

For Lease

717.293.4477



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors



676 & 680 WEST MAIN STREET
NEW HOLLAND, PA 17557

Ruth M. Devenney, CCIM, SIOR

Call Today! ☎ 717.293.4552

✉ rdevenney@high.net

Jeff Kurtz, CCIM

Call Today! ☎ 717.293.4554

✉ jkurtz@high.net



SECTION 1 – 676 & 680 West Main Street

- Property Information Sheet
- Aerial Photos
- Location Map
- Dimensions
- Tax Map
- Zoning Map
- Zoning Ordinance

SECTION 2 – 676 West Main Street

- Property Information Sheet
- Dimensions
- Courthouse Information

SECTION 3 – 680 West Main Street

- Property Information Sheet
- Dimensions
- Courthouse Information

For Lease

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► Commercial Land



**676 and 680 West Main Street
New Holland, PA 17557**

Available Acreage:

Two lots - 2.06 acres

Lease Rate:

\$100,000/year N/N/N

Description:

GROUND LEASE. Flat/level parcel across from the New Holland Shopping Center and just east of the Sheetz in New Holland, PA. On heavily traveled Route 23, this site will make a perfect location for your retail business. Also includes Tax Account#: 190-02462-0-0000 and Deed#: 5936367. Owner would consider making the site pad ready.

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Acres:	2.06 acres
Water:	Public
Sewer:	Public
Gas:	Not available
County:	Lancaster
Municipality:	Earl Township

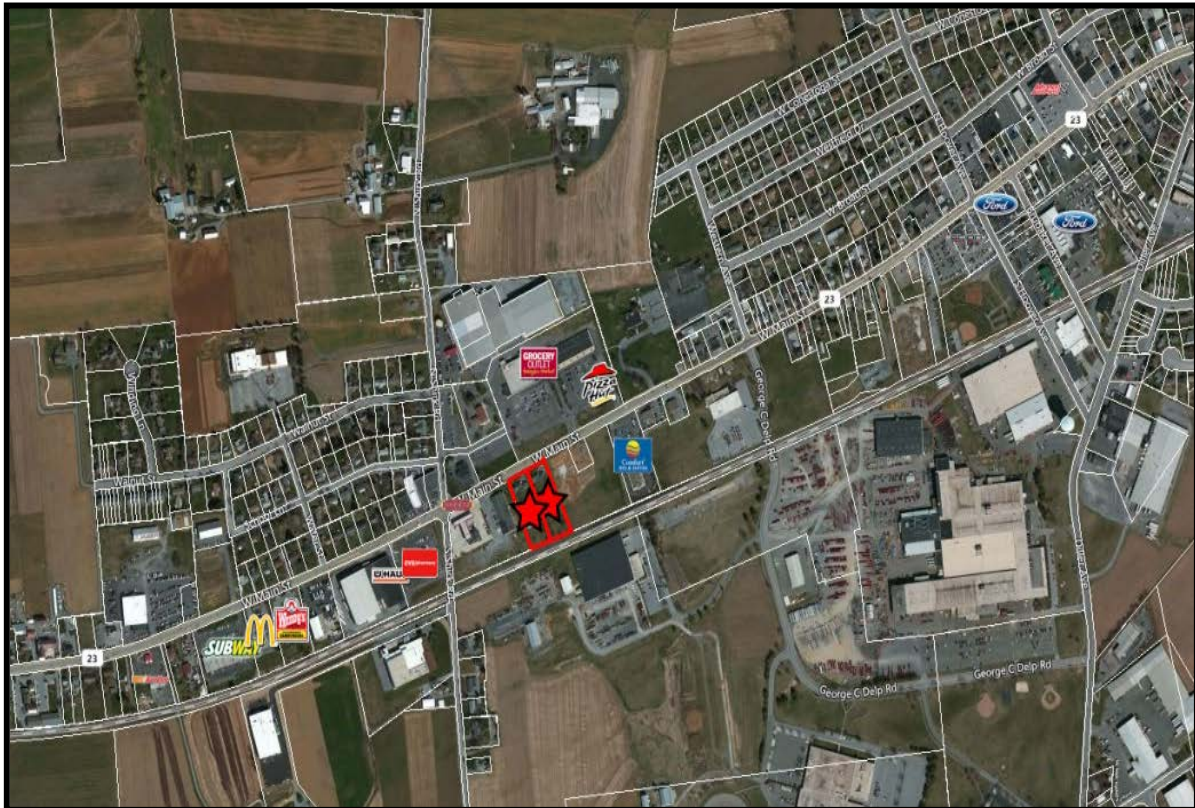
Tax Account#:	(190) 13507-0-0000 and (190) 02462-0-0000
Deed Reference:	6083458 and 5936367
Zoning:	Commercial
Assessment:	\$322,300
School Tax:	\$4,847.52
Municipality Tax:	\$402.88
County Tax:	\$1,203.79
Total Tax:	\$6,454.19

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AERIAL PHOTO

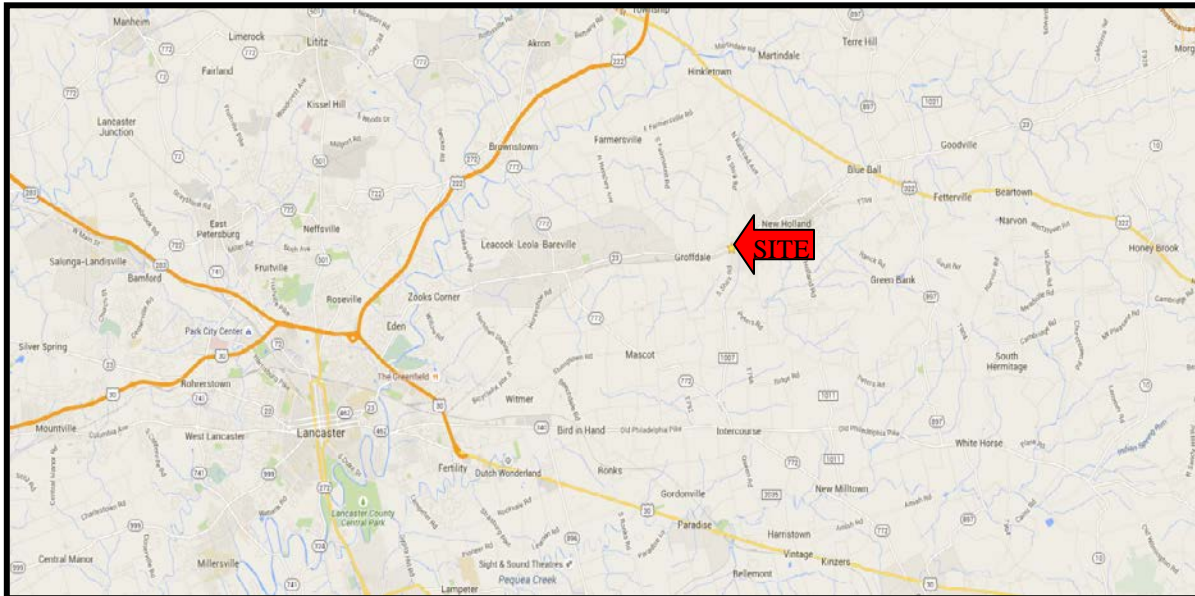
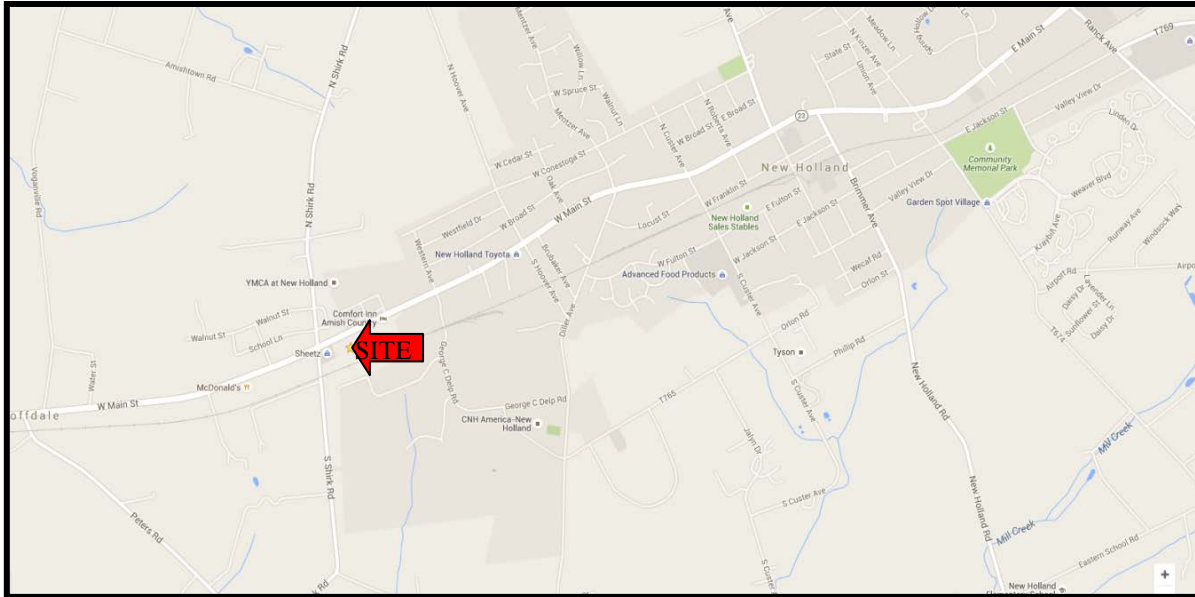


676 & 680 West Main Street
New Holland, PA 17557



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LOCATION MAP

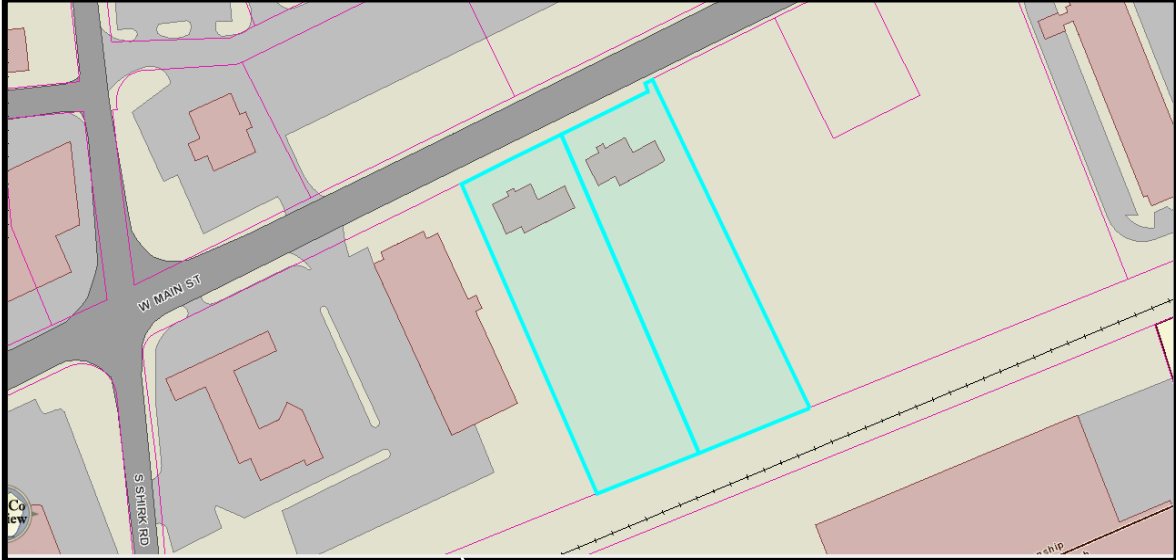


DIMENSIONS



676 & 680 West Main Street
New Holland, PA 17557

TAX MAP

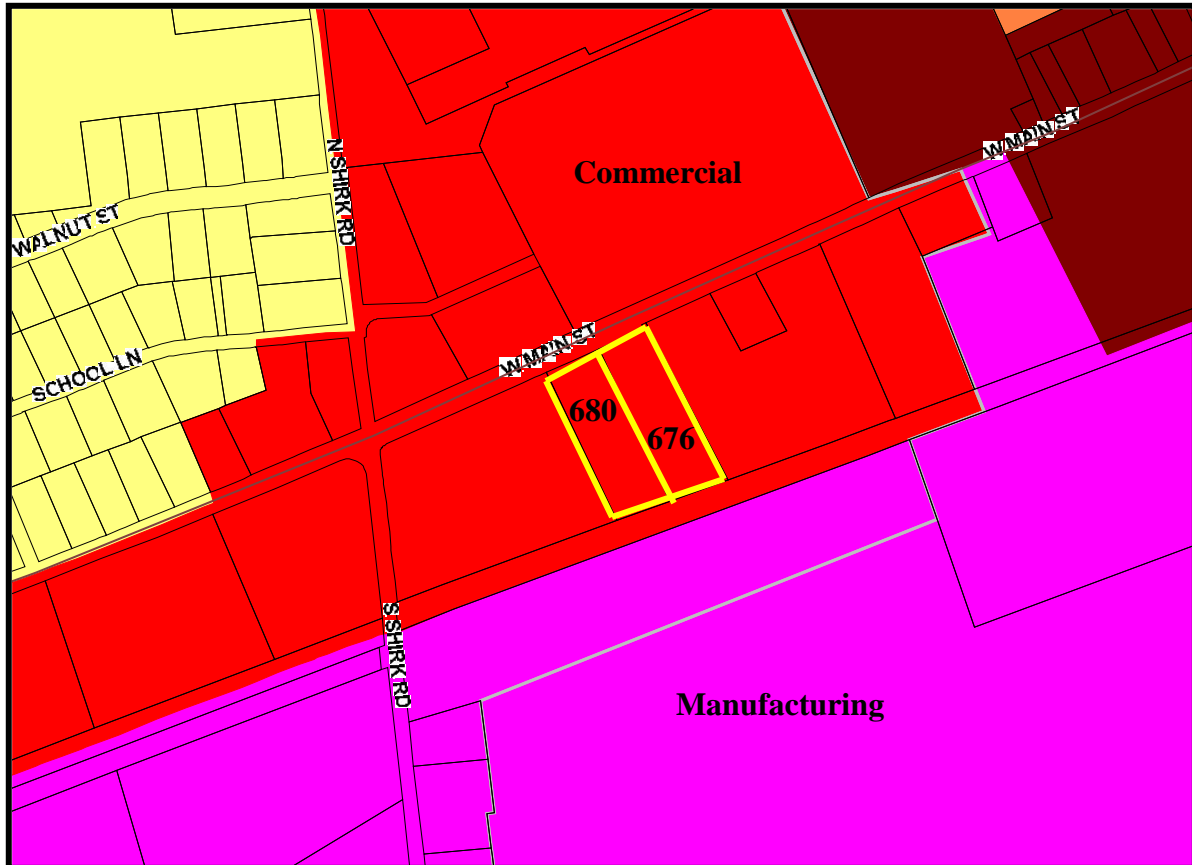


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ZONING MAP



676 & 680 West Main Street
New Holland, PA 17557

Commercial Zoning

EARL TOWNSHIP

ARTICLE VII

C - COMMERCIAL DISTRICT

SECTION 700. INTENT

The C - Commercial District seeks to provide reasonable standards for the orderly development of commercial and business uses, which, due to the nature of their activities, are primarily located along major roads within the Township.

SECTION 701. PERMITTED USES

Land and buildings in the C - Commercial District shall be used only for the following purposes:

1. Automobile filling stations, provided that:
 - a. The subject property shall be at least three hundred (300) feet from the property line of any parcel containing a school, day care facility, playground, library, or nursing, rest, or retirement home.
 - b. Any vehicle not receiving repair work within the preceding seven (7) days shall be removed.
 - c. Gasoline pump islands shall be at least thirty (30) feet from the street right-of-way line.
 - d. Entrances and exits shall be a minimum of thirty (30) feet in width.
 - e. All ventilation equipment associated with fuel storage tanks shall be at least one hundred (100) feet from any adjoining residential property or residentially-zoned property.
 - f. All uses involving drive-through service shall provide sufficient on-site stacking lanes to prevent vehicle back-ups on adjoining roads.
2. Automobile, truck, boat, farm equipment, and other motor vehicle sales, service, and repair facilities, provided that:
 - a. All sales, service and/or repair activities shall be conducted within a single, wholly-enclosed building.
 - b. No outdoor storage of parts, equipment, lubricants, fuel, or other materials used or discarded as part of the service operation shall be permitted. Materials discarded as part of the service operation shall be contained within wholly-enclosed dumpster equipment.
 - c. All exterior vehicle storage areas shall be screened from adjoining residential and residentially-zoned property.
 - d. All ventilation equipment associated with fuel storage tanks shall be at least one hundred (100) feet and oriented away from any adjoining residential property or residentially-zoned property.
 - e. All vehicles shall be repaired and removed from the premises as promptly as possible. Any vehicle not receiving repair work within the preceding seven (7) days shall be removed.
 - f. The demolition or storage of junked vehicles is prohibited.
3. Banks and other similar financial institutions, medical/dental clinics, and professional offices, provided that:
 - a. The applicant shall demonstrate that access to and the design of the parking facilities shall not create vehicle back-ups onto existing abutting streets.

- b. All parking facilities shall be constructed and maintained with a paved surface of concrete or bituminous material, or other dust-free surface as approved by the Board of Supervisors.
 - c. The maximum building coverage shall be no greater than twenty-five percent (25%).
 - d. The maximum lot coverage shall be no greater than seventy percent (70%).
 - e. The minimum landscape area shall be no less than thirty percent (30%).
 - f. No building shall be placed closer than thirty (30) feet to any property line. Where there exists a more stringent requirement, such requirement shall apply. Off-street parking shall not be permitted within side and rear yard setback areas.
 - g. Curbs and sidewalks shall be provided along all public rights-of-way. Sidewalks abutting the public rights-of-way shall coordinate with an internal pedestrian circulation design which allows for safe and convenient movement of pedestrians.
4. Car washes, provided that:
- a. Public sewer and water facilities shall be provided.
 - b. Each car wash bay shall allow for a stacking of three (3) vehicles.
 - c. All structures shall have a minimum setback of one hundred (100) feet from any street right-of-way line, fifty (50) feet from any rear property line, and twenty-five (25) feet from any side lot line.
 - d. The site shall be kept debris and trash free with the owner or manager of the car wash responsible for site maintenance.
 - e. All lighting facilities shall be designed and located so as to not produce a glare or direct illumination onto abutting properties.
5. Club or lodge for fraternal or social purposes, provided that:
- a. The chief activity of such use shall not be one which is customarily carried on as a business, and the building and services shall be primarily for the use of members and their guests only.
 - b. Off-street parking shall be provided at least twenty-five (25) feet from all street rights-of-way, and parking compounds shall be at least thirty (30) feet from any adjoining residential property.
 - c. Any outdoor recreational facilities shall be located at least fifty (50) feet from any property line.
 - d. Screening shall be provided adjacent to any residential land use.
6. Commercial day care facilities, provided that:
- a. The permit application shall be accompanied by a plan which demonstrates that adequate outdoor recreation facilities are being provided.
 - b. Enrollment shall be defined as the largest number of children under day care supervision at any one time during a seven-day period.
 - c. Passenger drop-off areas shall be provided on-site so that they do not have to cross traffic lanes on or adjacent to the site.
 - d. One (1) off-street parking space shall be provided for each six (6) children enrolled.
7. Commercial greenhouses, including outdoor sale of nursery stock and lawn and garden care products, provided that:
- a. All driveways, parking areas, and loading zones shall be surfaced and maintained in a manner prescribed by the Board of Supervisors. Adequate parking and loading areas shall be provided and shall not be permitted on or along any public road.
 - b. All outdoor display areas shall be setback at least twenty-five (25) feet from the street

- right-of-way line.
 - c. All structures and parking and loading facilities shall be screened from residentially-zoned properties.

8. Commercial recreation facilities, provided that:

- a. Uses involving extensive outdoor activities shall provide sufficient screening and/or landscaping measures to prevent any reasonable harm on adjoining properties.
- b. Any structures exceeding the maximum permitted height may be permitted so long as they are setback from all property lines at least the horizontal distance equal to their height, plus an additional fifty (50) feet. Such structures shall not be used for occupancy.
- c. Required parking shall be based upon the requirements of Article XII of this Ordinance. When deemed necessary, the Zoning Officer may forward the application to the Board of Supervisors for the purpose of determining if an unimproved grassed overflow parking area is necessary for peak period use, located and designed in a manner which prohibits vehicles from crossing adjoining properties and directly accessing adjoining roads.
- d. All entrances to the commercial recreation facility shall be designed so that vehicle back-up on abutting roads does not occur.
- e. The application for a special exception shall be accompanied by a working plan for the clean-up and disposal of litter and the prevention of loitering on the subject property.

9. Contractor shops, including plumbing, heating, electrical, and carpentry, provided that:

- a. All inventory that is not stored within a fully enclosed building shall be screened from abutting properties.

10. Drive-through and fast food restaurants, provided that:

- a. The permit application shall be accompanied by a working plan for the clean-up and disposal of litter and the prevention of loitering on the subject project property.
- b. Drive-through lanes shall be separated from the internal circulation system for the parking facilities.
- c. The applicant shall demonstrate that any external-internal microphone system shall not operate in a manner which causes an objectionable noise impact to abutting properties.
- d. Exterior seating and/or play areas shall be completely enclosed by a three (3) foot high fence.
- e. No part of any structure on the subject property shall be located within two hundred (200) feet of an existing residential structure.
- f. All lighting within the subject tract shall be designed and located so as not to produce a glare or direct illumination onto abutting properties.

11. Dry cleaners, laundries, and laundromats, provided that:

- a. Public sewer and water shall be utilized.
- b. All activities shall be within completely enclosed buildings.
- c. All windows and doors on walls facing adjoining residential properties shall be kept closed during hours of operation and occupancy.
- d. Exhaust and ventilation equipment shall discharge away from any adjoining residential properties.

12. Farm buildings, farming and agricultural uses, provided that:
 - a. Poultry houses for housing more than five hundred (500) birds shall not be located closer than three hundred (300) feet from all property lines and street right-of-way lines except as provided for in Subsection 1.c. of this Section.
 - b. Structures for housing more than twenty-five (25) head of livestock shall not be located closer than three hundred (300) feet from all property lines and street right-of-way lines except as provided for in Subsection 1.c. of this Section.
 - c. If the owner of the proposed structure owns the land on the other side of the road opposite the location of the proposed structure, such structure need only be setback one hundred (100) feet from the street right-of-way line; provided however, that the structure shall not be closer than three hundred (300) feet to the property line.
13. Funeral homes, provided that:
 - a. Public sewer and water shall be utilized.
 - b. The applicant shall demonstrate that sufficient off-street parking is being provided so that no traffic back-ups occur onto adjoining roads.
14. Home improvement and building supply showrooms and/or stores, provided that:
 - a. All inventory that is not stored within a fully enclosed building shall be screened from abutting properties.
15. Hotels and motels, provided that:
 - a. The applicant shall demonstrate that access to and the design of the parking facilities shall not create vehicle back-ups onto existing abutting streets.
 - b. All parking facilities shall be constructed and maintained with a paved surface of concrete or bituminous material, or other dust-free surface as approved by the Zoning Officer.
 - c. No building shall be placed closer than thirty (30) feet to any property line. Where there exists a more stringent requirement, such requirement shall apply. Off-street parking shall not be permitted within side and rear yard setback areas.
 - d. Curbs and sidewalks shall be provided along all public rights-of-way. Sidewalks abutting the public rights-of-way shall coordinate with an internal pedestrian circulation design which allows for safe and convenient movement of pedestrians.
16. Municipal uses, including firehouses, parks, and playgrounds.
17. Repair shops for home appliances, jewelry, and similar items.
18. Restaurants and nightclubs, provided that:
 - a. No part of the subject property shall be located within two hundred (200) feet of any residential property.
 - b. The applicant shall provide a working plan which demonstrates that the proposed land use will not create excessive light, noise, litter, and loitering with respect to abutting properties.
 - c. The applicant shall furnish evidence identifying how the use will be controlled and will not constitute a nuisance due to noise, light, or loitering outside the building.
 - d. A working plan for the clean-up of litter shall be furnished and implemented by the applicant.

19. Retail sales within a building no larger than twenty thousand (20,000) square feet, provided that:
 - a. The applicant shall demonstrate that access to and the design of the parking facilities shall not create vehicle back-ups onto existing abutting streets.
 - b. All parking facilities shall be constructed and maintained with a paved surface of concrete or bituminous material, or other dust-free surface as approved by the Zoning Officer.
 - c. No building shall be placed closer than thirty (30) feet to any property line. Where there exists a more stringent requirement, such requirement shall apply. Off-street parking shall not be permitted within side and rear yard setback areas.
 - d. Curbs and sidewalks shall be provided along all public rights-of-way. Sidewalks abutting the public rights-of-way shall coordinate with an internal pedestrian circulation design which allows for safe and convenient movement of pedestrians.
20. Veterinary office which may include a kennel when attached to the office, provided the kennel is completely enclosed within a building, and provided that:
 - a. Animal boarding buildings that are not wholly-enclosed and any outdoor animal pens, stalls, or runways shall be located within the rear yard.
 - b. Outdoor running areas shall be fenced in a manner which restricts access and provides for a full enclosure.
 - c. The owner/operator of the veterinary office shall be responsible to exercise suitable control over the animals and shall not allow a nuisance condition to be created in terms of excessive noise, dirt, or odor. The noise level at lot lines shall not exceed 55 dBA continuously for ten (10) minutes.
 - d. The applicant shall provide the Zoning Officer with a plan for the disposal of deceased animals by either controlled incinerator or to remove them from the premises in a sanitary manner within twenty-four (24) hours of their death.
 - e. All animals shall be housed in an enclosed all-weather protective structure between the hours of 8:00 p.m. and 7:00 a.m. each day.
21. Single-family dwellings, provided that the dwelling unit is an integral part of a building which has its principal use as one of the permitted uses in this District.
22. Home occupations in existing single-family dwellings, provided that the home occupation complies with the criteria stated in Section 1313 of this Ordinance.
23. Accessory buildings and uses customarily incidental to the above permitted uses when located on the same lot.

SECTION 702. SPECIAL EXCEPTIONS

The following uses are permitted when special exceptions are granted by the Zoning Hearing Board in conformance with Article XVI and other provisions of this Zoning Ordinance.

1. Communications towers and antennas for the purpose of facilitating communications services and attendant support structures in accordance with Section 1411.
2. Retail stores in excess of twenty thousand (20,000) square feet.
3. Shopping centers.
4. Mobile home parks, subject to the provisions of Article X of this Zoning Ordinance.

SECTION 703. AREA AND DIMENSIONAL REGULATIONS

1. **MINIMUM LOT AREA** - The minimum lot area for each principal use shall be twenty thousand (20,000) square feet or the minimum area as dictated by the Department of Environmental

Protection as being necessary for approval of sewage disposal facilities, with the exception that shopping centers or multi-unit commercial/office complexes shall contain a minimum lot area of two (2) acres.

2. **MINIMUM LOT WIDTH** - One hundred (100) feet at the building setback line, with the exception that shopping centers or multi-unit commercial/office complexes shall contain a minimum lot width of two hundred (200) feet.
3. **MINIMUM LOT DEPTH** - one hundred and fifty (150) feet.
4. **YARDS.** Part of the required yard area may be used for the purpose of meeting off-street parking requirements subject to the requirements of Section 1201.8. Yards of the following minimum sizes shall be provided:
 - a. **Front Yard Minimum Depth:**
 - (1) **Front Yard Minimum Depth** - the minimum building setback line for lands abutting PA Route 23 and US Route 322 shall be the greater of either one hundred (100) feet from the centerline of the road or fifty (50) feet from the existing right-of-way line. The minimum building setback line from all other streets shall be sixty-five (65) feet from the centerline of the street.
 - (2) In developed areas where existing buildings are located closer to the street than is permitted by these regulations, a new building may be located at the same setback distance as the adjacent buildings. If the adjacent buildings have varying setbacks, the proposed building shall not be located closer to the street than the average setback distance of the two (2) existing adjacent buildings.
 - b. **Side Yard** - The minimum side yard shall be ten (10) feet except where adjacent to the Residential or Agricultural Districts, in which case the side yards shall be twenty-five (25) feet. In the case of a shopping center or a multi-unit commercial/office complex, the minimum side yard shall be thirty (30) feet.
 - c. **Rear Yard** - a minimum of thirty (30) feet in depth.
5. **MAXIMUM LOT COVERAGE** - Not more than eighty percent (80%) shall be covered by buildings, parking facilities, pedestrian ways, or other impervious areas.
6. **HEIGHT REGULATIONS** - No building shall exceed forty (40) feet in height except as provided in Section 1401 of this Zoning Ordinance.

SECTION 704. COMMERCIAL PERFORMANCE STANDARDS

All commercial operations or activities are subject to the criteria established in Section 804 of this Zoning Ordinance.

SECTION 705. LANDSCAPING AND SCREENING

1. Landscaping and planting shall be provided for a depth of ten (10) feet along all residential lots, district boundaries, and street rights-of-way exclusive of access locations. Landscape screening shall be provided along the side and rear of any commercial lot adjoining any residential lot and shall include a suitable and uninterrupted evergreen planting of sufficient height and density to give maximum screening. Landscape screening shall also be provided around outside storage areas with the commercial property.
2. The landscape screen shall be composed of evergreen shrubs and trees arranged to form both a low level and high level screen within a strip of land with a minimum width of ten (10) feet. The high level screen shall consist of evergreen trees of not less than four (4) feet in height at the time of planting, planted at intervals of not more than ten (10) feet. The low level screen shall consist of evergreen shrubs of not less than two (2) feet in height at the time of planting, planted at intervals of not more than five (5) feet. The screening shall be permanently

maintained, and any plants and screening materials which have been dead for more than six (6) months shall be replaced.

3. Any part or portion of a site which is not used for building or other structures, loading, parking spaces and aisles, sidewalks, and designated storage areas shall be planted with an all season ground cover. It shall be maintained to provide an attractive appearance and all non-surviving plants shall be promptly replaced.

SECTION 706. SUPPLEMENTAL REGULATIONS

Refer to separate Articles of this Zoning Ordinance which address signs, off-street parking, general regulations, and non-conforming uses, structures, buildings, and lots for additional use regulations and requirements.

ARTICLE XII

OFF-STREET VEHICLE PARKING AND LOADING

SECTION 1200. INTENT

It is the intent of these requirements that adequate off-street parking and loading facilities be provided for each use of land. These requirements are intended to be based on the demand created for each use and shall apply to all uses in all districts.

SECTION 1201. DESIGN REQUIREMENTS FOR PARKING FACILITIES

1. **SIZE.** The size of a parking space for one (1) vehicle shall not be less than one hundred and eighty (180) square feet. For purposes of computing the number of parking spaces available in a given area, the ratio of one hundred and eighty (180) square feet per space shall be used. Only the area actually used for parking, not access or driving lanes, shall be considered. The provisions of this sentence shall not apply to single-family detached, semi-detached, and row house dwellings.
2. **SLOPE.** No parking facility shall be designed to contain a slope of greater than five (5) percent.
3. **ACCESS AND EGRESS.** Parking facilities shall be designed so that each vehicle may proceed to and from the parking space provided for it without requiring the moving of any other vehicle. Additionally, driveways and parking areas for non-residential uses shall include, within the property lines, turning areas so constructed and surfaced that a vehicle entering or leaving the property is not required to back onto the street.
4. **SURFACE.** Except as otherwise expressly provided in this Zoning Ordinance, parking facilities and all facilities for the outdoor storage of vehicles shall be provided and maintained with a dust-free, "all-weather" surface which may include stone, concrete or bituminous material.
5. **JOINT USE.** The required parking space for two (2) or more uses may be provided in a common parking facility, provided that the number of spaces is not less than the sum of spaces required for each individual use. However, a variance may be requested to allow a reduction in the number of spaces required for separate uses when the various activities or uses are conducted at substantially different times.
6. **LOCATION.** All parking spaces shall be provided on the premises, or in common parking facilities located adjacent to the premises except that after Zoning Hearing Board approval, all or part of the required number of spaces may be provided on a separate lot or lots within two hundred (200) feet from such premises. For residential uses, all off-street parking spaces shall be located behind the street right-of-way line nor within five (5) feet of any property line. For all other uses, off-street parking spaces shall not be located within the area of required landscaping, and all turning areas shall be so constructed that a vehicle entering or leaving the property is not required to back onto the abutting street.
7. **LIGHTING.** All illumination on parking facilities shall be shielded so as not to produce light upon abutting properties, or impair the vision for vehicular circulation within and adjacent to the parking facilities.
8. **GREENBELT.** In the C - Commercial and I - Industrial Districts, and in other districts when additional parking is required for a home occupation, or any other non-residential use, there shall be a minimum distance of ten (10) feet between all parking areas and/or driveways or accessways and all street right-of-way lines and a minimum distance of ten (10) feet between all parking areas and/or driveways or accessways and side and rear property lines. These ten (10) foot wide areas shall be planted in grass, shrubbery, trees or other types of plant material. In no case shall these areas be paved or covered with an impervious surface. It is the intent of this provision that said ten (10) foot wide areas must be reserved as "greenbelts".

SECTION 1202. MINIMUM PARKING REQUIREMENTS

The following parking requirements shall apply for the below listed land uses unless more specific requirements are identified in the criteria for the land uses permitted by special exception in Section 1604 of this Zoning Ordinance. Additionally, if parking computations result in fractions, any fraction below one-half ($\frac{1}{2}$) may be disregarded, and any fraction over one-half ($\frac{1}{2}$) shall be construed to require a full space.

1. **DWELLING.** Two (2) spaces for each dwelling unit, rental room, or suite.
2. **MOTEL, MOTOR INN, HOTEL.** One (1) space for each rental unit, plus one (1) additional space for each full-time employee on the premises at one time.
3. **THEATER, AUDITORIUM, CHURCH, STADIUM, MEMBERSHIP CLUB, LODGE HALL, AND FUNERAL HOME.** One (1) space for each four (4) permanent seats; and for establishments without permanent seats, one (1) space for every fifty (50) square feet of floor area used for assembly purposes.
4. **EATING OR DRINKING ESTABLISHMENTS.** One (1) off-street parking space for each fifty (50) square feet of floor area devoted to customer uses, or one (1) for every two (2) seats, whichever is the larger, plus one (1) additional space for each full-time employee on the premises at any given time.
5. **MEDICAL/DENTAL CLINICS.** Four (4) spaces for each doctor engaged at the clinic or office.
6. **RETAIL STORE OR OFFICE USE.** One (1) off-street parking space for each one hundred (100) square feet of floor area devoted to customer or patron use.
7. **INDUSTRIAL AND RESEARCH USES.** One (1) space for every two (2) employees on the largest shift.
8. **AUTOMOBILE/TRUCK SERVICE AND REPAIR FACILITIES.** One (1) space for every employee and one (1) space for each service bay.
9. **INSTITUTIONS.** One (1) off-street parking space for each patient or resident bed (excluding bassinets), plus one (1) space for each full-time employee on the premises at one time. However, hospitals, sanitariums, or convalescent homes primarily providing long-term custodial care for patients need not provide more than one (1) space for each four (4) patient beds.
10. For other uses which do not fit in one of the above categories, determination of the adequate off-street parking space requirement shall be made by the Zoning Officer. The Zoning Officer shall take into consideration the projected number of employees and the extent of anticipated public activity for the proposed land use. It is the intent of those requirements that adequate off-street parking and loading facilities be provided for each use of land.
11. For all uses, including those specified above, a plan shall accompany the application for the permit which shall provide relevant data to show that the parking spaces to be provided will meet all anticipated need for the projected number of employees and visitors that would utilize the facility.

SECTION 1203. OFF-STREET LOADING REQUIREMENTS

Adequate off-street loading and unloading space sufficient to accommodate the maximum demand generated by the use of the lot shall be provided on the same premises with every building or part thereof hereafter erected, altered, or occupied for any use which involves large volume receipt or distribution of materials or merchandise by motor vehicle. All off-street loading and unloading spaces shall have an all-weather surface to provide safe and convenient access and use during all seasons. This space shall be so placed and arranged as to not interfere with the free movement of vehicles and pedestrians over a public or private road.

1. **REQUIRED LOADING SPACES.** Every building or structure, lot, or land hereafter put to a business or industrial use or existing building or structure enlarged shall provide one (1) off-street truck loading space for the first ten thousand (10,000) square feet or less of gross floor area, plus a minimum of one (1) additional off-street truck loading area for each additional forty

- thousand (40,000) square feet of gross floor area.
2. **SIZE OF TRUCK LOADING SPACE.** An off-street truck loading space shall have a minimum of twelve (12) feet in width, a minimum of thirty-five (35) feet in length, and a minimum clear height of fourteen (14) feet.
 3. **DESIGN OF LOADING AREA.** Loading areas shall be designed so that a vehicle entering or leaving the property is not required use the abutting street for backing into or out of the property.
 4. **LIGHTING.** All illumination in loading areas shall be shielded so as not to produce light upon abutting properties.

SECTION 1204. PARKING, STORAGE, AND MAINTENANCE OF VEHICLES

1. **PARKING AND STORAGE.** Automotive vehicles or recreational vehicles, including boats and trailers of any kind or type, without current license plates and/or current inspection stickers shall not be parked or stored on any public street or on any residentially zoned property other than in completely enclosed accessory buildings. The requirement of this Section shall not be applicable to implements and other vehicles not normally used as conveyances on the public highways.
2. **OUTSIDE STORAGE OF VEHICLES.** Except as expressly permitted by this Zoning Ordinance as a permitted use or by special exception, outdoor storage of vehicles is prohibited in every zoning district except as an accessory use to the principal use of the same lot and shall not be the principal use of any lot.
3. **SERVICES.** No repair to or maintenance of vehicles of any kind, except for emergency repair, shall be permitted in any accessory parking facility.

SECTION 1205. FRONTAGE DEVELOPMENT

In all districts, each parking area shall be separated from the public street or highway by a raised curb, planting strip, or other suitable barrier against unchanneled motor vehicle entrance or exit, except for necessary accessways. In the case of a planned shopping center, any multiple-unit commercial or industrial development or in any other case where practicable, buildings shall front upon a marginal street or a common parking area and not directly upon a upon a public street. Each such use shall have no more than two (2) accessways to any one (1) street or highway for each three hundred (300) feet of frontage. All points of vehicular access to and from a public street shall be located not less than one hundred (100) feet from the intersection of any street lines, and all parking areas or lots shall provide adequate storage area and distribution facilities upon the lot to prevent the backup of vehicles on a public street while awaiting entry into the site.

For Lease

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An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors

► Commercial Land



676 West Main Street
New Holland, PA 17557

Available Acreage:

1.10 acres

Lease Rate:

\$50,000/year N/N/N

Description:

GROUND LEASE. Flat/level parcel across from the New Holland Shopping Center and just east of the Sheetz in New Holland, PA. On heavily traveled Route 23, this site will make a perfect location for your retail business. Owner would consider making the site pad ready for the right Tenant.

Ruth M. Devenney, CCIM, SIOR

Call Today! 717.293.4552

✉ rdevenney@high.net

Jeff Kurtz, CCIM

Call Today! 717.293.4554

✉ jkurtz@high.net

Acres:	1.10 acres
Water:	Public
Sewer:	Public
Gas:	Not available
County:	Lancaster
Municipality:	Earl Township

Tax Account#:	(190) 13507-0-0000
Deed Reference:	6083458
Zoning:	Commercial
Assessment:	\$161,600
School Tax:	\$2,430.53
Municipality Tax:	\$202.00
County Tax:	\$603.58
Total Tax:	\$3,236.11

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Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

DIMENSIONS



676 West Main Street
New Holland, PA 17557

Perimeter: 1,058 square feet
Area: 50,250 square feet



1853 William Penn Way • P.O. Box 10008 • Lancaster, PA 17605-0008
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For Lease

717.293.4477



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors

► Commercial Land



680 West Main Street
New Holland, PA 17557

Available Acreage:

0.96 acres

Lease Rate:

\$50,000/year N/N/N

Description:

GROUND LEASE. Flat/level parcel across from the New Holland Shopping Center and just east of the Sheetz in New Holland, PA. On heavily traveled Route 23, this site will make a perfect location for your retail business. Owner would consider making the site pad ready.

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Jeff Kurtz, CCIM

Call Today! 717.293.4554

✉ jkurtz@high.net

Acres:	0.96 acres
Water:	Public
Sewer:	Public
Gas:	Not available
County:	Lancaster
Municipality:	Earl Township

Tax Account#:	(190) 02462-0-0000
Deed Reference:	5936367
Zoning:	Commercial
Assessment:	\$160,700
School Tax:	\$2,416.99
Municipality Tax:	\$200.88
County Tax:	\$600.21
Total Tax:	\$3,218.08

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Identify Results:

Account	190-13507-0-0000
Tax Map No.	19010P13 2 3
Owner	WEAVER THOMAS B WEAVER SHELLEEN 676 WEST MAIN ST NEW HOLLAND, PA 17557
Deed Acres	1.10
Calculated Acres	1.16
Location	676 W MAIN ST
Municipality	EARL TOWNSHIP
School District	EASTERN LANCASTER COUNTY
Land Use Code	113 ONE FAMILY DWELLING
Zoning District	C COMMERCIAL
Land Assessment	\$55,000
Building Assessment	\$106,600
Total Assessment	\$161,600
Last Sale Date	06/07/2013
Last Sale Price	\$1
Deed Book Page	6083458
Census Tract No.	12900
ADC Map Page	3355
FEMA Zone	No floodplain detected
FIRM Panel	4217670010B
Effective Date	12/16/80

DIMENSIONS



680 West Main Street
New Holland, PA 17557

Perimeter: 1,014 square feet
Area: 47,850 square feet



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Identify Results:

Account	190-02462-0-0000
Tax Map No.	19010P13 2 2
Owner	WEAVER THOMAS B ET AL 676 WEST MAIN ST NEW HOLLAND, PA 17557
Deed Acres	0.96
Calculated Acres	1.11
Location	680 W MAIN ST
Municipality	EARL TOWNSHIP
School District	EASTERN LANCASTER COUNTY
Land Use Code	113 ONE FAMILY DWELLING
Zoning District	C COMMERCIAL
Land Assessment	\$53,000
Building Assessment	\$107,700
Total Assessment	\$160,700
Last Sale Date	06/20/2011
Last Sale Price	\$1
Deed Book Page	5936367
Census Tract No.	12900
ADC Map Page	3355
FEMA Zone	No floodplain detected
FIRM Panel	4217670010B
Effective Date	12/16/80



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525 Highlands Boulevard
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610.380.8437
FAX 610.380.0583

11020 David Taylor Drive
Suite 130
Charlotte, NC 28262
704.688.0800
FAX 704.688.0801

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Suite E
Sarasota, FL 34243
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