

For Sale

717.293.4477



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors



281 & 285 EAST MAIN STREET
LEOLA, PA 17540

Brian Davison, CCIM

Call Today! ☎ 717.293-4513

✉ bdavison@high.net

Ruth M. Devenney, CCIM, SIOR

Call Today! ☎ 717.293.4552

✉ rdevenney@high.net



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▶ Vacant Land



281 & 285 East Main Street
Leola, PA 17540

Available Acreage

1.8 acres

Sale Price:

\$249,000

Description:

1.8 acres for sale. Zoned Mixed Use. 18,000 + daily traffic count. Public water and sewer. Also includes Tax ID# 360-48524-0-0000, Deed # 05590443

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LAND INFORMATION

Municipality:	Upper Leacock Township
County:	Lancaster County
Zoning:	Mixed Use
Road Access:	East Main Street/New Holland Pike
Frontage Feet:	250'
Topography:	Level
Traffic Count:	18,000+ daily traffic count
Present Use:	Vacant land
Possible Uses:	See zoning
School District:	Conestoga Valley
Tax Account#:	360-42706-0-0000 & 360-48524-0-0000
Deed Reference#:	05600445 & 05590443

Assessment: \$86,700
Real Estate Taxes (2016): Municipality: \$147.39
County: \$323.82
School: \$1,380.61
Total: \$1,851.83

UTILITIES

Water: Public
Sewer: Public
Electric: PPL

GEOGRAPHIC INFORMATION

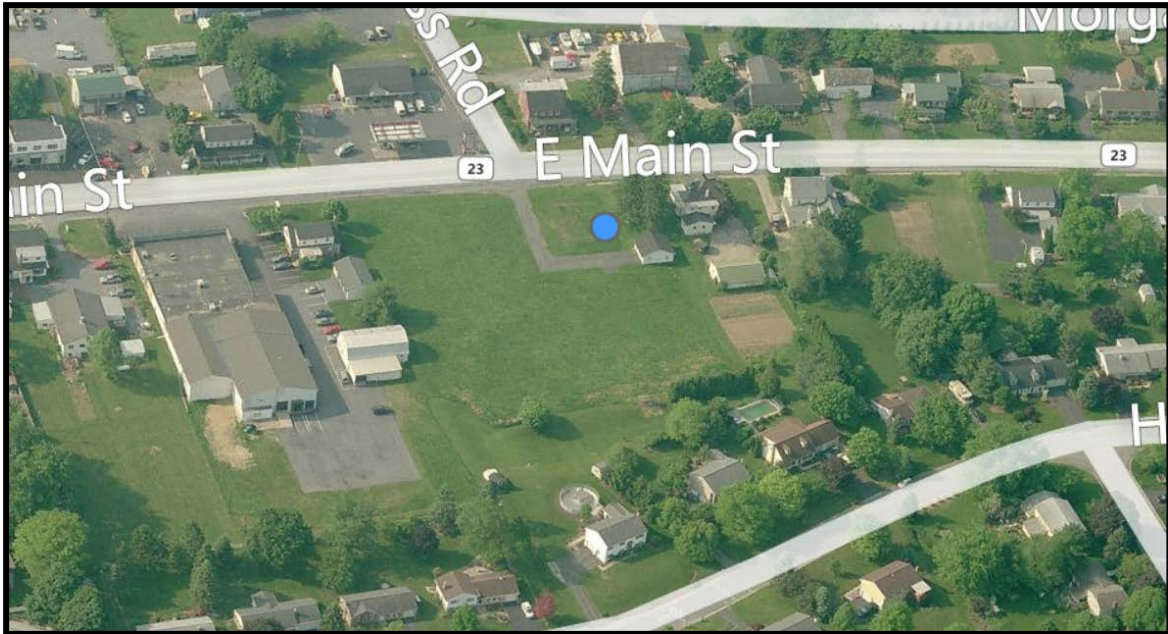
Location: Rt. 23, Leola
Distance to Highway Access: 7.5 miles to Rt. 30



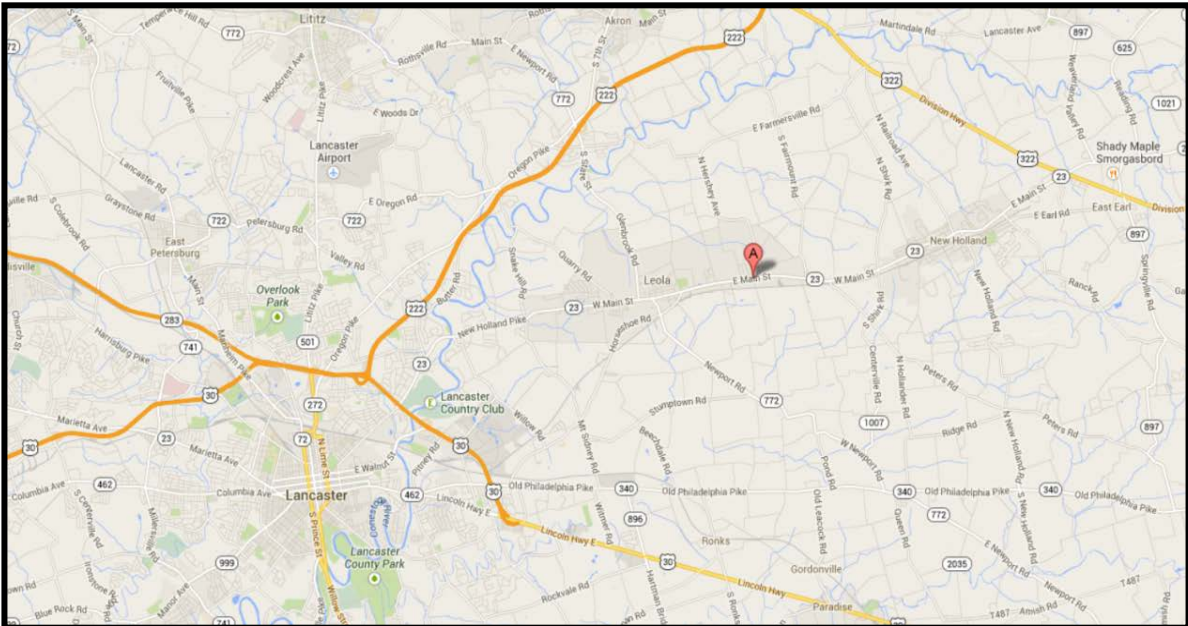
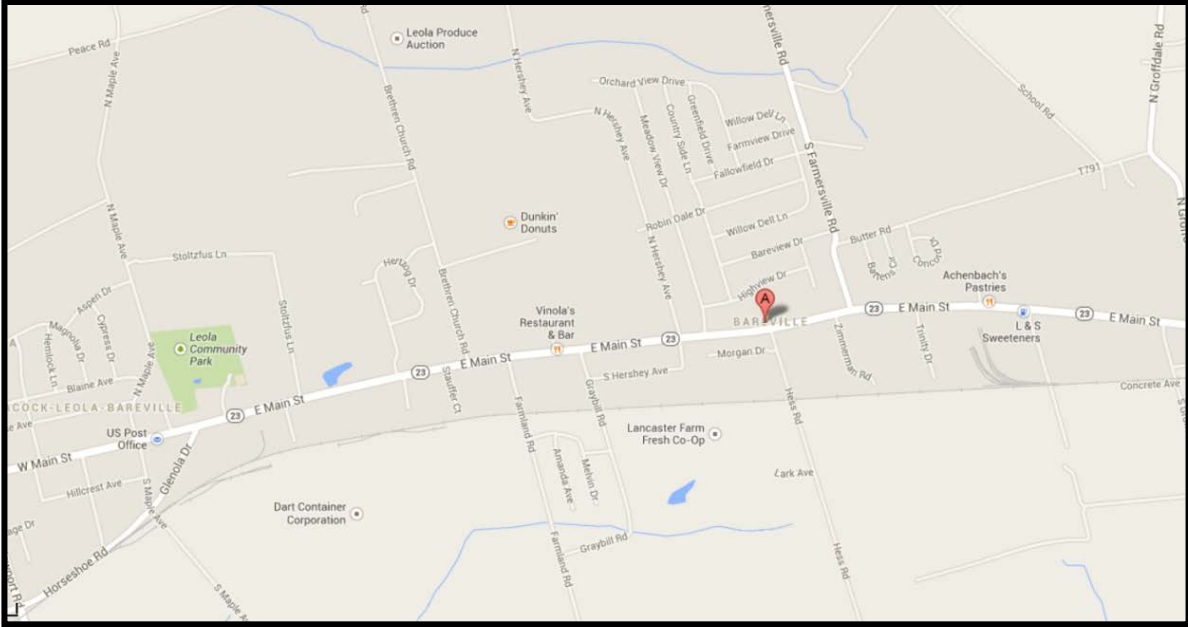
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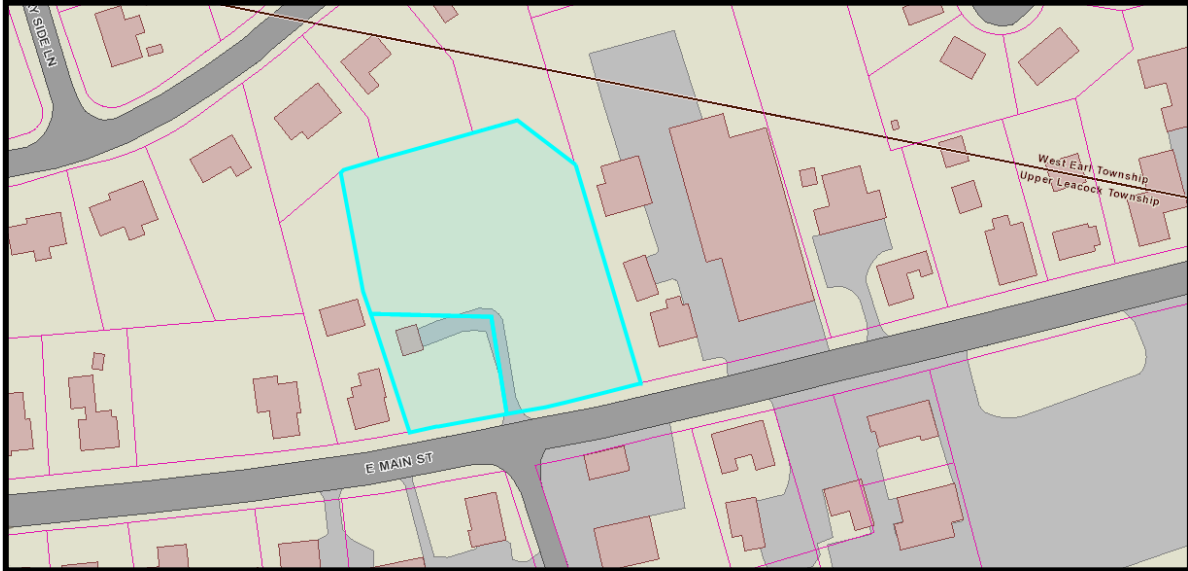
AERIAL PHOTO



LOCATION MAP



TAX MAP

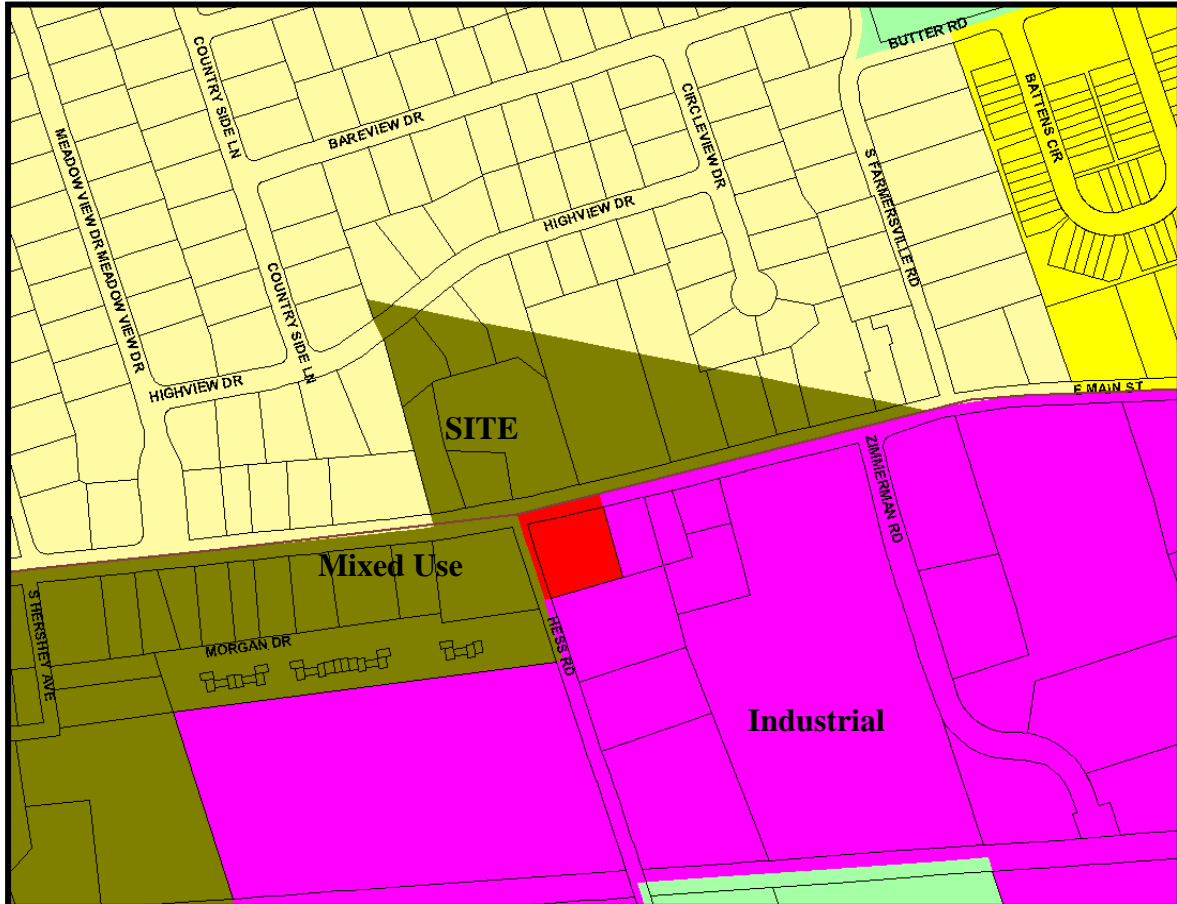


281 & 285 East Main Street
Leola, PA 17540

 **HIGH ASSOCIATES** LTD.
An Affiliate of High Real Estate Group LLC

1853 William Penn Way • P.O. Box 10008 • Lancaster, PA 17605-0008
(717) 291-2284 • FAX (717) 293-4488 • www.highassociates.com

ZONING MAP



281 & 285 East Main Street
Leola, PA 17540

Mixed Use Zoning

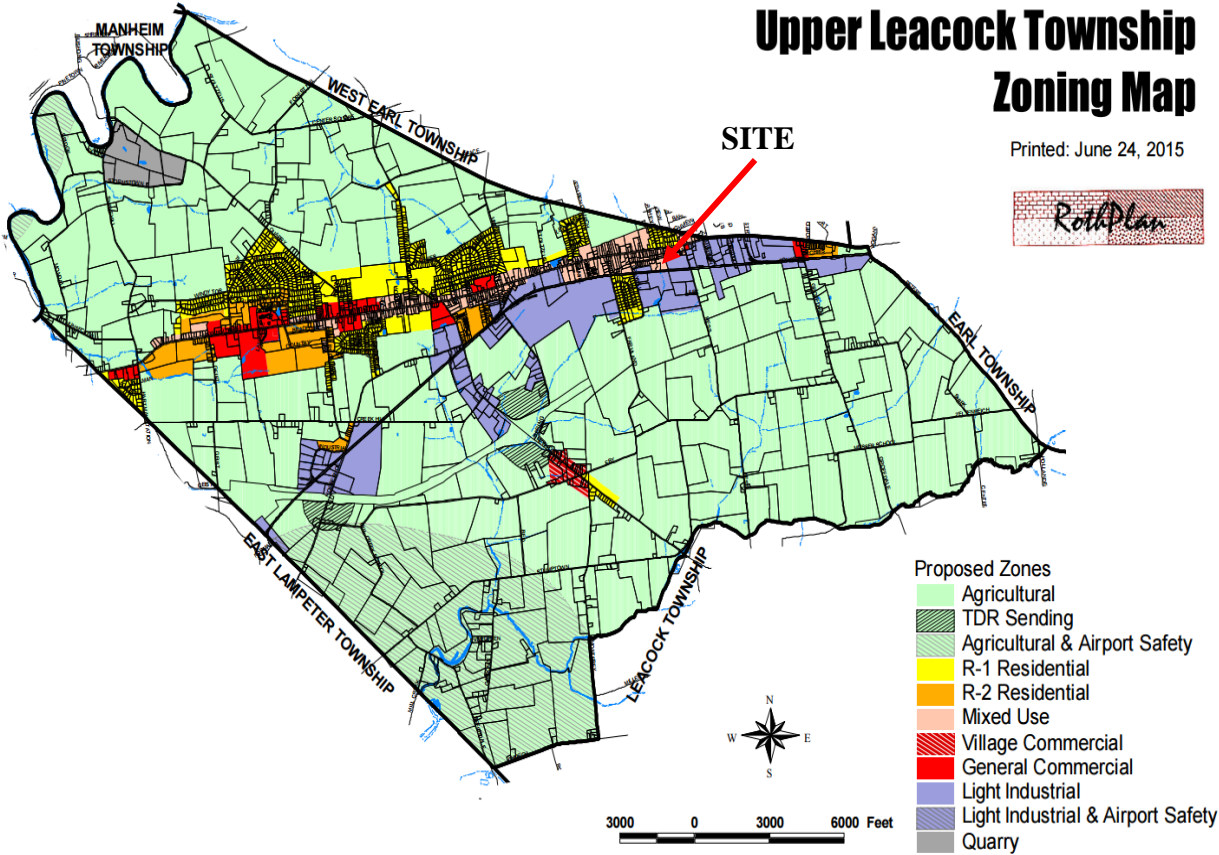


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ZONING MAP

Upper Leacock Township Zoning Map

Printed: June 24, 2015



281 & 285 East Main Street
Leola, PA 17540

Light Industrial Zoning



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Section 210 Mixed Use Zone (MU)

210.1.

Purpose - This Zone accommodates a mixture of land uses that have evolved along Main Street within the three Villages of Leacock, Leola and Bareville. Limited businesses have been selected that can take advantage of the daily traffic passing through



these Villages, while at the same time assure compatibility with the numerous dwellings that remain. Aside from public uses, all uses are evaluated via the conditional use process so that opportunities to integrate vehicular access and parking are provided during site plan review. Strict design requirements have been imposed to preserve the "small town" character of these areas, and bonus incentives are available for uses that employ "high-quality" site design features. Overall retail size has been restricted as a means of encouraging adaptive reuse of converted dwellings, rather than the construction of new commercial buildings.

210.2.

Permitted Uses

1. Agricultural (excluding commercial livestock and commercial produce operations), horticultural and forestry uses, subject to the standards listed in Section 201 of this Ordinance;
2. Public and/or nonprofit parks, subject to the standards listed in Section 201 of this Ordinance;
3. Public uses and public utilities, subject to the standards listed in Section 201 of this Ordinance;
4. Single-family detached dwellings;
5. Accessory uses customarily incidental to the uses permitted within this Zone; and,
6. No-impact home based business.

(Note: The above Section 210.2.6. was added June 19, 2003, by Ordinance No. 2003-4.)

210.3.

Conditional Uses (See Sections 704 and 444)

1. Accessory building apartments (See Section 401);
2. Bed and breakfasts (See Section 409);
3. Boarding houses (See Section 411);
4. Caterers;
5. Churches and related uses, excluding cemeteries (See Section 415);
6. Commercial day-care facilities (See Section 419);
7. Duplexes, townhouses and multiple-family dwellings subject to the design requirements listed in Section 203 of this Ordinance;
8. Funeral homes (See Section 433);
9. Home occupations (See Section 439);
10. Medical or dental clinics;
11. Nursing, rest or retirement homes (See Section 448);
12. Offices;
13. Personal services including: barber and beauty or tanning salons; dry cleaning and laundry pick-up/drop-off facilities; music, art or photographic studios and repair of clocks and small appliances;
14. Restaurants (not including drive-thru or fast-food restaurants);

15. Retail sale of goods provided the total sales and/or display area is less than one thousand, two hundred (1,200) square feet;
16. Two-family and/or multi-family conversions (See Section 461); and,
17. Veterinarian offices, provided no outdoor keeping of animals is permitted.

210.4. Number of Uses - Any number of the uses allowed in this Zone are permitted within each existing building, provided the building size and floor area remain the same as it was on the effective date of this Ordinance and Section 307 of this Ordinance shall not apply in this instance.

For new buildings, only one principal use is permitted and Section 307 of this Ordinance shall apply in this instance.

For existing buildings that are enlarged, the number of uses permitted per building shall be the same number (at least one) that occupied the building on the effective date of this Ordinance and Section 307 of this Ordinance shall not apply in this instance.”

(Note: The above Section 210.4. was amended on February 3, 2005 by Ordinance No. 2005-2.)

210.5. Lot Area Requirements - Unless otherwise specified, all lots shall have a minimum of ten thousand (10,000) square feet.

210.6. Maximum Lot Coverage - Sixty percent (60%).

210.7. Minimum Lot Width - Seventy-five (75) feet.

210.8. Minimum Setback Requirements - (Principal and Accessory Uses)

1. Front yard setback - All buildings, structures (except permitted signs) and, loading areas shall be set back at least twenty-five (25) feet from the street right-of-way. No off-street parking is permitted within the front yard.
2. Side yard setback - All buildings and structures shall be set back a total of at least fifteen (15) feet from both of the side lot lines with one side being no less than five (5) feet from the adjoining lot line. Off-street parking lots, and loading areas, shall be set back at least five (5) feet from each of the side lot lines.

(Note: The above Section 210.8.2. was amended on February 3, 2005 by Ordinance No. 2005-2.)

3. Rear yard setback - All buildings, structures, off-street parking lots, and loading areas, shall be set back at least fifteen (15) feet from the rear lot line.

4. Residential buffer strip - Any lot adjoining land within a residential zone shall maintain fifteen (15) foot setback for buildings and structures, off-street parking lots, and loading areas, from the residentially-zoned parcels. Such area shall be used for a landscape strip.

210.9. Maximum Permitted Height - Thirty-five (35) feet.

210.10. Outdoor Storage - No outdoor storage is permitted.

- 210.11. **Off-Street Loading** - Off-street loading shall be provided as specified in Section 312 of this Ordinance.
- 210.12. **Off-Street Parking** - Off-street parking shall be provided as specified in Section 311 of this Ordinance.
- 210.13. **Signs** - Signs shall be permitted as specified in Section 314 of this Ordinance.
- 210.14. **Driveway and Access Drive Requirements** - All driveways serving single-family dwellings shall be provided in accordance with Section 309 of this Ordinance. All access drives serving other uses shall be in accordance with Section 310 of this Ordinance.
- 210.15. **Screening** - A visual screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially-zoned parcel is developed. (See Section 313 of this Ordinance.)
- 210.16. **Landscaping** - Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See Section 313 of this Ordinance.)
- 210.17. **Waste Products** - Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads and/or properties. All dumpsters shall be set back a minimum of twenty-five (25) feet from any adjoining residentially-zoned properties. All waste receptacles shall be completely enclosed.
- 210.18. All uses permitted within this Zone shall also comply with the General Provisions in Article 3 of this Ordinance.
- 210.19. **Commercial Operations Standards** - All commercial 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 applicable regulations, see Section 315 of this Ordinance.
- 210.20. **Design Features/Bonus Incentives** - Because of this Zone's intended purpose to reduce traffic congestion along the Main Street corridor, the following bonus incentives are applied to individual uses when prescribed design features are provided. These bonus incentives are awarded solely at the discretion of the Board of Supervisors, during the conditional use review procedure:

<u>Design Features</u>	<u>Bonus Incentive</u>
1. Coordinated vehicular access between two or more adjoining land uses, that make use of only one shared access drive onto PA Route 23.	A ten percent (10%) increase in the maximum permitted lot coverage for each use.
2. Coordinated off-street parking between two or more adjoining land uses that share a single access drive. Such parking lots shall be	Waiver of one side yard setback requirement as it applies to the off-street parking lot, and a five percent (5%) reduction in the total number of parking

Design Features

arranged to provide ready access to all properties.

Bonus Incentive

spaces required for all uses.

- 3. Coordinated off-street loading between two adjoining land uses sharing a single access drive that provides ready access to one or more loading spaces serving both uses. Waiver of the off-street loading space requirement for that use that would otherwise require the least number of loading spaces, provided a cross property use easement is recorded that assures both uses may use the shared loading space(s). In addition, one side yard setback may also be waived, as it applies to off-street loading.
- 4. Coordinated signage with two or more uses sharing only one free-standing sign. A five percent (5%) increase in the maximum permitted lot coverage and a ten percent (10%) increase in the maximum permitted size of any attached signs.

210.21. Modifications of Design Standards

- 1. The Board of Supervisors may, by conditional use approval, permit the modification of the design standards in order to encourage the use of innovative design. A developer desiring to obtain such conditional use approval shall, when making application for conditional use approval for any use listed in Section 210.3., also make application for conditional use approval under this section. The Board of Supervisors shall consider both conditional use approval requests simultaneously. Any conditional use to permit a modification of the design standards shall be subject to the following standards:
 - A. Such modifications of design standards better serve the intended purposes of this Zone, as expressed in Section 210.1.;
 - B. Such modifications of design standards would not result in adverse impact to adjoining properties, nor inhabitants within the Mixed Use Zone development;
 - C. Such modifications will not result in an increase in residential densities permitted for the site; and,
 - D. The extent of modification provides the minimum amount of relief necessary to ensure compliance with the preceding criteria of Section 210.21.1.A.-C.

210.22. Residential Accessory Uses - Properties with principal residences may include accessory structures subject to the following requirements.

- 1. Required Front Yard Setbacks - All accessory structures shall be setback at least fifteen (15) feet behind the principal building line. If there is no principal building, the accessory structure must be setback at least fifteen (15) feet behind the required principal front yard setback line;
- 2. Required Side and Rear Yard Setbacks - All accessory structures shall be setback at least five (5) feet from any side and/or rear lot lines , unless the structure exceeds fifteen (15) feet in height and/or 720 square

feet of floor area in which case the minimum setback shall be equal to the height of the accessory structure; and,

3. Maximum Permitted Height - Twenty-five (25) feet.