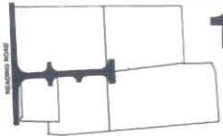


FOR SALE



15+/- ACRES

Zoned Highway Commercial
Individual Lots or Entirety

Call Merle Eberly 484-256-0855 or Gerald Eberly 717-203-0444

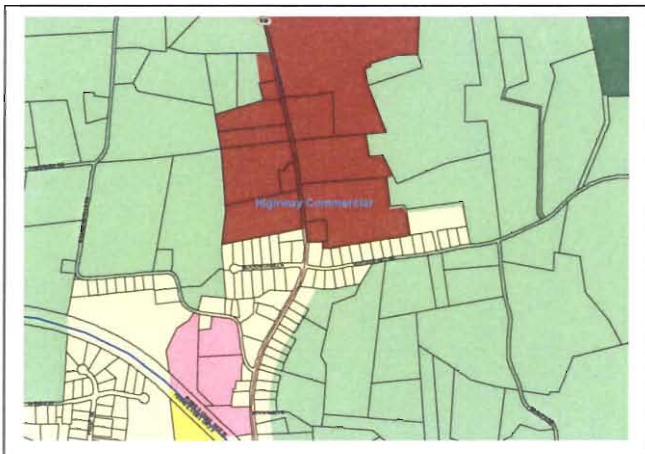


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Total Acreage: 15.75 +/- Acres

Lot sizes range from 2 to 4.57 acres



Located near Bowersville, PA

Address: 1450 Reading Road
Mohnton, PA, 19540

Brecknock Township, Lancaster County

- Zoning: Highway Commercial District
- Public Sewer
- Level Topography
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- Offered as Approved Subdivision before Improvements for \$1,410,000



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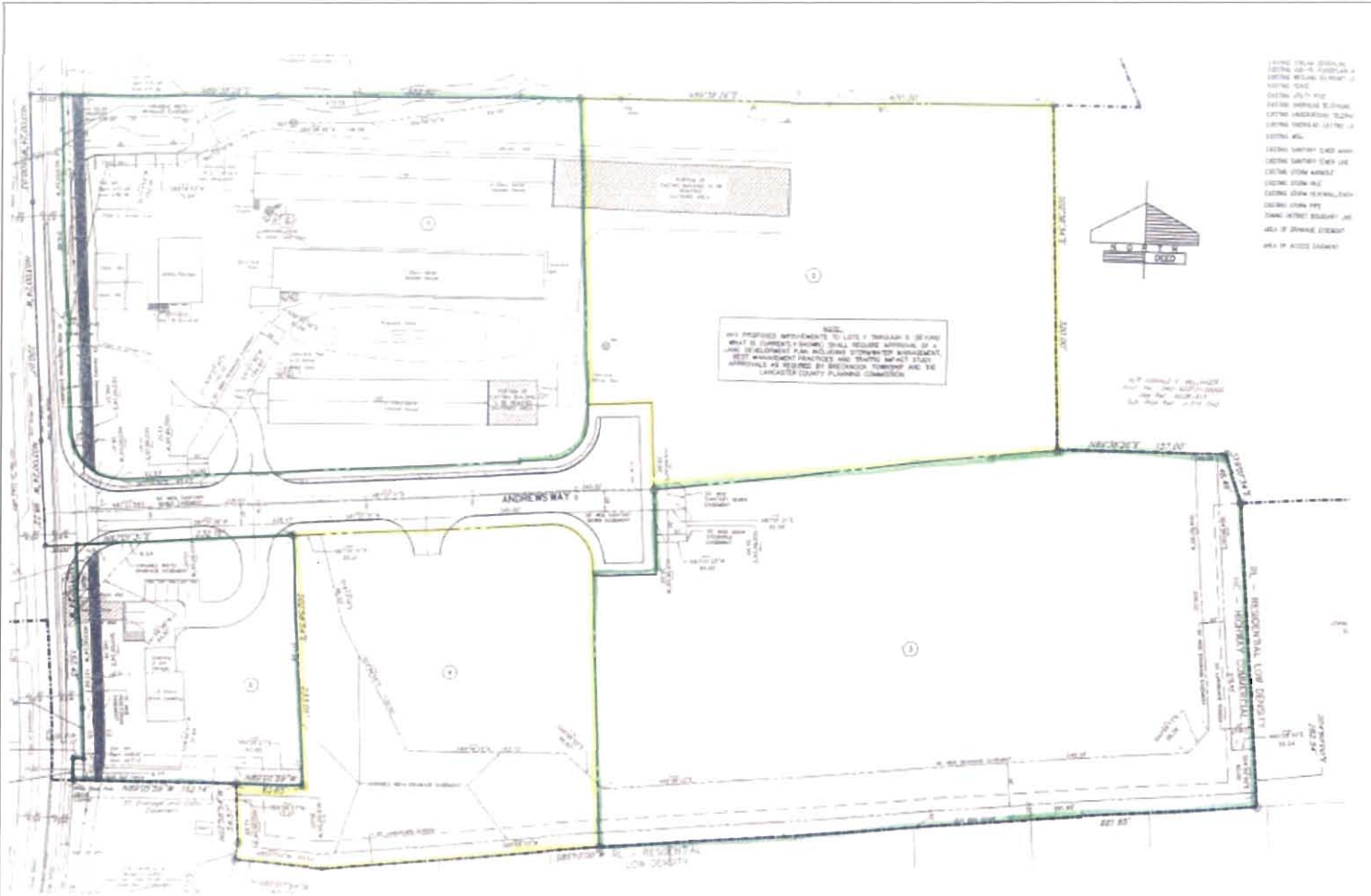
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www.horningfarmagency.com

Contact:

Gerald Eberly
717-203-0444

Merle Eberly
484-256-0855



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Zoning Information

110-24 Highway Commercial (HC) District

A. Intended purpose. The regulations for this district are intended to provide suitable locations for commercial uses, including both small-scale and large-scale businesses. The uses permitted in this district serve local residents as well as motorists passing through the Township.

B. Uses and structures (subject to §§ 110-33, 110-34, 110-44 and 110-45).

(1) Permitted uses shall be as follows:

- (a) Personal service shops.
- (b) Businesses which involve the retail sale and/or rental of goods.
- (c) Restaurants.
- (d) Self-service laundries and dry-cleaning facilities.
- (e) Professional offices and clinics.
- (f) Banks and financial institutions.
- (g) Municipal uses.
- (h) Emergency service facilities.
- (i) Amusement arcades.
- (j) Car washes.
- (k) Service stations.
- (l) Commercial garages.
- (m) Hospitals.
- (n) Self-storage facilities.
- (o) Nightclubs.
- (p) Warehouse/distribution center.
- (q) Theaters and auditoriums.
- (r) Hotels, motels and inns.
- (s) Recreational commercial businesses such as miniature golf or Putt-Putt golf courses.
- (t) Studios and shops of artists and artisans.
- (u) Agricultural uses and structures, other than intensive agriculture, provided that the commercial keeping of poultry, livestock, bees and wild or domestic animals shall not be maintained on tracts of less than 10 acres.
- (v) Public utility uses and structures.
- (w) Parking lots.
- (x) Convenience stores, provided that such use complies with the requirements of § 110-70 if the sale of gasoline, diesel or other motor vehicle fuel is associated with the store.

(y) Motor vehicle and accessory sales

(z) Accessory uses incidental to the above permitted uses

(aa) No-impact home-based businesses.

[Added 4-8-2003 by Ord. No. 135]

(bb) Farm equipment sales and repairs

[Added 12-17-2007 by Ord. No. 166]

(cc) Garden supply stores and repairs of garden equipment.

[Added 12-17-2007 by Ord. No. 166]

(dd) Lumber and other building materials sales and services.

[Added 12-17-2007 by Ord. No. 166]

(ee) Storage buildings and warehouses.

[Added 12-17-2007 by Ord. No. 166]

(ff) Manufacturing, working, processing, assembling and/or packaging of wood and wood products and/or metal and metal products, provided that the gross floor area devoted to such use in any building does not exceed 20,000 square feet.

[Added 12-17-2007 by Ord. No. 166]

(gg) Manufacturing, processing, packaging, dressing, preserving and treatment of food products, provided that the gross floor area devoted to such use in any building does not exceed 50,000 square feet.

[Added 10-14-2008 by Ord. No. 167]

(hh) Contractor workshops.

[Added 10-14-2008 by Ord. No. 167]

(2) Special exceptions. The following uses are permitted subject to the issuance of a special exception by the Zoning Hearing Board:

(a) Privately owned recreation facilities and clubs (subject to § 110-54).

(b) Recycling Facility (subject to § 110-71).

(c) Child day-care facilities subject to the requirements of § 110-50.

(d) Home occupations subject to the requirements of § 110-41.

(e) Veterinary facilities and kennels (subject to § 110-58).

(f) Adult-oriented businesses (subject to § 110-73).

C. Lot, yard and height requirements.

(1) Shopping centers shall have a minimum lot size of three acres and a minimum lot width of 250 feet regardless of the availability of public water or sewer. The maximum lot coverage for a shopping center shall be consistent with the following table in Subsection C(2).

(2) Uses other than shopping centers shall comply with the following lot requirements. The following maximum lot

coverage requirements shall also pertain to shopping centers

Public Utilities Utilized	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Lot Coverage (percent)
No water or sewer	1 acre	150	35%
Water only	30,000	125	40%
Sewer only	15,000	90	60%
Water and sewer	8,000	65	70%

(3) Minimum yard requirements shall be as follows:

(a) Front yard setback. All buildings, structures (except permitted signs), outdoor storage areas, outdoor retail areas and loading areas shall be set back from the road right-of-way a minimum distance of 35 feet if parking is provided in the front or side yard, or 20 feet if parking is provided in the rear yard.

(b) Side yard setback. All buildings and structures shall be set back from the side lot lines a minimum distance of 25 feet. Off-street parking, loading areas, outdoor storage areas and outdoor retail areas shall be set back from the side lot lines a minimum distance of 15 feet, with the exception of side lot lines located between uses which share joint parking facilities.

(c) Rear yard setback. All buildings, structures, off-street parking, loading areas, outdoor storage areas and outdoor retail areas shall be set back from the rear lot line a minimum distance of 20 feet, with the exception of rear lot lines located between uses which share joint parking facilities.

D. Residential buffer and screening requirements.

(1) Any nonresidential use which has a side or rear lot line in common with a property in residential use shall require a minimum setback of 25 feet between the side and rear lot lines and all buildings, structures, off-street parking, loading areas, outdoor storage areas and outdoor retail areas. All such structures and areas shall be screened from view of the residential uses which are to the side or rear of the nonresidential use as required in § 110-36C of this chapter.

(2) Any nonresidential use which adjoins a property zoned Residential Medium (RM) or Residential Low (RL) shall require a minimum setback of 50 feet between the property zoned RM or RL and all buildings, structures, off-street parking, loading areas, outdoor storage areas and outdoor retail areas and shall require screening along such lot lines as required in § 110-36C of this chapter.

E. All accessory buildings shall have a maximum height of 20 feet. Farm buildings shall have no height limitation. All principal buildings and other structures shall have a maximum height of 35 feet.

F. Off-street parking and loading areas shall be provided as specified in Article VIII.

G. Any portion of the site not used for buildings, structures, parking, loading areas, outdoor storage areas, outdoor retail areas and sidewalks shall be landscaped as required in § 110-36D.

H. All dumpsters used for the storage of waste or materials which are to be recycled shall be screened from view of adjacent properties and roads.

I. Outdoor storage and outdoor retail areas shall comply with all setback requirements contained within this section and shall be entirely screened from view of all adjacent properties and roads. However, outdoor retail areas associated with the sale of vehicles, boats and mobile structures need not be screened from adjoining roads.

J. All signs shall satisfy the requirements set forth in Article IX.