



**Vacant Commercial Lot in Hatfield Township, PA**

**Asking Price: \$395,000**

**Walnut Street, Lansdale, PA 19446**

**Hatfield Township, Montgomery County**

**Working in cooperation with:**



**SANFORD  
ALDERFER INC.  
REALTORS • AUCTIONEERS**

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**Sanford Alderfer Real Estate/Tranzon Alderfer**  
**2780 Shelly Road,**  
**Harleysville, PA 19438**  
**215-723-1171**  
**Saralyn@tranon.com**

**PROPERTY DESCRIPTION**  
**Walnut Street, Lansdale, PA 19446**



**FOR SALE: Vacant 21,600 Sq. Ft. Commercial Lot in Hatfield, Township, Montgomery County, PA**  
**Asking Price : \$395,000**

**Property Data**

**Tax Parcel #:** 35-00-11205-001

**County:** Montgomery

**Municipality:** Hatfield Township

**School District:** North Penn

**Zoning District:** C-Commercial District

**Acres:** 0.49

**Lot Sq. Ft:** 21,600

**Total Taxes:** \$4,127

**Tax Year:** 2023

**Water:** Public—North Penn Water

**Sewer:** Public—Hatfield Township

**Gas Provider:** PECO

**Parking:** Paved, 30 + Cars

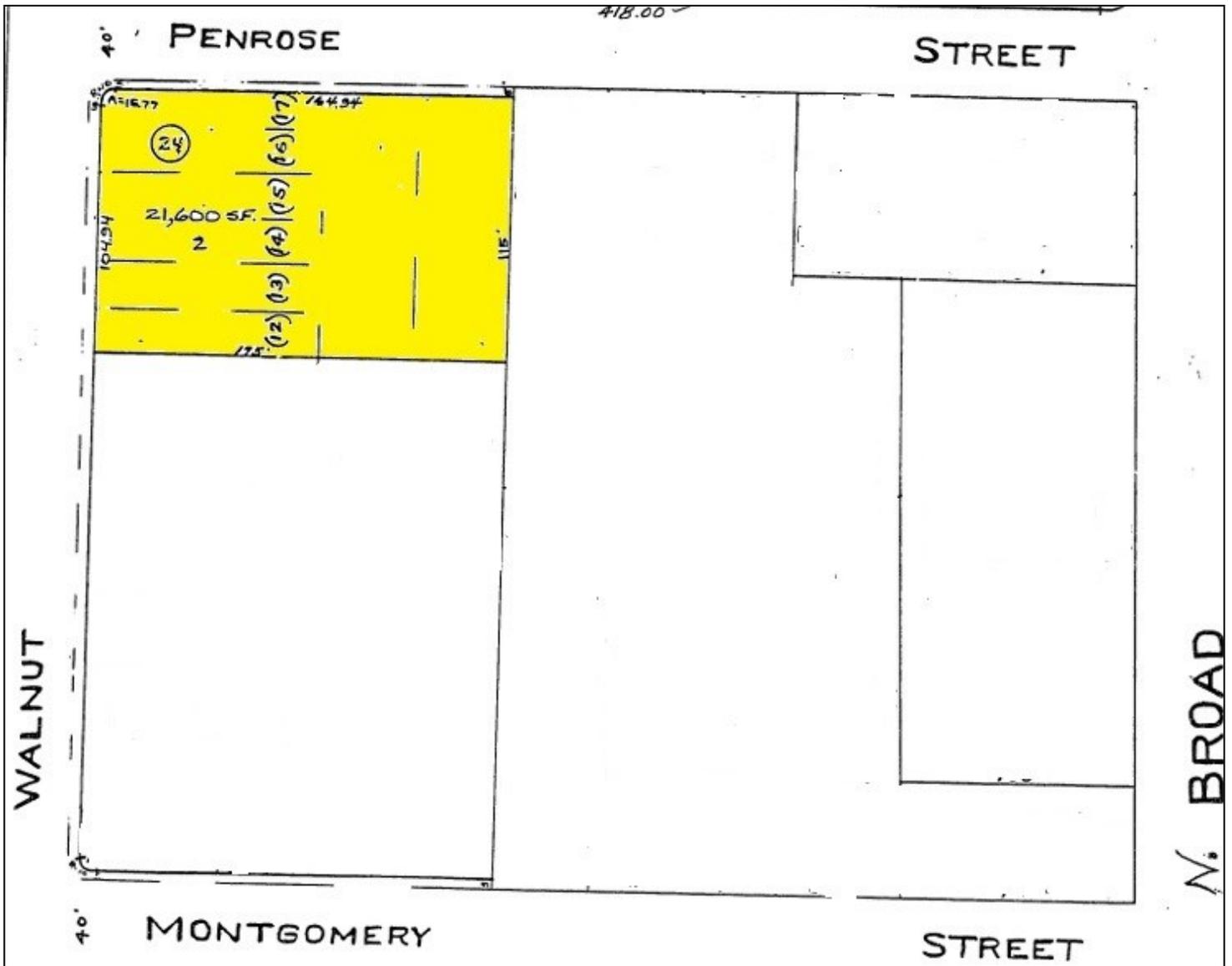
**Electric:** Has own Meter & Overhead Lights



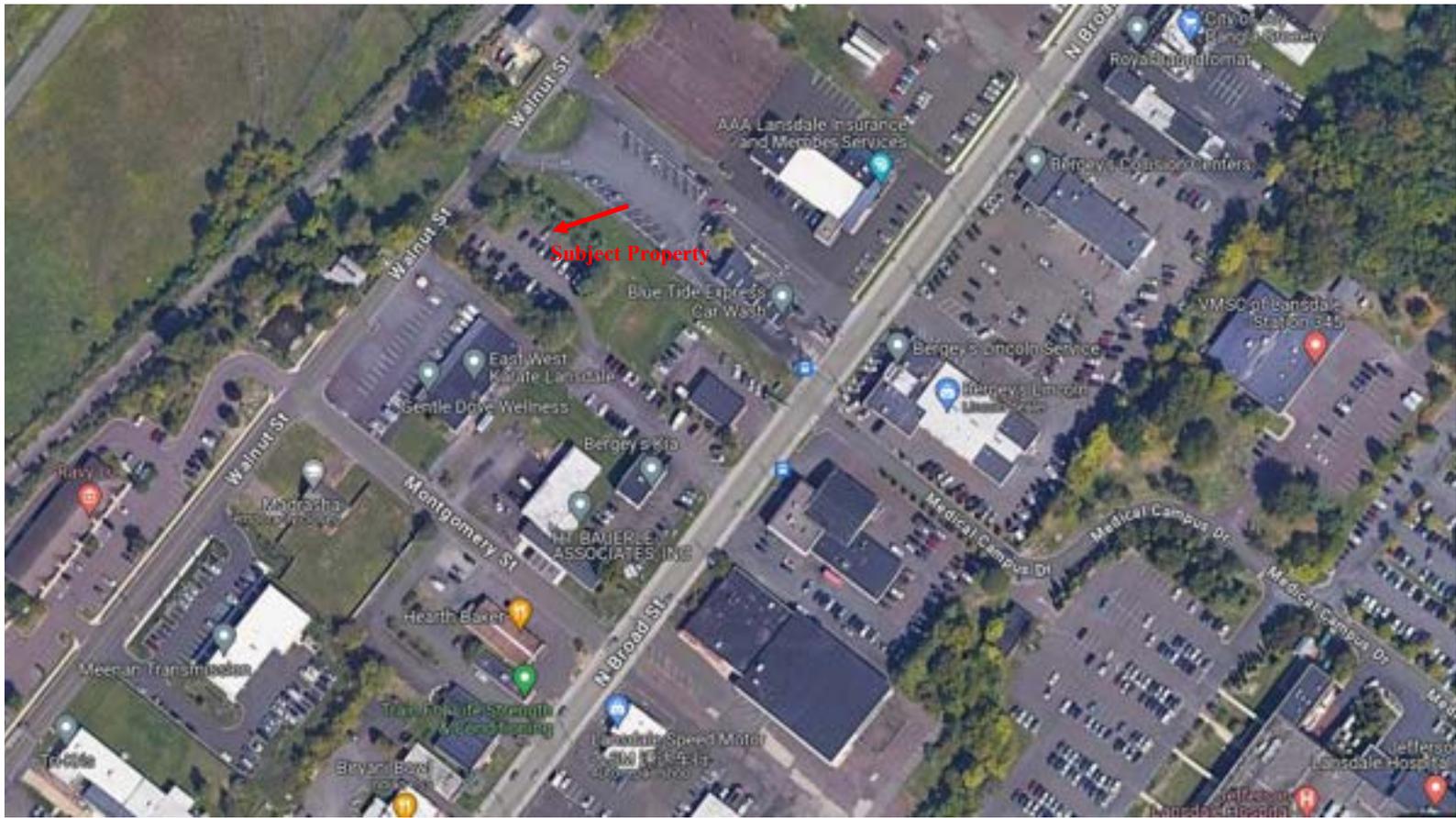
AERIAL



TAX MAP



# LOCATION MAP



*Local Area Map*

## ZONING CODE

Per the municipality, this lot and structure are located in **C-Commercial District**. For your convenience, a portion of the zoning is included. Please contact the municipality to verify and obtain complete zoning information.

### ARTICLE XVII C Commercial District

#### § 282-120. Designation of district; applicability.

In C Commercial Districts, the following regulations shall apply.

#### § 282-121. Use regulations.

A building may be erected, altered or used, and a lot may be used or occupied, for any of the following purposes and no other:

- A. Retail establishment for the sale of dry goods, clothing, foods, beverages, drugs, furnishings, or other household supplies; sale and repair of jewelry, clocks, optical goods, musical instruments, scientific or professional instruments.
- B. Business or professional office, studio, bank, savings and loan or other financial institutions, municipal buildings, library, museum.
- C. Restaurant, tap room, serving food or beverages.
- D. Personal service shops of a barber, beauty salon, shoe repair, tailor, dressmaking and laundry.
- E. Bowling lanes and indoor theater.
- F. Bakery, confectionery, upholstery, or other custom shop for the production of articles to be sold on the premises.
- G. Greenhouse, garden supplies.
- H. A group of retail stores and personal service shops within a single building which shall be deemed a single use for the purpose of this article.
- I. Undertaking parlor; not including crematorium.
- J. Motor vehicle sales agency for new vehicles.
- K. The following uses, when authorized as a special exception by the Zoning Hearing Board:  
[Amended 5-28-2008 by Ord. No. 569 ]
  - (1) Gasoline sales, service station, car wash or repair garage.
  - (2) Animal hospital, kennel, pet shop.
  - (3) Educational, religious and philanthropic use, excluding correctional or penal institutions.
  - (4) Hotel, nursing home, convalescent home, home for the aged or hospital.
  - (5) Wholesaling, storage and sale of lumber, plumbing and other building material and supplies.
  - (6) Any similar uses to those specified in Subsections A through J above.

## ZONING CODE

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### § 282-122. Lot area and width regulations.

- A. Minimum lot area. A lot area of not less than 11,250 square feet shall be provided for every building or use.
- B. Minimum lot width. A lot width of not less than 75 feet at the building line shall be provided for every building or use.

### § 282-123. Yard regulations.

- A. Front yard. There shall be a front yard on each lot which shall not be less than 50 feet in depth.
- B. Side yards.
  - (1) There shall be two side yards on each lot, neither of which shall be less than 10 feet in width.
  - (2) Corner lots are regulated by Article XXVI, General Provisions.
- C. Rear yard. There shall be a rear yard on each lot which shall not be less than 20 feet in depth.
- D. District yard. No side or rear yard adjacent to any single-family residential district shall be less than 50 feet in depth.

### § 282-124. Coverage regulations. [Amended 4-9-1997 by Ord. No. 420HH]

- A. Building coverage. The building coverage shall not exceed 30%.
- B. Impervious coverage. The impervious coverage shall not exceed 60%.

### § 282-125. Height regulations.

The maximum height for any building or structure erected or enlarged in this district shall be 30 feet, not exceeding two stories.

### § 282-126. Parking regulations.

- A. Parking and loading. For any permitted use within this district parking facilities shall be provided in accordance with Article XXIV, Off-Street Parking and Loading.
- B. Setbacks.
  - (1) No parking, loading or driveway area shall be located closer than five feet to any property line, except that portion of the driveway required for normal ingress and egress.
  - (2) For any permitted use adjacent to a residential district, parking and loading areas shall be located no closer than 25 feet to any such property line.

### § 282-127. Special requirements.

- A. Signs. Signs shall be permitted in accordance with Article XXIII, Signs.

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- B. **Landscaping.** All development hereinafter initiated in the C Commercial District shall have landscaping designed and maintained in accordance with the applicable sections of the Subdivision and Land Development Ordinance of Hatfield Township, as amended.<sup>1</sup>
- C. **Utilities.** All development in the C Commercial District shall be served by public sewer and water. All utilities serving a permitted use in this district shall be underground.
- D. **Outdoor land use.** There shall be no outdoor storage or display of goods or materials other than nursery stock plants, for marketing, storage, or any other purpose. The outdoor storage of trash shall be designed and maintained to be completely screened from view by a landscape buffer and shall conform to the setback requirements of § 282-126.
- E. **Hazardous use.** No building may be erected, altered, or maintained, and no lot shall be used for any purpose, trade or business that is noxious, offensive, or potentially injurious to health by reason of odor, noise, dust, smoke, heat, gas, radiation, or vibration.
- F. **Site lighting.** Exterior lighting provided in conjunction with any building or use shall be placed not higher than 25 feet above grade and shall be screened so as not to permit the source of illumination to be seen from off the premises. Only incandescent or color corrected types of illumination shall be used. The hours of operation of such lights (except security lighting) shall be limited to normal business hours and shall otherwise be extinguished between 10:00 p.m. and 6:00 a.m., prevailing time.

## HATFIELD TOWNSHIP INFORMATION

### HISTORY OF HATFIELD TOWNSHIP

#### Where we've been

Hatfield Borough was founded in 1742 and named after a Welsh village in Hertfordshire, England. Some also say the town was named after an early Welsh settler, John Hatfield, but there are no records which authenticate this. For the better part of its first century, Hatfield was almost entirely a rural farming community.

A hotel/tavern was built in 1819 at the intersection of Forty Foot and Cowpath Roads, and a store followed in 1827 on the southwest corner of Main and Vine Streets, but the event that drove the early development of Hatfield was the completion of a railroad line connecting Philadelphia and Bethlehem on July 7, 1857. Hatfield became a stop on the line, and the wheels were set in motion for a period of rapid growth. Hatfield officially became a borough in July 1898, with a total area of 176 acres.

#### Movers and shakers in Hatfield history

**Major General Winfield Scott** Hancock was a popular Civil War hero and was close to becoming President of the United States, losing a close race to James A. Garfield in 1880. While his birthplace has been a matter of dispute for more than a century, local historians claim that a strong case can be made that Hancock was born in Hatfield.

**Dr. Titus Albright** studied medicine at the University of Pennsylvania, graduating with honors in the spring of 1885. That fall, he moved to the Village of Hatfield to practice his profession. He served as Postmaster from 1886 to 1900 and was a driving force in the incorporation of Hatfield Borough in 1898.

If you have lived in Hatfield for more than two decades, you are familiar with the Estate of Geo S. Snyder, a popular Hatfield hardware store and home improvement center. George S. Snyder was raised on his family's homestead farm in Hilltown Township. As a young man he spent three years hauling hay to the market in Philadelphia, then operated mills in Hatfield. He was an early supporter of the move to become a borough, and was the first to contribute to the expense of forming a charter. He served as Hatfield's first mayor and when his term was up, served two terms on the borough council.

**Did you know?** Hatfield used to have a racetrack! Hatfield Speedway had its start in 1921 as a dirt horse track, but quickly transitioned to auto racing. The last race was held almost 60 years ago, but many folks can still recall the roar of the racetrack!

#### Hatfield Township Administration Building

Address: 1950 School Road

Hatfield, PA 19440

Phone: 215-855-0900

Fax: 215-855-0243

Email: [hatfield@hatfield.org](mailto:hatfield@hatfield.org)

Hours: Monday - Thursday - 8:00 a.m. to 4:30 p.m.

Friday - 8:00 a.m. to 3:00 p.m.



**For more information about Hatfield visit their website at [Home - Hatfield Township](#)**

## **AGENCY DISCLOSURES**

Please review the following agency disclosures.

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## **DISCLAIMER**

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