

For Sale

717.697.2422



HARRISBURG PIKE & DEODATE ROAD
MIDDLETOWN, PA



Annette Cassel Means
717.791.2064 – direct line
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- Property Information Sheets
- Location Map
- Zoning Ordinance

For Sale

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▶ *Corner Lot*



*Harrisburg Pike (Rte. 230)
& Deodate Road
Middletown, PA 17057*

Acreage:

4.2 Acres

Sale Price:

\$299,000

Land Lease:

\$30,000/yr NNN

Description:

Great corner lot on main road between Middletown and Elizabethtown. Many retail and commercial opportunities for development.

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LAND INFORMATION

Total Acres Available	4.2 Acres
Zoning	Commercial C-2
Road Access	Rt. 230 & Deodate Road
Frontage Feet On	644' and 300'
Topography	Level
Visibility	On Rte. 230
Present Use	Vacant
Surrounding Uses	Commercial business on adjacent corner
Possible Uses	Retail/office

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TAXES

Parcel Number	34-020-029
Real Estate Taxes	\$2,000

GEOGRAPHICAL INFORMATION

Municipality	Londonderry Township
County	Dauphin
Location	Between Middletown & Elizabethtown

UTILITIES

Water	Private
Sewer	Private
Gas	UGI
Electric	Yes
Local Amenities	Residential community surrounds property
Distance to Highway Access	5 miles to Rte. 230
Distance to Airports	5 miles to HIA

TRAFFIC COUNTS

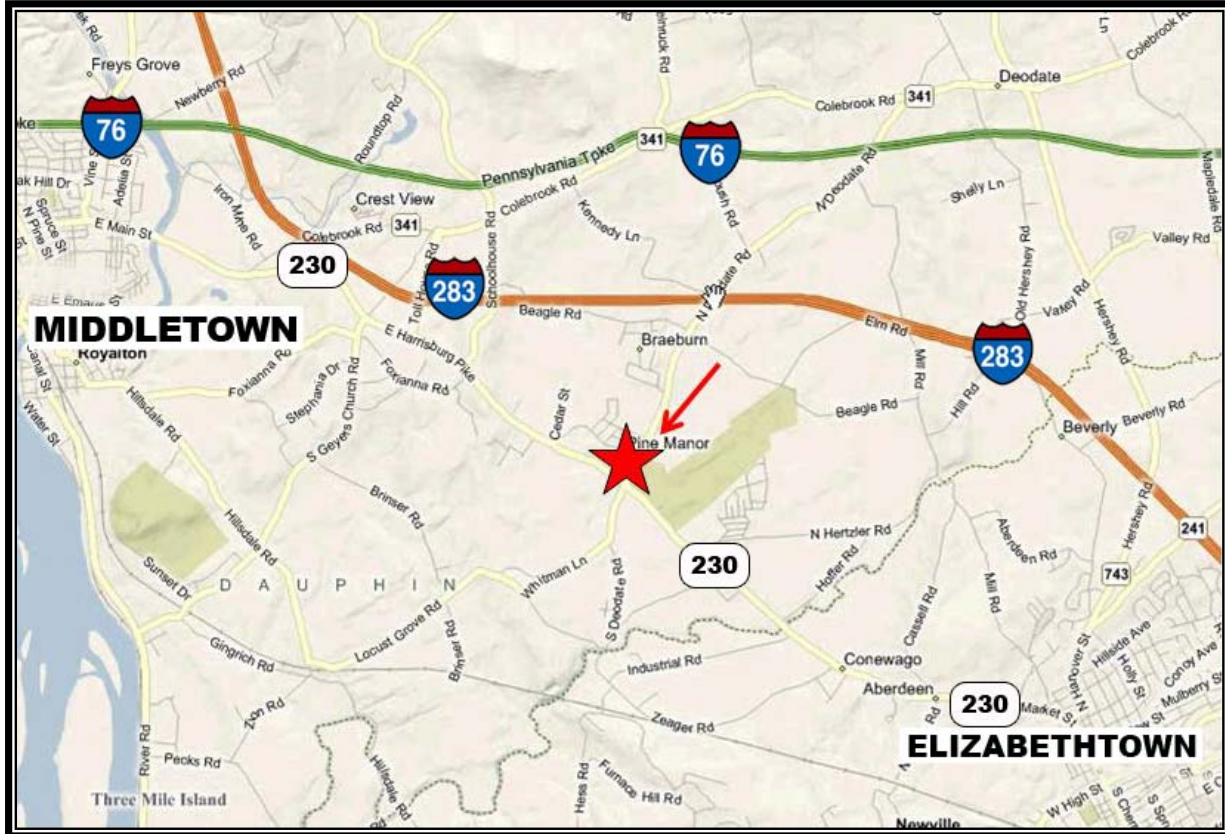
Both Directions	8,625 AADT @ N. of Deodate Rd. on E. Hbg. Pike
Both Directions	6,083 AADT @ S. of Deodate Rd. on E. Hbg. Pike
Both Directions	2,509 AADT @ S. Deodate Rd.
Both Directions	1,083 AADT @ N. Deodate Rd.

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	789	10,286	49,262
Households	293	4,138	19,056
Avg. HH Income	\$65,925	\$79,588	\$93,024

Location Map

Harrisburg Pike (Rte. 230)
& Deodate Road
Middletown, PA 17057



Chapter 27. Zoning

Part 9. C-2 COMMERCIAL DISTRICT (SHOPPING CENTER)

§ 901. Intent.

[Ord. 1983-4, 12/5/1983, § 12.9(a)]

This district is designed to provide commercial enterprises which serve the local and traveling public.

§ 902. Permitted Uses.

[Ord. 1983-4, 12/5/1983, § 12.9(b); as amended by Ord. 91-2, 11/4/1991; by Ord. 1997-4, 5/5/1997, § 1; by Ord. 2001-2, 4/17/2001, § 7; and by Ord. 2008-3, 10/6/2008]

All uses permitted in the R-1 and R-2 Residential Districts and the Neighborhood Commercial District (C-1) together with facilities of the general character as set forth below:

- A. Amusement enterprises, including theaters, billiard or pool parlors, bowling alleys, skating rinks, or similar uses or places of assembly; commercial recreation facilities, including racquet clubs, swimming pools, outdoor movies and golf driving ranges.
- B. Clubs and lodges, commercial and civic organizations.
- C. Discount or department stores; shopping centers or malls; florist shops; retail stores for food, drugs, confectionery, hardware, clothing, or household appliances; studios for musicians, artists, or photographers; or pet stores, which may include veterinary services. Gasoline pumps shall be permitted as an ancillary part of the above.
- D. Hotels, motels, residential hotels.
- E. Private schools conducted for gain or profit.
- F. Municipal buildings, municipal uses, firehouses and post offices.
- G. Motor vehicle service stations, motor vehicle dealerships, sales lots and repair shops including body shops and parking garages.
- H. Medical and dental clinics and laboratories.
- I. Banks, businesses and professional offices.
- J. Personal services shops including dancing instruction and dry cleaning.
- K. Railway or bus passenger stations, telegraph offices, and express offices.
- L. Electric and telephone public utility transmission and distribution facilities including substations, water pumping stations and reservoirs.
- M. Restaurants; restaurants drive-thru or fast-food, with a minimum equivalent drive-thru queue length of 160 feet, measured from the drive-thru serving window along the center line of the drive-thru queue lane and

with sufficient queue length to prevent the obstruction of vehicular movement on adjoining streets or access drives; tea rooms; and cafes serving food or beverages.

- N. Accessory buildings and uses customarily incidental to the above uses.
- O. Questions regarding usage shall be referred to the Zoning Hearing Board for clarification and interpretation.
- P. See Part 18, § 1807, "Signs Authorized in Commercial Zoning Districts and the Planning Research District," and § 1810, "Billboard Signs."
[Amended by Ord. 2009-3, 9/15/2009, § VI]
- Q. Contractors, equipment, sales and service, provided that these types of operation shall be limited to four pieces of above class four vehicles and unlicensed track and/or tired equipment per acre.
- R. Carpenter, cabinet making, furniture repair and upholstery, electricians, metal working, welding shops, plumbing, gas, steam or hot water fitting shops, when these shops are in a completely enclosed building and are primarily assembly plants or sales and service shops and not manufacturing plants, provided that these types of operation shall be limited to four pieces of above class four vehicles unlicensed track and/or tired equipment per acre.
- S. Building supplies provided all material stored within a building, provided that these types of operation shall be limited to four pieces of above class four vehicles and unlicensed track and/or tired equipment per acre.

§ 903. Limitations.

[Ord. 1983-4, 12/5/1983, § 12.9(c); as amended by Ord. 1997-4, 5/5/1997, § 2; by Ord. 2001-2, 4/17/2001, § 7; and by Ord. 2008-3, 10/6/2008]

The above stores, businesses and shops shall be permitted only under the following conditions:

- A. Any of the above activities shall meet all the rules and regulations as set forth by the Department of Environmental Protection and the Environmental Protection Agency for odor, dust, smoke, noise, vibration or any other similar disturbances.
- B. Processing or manufacturing or assembling other than incidental to the retail trade with the store or business will not be allowed except for § 902Q, R and S.
- C. Business shall be conducted within the building except for § 902A, B, F, G, L, and N, and when an assemblage of uses set forth in § 902 is a shopping center.
- D. All material for sale in the business shall be stored within the building or in an enclosed seasonal sales area. Building materials, seasonal items and garden supply material on display for sale outside a building in connection with a shopping center is permitted within the parking field so long as material on display is limited to an area equivalent to no more than 8% of the gross square footage of the retail store or 8% of the parking spaces available for customer use, whichever is more restrictive. Areas for the loading, unloading, and staging of material shall not count against this limit when material is intended for indoor display. In addition to the areas permitted above, outside display is also permitted 25 feet around the perimeter of the building as long as this area maintains a four-foot minimum pedestrian accessway, does not block building access points, and is not located within vehicular drive aisles or parking areas. No outside display shall interfere with the safety of vehicular or pedestrian movement. Outside display areas within the parking field shall be designated on the development plan.

§ 904. Height Regulations.

[Ord. 1983-4, 12/5/1983, § 12.9(d); as amended by Ord. 2008-3, 10/6/2008]

1. The height of any building shall be limited to 35 feet.
2. The height of any structure shall not be less than one story.

3. Except as regulated by Part 20, Airport Zoning Regulations, of this Chapter, the maximum height limitation of this Chapter shall not apply to church spires, cupolas, monuments, silos, domes, or any other structure not intended for human occupancy nor to chimneys, ventilators, skylights, water tanks, or other necessary mechanical appurtenances normally built above the roof level. Such building appurtenances, however, shall be erected only to such height as is necessary to accomplish the purposes they are to serve. Neither shall the maximum height limitations apply to architectural elements (including but not limited to parapet walls, cornices, entrance and building accents), provided that the architectural element is set back an additional foot from all building setback lines for each foot above 35 feet up to a maximum height of 55 feet, and the horizontal width of all architectural elements above 35 feet is no greater than 20% of the linear frontage of the building for each individual tenant.

§ 905. Yard Regulations.

[Ord. 1983-4, 12/5/1983, § 12.9(e)]

1. Front yard: depth 50 feet.
2. Side yard two required): 40 feet each side of the principal building. However, no interior side yard shall be required where two or more commercial uses abut side to side on same parcel.
3. No party wall shall be permitted between properties of separate ownership.
4. Abutting structures shall be required to have an unobstructed passage for vehicles and pedestrians of at least 24 feet at intervals of not more than 400 feet.
5. Rear yard depth: 40 feet.
6. Buffer yards shall be provided under § 1609, "Yard Regulations."

§ 906. Coverage Regulations.

[Ord. 1983-4, 12/5/1983, § 12.6(f)]

1. Coverage shall be no more than 40%.
2. Ten percent of the lot area shall be covered with plant material.
3. Parking area shall be no more than 50% of the lot area.

§ 907. Off-Street Parking.

[Ord. 1983-4, 12/5/1983, § 12.9(g); as amended by Ord. 2001-2, 4/17/2001, § 7]

1. Parking shall be in accordance with the provisions of Part 19.
2. Screening and landscaping shall be in accordance with Part 16, § 1609.5.

§ 908. Area Regulations.

[Ord. 1983-4, 12/5/1983, § 12.9(h)]

The lot area shall be determined on the basis of yard requirements, coverage, parking, and buffer yard requirements contained in this Chapter, however, in no case less than 43,560 square feet (one acre).

§ 909. Width Regulations.

[Ord. 1983-4, 12/5/1983; as added by Ord. 1992-3, 10/5/1992, § 6]

The lot width at the front street line, which shall be measured at the right-of-way line and at the building setback line, shall be not less than 100 feet.

§ 910. General Regulations.

[Ord. 2001-2, 4/17/2001, § 7; and by Ord. 2008-3, 10/6/2008]

All uses within this zone shall also comply with the general regulations in Part 16 of this Chapter, if applicable, except that the requirements for outdoor lighting as set forth in § 411, Subsection 4, of the Londonderry Township Subdivision and Land Development Ordinance [Chapter 22] shall apply to the development of a shopping center pursuant to the C-2 District requirements in lieu of the requirements for outdoor lighting in § 1602, Subsection 3A, B and C.

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