

For Sale

717.697.2422



201 S. OAK GROVE & STERLING ROADS
HARRISBURG, PA 17112



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

For Sale

717.697.2422



► *Multi-family, community residential*



Annette Cassel Means
717.791.2064 – direct
ameans@high.net

*201 S. Oak Grove
& Sterling Roads
Harrisburg, PA 17112*

Acreage

23 Acre + 5.26 Acre Parcels
Totaling 28.26 Acres

Sale Price:

\$1,575,000

Description:

The zoning allows community residential homes, apartments, townhouses, churches, government use, schools and institutes of higher education. *Christmas trees are excluded from the land purchase price. Seller retains the right to sell.

LAND INFORMATION

Available acreage	23 Acre + 5.26 Acre Parcels Totaling 28.26 Acres
Municipality	West Hanover Township
County	Dauphin County
Zoning	R3 Suburban Highway
Road access	S. Oak Grove Road & Sterling Road
Topography	Flat
Visibility	S. Oak Grove Road & Sterling Road
Tax identification	68-028-076 & 68-028-122
Surrounding uses	Retail, industrial, residential
Possible uses	Multi family, community residential

For Sale

201 S. Oak Grove Road
Harrisburg, PA 17112

Utilities

Water	Currently private
Sewer	Currently private; Public sewer at Sterling Road
Natural gas	Nearby
Electric	Yes

Traffic Counts

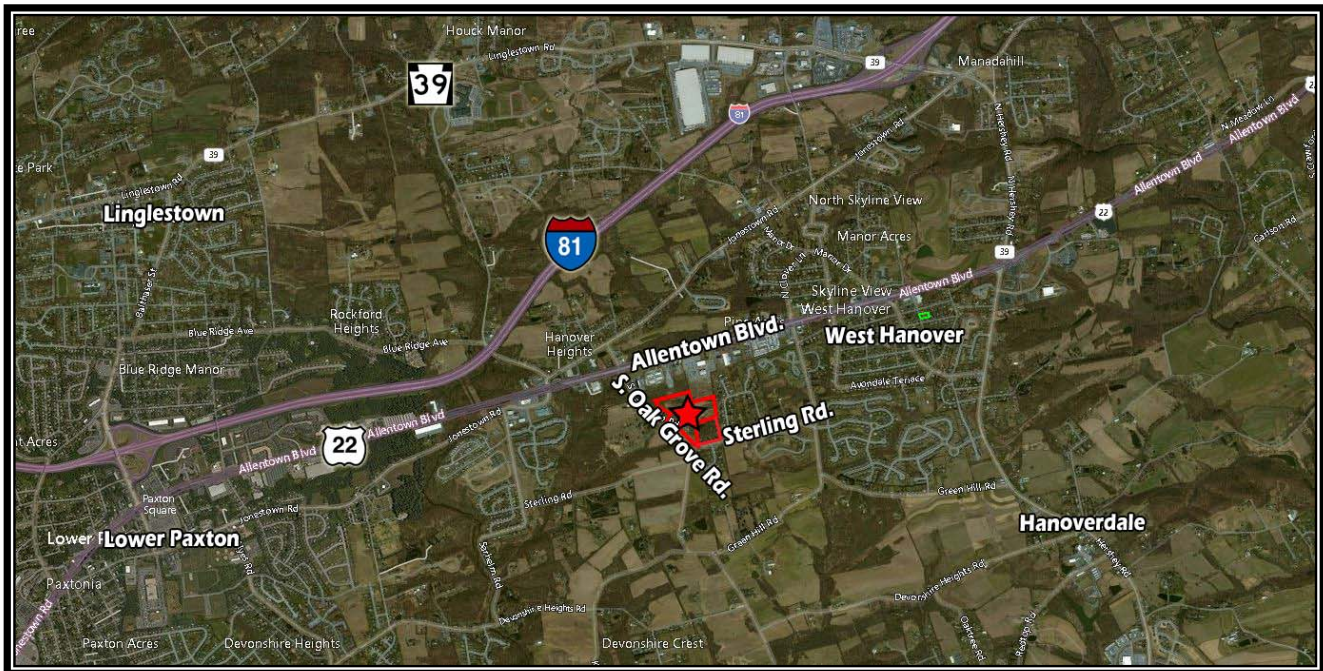
7,768 Dir East AADT @ Rte. 22
6,578 Dir West AADT @ Rte. 22
1,905 Both Dir AADT @ S. Oak Grove Road

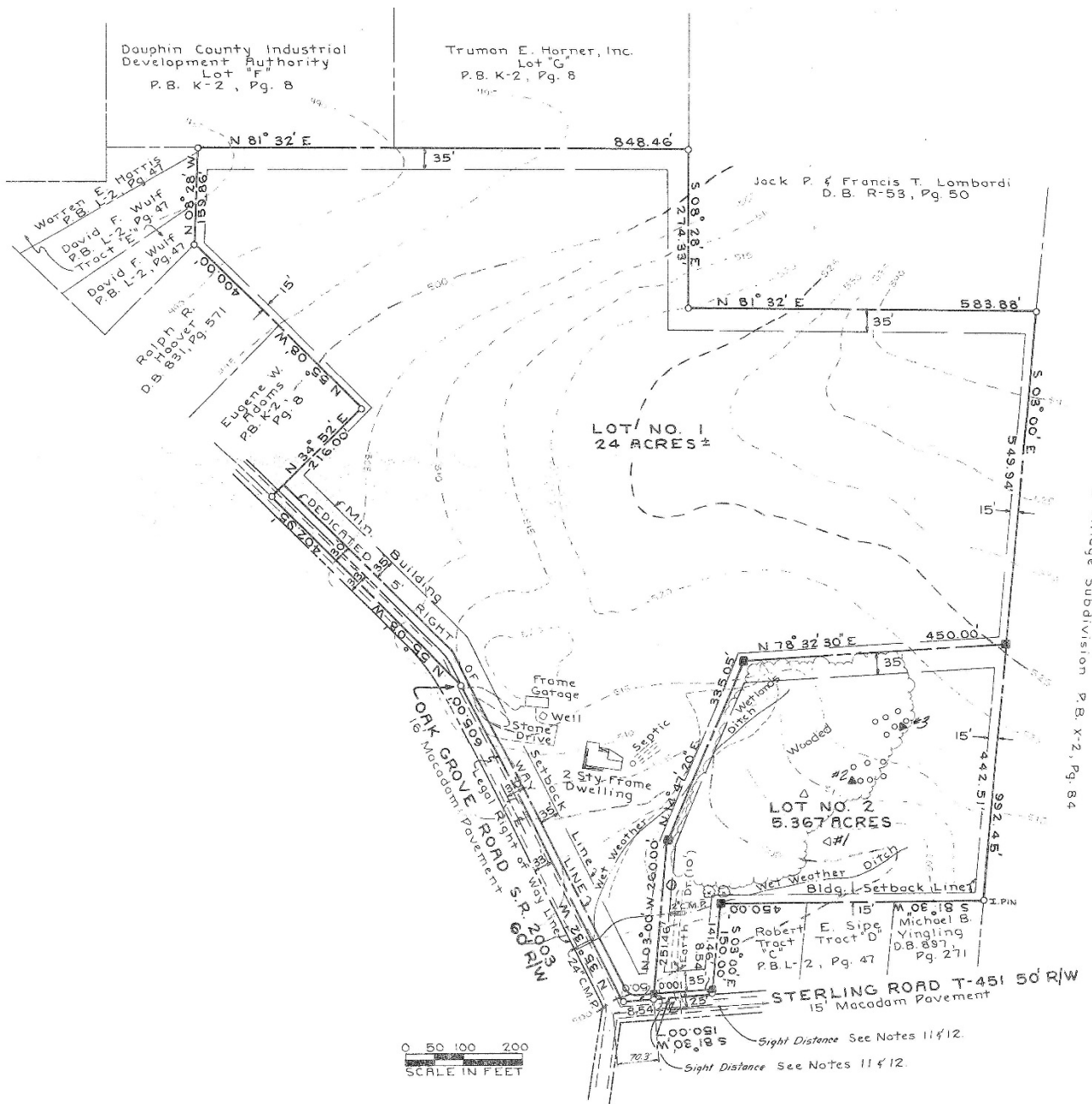
Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	3,837	27,183	74,584
Households	1,533	10,933	30,869
Avg. HH Income	\$108,665	\$113,675	\$99,660

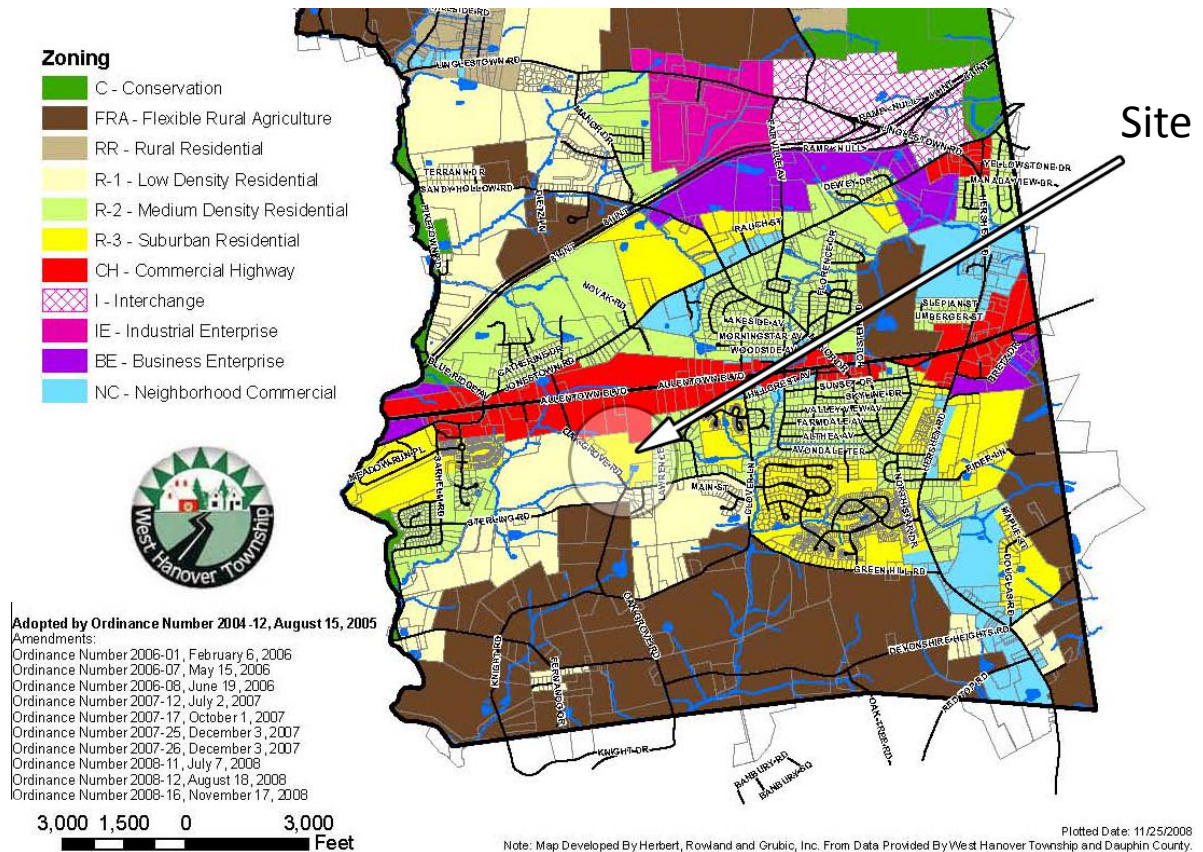
Map

201 S. Oak Grove Road
Harrisburg, PA 17112





R-3 Suburban Residential



§ 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. 2004-12¹]**
- K. Garden apartments.
- L. Government buildings and uses.
- M. Multifamily dwellings.

1. Editor's Note: This ordinance also provided for the redesignation of former Subsections J through X as Subsections K through Y, respectively.

- 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. 2017-03²]**
- 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.

2. Editor's Note: This ordinance also redesignated former Subsection Y as Subsection Z.

**§ 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. 2009-07³]**
- 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]**

3. Editor's Note: This ordinance also provided for the redesignation of former Subsections B through J as Subsections C through K, respectively.

- (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:

Minimum Lot Width Requirements	
Use	(feet)
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

**Minimum Lot Width
Requirements**

Use	(feet)
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.

201 S. Oak Grove Road
Harrisburg, PA 17112



1853 William Penn Way
Lancaster, PA 17601

717.291.2284
FAX 717.293.4488
1.800.638.4414

5000 Ritter Road
Suite 201
Mechanicsburg, PA 17055
717.697.2422
FAX 717.697.0870
1.800.213.0094

495 Highlands Boulevard
Suite 103
Coatesville, PA 19320
610.380.8437
FAX 610.380.0583

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

6497 Parkland Drive
Suite E
Sarasota, FL 34243
941.756.5599
FAX 941.758.7614

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5000 Ritter Road, Suite 201 | Mechanicsburg, PA 17055 | 717.697.2422 | www.highassociates.com