

For Sale

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Industrial/Commercial Realtors



**BUCKNOLL ROAD
MANHEIM, PA 17545**

Jeff Kurtz

Call Today!  717.293.4554

 jkurtz@high.net



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors

► Development Opportunity



*Bucknoll Road
Manheim, PA 17545*

Acreage:

21.30

Sale Price:

\$1,250,000

Description:

Tremendous commercial development opportunity with road frontage on State Rt. 72 in Manheim. Prime location with two ways of easy access.

Jeff Kurtz

Call Today! ☎ 717.293.4554

✉ jkurtz@high.net

Municipality:	Penn Township
County:	Lancaster County
Acres:	21.30 acres
Zoning:	Highway Commercial
Tax Account#:	500-68292-0-0000
Deed Reference#:	05035535
Water & Sewer:	Public

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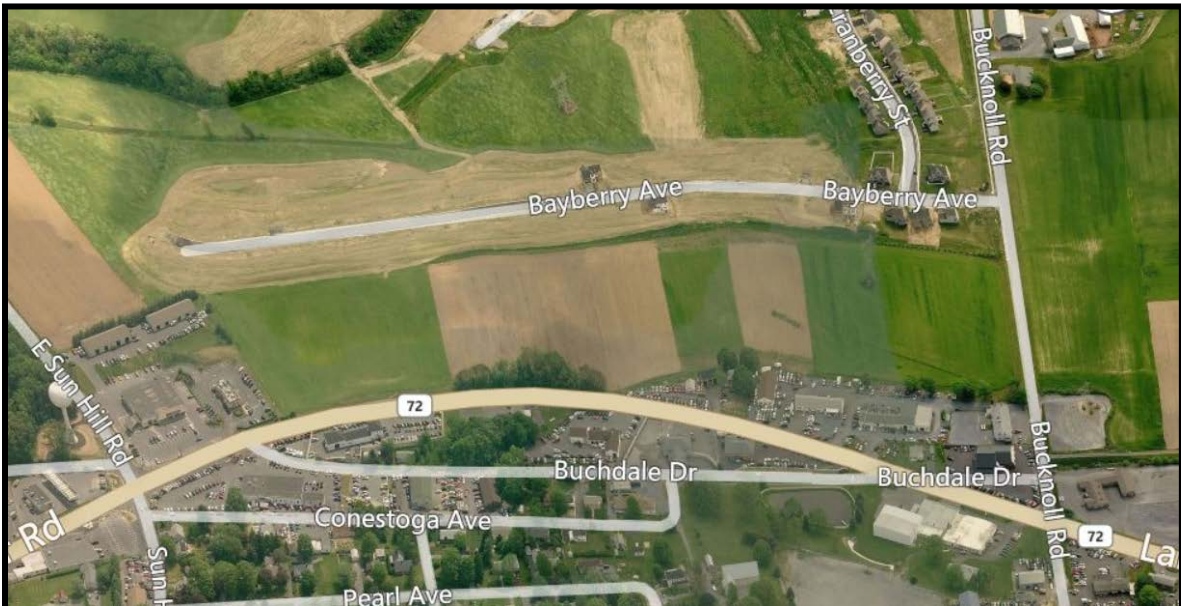
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AERIAL PHOTO

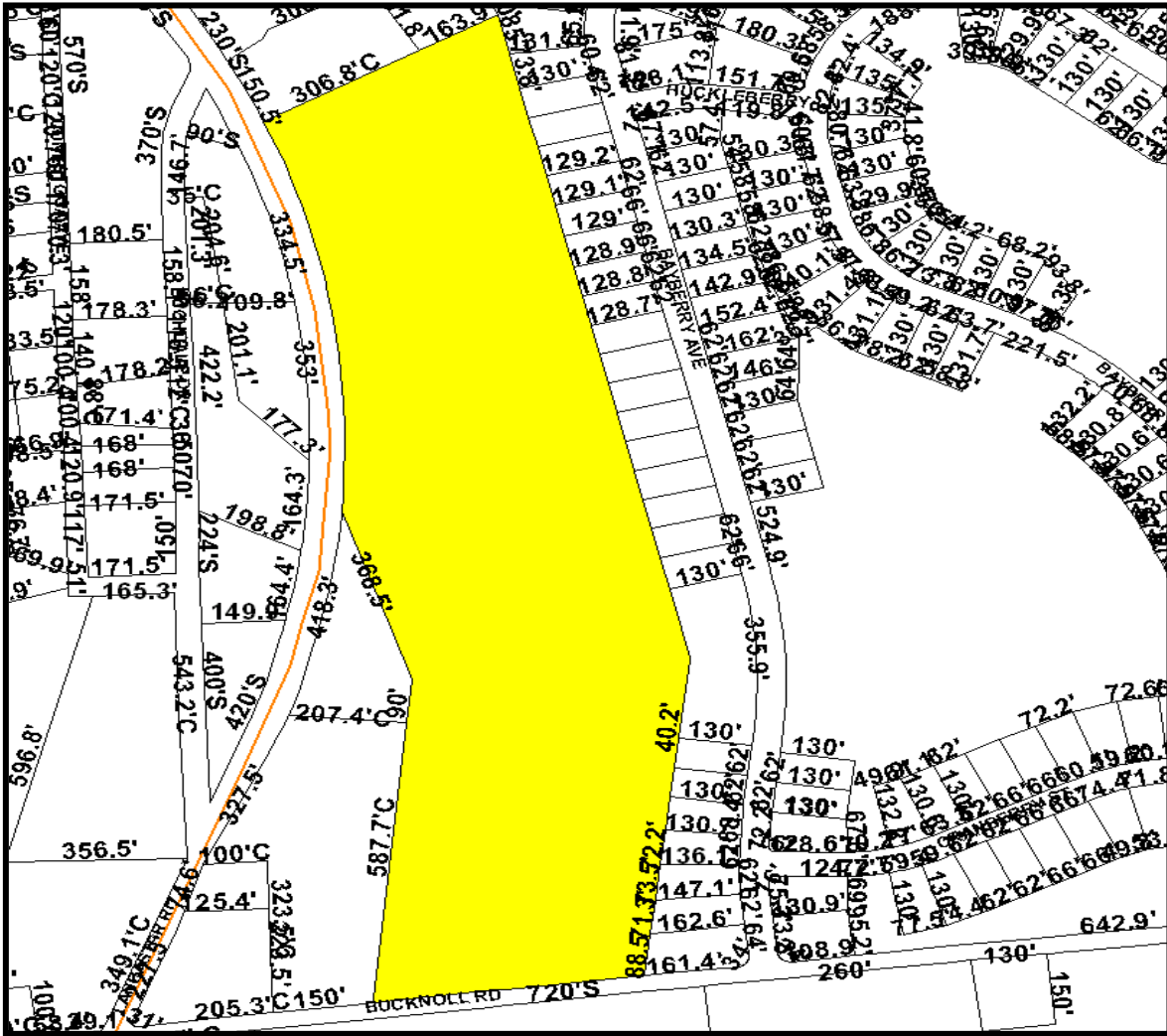


LOCATION MAP



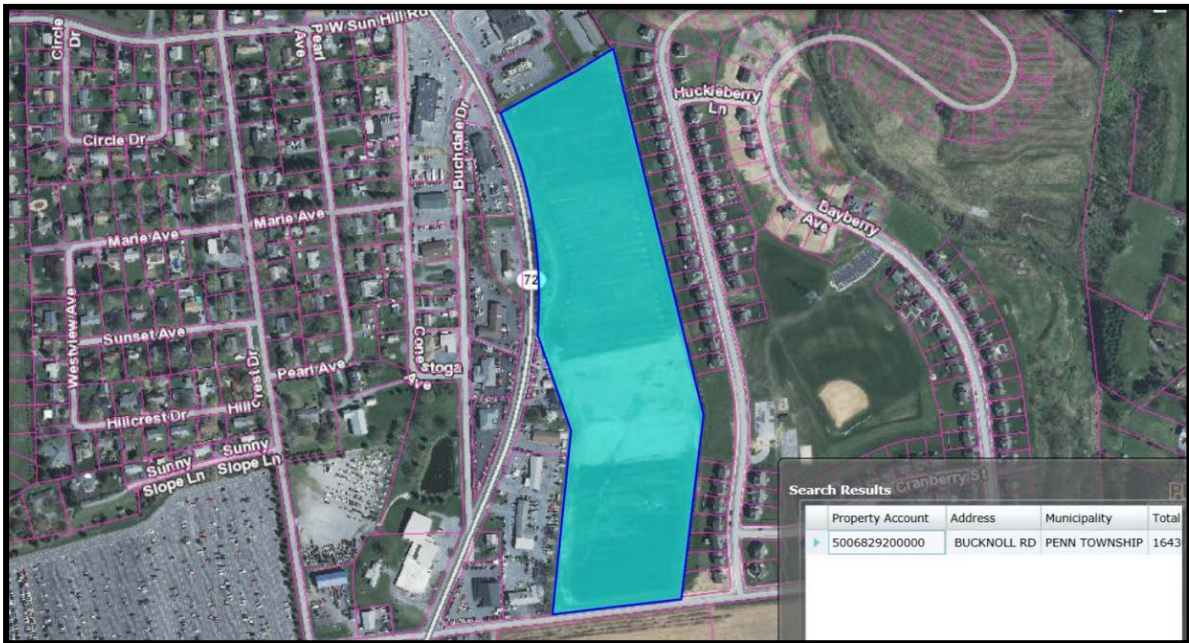
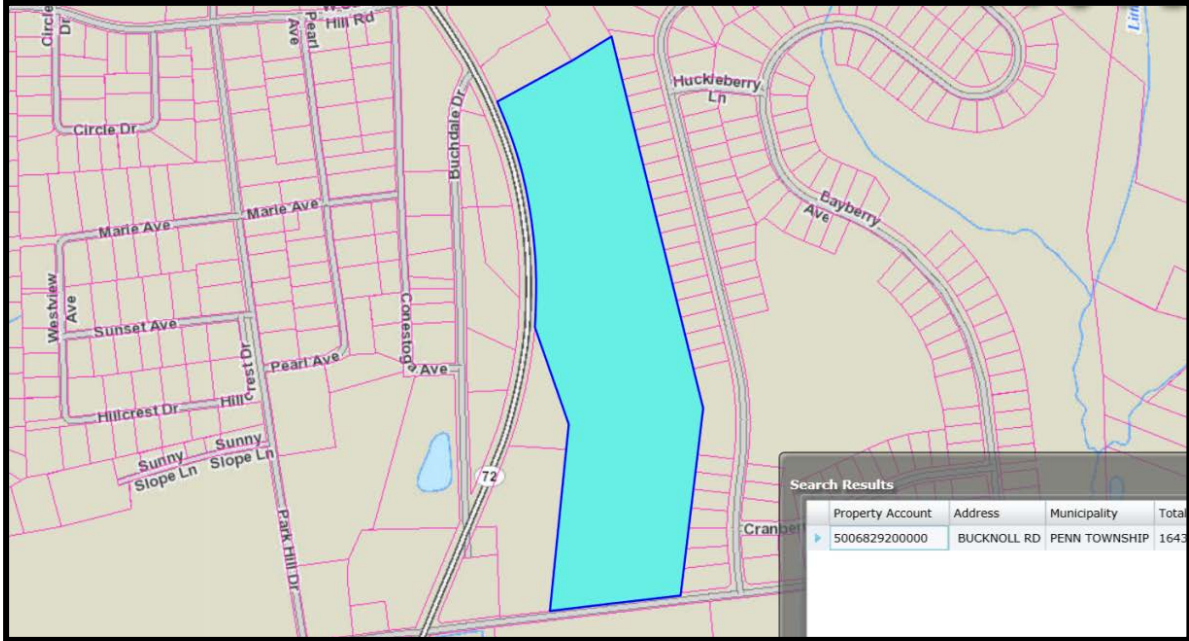
**Bucknoll Road
Manheim, PA**

DIMENSIONS

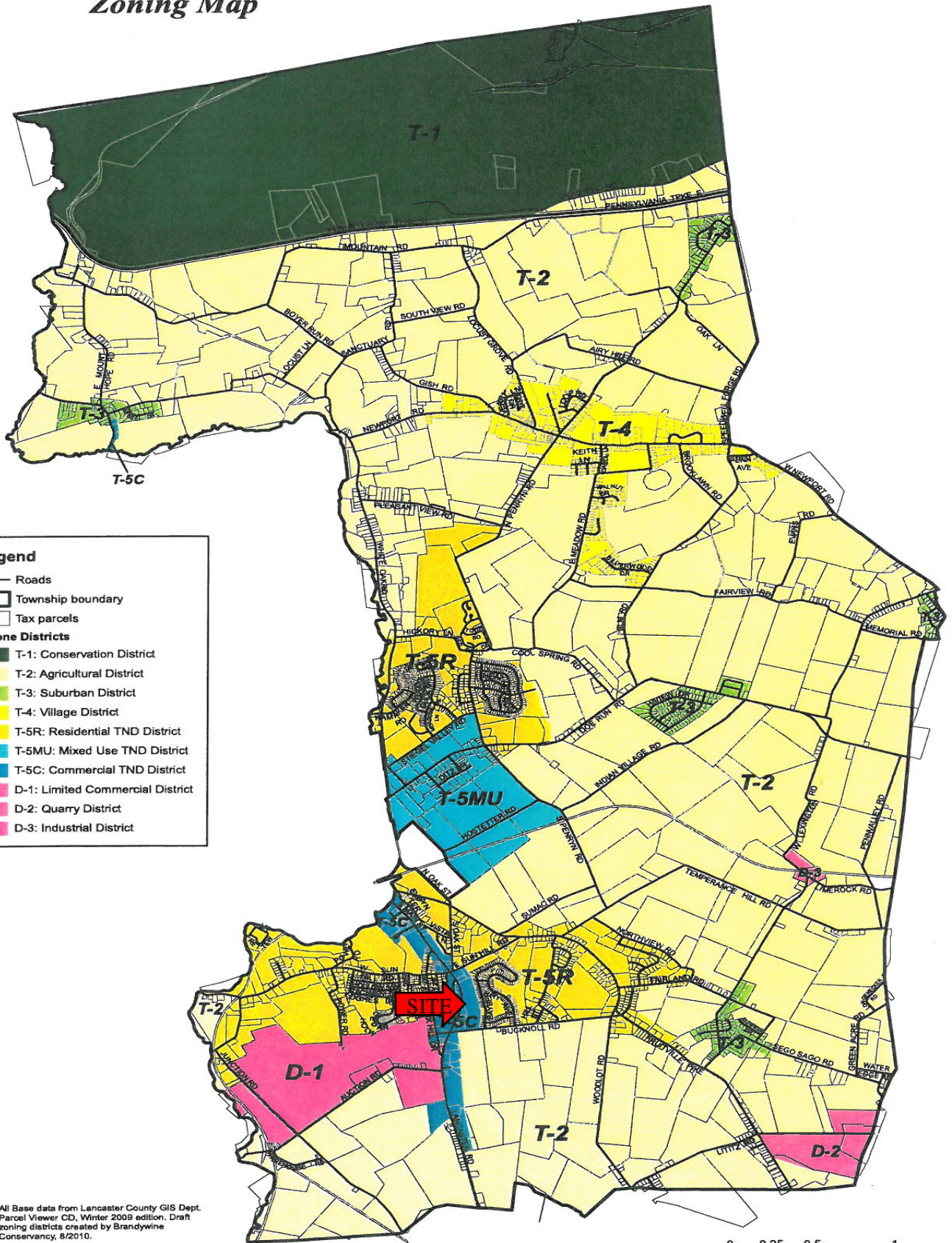


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TAX MAP



Penn Township Lancaster County, Pennsylvania Zoning Map



Legend	
	Roads
	Township boundary
	Tax parcels
T-Zone Districts	
	T-1: Conservation District
	T-2: Agricultural District
	T-3: Suburban District
	T-4: Village District
	T-5R: Residential TND District
	T-5MU: Mixed Use TND District
	T-5C: Commercial TND District
	D-1: Limited Commercial District
	D-2: Quarry District
	D-3: Industrial District

Data sources: All Base data from Lancaster County GIS Dept. Parcel Viewer CD, Winter 2009 edition. Draft zoning districts created by Brandywine Conservancy, 8/2010.

Map created: May 13, 2011 by Brandywine Conservancy
Map adopted: May 9, 2011



architectural and landscaping style of the overall property.

D. All utility lines servicing the buildings shall be placed underground within the lot lines of the property on which the use is located.

E. All parking shall be located behind the plane of the primary facade. No parking shall be located between the primary facade and the right-of-way line.

6. *Agricultural Buffer Requirement.* No dwelling unit shall be located within 80 feet of any land within the T-2 District. In addition, no shrub nor tree shall be planted within 10 and 30 feet, respectively, of any land within the T-2 District.

7. *Screening and Landscaping.* See Penn Township Subdivision and Land Development Ordinance [Chapter 22].

8. *Off-Street Loading.* In addition to the requirements specified in §27-311 of this Chapter, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential district, nor any side of a building facing an adjoining street.

(Ord. 2011-02, 5/9/2011, §27-208; as amended by Ord. 2012-03, 4/9/2012, §6)

§27-209. T-5 Commercial TND (T-5C) District.

1. *Area and Bulk Regulations.*

Use	Required Public Utilities	Min. Lot Area ^{1,2} (square feet unless otherwise noted)	Min. Lot Width ³ (feet)	Build-to Line	Side Yard Setback		Rear Yard Setback	Building Height (Max)	Lot Coverage (%) Maximum [Ord. 2012-03]
					One	Cum.			
Ag and Forestry Uses	None	20 acres	150	50	50	100	50	150	10
TND	W/S	See §27-462							
Other Lawful Use/Industrial Uses	W/S	32,000	150	15	20	40	50	40	30
Nonresidential Uses/Mixed Use Buildings (inc. Live-Work units)	W/S	15,000	100	15	15	30	30	40	50 [Ord. 2012-03]

¹All uses relying upon on-lot sewer must comply with §27-317 of this Chapter. W=public water; S=public sewer.

²Unless otherwise specified in Part 4.

³The lot width at the street line shall not be less than 70 percent of the minimum required lot width and in no case shall the lot width exceed the lot depth.

2. *Permitted Density.*

A. TND option shall be permitted, regardless of dwelling types, in accordance with the following:

- (1) Minimum density of six du/acre provided that a density of less than six du/acre shall be permitted subject to receipt of one TDR for each dwelling unit less than the permitted number, calculated at six du/acre times net acreage of the residential area. The residential area shall be determined in accordance with §27-463.3.B(2)(a) and shall exclude any land to be used for

nonresidential or mixed use purposes, including live-work units and apartments of nonresidential space.

(2) Maximum density of 8 du/acre provided that a density of greater than 6 du/acre shall be permitted subject to the receipt of one TDR for each additional dwelling unit over the permitted number or through approved density bonuses in accordance with §27-463.7.

B. Nonresidential and mixed use development, including live-work units, and apartments over nonresidential space shall be permitted without receipt of TDRs, except as may be required for lot coverage.

3. *Lot Coverage.*

A. The maximum lot coverage for uses other than agriculture and forestry may be increased up to 70 percent subject to the receipt of one TDR per 4,000 square feet of coverage or fraction thereof. [Ord. 2012-03]

B. In the context of a new subdivision or TND, permitted lot coverage may be calculated on the basis of net tract acreage, with permitted coverage allocated variably to individual lots. Notes shall be placed on recorded subdivision/land development plans indicating the available coverage on each lot.

4. *Off-Street Loading.* In addition to the requirements of §27-313 of this Chapter, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential district, nor any side of a building facing an adjoining street.

5. *Design Standards.*

A. All new development or redevelopment within the T-5 District shall meet the requirements of Part 8, "Form Based Code," regulations of this Chapter, except that the development of five residential lots of less shall not be required to meet the requirements of §§27-808 to 27-813.

B. If a proposed development is of a type depicted in Appendix 27-A or Appendix 27-B, the applicant shall demonstrate consistency with the design concepts stated and illustrated in therein.

C. All mechanical equipment which is not enclosed within a building shall be fully and completely screened from view in a manner compatible with the architectural and landscaping style of the overall property.

D. All utility lines servicing the buildings shall be placed underground within the lot lines of the property on which the use is located.

E. All parking shall be located behind the plane of the primary facade. No parking shall be located between the primary facade and the right-of-way line. All new development or redevelopment within the T-5 District shall meet the requirements of Part 8, "Form Based Code," regulations of this Chapter.

6. *Screening.* A visual screen must be provided along any adjoining lands within the T-5R District, regardless of whether or not the parcel is developed.

7. *Landscaping.*

A. 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.

B. A minimum 10-foot 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 parking lot and/or loading area shared by adjoining uses.

8. *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 regulations, refer to §27-319 of this Chapter.

9. *Outdoor Storage.* Outdoor storage is permitted, provided all outdoor storage areas are screened from adjoining roads and properties, and they comply with all of those setbacks specifically imposed thereon, listed in this Section.

(Ord. 2011-02, 5/9/2011, §27-209; as amended by Ord. 2012-03, 4/9/2012, §§7, 8)

§27-210. Limited Commercial (D-1) District.

1. *Permitted Uses.* See Table 27-202.
2. *Lot Area, Lot Width and Lot Coverage Requirements.* See the following table:

Required Public Utilities	Minimum Lot Area ¹	Minimum Lot Width ²	Maximum Lot Coverage ³
None	43,560 sq. ft.	200 ft.	35%
Public Water	32,670 sq. ft.	150 ft.	35%
Public Sewer	20,000 sq. ft.	125 ft.	35%
Both Public Sewer and Public Water	15,000 sq. ft.	100 ft.	35%

¹The minimum required lot size may be increased to ensure an acceptable level of nitrate-nitrogen in the adjoining groundwater; such determinations will be made by the PA DEP, through its sewer module review process (see §27-317).

²At the street frontage, the lot shall have a width which shall be not less than 70 percent of the minimum lot width.

³See §27-210.2A.

A. The lot coverage for all uses and on all lots may be increased to 60% subject to receipt of one TDR for each 4,000 square feet of coverage or fraction thereof.

3. *Minimum Setback Requirements.* (Principal and Accessory Uses).

A. *Front Yard Setback.* All buildings, structures (except permitted signs), and outdoor loading areas shall be set back at least 35 feet from the street right-of-way. Off-street parking lots shall be set back a minimum of 20 feet from the street right-of-way.

B. *Side Yard Setbacks.* All buildings and structures shall be set back at least 15 feet from the side lot lines. Off-street parking lots and loading areas shall be set back at least 10 feet from the side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities.

C. *Rear Yard Setback.* All buildings, structures, off-street parking lots, and

Table 27-202. Use Table.

The following uses are permitted in accordance with the following:
 P = Permitted C = Conditional Use SE = Special Exception TND = Permitted as part of a TND

Residential Uses	Additional Standards §27-###	T-1	T-2	T-3	T-4	T-5 R	T-5 MU	T-5 C	D-1	D-2	D-3
Single-Family Detached (<5) ^{1,2}		P	P	P	P ¹	P ¹	P ¹				
Single-Family Semi-Detached ^{1,2}	§27-425					P ¹	P	TND			
Single-Family Attached/Townhouse ^{1,2}	§27-425					P ¹	P	TND			
Apartment above Commercial	§27-446				P	P	P	P			
Live-Work	§27-425				TND	TND	P	TND			
Manor House	§27-425					P	P	P			
Multi-family	§27-425					C	P	P			
Cluster Development	§27-418				C	C					
Accessory Dwelling Unit (ADU)	§27-426	SE	SE	SE	SE	SE	SE	SE			
TND	§27-463				C	C	C	C			
Home occupations	§27-438	SE	SE	SE	SE	SE	SE	SE			
Boarding House	§27-414					SE	SE	SE			
Temp farm employee housing	§27-462		SE								
Recreational residence	-	P									
Two-Family conversions	§27-465				SE	SE					
Mobile-home park	§27-447			C							

¹Any use proposing more than five dwelling units within the T-4 or T5 Districts shall develop under one of the following options, as permitted in each district: Cluster Development, CCRC, or Traditional Neighborhood Development.

²Any existing residential use, regardless of zoning district, is permitted to be replaced by right when destroyed by a "force majeure event."

§27-202. Use Table (continued).

Commercial Uses	Additional Standards §27-###	T-1	T-2	T-3	T-4	T-5 R	T-5MU	T-5 C	D-1	D-2	D-3
Adaptive reuse	§27-404		C	C	C	C	C	C	C	C	C
Adult related	§27-402							C	C		C
Agriculture		P	P	P	P	P	P	P	P	P	P
Anaerobic digester, accessory	§27-406		P								
Anaerobic digester, principal	§27-406		SE								
Airport	§27-403		C								
Amusement arcades	§27-405						SE	SE			
Auto auction	§27-407								C		
Auto court	§27-408							C			
Auto filling station	§27-409					TND	SE	SE	C		
Auto repair, recon, repair	§27-411						SE	SE	SE		
Auto sales	§27-411						C [Ord. 2012-03]	C [Ord. 2012-03]	C [Ord. 2012-03]		
Auto storage compound	§27-410								C		
Auto/car wash	§27-416							SE	C		
Banks and finance institutions					SE	TND	P	P	P		
Bed and breakfast	§27-412		SE		SE	TND	TND				
Billboards	§27-413							SE			
Campgrounds	§27-415	C									
Clubhouse	§27-417	SE	SE				SE	SE			
Commercial recreation	§27-420				SE	TND	SE	SE			
Commercial livestock operations	§27-419		P								
Concentrated animal feeding operations	§27-419		SE								

Commercial Uses	Additional Standards §27-##	T-1	T-2	T-3	T-4	T-5 R	T-5MU	T-5 C	D-1	D-2	D-3
Communications antennas	§27-421	SE	SE				SE	SE	SE		SE
Continuing care residential community (CCRC)	§27-444					C					
Drive through facilities	§27-423					TND	SE	SE			
Dry cleaning	§27-424				SE	TND	C	P			
Farm occupation	§27-427		SE								
Farm-related businesses	§27-429		C								P
Farmers market	§27-430		P		P	TND	SE	P			
Forestry	§27-431		P	P	P	P	P	P	P	P	P
Funeral home	§27-432					TND	SE	P			
Geothermal, accessory	§27-302		P	P	P	P	P	P	P	P	P
Golf course	§27-433		C								
Health and fitness clubs	§27-434				SE	TND	P	P			
Hotel/motel							P	P			
Wholesale sales and service	§27-454						C	C	C		
Junkyards	§27-441										P
Kennels, breeding	§27-442		SE								
Kennels, boarding	§27-442		SE				C	SE			
Laboratories							SE	P			
Long term care facility	§27-451					SE					
Manure storage, accessory	§27-443		P								
Medical/dental services					SE	TND	P	P	C		
Model homes/development sales office	§27-448			P	P	P	P	P			
Miri warehouses	§27-445				SE			SE			
Mushroom composting	§27-459		C								C

Commercial Uses	Additional Standards §27-###	T-1	T-2	T-3	T-4	T-5 R	T-5MU	T-5 C	D-1	D-2	D-3
Nightclubs/taverns	§27-449						TND	SE			
Office					SE	TND	P	P	C		P
Outdoor wood-fired boiler, accessory	§27-302	P	P								
Other lawful use (not otherwise specified)	§27-450							C			
Parking structure	Part 8					TND	TND		P		
Retail sales/services (<100,000SF)					SE	TND	P	P	P		
Retail sales/service (100,000SF+)	§27-454						C	C	C		
Restaurant					SE	TND	P	P	P		
Fast food restaurants	§27-423						SE	P	P		
Roadside stands	§27-302		P		SE						
Shopping centers/planned business center	§27-457						C	C	C		
Solar energy systems, acc	§27-458	P	P	P	P	P	P	P	P	P	P
Solar energy systems, principal	§27-458		C						C	C	C
Stables, accessory	§27-460	SE	SE	SE							
Stable, commercial	§27-460		SE								
Stockyards/feedlots	§27-461		C								P
Tattoo/body piercing	§27-470							SE			
Theater, auditorium							P	P			
Transferable development rights, severance	§27-325	P	P								
Vet offices w/o kennel	§27-472						SE	P	C		P
Vet offices w/kennel	§27-472							SE	C		P
Wind energy systems, acc	§27-470	P	P	P	P	P	P	P	P	P	P
Wind energy systems, principal	§27-470		C							C	C

§27-202. Use Table (continued).

Industrial Uses	Additional Standards §27-###	T-1	T-2	T-3	T-4	T-5 R	T-5 MU	T-5 C	D-1	D-2	D-3
Contractor shops							SE	P			P
Heavy equipment sales/service	§27-435							SE	SE		C
Manufacturing							SE	SE	SE		
Processing							SE	SE			
Wholesale produce/tobacco	§27-467		C				SE	SE	SE		C
Bookbinding/printing							SE	SE			
Machine shop								SE	SE		
Repair shop							SE	SE			
Engine repair							SE				
Sign makers							SE	P			
Heavy industrial	§27-436								SE		P
Junkyard	§27-441										
Quarry	§27-452									C	
Recycling collection facilities						SE	SE	P			
Recycling facilities	§27-453							SE	SE		C
Septage/solid waste disposal	§27-456									C	
Truck or motor freight terminals	§27-464								SE		C
Warehousing and wholesale trade establishments	§27-466						SE	SE	SE		C
Welders							SE	SE			P

§27-202. Use Table (continued).

Institutional Uses	Additional Standards §27-###	T-1	T-2	T-3	T-4	T-5 R	T-5MU	T-5 C	D-1	D-2	D-3
Nursery/elementary school	§27-455	SE	SE	SE	SE	P	P	SE			
Secondary school	§27-455					P	P	SE			
Vocational school	§27-455					P	P	SE			
House of worship	§27-440		SE		SE	SE	P	P	C		
Hospital	§27-439						C				
Family daycare	§27-422		SE	SE	SE	SE	SE				
Day care center	§27-422				SE	SE	SE	P			
Community or cultural center					TND	TND	TND	TND			
Community facility						C	C	C			
Transitional housing	§27-471						SE	SE			
Municipal services		P	P	P	P	P	P	P	P	P	P
Park		P	P	P	P	P	P	P	P	P	P

(Ord. 2011-02, 5/9/2011, §27-202, as amended by Ord. 2012-03, 4/9/2012, §2)

DEC 21 2001 3

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NOT SEARCHED - NOT CERTIFIED

By: Gibbel, Kraybill & Hess

THIS DEED

Made this 13th day of December, in the year Two Thousand One,

Between JANE G. ESHELMAN, of the Township of Mount Joy, County of Lancaster and Commonwealth of Pennsylvania, and JEAN G. METZLER and ELVIN G. METZLER, Husband and Wife, of the Township of Penn, County of Lancaster and Commonwealth of Pennsylvania, (hereinafter called the Grantors),

A
N
D

ELVIN G. METZLER and JEAN G. METZLER, Husband and Wife, of the Township of Penn, County of Lancaster and Commonwealth of Pennsylvania, (hereinafter called the Grantees),

Witnesseth, that in consideration of (\$1.00) Dollar, in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantees, their heirs and assigns, as tenants by the entireties,

ALL THAT CERTAIN lot of ground known as the Remaining Lands of Jane G. Eshleman & Jean G. Metzler as shown on a Lot Add-on Plan for the Hamilton-Metzler Tract prepared by Diehm & Sons - Land Surveyors and Civil Engineers (Project No. 98109) recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania in Subdivision Plan Book J-204, Page 71. Said lot situated on the East side of the Manheim Pike (SR 0072) and on the North side of Bucknoll Road (T-875) located in the Township of Penn, County of Lancaster, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in or near the centerline of the Manheim Pike (SR 0072), said point being the Northwest corner of the herein described lot, thence leaving said Manheim Pike (SR 0072) by lands of the McDonalds Corp. and Edward L. & Teresa H. Albright, respectively, North sixty-three degrees nineteen minutes and fifty-one seconds East (N 63° 19' 51" E), five hundred and no hundredths (500.00) feet to a rebar, thence by lands of Noah W. Kreider & Sons the two (2) following courses; 1) South thirteen degrees twenty-six minutes and fifty-two seconds East (S 13° 26' 52" E), one thousand three hundred seventy and sixty-five hundredths (1,370.65) feet to an iron post, 2) South seven degrees twenty minutes and twenty-three seconds West (S 07° 20' 23" W), six hundred ninety-two and thirty-six hundredths (692.36) feet to a PK nail in Bucknoll Road (T-875), thence in said road South eighty-three degrees forty-seven minutes and no seconds West (S 83° 47' 00" W), five hundred and no hundredths (500.00) feet to a PK nail, thence leaving said Bucknoll Road (T-875) by lands of Eugene & Janet Gibble North seven degrees twenty minutes and twenty-three seconds East (N 07° 20' 23" E), six hundred ninety-two and thirty-six hundredths (692.36) feet to a rebar, thence by lands of Eugene Gibble ET AL North sixteen degrees thirty-four minutes and thirty-seven seconds West (N 16° 34' 37" W), four hundred forty-eight and forty-eight hundredths (448.48) feet to a point in or near the centerline of the Manheim Pike (SR 0072), thence in said road on a line curving to the left having a radius of one

Account #500-68292-00000

thousand eight hundred forty-eight and twenty hundredths (1,848.20) feet, an arc length of seven hundred fifty-one and forty-eight hundredths (751.48) feet, the chord thereof being North ten degrees fifty-one minutes and nineteen seconds West (N 10° 51' 19" W), seven hundred forty-six and thirty-one hundredths (746.31) feet to the POINT OF BEGINNING.

CONTAINING 22.132 Acres.

BEING THE REMAINING PART OF THE SAME PREMISES which Joseph C. Graybill, by deed dated October 13, 1987 and recorded October 23, 1987 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Deed Book 2255, page 285, granted and conveyed unto Jane G. Eshelman and Jean G. Metzler, their heirs and assigns, as tenants in common.

This is a conveyance from sisters and brother-in-law to sister and brother-in-law and is therefore transfer tax exempt.

And the said grantors do hereby warrant specially the property hereby conveyed.

In Witness Whereof, said grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence of

Jane G. Eshelman (SEAL)

Jean G. Metzler (SEAL)

Elvin G. Metzler (SEAL)

I Certify This Document To Be
Recorded in Lancaster Co., Pa.



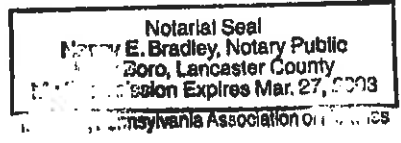

STEVE McDONALD
Recorder of Deeds

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF LANCASTER)

ON THIS, the 13th day of December, 2001, before me, a Notary Public, the undersigned officer, personally appeared JANE G. ESHELMAN, JEAN G. METZLER, and ELVIN G. METZLER, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Nancy E. Bradley
Notary Public



I hereby Certify that the precise address of the Grantee herein is:

375 Fruitville Pike
Manheim, PA 17545

John R. Giebel
John R. Giebel, Attorney

Prepared by:

Gibbel, Kraybill & Hess
41 East Orange Street
Lancaster, PA 17602