Owner has had multiple conceptual plans drawn up to construct buildings on one and both sites from 8,100 to 26,000 SF

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Property Information

PROPERTY DESCRIPTION
Two industrial lots available individually or together. Owner has had multiple conceptual plans drawn up to construct buildings on one and both sites from 8,100 to 26,000 SF.

ACREAGE
2.04 acres total
Parcel 1: 1.04 acres
Parcel 2: 1.00 acre

PARCEL/APN#
Parcel 1: 51-013-010-024
Parcel 2: 51-013-010-023

TAXES
Total: $3,814 (2019)
Parcel 1: $1,861
Parcel 2: $1,953

ZONING
Li/H13 – Limited Industrial/Industrial Park

UTILITIES
Natural Gas - Service provided by PECO
Water/Sewer - Service provided by Warwick Twp
Electric - Service provided BY PECO

Zoning Regulation

MINIMUM LOT AREA
3 acres

MAXIMUM BUILDING RATIO
50% first floor
60% total

MAXIMUM IMPERVIOUS SURFACE RATIO
80%

MAXIMUM BUILDING HEIGHT
35 feet

MINIMUM FRONT YARD
100 feet

MINIMUM SIDE YARD
40 feet

MINIMUM REAR YARD
50 feet

LOCATION
Located just off of Mearns Road, 1.2 miles to Jacksonville Road, 2 miles to Street Road, 5 miles to Route 611 and 7 miles to PA Turnpike

PUBLIC TRANSPORTATION
SEPTA Bus 22 stop located 1.8 miles away at Street & Mearns Roads. SEPTA Warminster Rail located at Park Avenue, approximately 2.6 miles.

DEMOGRAPHICS
Available upon request
Chapter 195. ZONING

Article XVIII. LI Limited Industrial District

§ 195-55. Applicability.
A. The Limited Industrial District is intended to establish reasonable standards for the size of buildings, the areas and dimensions of yards or open spaces and the provision of facilities and operation of industries to minimize noise, air pollution, water pollution and fire and safety hazards in such districts.
B. Within the LI Limited Industrial District, a building may be erected, altered or used and a lot or premises may be used when in conformance with the conditions of this chapter and the specific use, area and design regulations of this district.

§ 195-56. District use regulations.
A. Uses permitted by right:
   [Amended 3-7-2011 by Ord. No. 2011-1; 4-2-2012 by Ord. No. 2012-3]
   A1 General Farming
   A5 Commercial Forestry
   A8 Kennel - Commercial
   B10h No-Impact Home-Based Business
   C5 Hospital
   C6 Continuing Care Facility/Assisted Living
   C7 Skilled-Care/Nursing Home
   C9 Municipal Use
   D1 Recreational Facility
   E2 Emergency Services
   F1 Medical Office
   F2 Veterinary Office
B. Uses permitted by conditional use:

- E3 Terminal
- F4 Business Park
- H12 Extractive Operations
- H14 Resource Recovery Facility
- H15 Solid Waste Landfill
- I6 Air Landing Field
- H17 Trash Transfer Station
- H18 Recovery of Subsurface Gas and Oil Deposits

C. Uses permitted by special exception:

[Amended 3-7-2011 by Ord. No. 2011-1]

- B10g Family Day-Care
- E1 Utility/Public Services
- E4 Airport/Heliport
- E5 Large-Scale Solar Energy System
- G1 Commercial School
- G2 Day-Care Center
- G4 Adult Commercial
- G19 Motel/Hotel
- G20 Billboard
- G22 Service Station/Car-Washing Facility
- G28 Miniwarehouse
- H10 Fuel Storage/Distribution
- H11 Auto Salvage Recycling Center
- I3 Temporary Use Structure
§ 195-57. Area and dimensional requirements.
A. Unless a maximum height regulation is stated in § 195-16, General use regulations, for a specific use, no use in the LI Zoning District shall exceed 35 feet in height.
B. Unless a greater area, dimensional, design, or other regulation is stated in § 195-16, General use regulations, for a specific use, or Subsection C of this section, all uses in the LI Zoning District shall meet the following requirements:

<table>
<thead>
<tr>
<th>Uses</th>
<th>Minimum Lot Area (acres)</th>
<th>Minimum Lot Width (feet)</th>
<th>Maximum Building Coverage (percent)</th>
<th>Maximum Impervious Surface (percent)</th>
<th>Front</th>
<th>Side</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>All permitted uses</td>
<td>3.0</td>
<td>200</td>
<td>25%</td>
<td>55%</td>
<td>100</td>
<td>40</td>
<td>50</td>
</tr>
</tbody>
</table>

C. No industrial building shall be located closer than 200 feet to any existing residential use or residential district boundary line and 50 feet of this 200 feet must be landscaped in accordance with § 195-63 (side yard requirement).
D. No industrial building shall be located closer than 125 feet to any existing residential use or residential district or parking area closer than 50 feet to the required minimum distance from any existing residential use or residential district (rear yard requirement).

§ 195-58. (Reserved)

§ 195-59. (Reserved)
H13 Industrial Park.

(a) Purpose. The following regulations are intended to permit greater flexibility in design, size of layout and construction in industrial development so as to encourage retention and preservation of woodlands, steep slopes and other open space land for aesthetic and scenic beauty, passive recreation and preservation of the ecological systems of the Township.

(b) Applicability.
[1] The Board of Supervisors may request of a developer cluster development for any tract of land located in an LI Limited Industrial District.

[2] A landowner may, at his option, develop any tract of land located in an LI Limited Industrial District as a cluster development, in accordance with the terms of this chapter.

[3] The owner or owners of any tract of land comprising an area of not less than 25 contiguous acres and located in an LI Limited Industrial District may submit to the Board of Supervisors a plan for the use and development of the entire tract in accordance with the regulations of this chapter. The submission must include a tentative sketch plan which complies with Chapter 163, Subdivision and Land Development, of Warwick Township. The Board of Supervisors shall submit each such request to the Township Planning Commission at least 30 days prior to the Board of Supervisors’ consideration of the submission to provide the Township Planning Commission an opportunity to submit its recommendations to the Board of Supervisors, which recommendations shall be accompanied by a report stating specific evidence and facts indicating that the required development meets the requirements of this chapter and that the properties adjacent to the tract to be developed will not be adversely affected.

(c) Development standards.

[1] Use regulations.

[a] Any use permitted in the Limited Industrial District as specified in Article XVIII of the this chapter, as amended, shall be permitted.

[b] Commercial recreation facilities, such as swimming pools and tennis courts but not including amusement parks with rides, shall be permitted.
Public storage facilities shall be permitted.

Area and dimensional requirements for individual lots in an H13 Industrial Park.

The development of lots in a clustered industrial development shall meet the following conditions:

1. No individual lot may have an area less than one acre and a width not less than 145 feet at the building line.

Building area.

A. The first-floor area of primary and accessory buildings shall not exceed 50% of each lot area, and the total floor area of primary and accessory buildings and/or structures, excluding basement area, shall not exceed 60% of each lot area regardless of building height.

B. No more than 80% of the lot area shall be covered by impervious surfaces.

Building placement. No building or structure shall be located less than 500 feet from an existing residential use or residential district nor less than 75 feet from an existing street right-of-way line. Within the industrial park development, no building or structure shall be located less than 40 feet from any internal road or less than 25 feet from one side or rear property line. However, the use of party walls and zero lot lines and common driveways along property lines will be permitted. No parking, loading, or service areas shall be located in front of any building but shall be permitted on side and rear yard areas.

Buffer yards. Along any existing residential use or residential district boundary line, a buffer yard shall be provided which shall be not less than 200 feet in width, measured from the street line (where such street constitutes the boundary line). Thirty-five feet of this two-hundred-foot buffer must be landscaped with suitable trees, shrubs, and grass in the nature of a buffer zone as required by § 195-63 of this chapter. Such buffer yards may be conterminous with any required yard, and, in case of conflict, the larger yard requirements shall apply. No parking shall be permitted within 100 feet of any existing residential use or residential district boundary line.
Height regulations. No building or structure shall exceed 35 feet in height, or three stories, whichever is less.

[vi]
Parking requirements for individual uses within an industrial park shall be as required by the use regulations of this chapter.

[A]
In the absence of specific parking regulations for the individual industrial uses: one off-street parking space for every 300 square feet of gross floor area, whichever is greater, but the property owner shall have the right to reduce the number of parking spaces, subject to provision being made for future expansion to the above requirements if said parking should become necessary due to occupancy.

[3]
Open space. A minimum of 20% of the base site area shall be reserved as common open space. In addition, at least 5% of the gross site area shall be devoted to civic or recreational use in the form of a park, plaza, memorial garden, sculpture garden, or like amenity which shall be located in a center area of the H13 Industrial Park use.

(d)
Special regulations.

[1]
A tentative plan shall be submitted to and approved by the Board of Supervisors showing the layout of the proposed development and shall include the following:

[a]
The scale shall be one inch equals 100 feet, with five-foot contour intervals and other topographical features.

[b]
The tentative location, plan, dimensions, elevation and height of a typical building and other structures and the approximate total gross floor area to be constructed.

[c]
The tentative location, dimensions and arrangement of all open spaces, typical yards, typical accessways, typical entrances, typical exits, typical off-street parking facilities, typical loading and unloading facilities, and the location and width of roads and streets and sidewalks, if required.

[d]
The capacity of typical areas to be used for automobile access, parking, loading, and unloading.

[e]
The typical location, dimensions, and arrangement of all areas devoted to planting, lawns, trees, or similar purposes.
The provisions proposed for temporary and permanent location of sewage disposal, water supply, stormwater drainage, and other utilities, all meeting Department of Environmental Protection (DEP) regulations.

Sufficient data in all instances to enable the Board of Supervisors to judge the effectiveness of the design and the character of the proposed development and to consider properly such things as its relationship to surrounding areas, anticipated traffic, public health, safety, and welfare.

The plan submitted may not necessarily show a series of individual lots, but rather large sectioned parcels within the overall development plan that are to be further subdivided and subsequently submitted for approval by the Township as each industrial building is constructed.

If, within 36 months of the approval, construction is not undertaken by or for the applicant, said approved plan may be declared null and void.