

For Sale

717.293.4477



1690 NORTH READING ROAD  
STEVENS, PA 17578

**HIGH ASSOCIATES** LTD.  
An Affiliate of High Real Estate Group LLC  
Industrial/Commercial Realtors

Jeffrey Kurtz, CCIM  
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► *Commercial Property*



1690 North Reading Road  
Stevens, PA 17578

**Acreage**

11.60 acres

**Sale Price:**

\$770,000

**Description:**

Beautiful scenic commercial land right along Rt. 272. Could be redeveloped for most any commercial or retail use. Currently 4 acres zoned Commercial and +/- 7 zoned Industrial.

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Total Sq. Ft. Available:	1,550 square feet
Date Construction:	1947
Type Construction:	Brick
Heat:	Oil heat
Water:	Public
Sewer:	Public
Parking:	Off street
Zoning:	General Commercial and Industrial Zoning
Acres:	11.60 acres
Municipality:	East Cocalico Township
County:	Lancaster
Tax Account Number:	080-53622-0-0000

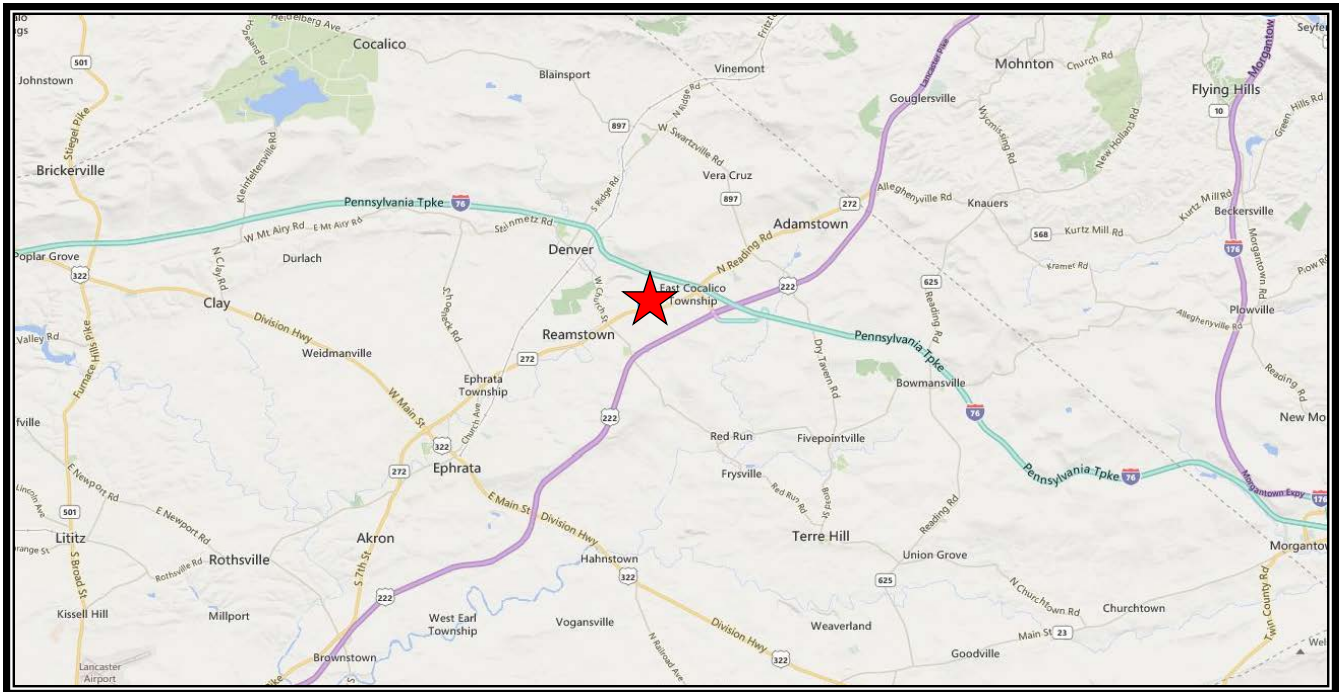
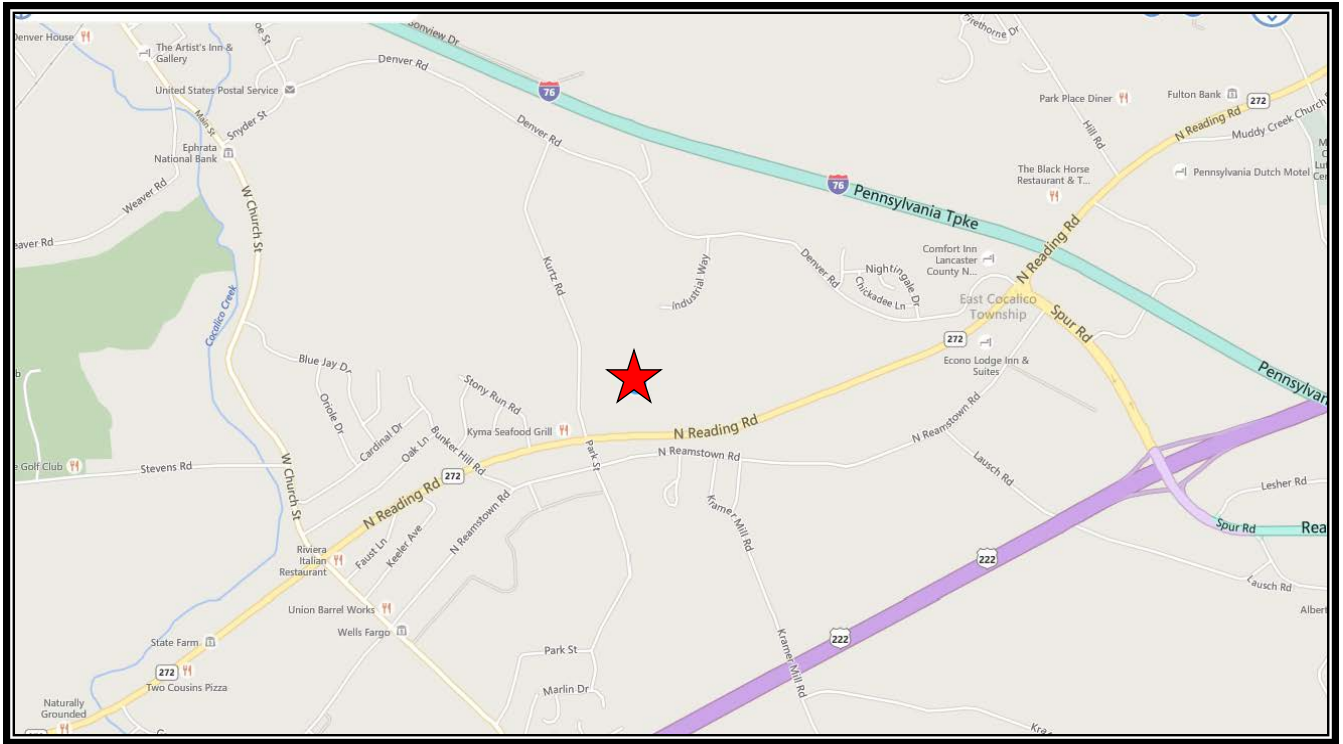
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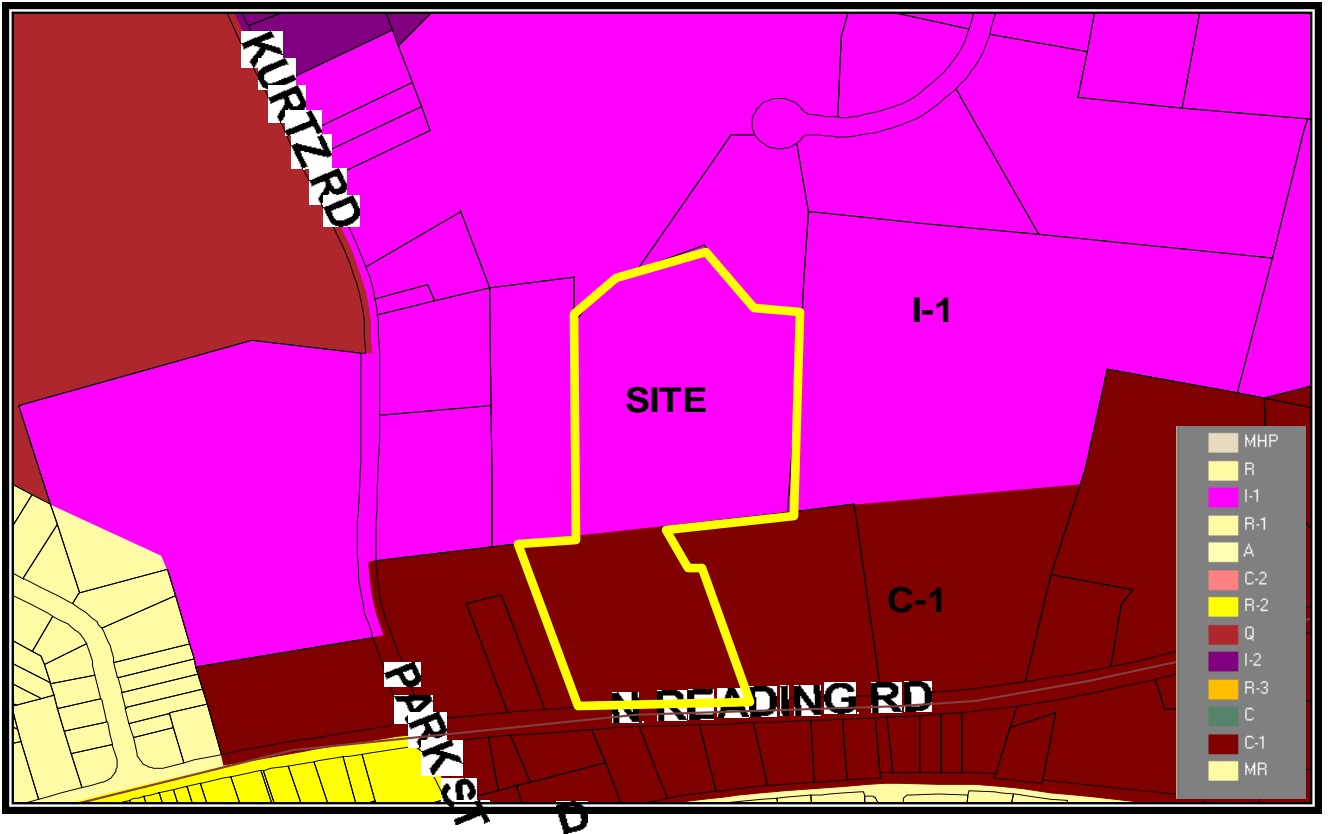


# Location Map

# 1690 North Reading Road Stevens, PA 17578







**§ 220-21. General Commercial Zone (C-1).**

- A. Purpose. This zone provides suitable locations for highway-oriented retail, service and entertainment businesses. The uses may involve outdoor activities and/or storage areas like automobile, boat and trailer sales and service establishments. The uses provided in this zone are meant to serve local residents, as well as those motorists passing through the Township. Access to these areas is provided by adjoining major roads. Because of the high volumes of traffic on these adjoining roads, careful vehicular access is required. Specific setbacks are imposed upon outdoor storage areas to protect adjoining properties. Lot sizes will be determined by the availability of public utilities.



- B. Permitted uses. [Amended 10-5-2005 by Ord. No. 2005-03; 2-15-2006 by Ord. No. 2006-03; 10-1-2008 by Ord. No. 2008-03]

- (1) Adaptive use with more than one principal use of a building that existed on October 6, 2008; or adaptive use with more than one principal use of a building that gained land development approval after October 6, 2008; both subject to the requirements listed in § 220-129.1. of this chapter.
- (2) Agricultural (excluding commercial livestock and/or commercial produce operations, horticultural and forestry uses) subject to the standards listed in § 220-12 of this chapter;
- (3) Banks and similar financial institutions;
- (4) Churches and related uses;
- (5) Dry cleaners, laundries and laundromats;
- (6) Forestry uses;
- (7) Hotels, motels and similar lodging facilities;
- (8) Laboratories;
- (9) Municipal services and/or public utilities structures;
- (10) Offices;
- (11) Recycling collection facilities as an accessory use, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal

of any material, good or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than 300 square feet;

- (12) Restaurants and taverns (but not including drive-through or fast-food restaurants or nightclubs);
  - (13) Retail sale and/or rental of goods and services, when conducted within a completely enclosed building (including auto parts stores, without installation);
  - (14) Shops for contractors of plumbing, heating, air conditioning, electrical, roofing, flooring, glass and windows, insulation, carpentry and cabinetmaking, and other structural components of buildings;
  - (15) Theaters and auditoriums;
  - (16) Nursery and garden centers;
  - (17) Minor municipal service or utility facilities;
  - (18) Veterinary offices, excluding animal hospitals as defined herein;
  - (19) Local planned centers (see § 220-121.1);
  - (20) Home occupations (see § 220-96);
  - (21) Accessory uses customarily incidental to the above permitted uses, including but not limited to accessory day-care facilities, as defined herein and the occupancy of a single dwelling unit within the same building as a principal commercial use, provided the building existed as a principal detached residence on October 6, 2008.
- C. Special exception uses (subject to the review procedures of § 220-142C).
- (1) Amusement arcades (see § 220-65);
  - (2) Automobile filling stations (including minor incidental repair) (see § 220-68);
  - (3) Automobile, boat, farm machinery, recreational vehicle and trailer sales, service and/or repair facilities (see § 220-69); **[Amended 10-1-2008 by Ord. No. 2008-03]**
  - (4) Car washes (see § 220-74);
  - (5) Commercial and private schools (see § 220-77);
  - (6) Commercial day-care facilities (see § 220-79);
  - (7) Commercial recreation facilities (see § 220-81);
  - (8) Convenience stores (see § 220-83);

- (9) Drive-through and/or fast-food restaurants (see § 220-85);
- (10) Farmers', antiques and/or flea markets (see § 220-89);
- (11) Funeral homes (see § 220-90);
- (12) Health and recreation clubs (see § 220-93);
- (13) Home improvement and building supply stores (see § 220-95);
- (14) Mass transportation depots (see § 220-104);
- (15) Mini-warehouses (see § 220-106);
- (16) Municipal service ventures (see § 220-129);
- (17) Nightclubs (see § 220-109);
- (18) Nursing, rest or retirement homes (see § 220-111); and
- (19) Two-family conversions (see § 220-125).
- (20) Regional planned center (see § 220-121.1). [**Added 10-1-2008 by Ord. No. 2008-03<sup>1</sup>**]

D. Conditional uses (subject to the review procedures of § 220-151).

- (1) Local shopping center. (See § 220-121). [**Amended 10-18-2006 by Ord. No. 2006-08**]

E. Lot area, lot width, and lot coverage requirements. See the following table:

<b>Required Public Utilities</b>	<b>Minimum Lot Area</b>	<b>Minimum Lot Width</b>	<b>Maximum Lot Coverage</b>
None	43,560 sq. ft. <sup>1</sup>	200 feet	55%
Public Water	32,670 sq. ft. <sup>1,2</sup>	150 feet	60%
Public Sewer	20,000 sq. ft. <sup>2</sup>	125 feet	65%
Both Public Sewer and Public Water	20,000 sq. ft. <sup>2</sup>	125 feet	70%

NOTES:

<sup>1</sup>All uses relying upon on-lot sewers shall comply with § 220-47 of this chapter.

<sup>2</sup>All uses with lot sizes of less than one acre shall be required to make use of a shared access drive and shared off-street parking with one or more adjoining uses.

F. Minimum setback requirements (principal and accessory uses).

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1. Editor's Note: This ordinance also repealed former Subsection C(20), added 10-5-2005 by Ord. No. 2005-03, which listed automobile, boat, farm machinery, and trailer sales as special exception uses.



- (1) 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 and outdoor storage areas shall be set back a minimum of 20 feet from the street right-of-way. The required front yard setbacks vary for properties that conform to the Township's Corridor Assessment Policy. See § 220-60 of this chapter for additional information.
  - (2) Side yard setback. All buildings and structures (except permitted signs) shall be set back at least 25 feet from the side lot lines. Off-street parking lots, loading areas, and outdoor storage 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.
  - (3) Rear yard setback. All buildings, structures, off-street parking lots, loading areas, and outdoor storage areas shall be set back at least 15 feet from the rear lot line.
  - (4) Residential buffer strip. Any lot adjoining land within a residential zone shall maintain a twenty-foot setback for nonresidential buildings, structures, off-street parking lots, loading areas and outdoor storage areas, from the residentially zoned parcels. Such areas shall be used for a landscape strip and screen.
- G. Maximum permitted height: 35 feet, except that buildings up to 50 feet in height are permitted when set back at a distance at least equal to their height from all property lines. Prior to granting approval for any occupied structure over 35 feet in height, the applicant shall be required to obtain a letter from the Fire Chief of the "primary call" fire company determining that the building has adequate fire suppression equipment and/or that adequate fire-fighting and rescue capabilities exist to serve such a structure.
- H. Off-street loading. Off-street loading shall be provided, as specified in § 194-31 of Chapter 194, Subdivision and Land Development. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street.
- I. Off-street parking. Off-street parking shall be provided, as specified in § 220-42 of this chapter.
- J. Signs. Signs shall be permitted, as specified in § 220-45 of this chapter.
- K. Driveway and access drive requirements. All driveways serving single-family dwellings shall be in accordance with § 220-40 of this chapter. All access drives serving other uses shall be in accordance with § 194-28 of Chapter 194, Subdivision and Land Development, except that a use shall be limited to one access drive per road frontage, unless said frontage exceeds 300 feet, in which case, one additional access drive shall be permitted.

- L. Screening. A visual screen must be provided along any existing residential use and any adjoining lands within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See § 220-44 of this chapter.)
- M. Landscaping.
- (1) 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 § 220-44 of this chapter.)
  - (2) A minimum ten-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.
- N. Waste products. Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of 50 feet from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed within a fenced or masonry enclosure, equipped with a self-latching door or gate.
- O. 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 § 220-48 of this chapter.
- P. Outdoor storage. Within this zone, only the outdoor storage of vehicles, heavy equipment trailers, recreational vehicles, mobile homes, nursery and garden stock, sheds, playground equipment, pet houses and other similar outdoor appurtenances is permitted, provided all outdoor storage areas comply with the setbacks imposed within this section.
- Q. All uses permitted within this zone shall also comply with the applicable general provisions in Article III of this chapter.

**§ 220-23. Light Industrial Zone (I-1).**



- A. Purpose. This zone provides for a range of light industrial activities that contribute to the well-being of the Township by diversifying its economy and providing valuable employment opportunities. The required lot sizes have been kept small

to accommodate the start-up industries that are likely to emerge; however, larger industrial parks have also been permitted. These areas have been located near existing public utility service areas and along major roads. Design standards have been imposed to create attractive site designs and moderate the objectionable impacts associated with industrial uses. Substantial setbacks are used to protect adjoining residences.

B. Permitted uses.

- (1) Agriculture (excluding commercial livestock and commercial produce operations), subject to the applicable standards listed in § 220-12 of this chapter;
- (2) Bookbinding, printing and publishing operations;
- (3) Excavation contractors;
- (4) Facilities for the commercial processing and warehousing of agricultural products;
- (5) Facilities for the warehousing, sales and service of agricultural vehicles, equipment, feed, or supplies;
- (6) Forestry uses;
- (7) Health and recreation clubs;
- (8) Laboratories for medical, scientific or industrial research and development;
- (9) Machine shop;
- (10) Manufacturing, packaging, storage and/or wholesaling of the following:
  - (a) Furniture, cabinets, fixtures, office supplies, and other household appointments;
  - (b) Scientific, specialized and technical instruments and equipment;
  - (c) Audiovisual components, computers, vending machines, electronic equipment and video games;
  - (d) Finished textile products;
  - (e) Brushes, brooms and combs;
  - (f) Hot tubs, spas, saunas, and swimming pools;
  - (g) Jewelry, and other precious metals;
  - (h) Photographic, lighting and timekeeping equipment;
  - (i) Small household appliances, excluding major appliances;



- (j) Musical instruments and sporting equipment;
  - (k) Cosmetics, toiletries and pharmaceuticals;
  - (l) Optical, dental, and medical supplies and equipment;
  - (m) Small or novelty products from prepared materials;
  - (n) Paints, varnishes, lacquers, enamels, adhesives, and allied solvents; and
  - (o) Vehicles and machinery normally associated with domestic use (e.g., recreation vehicles, personal trailers, personal vehicle trailers, livestock trailers and other similar vehicles.
- (11) Municipal services and public utilities structures;
- (12) Offices;
- (13) Processing, packaging, storage and/or wholesaling of food products excluding:
- (a) Breweries and distilleries;
  - (b) Pickling processes;
  - (c) Rendering or slaughtering operations; and
  - (d) Sugar refineries.
- (14) Recycling collection facilities as an accessory use, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than 300 square feet;
- (15) Repair shops for products permitted to be manufactured in this zone;
- (16) Sales, storage and/or wholesaling of the following:
- (a) Home and auto related fuels;
  - (b) Nursery and garden materials, and stock;
  - (c) Contractor supplies; and
  - (d) Lumber, tile, carpet, electrical, plumbing, heating, air conditioning, roofing, siding, doors, windows, and other structural components of buildings.
- (17) Sign makers;
- (18) Small engine repair shops;
- (19) Veterinary offices or animal hospitals;

- (20) Vocational and mechanical trade schools;
  - (21) Welding shops;
  - (22) Minor municipal service or utility facilities; **[Added 2-15-2006 by Ord. No. 2006-03<sup>2</sup>]**
  - (23) Local planned center (see § 220-121.1). **[Added 10-1-2008 by Ord. No. 2008-03<sup>3</sup>]**
  - (24) Adaptive use with more than one principal use of a building that existed on October 6, 2008; or adaptive use with more than one principal use of a building that gained land development approval after October 6, 2008; both subject to the requirements listed in § 220-129.1. of this chapter. **[Added 10-1-2008 by Ord. No. 2008-03]**
  - (25) Accessory uses customarily incidental to the above permitted uses including accessory retail sales of products produced on-site so long as the sales area is no more than 10% of the total building area or 3,000 square feet, whichever is less, and accessory day-care facilities, as defined herein.
- C. Special exception uses (subject to the review procedures of § 220-142C).
- (1) Automobile, boat, farm machinery, recreational vehicle and trailer sales, service and/or repair facilities (see § 220-69). **[Amended 10-1-2008 by Ord. No. 2008-03]**
  - (2) Billboards (see § 220-71).
  - (3) Communication towers and equipment (see § 220-82).
  - (4) Heavy equipment sales, service and repair, such as excavation machinery, commercial trucks, tractor trailers, buses, mobile homes and other similar machinery (see § 220-94). **[Amended 10-1-2008 by Ord. No. 2008-03]**
  - (5) Mass transportation depots (see § 220-104).
  - (6) Mini-warehouses (see § 220-106).
  - (7) Municipal service ventures (see § 220-129).
  - (8) Recycling stations for paper, glass, plastic, and metal products (see § 220-114).
  - (9) Truck or motor freight terminals (see § 220-124).
  - (10) Warehousing and wholesale trade establishments (see § 220-126).

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2. Editor's Note: This ordinance also renumbered former Subsection B(22) as B(23).

3. Editor's Note: This ordinance also provided for the renumbering of former Subsection B(23) as Subsection B(25).

- (11) Regional planned center (see § 220-121.1). [**Added 10-1-2008 by Ord. No. 2008-03**]
  - (12) Power generation facilities (see § 220-129.2). [**Added 6-19-2014 by Ord. No. 2014-05**]
  - (13) Wind and/or solar farms (see § 220-129.3). [**Added 6-19-2014 by Ord. No. 2014-05**]
- D. Conditional uses (subject to the review procedures of § 220-151 of this chapter).
- (1) Automobile auctions and/or automobile parking or storage compounds (see § 220-67); and
  - (2) Off-track betting parlors (see § 220-112).
- E. Lot area requirements. Unless otherwise specified, each use within this zone shall have a minimum lot size of 43,560 square feet.
- F. Maximum lot coverage: 75%.
- G. Minimum lot width: 200 feet.
- H. Minimum setback requirements (principal and accessory uses).
- (1) Front yard setback. All buildings, structures (except permitted signs), off-street loading areas, dumpsters, and outdoor storage areas shall be set back at least 50 feet from the adjoining right-of-way. All parking lots shall be set back at least 20 feet from any adjoining right-of-way. The required front yard setbacks vary for properties that conform to the Township's Corridor Assessment Policy. See § 220-60 of this chapter for additional information.
  - (2) Side yard setbacks. All buildings, structures (except permitted signs), dumpsters, and off-street loading areas shall be set back at least 30 feet from any side property lines. All outdoor storage areas and off-street parking lots shall be set back at least 20 feet from any side lot lines, unless joint parking lots and/or loading areas are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities.
  - (3) Rear yard setback. All buildings, structures, dumpsters, and off-street loading areas shall be set back at least 30 feet from any rear property lines. All outdoor storage areas and off-street parking lots shall be set back at least 20 feet from any rear lot lines.
  - (4) Residential buffer strip. Any use adjoining land within a residential zone, or across a road from land within a residential zone, shall maintain a fifty-foot setback for buildings, structures, dumpsters, outdoor storage areas, off-street loading, and off-street parking areas from the residential zone. All of these setback areas shall be devoted to landscaping. (See § 220-44.)



- (5) Accessory recreation uses. These facilities can be developed in any side or rear yard to within 25 feet of any property line.
- I. Maximum permitted structural height. The height of any principal or accessory structure shall not exceed 50 feet, except that those uses listed in § 220-34 of this chapter may extend up to a maximum of 75 feet when erected upon or as an integral part of a building. No part of any structure exceeding 50 feet in height shall be located closer to the nearest property line than its height.
- J. Off-street loading. Off-street loading shall be provided, as specified in § 194-31 of Chapter 194, Subdivision and Land Development. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street.
- K. Off-street parking. Off-street parking shall be provided, as specified in § 220-42 of this chapter.
- L. Signs. Signs shall be permitted, as specified in § 220-45 of this chapter.
- M. Driveway and access drive requirements. All driveways serving single-family dwellings shall be in accordance with § 220-40 of this chapter. All access driveways serving other uses shall be in accordance with § 194-28 of Chapter 194, Subdivision and Land Development.
- N. Screening. A visual screen must be provided along any adjoining lands with an existing residence and/or within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See § 220-44 of this chapter.)
- O. Landscaping.
- (1) 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 § 220-44 of this chapter.)
- (2) A minimum twenty-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.
- P. Waste products. Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of 50 feet from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed within a fenced or masonry enclosure, equipped with a self-latching door or gate.
- Q. Industrial operations standards. All industrial 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 § 220-48 of this chapter.

- R. Outdoor storage. Within the (I-1) Zone, 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.
- S. All uses permitted within this zone shall also comply with the applicable general provisions in Article III of this chapter.