone is to provide for the orderly development of office, health care and institutional uses in areas where public utilities are readily available or can be extended. In those cases where public sewers are not employed, relative development intensity will be reduced and capped utility lines will be required to be installed so that once public utilities become available they can be readily connected.

Access to these areas is provided by adjoining major roads and the adjoining Riegle Airfield. Specific setbacks and design standards are imposed to promote a campus-like setting with generous landscaping, and shared vehicular access and off-street parking lots. Other design elements will require mandatory multi-story design for large-scale buildings, coordinated signage and residential buffer strips.

#### 223.B. PERMITTED USES

- Uses permitted by right with conventional site design in accordance with Section 223.F.1. of this Ordinance:
  - A. 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.
  - B. Animal hospitals and veterinary offices, provided no outdoor keeping of animals is permitted as defined herein.
  - C. Bookbinding, printing, and publishing operations.
  - Churches and related uses, subject to the requirements of Section 418 of this Ordinance.
  - E. Commercial day-care facilities, subject to the requirements of Section 420 of this Ordinance.
  - F. Forestry uses subject to the requirements of Sections 200.G. and 487 of this Ordinance.
  - G. Municipal and governmental uses.
  - H. Parks and playgrounds.
  - Personal services including: barber and beauty or tanning salons; dry cleaning and laundry pick-up/drop-off facilities; tailors and shore repair shops; and repair of clocks, electronics, computers and small appliances.
  - J. Public utilities structures.
  - K. 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.

- Uses permitted by right with compact multi-story site design in accordance with Section 223.F.2. of this Ordinance:
  - Banks and similar financial uses.
  - B. Dance, music, art, fashion and photographic studios and galleries.
  - C. Facilities devoted to entertainment and cultural activities, including but not limited to theatres, playhouses, amphitheaters, concert halls, band shells, recital halls, cinemas, art galleries, libraries, museums, and art, fashion and photographic studios. This use shall expressly exclude offtrack betting and/or slot machine parlors, casinos, and adult uses.
  - D. Hotels, motels and similar lodging facilities.
  - Laboratories for medical, scientific, or industrial research and development.
  - F. Medical, dental, optical and counseling clinics and offices.
  - G. Offices.
  - H. Outpatient health services, including, but not limited to, laboratories, radiological and diagnostic imaging services, blood banks, outpatient surgery centers, and outpatient clinics and patient care facilities;
  - Public, private and commercial schools.
  - J. Vocational, technical and mechanical trade schools.
- Accessory uses customarily incidental to the above permitted uses, including, but not limited to, the following:
  - A. Alternative energy production facilities, subject to the requirements of Section 404 of this Ordinance.
  - Fences and walls, subject to the requirements of Section 434 of this Ordinance.
  - Home occupations, subject to the requirements of Section 446 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. Satellite dish antennas, subject to the requirements of Section 477 of this Ordinance.
  - G. Signs as defined herein, subject to the requirements of Section 322 of this Ordinance.
- **223.C.** <u>USES PERMITTED BY SPECIAL EXCEPTION</u> (Subject to the review procedures of Section 704.C.2. of this Ordinance).
  - Uses permitted by special exception with conventional site design in accordance with Section 223.F.1. of this Ordinance:
    - Airports and heliports, subject to the requirements of Section 403 of this Ordinance;
    - B. Helicopter pad, private, subject to the requirements of Section 443 of this Ordinance:

- C. Health, fitness, social, fraternal and other private clubs, subject to the requirements of Section 440 of this Ordinance.
- Medical residential campus, subject to the requirements of Section 455 of this Ordinance.
- E. Nursing, rest or retirement homes, subject to the requirements of Section 461 of this Ordinance.
- Uses permitted by special exception with compact multi-story site design in accordance with Section 223.F.2. of this Ordinance:
  - A. Convention and conference centers subject to the requirements of Section 426 of this Ordinance:
  - Hospitals and related uses subject to the requirements of Section 447 of this Ordinance;

# 223.D. LOT AREA, LOT WIDTH, AND LOT COVERAGE REQUIREMENTS - See the following table:

		Maximu	m Lot Coverage
Minimum Lot Area	Minimum Lot Width	With public sewer	Without public sewer <sup>1</sup>
1 acre	150 ft.	65%²	40%²

<sup>&</sup>lt;sup>1</sup>All uses relying upon on-lot sewers shall comply with Section 323 of this Ordinance. In addition, any principal use requiring a sewage disposal system that is not connected to a public sewer shall be required to install a capped sewer line in accordance with the specifications of the South Londonderry Township Municipal Authority.

### 223.E. MINIMUM SETBACK REQUIREMENTS (Principal and Accessory Uses)

- 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. <u>Side yard setbacks</u> 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 set-

<sup>&</sup>lt;sup>2</sup>The maximum permitted lot coverage can be increased through compliance with the architectural design standards as contained in Section 223.R. of this Ordinance.

back is eliminated solely to accommodate the shared off-street parking lots and/or off-street loading spaces.

4. <u>Residential buffer strip</u> – 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.

### 223.F. HEIGHT REQUIREMENTS

- Uses that permit conventional site design as listed in Sections 223.B.1. and 223.C.1. of this Ordinance shall have a maximum permitted height of thirty-five (35') feet. All uses must comply with the Airport Safety Zone contained within Section 240 of this Ordinance
- Uses that require compact multi-story design as listed in Sections 223.B.2. and 223.C.2. of this Ordinance shall comply with the following:
  - A. Uses that existed on the effective date of this ordinance and uses with up to seventy-five thousand (75,000) square feet of gross floor area shall have a maximum permitted height of thirty-five (35') feet.
  - B. Uses 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, either above, below, or both the ground level floor (i.e. 2 stories minimum). The maximum permitted height is thirty-five (35') feet. Unless Section 223.E.4. 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. Buildings that devote no less than ninety percent (90%) of their building coverage to a green roof (as defined herein) shall be exempt from this multi-story requirement.
  - C. Uses 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 forty-five (45'). Unless Section 223.E.4. 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. Buildings that devote no less than ninety percent (90%) of their building coverage to a green roof (as defined herein) shall be permitted to construct no less than forty percent (40%) of the gross floor area of the principal building with two (2) stories rather than three (3) stories. Parking structures that devote no less than ninety percent (90%) of their rooftop to a green roof (as defined herein) shall be permitted to construct no less than forty percent (40%) of the total area devoted to offstreet parking with two (2) stories rather than three (3) stories.
  - D. All uses with multiple stories shall comply with the following table which depicts minimum (Min) and maximum (Max) required floor area per story:

No. of Stories	1st Story	2 <sup>nd</sup> Story	3rd Story
1	100%		
2	Maximum 60% of total floor area.	Minimum 40% of total floor area provided it is no more than the total floor area of the first story.	
3	Maximum 40% of total floor area.	Minimum 30% of total floor area provided it is no more than the total floor area of the 1st story.	Minimum 20% of total flo area provided it is no mo than the total floor area the second story.

- E. In no case shall the height of a proposed parking garage exceed that of the principal building(s) that it serves.
- F. All uses must comply with the Airport Safety Zone contained within Section 240 of this Ordinance.

### 223.G. OFF-STREET LOADING SPACES

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

### 223.H. OFF-STREET PARKING

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

### 223.I. SIGNS

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

#### 223.J. ACCESS DRIVE REQUIREMENTS

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

## 223.K. 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.

### 223.L. 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).

#### 223.M. 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.

#### 223.N. 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.

#### 223.O. 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.

#### 223.P. OUTDOOR STORAGE AND DISPLAY

Within this Zone, outdoor storage and display is not permitted.

#### 223.Q. GENERAL PROVISIONS

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

# 223.R. 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 <u>all</u> requirements of this section and any valid conditions of approval attached by the Board of Supervisors;

- Buildings and sites should be designed by qualified architects and constructed and maintained so that they reflect the historic vernacular architecture and:
  - 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;

- Include architectural details or elements such as windows, colonnades, porches, porticos, columns, pilasters and canopies;
- 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;
- 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,
- Exceed energy efficiency standards under conventional building code requirements.
- Incorporate green rooftops as defined herein.
- 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;
- In return for compliance with the above-described design standards, the Township will award a ten percent (10%) increase in permitted lot coverage for the proposed
- 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.
- Should any part of this Section 223.R. be declared invalid by the courts, the entire Section 223.R. shall be automatically repealed.
- 223.T. 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.

# **MEDIUM DENSITY RESIDENTIAL**

B. No building or structure shall exceed thirty-five (35) feet in height unless exempted by this chapter.

#### § 150-21. Off-street parking.

Off-street parking shall be provided in accordance with Article XVII of this chapter.

#### § 150-22. Signs.

Signs may be permitted in accordance with Article XVIII of this chapter.

# § 150-23. Supplementary district regulations.

The supplementary district regulations in Article XV shall apply, where applicable, as additional requirements for this district.

#### § 150-24. Environmental and energy requirements.

The environmental and energy requirements in Article XVI shall apply, where applicable, as additional requirements for this district.

# ARTICLE VIII R-2 Medium-Density Residential Districts

### § 150-25. Intent.

The R-2 Residential District regulations are intended to encourage the development of single-family dwellings in areas that are presently served or are ultimately to be served by public water and sewer. Inasmuch as there are lands in these areas that are currently being used for agricultural purposes, it is further the intent of these regulations to allow those operations to continue and to expand as market conditions warrant. Other uses are encouraged which are compatible with and can serve certain needs of residential development.

## § 150-26. Permitted uses.

Permitted uses shall be as follows:

- A. Single-family detached dwellings.
- B. Single-family semidetached dwellings.
- C. Agriculture, as defined by this chapter, including nurseries and noncommercial greenhouses.
- D. Municipally owned nursery, kindergarten, elementary, middle and high schools.
- E. Community service facilities, such as museums, libraries, etc.
- F. Churches and associated parish houses and cemeteries.
- G. Accessory uses and structures incidental to and on the same lot with any of the above permitted uses as provided for in the supplementary district regulations.

- H. Home occupations as regulated and defined by this chapter.
- I. Offices of licensed Pennsylvania health-care professionals, provided that, in addition to other requirements of this chapter: [Added 2-14-1995 by Ord. No. 105]
  - (1) The minimum lot area shall be five (5) acres.
  - (2) The minimum lot width shall be three hundred (300) feet.
  - (3) The minimum front yard setback for buildings (accessory buildings included) shall be seventy-five (75) feet.
  - (4) The minimum front setback for parking areas shall be seventy-five (75) feet.
  - (5) The minimum side yard setback for buildings (accessory buildings included) shall be seventy-five (75) feet.
  - (6) The minimum side setback for parking areas shall be fifty (50) feet.
  - (7) The minimum rear yard setback for buildings (accessory buildings included) and parking areas shall be fifty (50) feet.
  - (8) No more than sixteen (16) principals are practicing on the premises, and no more than fifty (50) support personnel are employed.
  - (9) One sign may be permitted, not to exceed thirty-two (32) square feet in area for each side and to be located no closer to a side property line than seventy-five (75) feet and no closer to a road right-of-way than ten (10) feet. A lighted sign shall be illuminated without objectionable glare.
- J. Golf courses. [Added 2-14-1995 by Ord. No. 105]
- K. Active adult residential community, provided that, in addition to other requirements of this chapter: [Added 12-19-2005 by Ord. No. 138]
  - (1) Minimum tract size shall be fifty (50) contiguous acres, controlled by a single entity at the time of subdivision and land development plan submissions.
  - (2) Single-family detached dwellings, single-family semidetached dwellings, and single-family triplex units will be permitted.
  - (3) A minimum of sixty percent (60%) of the units shall be single-family detached dwellings.
  - (4) The active adult residential community shall be organized as and operated as a condominium association under the regulations of the Pennsylvania Uniform Condominium Act. 12
  - (5) The active adult residential community shall require the condominium association to maintain commonly owned areas, private streets, and all other common facilities. All residents of the development shall be required to pay the necessary fees to the

<sup>12.</sup> Editor's Note: See 68 Pa.C.S.A. § 3101 et seq.

- condominium association, with a property enforcement mechanism as provided by the Pennsylvania Uniform Condominium Act.
- (6) All internal streets shall be privately owned and maintained by the condominium association and shall be built to current Township specifications.
- (7) Each single-family dwelling shall be owned as a unit within the condominium association without the requirement of individual lot lines.
- (8) The entire active adult community shall be served by public water and sewer.
- (9) Detached accessory buildings and private residential swimming pools shall be prohibited.
- (10) The maximum density shall be four (4) units per gross acre. Areas occupied by recreational uses and buildings for residents, proposed internal streets and easements, and stormwater management facilities shall not be deleted from the total tract area for the purpose of determining maximum density.
- (11) Each dwelling unit shall have a minimum setback of thirty (30) feet from the ultimate right-of-way of any public street or twenty-five (25) feet from the edge of the cartway of any private street. The following minimum separation distances shall apply between the walls of buildings: (i) fifteen (15) feet between the sides of buildings; (ii) twenty-five (25) feet between the rear and side of buildings; and (iii) forty (40) feet between the area of buildings. There shall be a minimum setback of twenty-five (25) feet around the perimeter of the active adult community development.
- (12) Each dwelling unit in the active adult community shall be limited by deed restriction, by condition of subdivision and land development approval, and shall be expressly intended for "older persons" as defined in the Federal Fair Housing Act as amended <sup>13</sup> in regulations promulgated (or to be promulgated) thereunder. Each dwelling unit shall be occupied by at least one (1) person age fifty-five (55) years or older, while occupancy by anyone under the age of nineteen (19) is prohibited.
- (13) A common recreational area shall be improved by the developer with private recreation facilities for the residents of the development and their occasional invited guests. At a minimum, this recreational area shall include an indoor community center, an outdoor swimming pool, and an accessory outdoor recreation area for facilities normally used for games by seniors. The community center shall include a minimum of thirty (30) square feet of interior building space per dwelling unit.
- (14) The community center shall, at a minimum, include the following: indoor exercise/fitness facilities, multipurpose room, kitchen, rest rooms and areas for crafts and other similar activities. The preliminary subdivision/land development plans shall include a detailed description of the types and locations of the proposed recreational facilities, as well as architectural drawings of the proposed community center.
- (15) The recreation facilities, including the community center, shall be privately owned

<sup>13.</sup> Editor's Note: See 42 U.S.C. § 3601 et seq.

- and maintained by the condominium association and shall not be dedicated to the Township.
- (16) The community center shall be constructed as part of the initial phase of development and shall be completed by such time that twenty-five percent (25%) of the units are occupied.
- (17) Driveways from all dwellings, recreational facilities, and interior parking lots shall enter onto an internal private street or parking court system within the development. No development driveways shall enter directly onto a public street. Public streets shall be accessed by a private street network that is owned and maintained by the condominium association.
- (18) Maximum building height shall be 2.50 stories or thirty-five (35) feet, whichever is more restrictive.
- (19) A minimum of four (4) off-street parking spaces shall be provided for each dwelling unit. Two (2) of those spaces may be located in garages, with two (2) spaces located on the dwelling unit driveways.
- (20) Minimum parking for the community center shall be one (1) space for each three hundred (300) square feet of floor space in the community center building.
- L. Nonintensive, noncommercial animal husbandry, including pasturing, apiaries and other similar nonintensive uses, provided that: [Added 9-19-2016 by Ord. No. 180]
  - (1) The minimum lot size shall be three and zero-tenths (3.0) acres.
  - (2) Buildings in which livestock are kept shall be no closer than one hundred (100) feet to a lot line or street right-of-way line.
  - (3) Storage of manure or other odor- or dust-producing substances shall be no closer than one hundred (100) feet to any lot line or street right-of-way line.

# § 150-27. Special exception uses.

The following uses are permitted upon approval by the Zoning Hearing Board, provided that the conditions listed hereunder and the general conditions of Article XXII are met:

- A. Membership clubs or lodges organized for the benefit of their members and for no business or commercial activity.
- B. Offices of licensed Pennsylvania health professionals, provided that:
  - (1) The architecture is compatible with nearby buildings in the district.
  - (2) No more than three (3) principals are practicing on the premises, and no more than six (6) support personnel are employed.
- C. Private or parochial schools and institutions of higher education.
- D. Group care facilities.
- E. Travel trailer parks.

# § 150-28. Lot and yard requirements.

A. A lot area, lot width, lot coverage, yard depths and building height satisfying the requirements of the following table, unless otherwise specified heretofore in this article, shall be provided for every dwelling unit and/or principal nonresidential building or use hereafter erected, altered or established in this district. [Amended 7-14-1992 by Ord. No. 92; 9-10-1996 by Ord. No. 111]

# **District Requirements**

	Lot Requirements	Yard Requirements				
Use	Minimum Lot Area	Minimum Lot Width (feet)	Maximum Lot Coverage (percent)	Front (feet)	Side (feet)	
Any unit	1 acre	150	25%	30	12	25
Single-family detached dwelling						
No public utilities	1 acre	150	25%	30	12	25
Public water or sewer	20,000 square feet	100	30%	30	12	25
Public water and sewer	12,000 square feet	90	35%	30	12	25
Single-family semidetached						
Public water and sewer	9,000 square feet (per unit)	50	35%	30	12	25

B. No building or structure shall exceed thirty-five (35) feet in height unless exempted by this chapter.

# § 150-29. Off-street parking.

Off-street parking shall be provided in accordance with Article XVII of this chapter.

# § 150-30. Signs.

Signs may be permitted in accordance with Article XVIII of this chapter.

# § 150-31. Supplementary district regulations.

The supplementary district regulations in Article XV shall apply, where applicable, as additional requirements for this district.

### § 150-32. Environmental and energy requirements.

The environmental and energy requirements in Article XVI shall apply, where applicable, as additional requirements for this district.

# ARTICLE IX R-3 High-Density Residential Districts

### § 150-33. Intent.

The R-3 Residential District regulations are designed to allow for and encourage the development of higher-density varieties of residential living in an orderly fashion. Certain additional uses that are compatible with R-3 development and may be beneficial to the residents are included in the list of permitted uses. These uses are either to be found in the R-2 Residential District regulations, all uses from which are deemed to be appropriate in the R-3 Districts, or are determined to be uniquely suited to the higher densities of the R-3 Districts.

#### § 150-34. Permitted uses.

Permitted uses shall be as follows:

- A. All permitted uses of the R-2 Districts.
- B. Single-family semidetached, two-family detached and two-family semidetached dwellings in accordance with lot sizes listed in this article.
- C. Townhouses, provided that the following requirements are met:
  - (1) The minimum lot area shall be three thousand (3,000) square feet per dwelling unit.
  - (2) The maximum density shall not exceed ten (10) dwelling units per gross acre.
  - (3) The minimum lot width shall be twenty (20) feet.
  - (4) A minimum front and rear yard of twenty-five (25) feet each shall be provided from each respective property line or paved parking area.
  - (5) A minimum side yard of fifteen (15) feet shall be provided from each detached side of buildings; however, a minimum of twenty-five (25) feet shall be provided from the side of a building to a paved parking area. A minimum distance of thirty (30) feet shall be provided between each group of townhouses.
  - (6) No group of townhouses shall consist of more than eight (8) attached dwelling units, with no more than three (3) contiguous dwellings at the same front setback, each variation being at least four (4) feet. Developers are encouraged to use variety in design and construction to enhance appearance.
  - (7) No accessory buildings or structures shall be permitted except garages.
  - (8) All other requirements of this article for townhouses shall be observed.
  - (9) The development shall be served by public water and public sewer with provision for individual service connections where lots are to be sold.



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