

For Sale

717.697.2422



HERSHEY ROAD, L-1  
WEST HANOVER, PA 17112



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

- Property Information Sheet
- Location Maps
- Tax Information
- Zoning Ordinance

For Sale

717.697.2422



Commercial & Residential Land



Hershey Road, L-1  
West Hanover, PA 17112

**Acreage:**  
7.88 Acres

**Sale Price:**  
\$1,875,000

**Description:**  
7.88 acre site zoned Neighborhood Commercial and R-3. Located next to Agway Store. Public water and sewer nearby. Great commercial or office development opportunity. Fantastic location between Hersheypark Drive and I-81.

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**LAND INFORMATION**

Acreage	7.88 Acres
Tax parcel ID	68-030-199-000-0000
Topography	Clear, somewhat sloped
Highest and best use	Apartments
Possible uses	Commercial, office development opportunity, multi family
Property tax – school, library, county, Fire, township, hydrant	\$1,226

**GEOGRAPHIC INFORMATION**

Zoned	Neighborhood Commercial R-3 Residential
Municipality	West Hanover Township
County	Dauphin County

For Sale

Hershey Road, L-1  
West Hanover, PA 17112

**Utilities**

Water	Public water nearby
Sewer	Public sewer nearby
Gas	Available
Electric	Available

**TRAFFIC COUNTS**

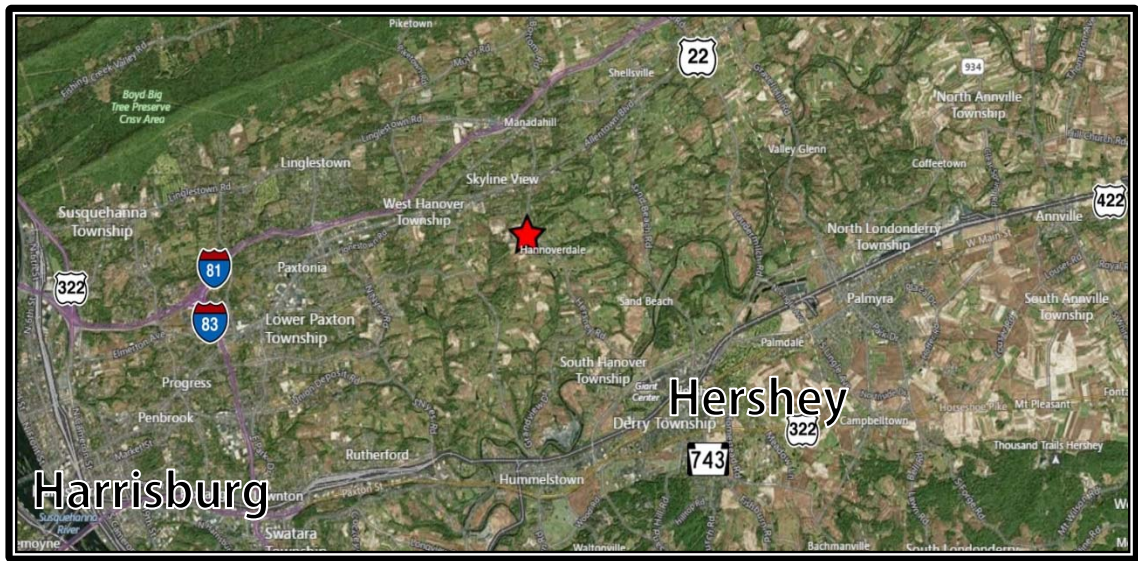
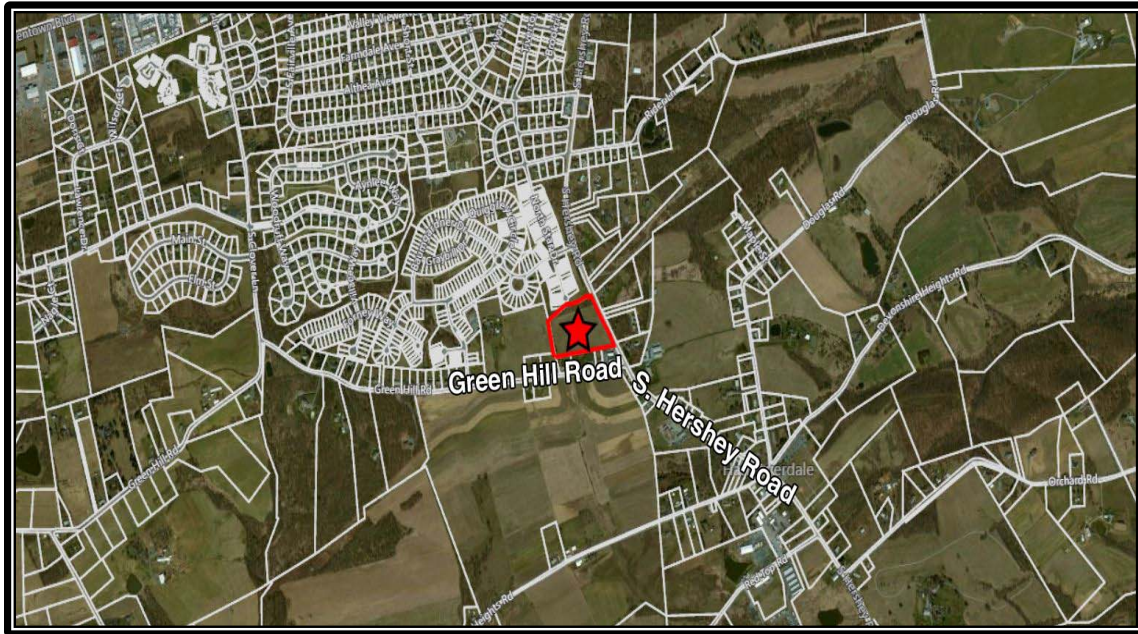
Both Directions	14,118 AADT Dir Both @ Hershey Road 1, 353 AADT Dir North @ Green Hill Road
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**DEMOGRAPHICS**

	<b><u>1 Mile</u></b>	<b><u>3 Mile</u></b>	<b><u>5 Mile</u></b>
Population	2,842	16,848	61,603
Households	1,167	6,513	25,165
Avg. HH Income	\$106,499	\$110,035	\$93,623

# Location Maps

Hershey Road, L-1  
West Hanover, PA 17112





**DAUPHIN COUNTY**  
P E N N S Y L V A N I A

**Property & Taxes**

**Information for Parcel 68-030-199-000-0000, Tax Year 2018**

Generated 10/18/18 at 12:49:31

**Property Information**

<b>Tax Year</b> 2018	<b>Property ID</b> 68-030-199-000-0000
<b>Township</b> WEST HANOVER TWP	<b>Property Use</b> L03 - BLDG LOT-OVER 5 ACRES
<b>Neighborhood</b> 68002 - SOUTHSIDE OF WEST HANOVER	<b>Site Address</b> HERSHEY RD L1
<b>Owner Name and Address</b> [Show Details] HAROUNZADEH, ABE 65 ON THE GREEN DR LEBANON, PA 17042	<b>Mailing Name and Address</b> HAROUNZADEH, ABE 65 ON THE GREEN DR LEBANON, PA 17042

**Assessments**

<b>Annual School</b>	<b>Land</b>	<b>Building</b>	<b>Total</b>	<b>Pref. Land</b>	<b>Pref. Building</b>	<b>Pref. Total</b>
Non-Exempt	48,800	0	<b>48,800</b>	0	0	0
Exempt	0	0	<b>0</b>	0	0	0
<b>Total</b>	<b>48,800</b>	<b>0</b>	<b>48,800</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Annual Billing</b>	<b>Land</b>	<b>Building</b>	<b>Total</b>	<b>Pref. Land</b>	<b>Pref. Building</b>	<b>Pref. Total</b>
Non-Exempt	48,800	0	<b>48,800</b>	0	0	0
Exempt	0	0	<b>0</b>	0	0	0
<b>Total</b>	<b>48,800</b>	<b>0</b>	<b>48,800</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Note:** Preferential assessment values are used for taxation when preferential values are greater than zero.

<b>Type</b>	<b>Status</b>	<b>Land Amount</b>	<b>Exemption/Exclusion/Clean and Green Building Amount</b>	<b>Exemption Amount Farmstead?</b>	<b>Farmstead Value</b>
<b>Payments</b>					
<b>Billing Pd.</b>		<b>Tax Billed</b>	<b>Discount/Pen.</b>	<b>Total Billed</b>	<b>Total Paid</b>
Annual Billing		\$417.31	(\$8.35)	\$408.96	\$408.96
					<b>Balance Due Date Paid</b>
					\$0.00 03/10/2018

**Note:** Payment amounts may only reflect the Dauphin County amounts

<b>Fund (Tax) Description</b>	<b>Rate Type</b>	<b>Millage/Tax Rate</b>	<b>Flat Tax Amount</b>
<b>Annual Billing</b>			
Central Dauphin School District	Millage	16.567200	\$808.48
County Library	Millage	0.350000	\$17.08
County Real Estate	Millage	6.876000	\$335.55
Fire Protection	Millage	0.338500	\$16.52
MUN: WEST HANOVER TWP	Millage	0.914900	\$44.65
WEST HANOVER TWP - Hydrant	Millage	0.072000	\$3.51
<b>Total</b>			<b>\$1,225.79</b>

**Sales History**

<b>Year</b>	<b>Document #</b>	<b>Sale Type</b>	<b>Sale Date</b>	<b>Sold By</b>	<b>Sold To</b>	<b>Price</b>
2003	0478900192	0 Valid	03/10/2003	YINGST GERALD D JR & YINGST DALE C	HAROUNZADEH ABE	\$285,000
1999	0352500614	Combination and Splits	10/07/1999	YINGST GERALD D JR & YINGST DALE C	YINGST GERALD D JR & YINGST DAL	\$1

**Market Land Valuation**

Property Type  
RES - Residential

Description  
Primary Site

Market Land Valuation  
Land Type  
A1 - Primary Site

Sq. Ft.  
343,205

Calc. Acres  
7.8700

Deed Acres  
7.88

No Delinquent Taxes Found

**Name**  
HAROUNZADEH, ADELEH  
HAROUNZADEH, ABE

**Related Names**

Parcel Co-owner  
Parcel Owner

**Relationship**

**Status**  
Current  
Current

**Images**

No images found.



Zoning	
	C - Conservation
	FRA - Flexible Rural Agriculture
	RR - Rural Residential
	R-1 - Low Density Residential
	R-2 - Medium Density Residential
	R-3 - Suburban Residential
	CH - Commercial Highway
	I - Interchange
	IE - Industrial Enterprise
	BE - Business Enterprise
	NC - Neighborhood Commercial



## Chapter 195. Zoning

### Article X. Neighborhood Commercial (NC) District

[Added 8-15-2005 by Ord. No. 2004-12<sup>[1]</sup>]

[1] *Editor's Note: This ordinance also repealed former Art. X, Hanoverdale Hamlet District, as amended.*

#### § 195-45. Purpose.

The Neighborhood Commercial (NC) District provides the ability to maintain the existing physical character of the village centers or hamlets of the Township and the ability to create mixed-use centers for commercial and public activities with compact residential development. The Neighborhood Commercial (NC) District provides an area developed with a compatible mixture of residential units for various income levels and nonresidential commercial and workplace uses, including some structures that provide for a mix of uses within the same building. The district is located within the designated growth area as identified by the Township's Comprehensive Plan and areas planned for public sewage as identified by the Township's Sewage Plan. The characteristics of this district include residences, shops, offices, workplaces, public buildings and parks interwoven within the neighborhood so that all are within relatively close proximity to each other. The development is relatively compact, limited in size and oriented toward pedestrian-friendly activity. There should be an identifiable center and discernable edges to the neighborhood. The regulations of this district are designed to promote and maintain a mixed-use village with appropriate densities and standards for pedestrian activity.

#### § 195-46. Principal permitted uses, buildings and structures.

Principal permitted uses, buildings and structures are as follows:

A. Residential.

- (1) Community residential homes.
- (2) Congregate care residences.
- (3) Duplexes.
- (4) Garden apartments and apartments.
- (5) Patio homes.
- (6) Single-family detached dwellings.
- (7) Single-family attached dwellings.
- (8) Single-family semidetached dwellings.
- (9) Townhouses.
- (10) Two-family dwellings.

- (11) Multifamily dwellings.
  - (12) Quadruplex dwellings.
  - (13) Triplex dwellings.
  - (14) Conversion apartments with commercial.
  - (15) Any use determined by the Zoning Officer to be of the same general character as the above-listed permitted uses.
- B. Nonresidential.
- (1) Administrative offices.
  - (2) Animal kennels, veterinary services and animal services in accordance with § 195-103N.
  - (3) Art galleries.
  - (4) Amusement arcades.
  - (5) Bars in accordance with § 195-103R.
  - (6) Bed-and-breakfast homes: a privately owned detached dwelling having a maximum of eight rooms, all without cooking facilities, rented to guests on a daily basis with the service of providing breakfast to the guests by the proprietor facility.  
[Amended 12-19-2016 by Ord. No. 2016-09]
  - (7) Business services.
  - (8) Child/adult care centers in accordance with § 195-103B.
  - (9) Community activity buildings.
  - (10) Convenience stores.
  - (11) Churches or place of worship.
  - (12) Elementary and secondary schools and institutions of higher education.
  - (13) Financial institutions.
  - (14) Forestry activities in accordance with § 195-103Q.
  - (15) Funeral homes (without crematorium).
  - (16) Health clubs.
  - (17) Laundromats.
  - (18) Membership organizations.
  - (19) Medical and dental clinics.
  - (20) Museums.
  - (21) Personal services.
  - (22) Pharmacies.

- (23) Professional offices.
- (24) Public libraries.
- (25) Public open space.
- (26) Public recreation areas.
- (27) Public utilities and facilities in accordance with § 195-103J.
- (28) Rental services.
- (29) Restaurants.
- (30) Restaurants, fast-food.
- (31) Retail sales.
- (32) Studios.
- (33) Studios, dance and music.
- (34) Theaters.
- (35) Uses determined by the Zoning Officer to be of the same general character of the permitted uses listed above.

## § 195-47. Principal conditional uses, buildings and structures.

Principal conditional uses, buildings, and structures, when authorized by the Board of Supervisors in accordance with Article XXV, are as follows:

- A. Public parking lots.
- B. Nursing or convalescent homes in accordance with § 195-169.

## § 195-48. Accessory permitted uses, buildings and structures.

[Amended 9-5-2006 by Ord. No. 2005-8]

Accessory permitted uses, buildings and structures customarily incidental to the principal permitted uses are as follows, including but not limited to:

- A. Accessory apartments in accordance with § 195-94.

[Added 5-7-2007 by Ord. No. 2007-6<sup>[1]</sup>]

[1] *Editor's Note: This ordinance also provided for the redesignation of former Subsections A through J as Subsections B through K, respectively.*

- B. Bus shelters in accordance with § 195-114.  
[Amended 5-4-2009 by Ord. No. 2009-07]
- C. Fences in accordance with § 195-95D.
- D. Home occupations in accordance with § 195-99.
- E. No-impact home-based business in accordance with § 195-103O.
- F. Off-street parking in accordance with Article XXII.

- G. Parking lots (public and private).
- H. Private garages, garden structures or greenhouses not used for commercial purposes in accordance with § 195-95A. A commercial greenhouse is not considered an accessory use in accordance with § 195-10.
- I. Signs in accordance with Article XXIII.
- J. Solar energy systems in accordance with § 195-112.  
[Added 5-4-2009 by Ord. No. 2009-09<sup>[2]</sup>  
[2] *Editor's Note: This ordinance also provided for the redesignation of former Subsections J and K as Subsections K and L, respectively.*
- K. Storage buildings in accordance with § 195-95A.
- L. Swimming pools in accordance with § 195-95F.

## § 195-49. Development requirements.

- A. Height regulations. The height of a principal building shall not be greater than three stories or 35 feet. Accessory building and structure heights are as specified in § 195-96A.
- B. Lot area regulations.
  - (1) Residential.
    - (a) Minimum lot area (single-family detached dwellings, except as modified by Article XVII): 8,000 square feet.
    - (b) Minimum lot area for duplexes: 3,000 square feet.  
[Amended 9-4-2007 by Ord. No. 2007-10]
    - (c) Minimum lot area for multifamily dwellings, townhouses: 2,000 square feet.  
[Added 9-4-2007 by Ord. No. 2007-10]
  - (2) Nonresidential: no minimum lot area.
- C. Density regulations.
  - (1) Residential and mixed uses.  
[Amended 9-5-2006 by Ord. No. 2005-8; 9-4-2007 by Ord. No. 2007-10<sup>[1]</sup>]
    - (a) Maximum density per acre shall be 5.5 dwelling units per acre for lots less than three acres.
    - (b) Development of at least three acres and less than 15 acres requires mixed-use ratio of:
      - [1] Minimum 25% of lot area nonresidential use up to a maximum of 50%.
      - [2] Maximum residential density per acre shall be eight dwelling units per acre.
    - (c) Development of at least 15 acres requires mixed-use ratio of:
      - [1] Minimum 20% of lot area nonresidential use up to a maximum of 50%.
      - [2] Maximum residential density per acre shall be eight dwelling units per acre.
  - [1] *Editor's Note: This ordinance also deleted former Subsection C(2) and (3), pertaining to nonresidential uses.*

## D. Nonresidential structure regulations.

[Added 9-4-2007 by Ord. No. 2007-10<sup>[2]</sup>]

- (1) For development of less than three acres, the maximum building coverage is 5,000 square feet and maximum gross floor area is 15,000 square feet.
- (2) For development of at least three acres and under 15 acres, the maximum building coverage is 10,000 square feet and a maximum gross floor area is 30,000 square feet.
- (3) For development of over 15 acres, the maximum building coverage is 15,000 square feet and a maximum gross floor area of 45,000 square feet for general commercial use.
- (4) Maximum nonresidential development shall be not greater than 50% of lot area for lots of at least three acres.
- (5) Building structures, as defined by Subsection **D(2)** and **(3)**, may be connected under a single roof only if common public space is between each building structure.
- (6) The common public space shall be a minimum of fifteen-feet-wide, and may extend from the ground level floor up to a roof structure, as in an atrium.
- (7) In cases where the building structures are less than 75% of the maximum allowable building coverage and/or gross floor area, the common public space may be reduced by 25% through the allowance of a second- or third-story room.
- (8) The only allowable uses in the common public space shall be stairs, elevators, escalators, walkways, pedestrian seating and planters, and other noncommercial ancillary uses.
- (9) The end walls of the connected building structures shall meet the applicable fire-rated assemblies, per the current International Building Code.
- (10) The common public area must have an architecturally diversified facia from the rest of the building structure facias.
- (11) One tenant shall not occupy more than the maximum gross floor area of one building structure.

[2] *Editor's Note: This ordinance also relettered former Subsections D through L as E through M, respectively.*

## E. Width regulations. Residential: at the front building setback line, the minimum lot width shall be 20 feet.

[Amended 9-4-2007 by Ord. No. 2007-10]

## F. Yard regulations. Each lot shall have front, side and rear yards of not less than the depth and width indicated below:

[Amended 9-5-2006 by Ord. No. 2005-8]

- (1) Front yard depth: 10 feet.
- (2) Side yard depth: none for single-family attached dwellings; 10 feet for single-family detached dwellings, multifamily dwellings and duplexes.
- (3) Rear yard depth: 30 feet.
- (4) Interior yards:
  - (a) Front: 10 feet.
  - (b) Side: 10 feet.
  - (c) Rear: 30 feet.

- (5) Nonresidential side yard depth: 10 feet.
- G. Coverage regulations. The building(s), structure(s) and impervious surface coverage shall not be more than 75%.
- H. Floodplain Overlay District. Development located in affected floodplain areas shall be in accordance with the requirements of the Floodplain Overlay District of Article XV.
- I. Environmental Protection Overlay District. Development shall meet the requirements of the Environmental Protection Overlay District in accordance with Article XVI.
- J. Development standards. Development shall meet the development standards in accordance with Article XIX.
- K. Performance standards. Development shall meet the requirements of the performance standards in accordance with Article XX.
- L. Motor vehicle access. When motor vehicle access is provided from a public or private street onto the lot, the motor vehicle access requirement of Article XXI shall apply.
- M. Off-street parking requirements. Off-street parking shall be provided in accordance with the provisions of Article XXII.

## § 195-49.1. Design standards.

- A. Public areas.
  - (1) Streets and alleys shall be a continuation and extension of existing streets and alleys and shall have the name of existing streets and alleys. Streets shall be sized or improved to allow for on-street parking, on either one side or both sides of the street. Two-way streets shall be 40 feet in width, with two eleven foot driving lanes and two nine-foot parking areas. Alleys shall be at least 14 feet wide. The right-of-way for an alley shall be four feet wider than the driving lane. All streets shall have curbs, and curbs shall not be required for alleys.
  - (2) Streetlights shall be provided and shall not exceed 18 feet in height and at no more than seventy-five-foot intervals on both sides of the street. The Township streetlight specification for this district shall be met.
  - (3) Sidewalks with a minimum width of four feet shall be provided along both sides of the street.
  - (4) Garages and parking. Detached private garages shall be built to be accessible from an alley or secondary street. However, in the case where space limitations do not allow for the alley to physically fit into an existing neighborhood, detached private garages may be accessible from a private driveway accessible from the street, provided that the garage is located in the rear of the lot a minimum of 10 feet beyond the line of the rear of the dwelling unit/building.
  - (5) The overall design for traditional neighborhood development shall be focused on preserving the existing village/neighborhood character of the Township. The overall design of infill development within or at the end of any existing block shall be consistent with existing dwellings and nonresidential structures from the standpoint of setbacks and vehicular access.
- B. Location of uses. The greatest density of housing and preponderance of office and commercial uses should be located in the center of the traditional neighborhood development with frontage along state routes and major transportation corridors with uses extending along the corridor to the edges of the district. Commercial uses located at the edge of the traditional neighborhood development may be located adjacent to similar commercial uses in order to form a greater commercial corridor. Residential development should fill in behind or mixed with those commercial uses fronting along the major thoroughfare.

## Chapter 195. Zoning

### Article IX. Suburban Residential District

#### § 195-40. Purpose.

The Suburban Residential (R-3) District provides areas for medium- and high-density residential development. The district is located within growth areas as defined in the Township's Comprehensive Plan and areas planned for public sewage as identified in the Township's Sewage Plan. Due to the availability of community facilities in the R-3 District, housing variety, quality design and sound construction are anticipated and encouraged. It is anticipated that development projects in the R-3 District will be based on performance standards that preserve existing natural features and vegetation and promote excellence in site planning and landscape design. The regulations for this district are designed to protect and maintain present suburban characteristics and ensure high-quality future residential development in keeping with the Township's design standards.

#### § 195-41. Principal permitted uses, buildings and structures.

Principal permitted uses, buildings and structures are as follows:

- A. Apartments.
- B. Bed-and-breakfast homes.  
[Amended 12-19-2016 by Ord. No. 2016-08]
- C. Child/adult care centers in accordance with § 195-104.
- D. Community residential homes.
- E. Condominiums.
- F. Congregate care residences.
- G. Churches.
- H. Duplexes.
- I. Elementary and secondary schools and institutions of higher education.
- J. Forestry activities in accordance with § 195-103Q.  
[Added 8-15-2005 by Ord. No. 2004-12<sup>[1]</sup>  
<sup>[1]</sup> *Editor's Note: This ordinance also provided for the redesignation of former Subsections J through X as Subsections K through Y, respectively.*
- K. Garden apartments.
- L. Government buildings and uses.

- M. Multifamily dwellings.
- N. Patio homes.
- O. Public libraries.
- P. Public recreation areas.
- Q. Public utilities and facilities in accordance with § 195-103J.  
[Amended 8-15-2005 by Ord. No. 2004-12]
- R. Quadruplex dwellings.
- S. Single-family attached dwellings.
- T. Single-family detached dwellings.
- U. Single-family semidetached dwellings.
- V. Townhouses.
- W. Triplex dwellings.
- X. Two-family dwellings.
- Y. R-3 cluster developments in the R-3CO in accordance with § 195-44A.  
[Added 4-3-2017 by Ord. No. 2017-03<sup>[2]</sup>  
[2] *Editor's Note: This ordinance also redesignated former Subsection Y as Subsection Z.*
- Z. Any use determined by the Zoning Officer to be of the same general character as the above-listed permitted uses.

## § 195-42. Principal conditional uses, buildings and structures.

Principal conditional uses, buildings and structures, when authorized by the Board of Supervisors in accordance with Article XXV, are as follows:

- A. Boardinghouses.
- B. Community activity buildings.
- C. Health clubs.
- D. Manufactured home parks.
- E. Nursing or convalescent homes.
- F. Private recreation areas.

## § 195-43. Accessory permitted uses, buildings and structures.

[Amended 8-4-2003 by Ord. No. 2003-12; 8-15-2005 by Ord. No. 2004-12; 9-5-2006 by Ord. No. 2005-8]

Accessory permitted uses, buildings and structures customarily incidental to the principal permitted uses are as follows, including but not limited to:

- A. Accessory apartments in accordance with § 195-94.



- B. Bus shelters in accordance with § 195-114.  
[Added 5-4-2009 by Ord. No. 2009-07<sup>[1]</sup>  
[1] *Editor's Note: This ordinance also provided for the redesignation of former Subsections B through J as Subsections C through K, respectively.*
- C. Fences in accordance with § 195-95D.
- D. Home occupations in accordance with § 195-99.
- E. No-impact home-based business in accordance with § 195-103O.
- F. Off-street parking in accordance with Article XXII.
- G. Private garages, garden structures or greenhouses not used for commercial purposes in accordance with § 195-95A.
- H. Signs in accordance with Article XXIII.
- I. Storage buildings in accordance with § 195-95A.
- J. Swimming pools in accordance with § 195-95F.
- K. Private antenna tower in accordance with § 195-95G.
- L. Solar energy systems in accordance with § 195-112.  
[Added 5-4-2009 by Ord. No. 2009-09]
- M. ECHO (Elder Cottage Housing Opportunity) in accordance with § 195-100.  
[Added 12-19-2016 by Ord. No. 2016-01]

## § 195-44. Development requirements.

- A. Height regulations. The height of a principal building shall not be greater than 35 feet or three stories. Accessory buildings, structures and barn heights are as specified in § 195-96A.
- B. Lot area regulations.  
[Amended 10-7-1996 by Ord. No. 1996-12; amended 7-17-2000 by Ord. No. 2000-7; 9-5-2006 by Ord. No. 2005-8]
  - (1) The minimum lot area shall be 10,000 square feet for single-family dwellings, except as modified by Article XVII, Open Space Residential and Nonresidential Development.
  - (2) The minimum lot area shall be 8,000 square feet for manufactured home park lots, except as modified by Article XVII, Open Space Residential and Nonresidential Development. In no case shall a manufactured home park lot be less than 10,000 square feet in area.
  - (3) The minimum lot area for two-family dwellings or duplexes shall be 8,000 square feet per unit, except as modified by Article XVII.
  - (4) The minimum lot area for multifamily dwelling units shall be 10,000 square feet per unit, except as modified by Article XVII.
  - (5) The minimum lot area for nonresidential uses shall be 10,000 square feet.
- C. Density regulations. Maximum density shall be 4.5 dwelling units per acre.  
[Amended 9-5-2006 by Ord. No. 2005-08]

D. Width regulations.

[Amended 10-7-1996 by Ord. No. 1996-12]

- (1) Single-family detached. At the required minimum front building setback line, the lot width shall be a minimum of 60 feet for single-family detached dwellings.
- (2) Other single-family residential. Lot widths for other single-family residential types shall conform to the following:

<b>Use</b>	<b>Minimum Lot Width Requirements (feet)</b>
Manufactured home parks	50
Patio homes	75
Quadruplex dwellings	75
Single-family attached dwellings	20
Single-family semidetached dwellings	40
Triplex dwellings	75
Two-family dwellings	100
Multifamily residential	50
Nonresidential	50

E. Yard regulations. Each lot shall have front, side and rear yards of not less than the depth and width indicated below:

[Amended 10-7-1996 by Ord. No. 1996-12; 9-5-2006 by Ord. No. 2005-8]

- (1) Front yard depth: 25 feet.
- (2) Side yards:
  - (a) Single-family detached dwellings or two-family dwellings. Minimum width of one side yard shall be not less than eight feet. The total width of the two required side yards shall be not less than 20 feet.
  - (b) On a corner lot, the side yard abutting the street shall be not less than 20 feet in width.
  - (c) Single-family attached dwelling units: zero feet.
  - (d) Patio homes. One side yard may be zero feet. The total width of the two required side yards shall be not less than 20 feet.
- (3) Rear yard depth: 35 feet.
- (4) Interior yards :
  - (a) Front: 25 feet.
  - (b) Side: 10 feet.
  - (c) Rear: 35 feet.

F. Coverage regulations. The building(s), structure(s) and impervious surface coverage shall not be more than 35%.

G. Floodplain Overlay District. Development located in affected floodplain areas shall be in accordance with the requirements of the Floodplain Overlay District of Article XV.

- H. Environmental Protection Overlay District. Development shall meet the requirements of the Environmental Protection Overlay District in accordance with Article **XVI**.
- I. Open space residential and nonresidential development. Open space residential and nonresidential development shall be in accordance with Article **XVII**.
- J. Development standards. Development shall meet the development standards in accordance with Article **XIX**.
- K. Performance standards. Development shall meet the requirements of the performance standards in accordance with Article **XX**.
- L. Motor vehicle access. When motor vehicle access is provided from a public or private street onto the lot, the motor vehicle access requirements of Article **XXI** shall apply.
- M. Off-street parking requirements. Off-street parking shall be provided in accordance with the provisions of Article **XXII**.

717.697.2422



An Affiliate of High Real Estate Group LLC  
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