

- Property Information Sheet
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For Sale

717.697.2422



► *Commercial Land*



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*6987 Wertzville Road
Enola, PA 17025*

Available:
5 Acres*

Tax Parcels
38-13-0985-085 2.7 Acres
38-13-0985-146 .92 Acres
38-13-0985-147 1.26 Acres
*Must be sold together

Sale Price:
\$695,000

Description:
Property has been cleared except for the buildings. House has been completely renovated. Trailer will be included in the sale and is currently vacant. House is rented month to month for \$1,000 a month. Commercial building is vacant. 3 acres are stoned. High traffic counts on this popular route to I-81, Cumberland Tech Park, West Shore Hospital and major retail. Flat site with excellent visibility.

LAND INFORMATION

Municipality	Silver Spring
County	Cumberland
Zoning	C-1 Commercial
Road access	Rte. 944 Wertzville Road
Frontage feet on	545.41' on Wertzville Road (Rte. 944)
Topography	Level
Visibility	Excellent
Parking	To be determined
Soils	Not known
Environmental	Not known

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Present use	House has been completely renovated. Trailer will be included in the sale and is currently vacant. House is rented month to month for \$1,000 a month. Commercial building is vacant.
Surrounding uses	Across the street from Visaggio's Restaurant, close to Turkey Hill & Rite Aid
Possible uses	Strip center, veterinary office, church w/daycare, restaurant, physical therapy and dental office

Utilities

Water	Well
Sewer	New larger capacity sand mound designed for restaurant
Electric	Yes

General Information

Location	Rte. 944 near Rte. 114
Local amenities	Across the street from Visaggio's Restaurant, close to Turkey Hill & Rite Aid
Distance highway access	183' from Rte. 114
Distance airports	23 miles to Harrisburg International Airport
Location	Excellent commercial cite. One of the last commercial sites on Rte. 944.

Traffic Counts

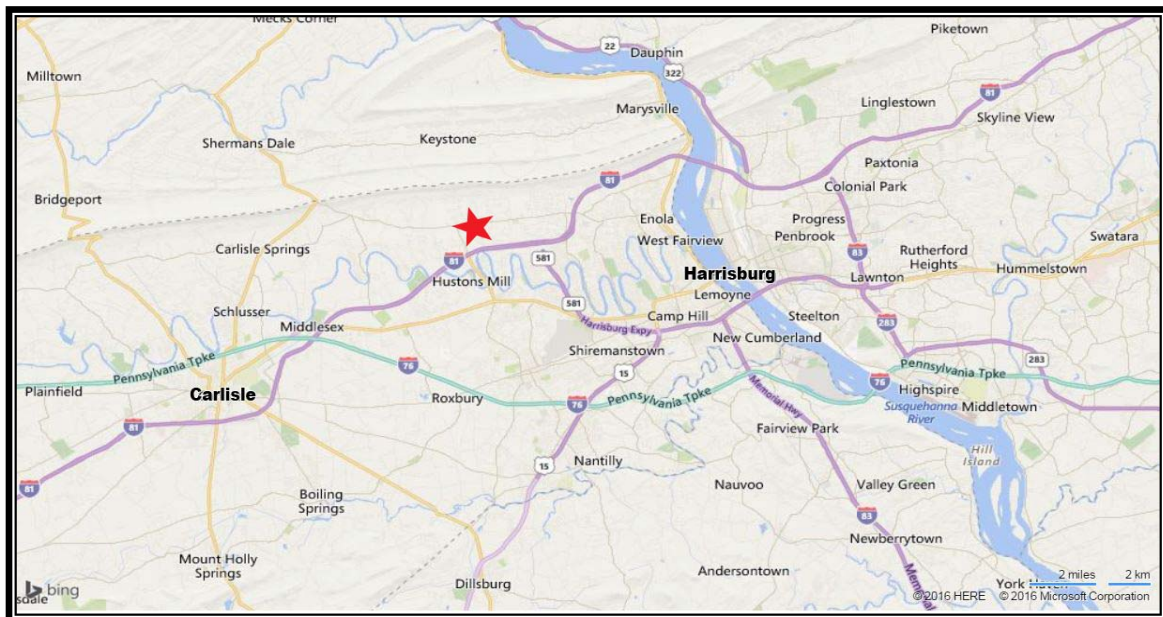
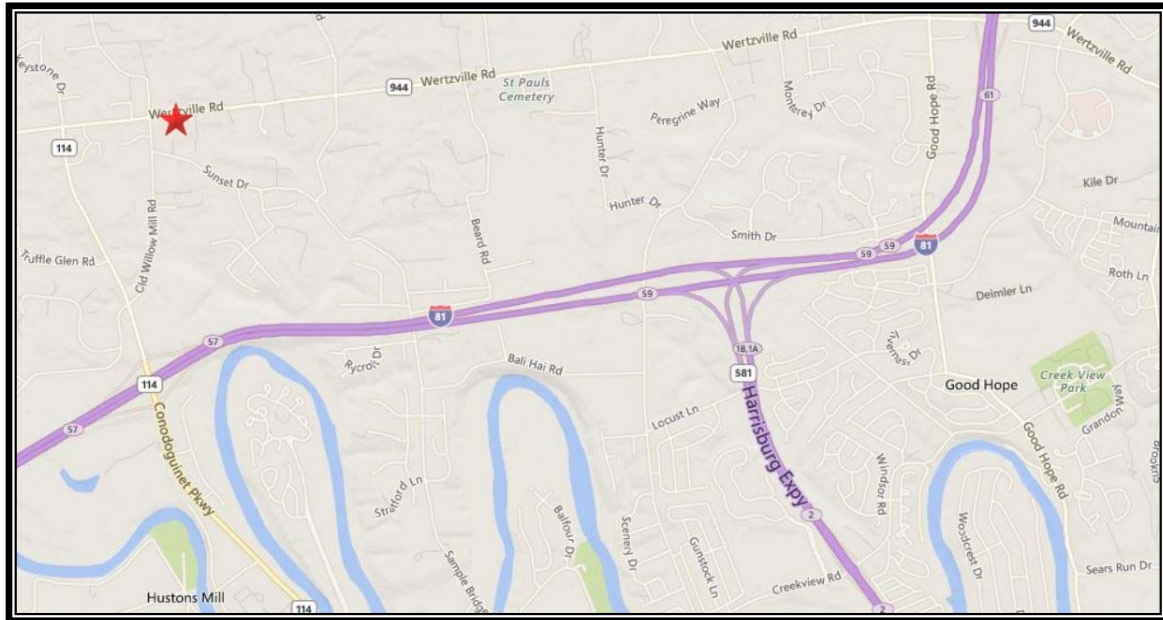
AADT 6,900 both Dir Rte. 944
AADT 10,444 both Dir on Rte. 114

Demographics

	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
Population	12,856	48,494	106,877
Households	4,471	19,150	44,863
Avg. HH Income	\$125,808	\$107,734	\$87,989

Location Maps

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207.16. Modifications of Design Standards

1. The Board of Supervisors may, by conditional use approval, permit the modification of the design standards in order to encourage the use of innovative design. A developer desiring to obtain such conditional use approval shall, when making application for conditional use approval for village development, as required by Section 207, also make application for conditional use approval under this section. The Board of Supervisors shall consider both conditional use approval requests simultaneously. Any conditional use to permit a modification of the design standards shall be subject to the following standards:
 - A. Such modifications of design standards better serve the intended purposes of this Zone, as expressed in Section 207.1.;
 - B. Such modifications of design standards would not result in adverse impact to adjoining properties, nor future inhabitants within the Village Overlay Zone development;
 - C. Such modifications will not result in an increase in residential densities permitted for the site; and,
 - D. The extent of modification provides the minimum amount of relief necessary to ensure compliance with the preceding criteria Section 207.16.1.A.-C.

SECTION 208 RESERVED FOR FUTURE USE

SECTION 209 RESERVED FOR FUTURE USE

SECTION 210 NEIGHBORHOOD COMMERCIAL ZONE (C-1)

210.1. Purpose - The purpose of this Zone is to provide basic convenience commercial goods and services to local residents who are located at some distance from the Township's commercial concentrations along the Carlisle Pike. Uses have been limited to those that residents are likely to need on a daily or regular basis. Overall, retail size has been restricted to prevent the establishment of intensive commercial uses that exceed the local orientation of this Zone. Areas where this Zone occurs have been sized to permit a grouping of several businesses; lot sizes may vary depending upon the use of public utilities. These areas have been located amid the various residential concentrations to facilitate convenient access to these services without creating additional congestion to and from larger commercial centers. Strict design standards have been imposed to keep uses in this Zone compatible with nearby homes.

210.2. Permitted Uses

1. Offices;
2. Banks and similar financial institutions;

3. Restaurants, but not including drive-thru or fast-food restaurants, or nightclubs;
4. Retail sale and/or rental of goods, including convenience stores, provided the total sales and/or display area is less than three thousand six hundred (3,600) square feet;
5. Retail services, including barber/beauty salons, music, dance, art or photographic studios, repair of clocks and small appliances;
6. Medical or dental clinics;
7. Veterinary offices, provided no outdoor keeping of animals is permitted;
8. Public uses and public utilities structures excluding communication antennas, towers and equipment;
9. Shopping centers with any of those uses permitted in this section;
10. Dwellings subject to the requirements of the residential zone, which abuts the (C-1) Zone in which the site is located;
11. Churches and related uses;
12. Recycling collection facilities, 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 three hundred (300) square feet;
13. Commercial day-care facilities, subject to the following:
 - A. An outdoor play area shall be provided, at a rate of sixty-five (65) square feet per individual enrolled. Off-street parking compounds shall not be used as outdoor play areas. Outdoor play areas shall not be located within the front yard. Additionally, outdoor play areas shall be located and designed so as not to disrupt normal activities of adjoining uses permitted within the Zone and/or neighborhood. Outdoor play areas shall be completely enclosed by a minimum four (4) foot high fence, and screened from adjoining residentially zoned properties. Any vegetative materials located within the outdoor play areas shall be of a non-harmful type (poisonous, thorny, allergenic, etc.). All outdoor play areas must provide a means of shade, such as a shade tree(s) or pavilion(s);
 - B. Enrollment shall be defined as the largest number of persons and/or children under day-care supervision at any one time during a seven-day period;

- C. Passenger “drop-off” and “pick-up” areas shall be provided on site and arranged so that the passengers do not have to cross traffic lanes on or adjacent to the site;
 - D. One (1) off-street parking space shall be provided for each six (6) persons enrolled; and,
 - E. All commercial day-care facilities shall obtain and maintain proper licensure from the Commonwealth of Pennsylvania;
14. Public and private schools (excluding vocational and mechanical trade schools), subject to the following:
- A. All off-street parking lots shall be set back twenty-five (25) feet and screened from adjoining property lines;
 - B. All buildings shall be set back at least one hundred (100) feet from any adjoining land within a residential zone;
 - C. If education is offered below the college level, an outdoor play area shall be provided, at a rate of sixty-five (65) square feet per individual enrolled. Off-street parking lots shall not be used as outdoor play areas. Outdoor play areas shall not be located within the front yard and must be set back twenty-five (25) feet from all property lines. Outdoor play areas shall be completely enclosed by a minimum four (4) foot high fence and screened from adjoining residentially zoned properties. Any vegetative materials located within the outdoor play area shall be of a non-harmful type (poisonous, thorny, allergenic, etc.). All outdoor play areas must be provided a means of shade, such as shade tree(s) or pavilion(s);
 - D. Enrollment shall be defined as the largest number of students on the site at any one time during a seven (7) day period; and,
 - E. E. Passenger “drop-off” and “pick-up” areas shall be provided and arranged so that students do not have to cross traffic lanes on or adjacent to the site;
15. Dry cleaners, laundries and laundromats, subject to the following:
- A. Public sewer and public water shall be utilized, except for operations that only involve material pick-up and drop-off;
 - B. All activities shall be conducted within a completely enclosed building;
 - C. During operation or plant cleanup and maintenance, all windows and doors on walls facing adjoining residential zones shall be kept closed;

- D. Any exhaust ventilation equipment shall be directed away from adjoining residentially zoned property; and,
 - E. Self-service laundromats shall require one (1) off-street parking space for each two (2) washing machines; other laundry-related uses shall provide one (1) off-street parking space for each four hundred (400) square feet of gross floor area;
- 16. Forestry Activities (See Section 348);
 - 17. Automobile filling stations (including minor incidental repair) (see Section 324); and,
 - 18. Accessory uses customarily incidental to the above permitted uses.

210.3. Lot Area, Lot Width, and Lot Coverage Requirements² - See the following table:

Public Utilities Utilized	Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage
None	43,560 sq. ft.*	200 ft.	35%
Public Water	32,670 sq. ft.*	150 ft.	45%
Public Sewer	20,000 sq. ft.	125 ft.	50%
Both Public Sewer and Public Water	15,000 sq. ft.	100 ft.	60%

*The minimum required lot size may be increased to ensure an acceptable level of nitrate-nitrogen in the adjoining groundwater; such determinations will be made by the PA DEP, through its sewer module review process (see Section 311).

²See Section 319 for Public Utilities Structures.

210.4. Minimum Setback Requirements (Principal and Accessory Uses)

- 1. Front yard setback:

Use	Required Front Yard Setback from Local Road	Required Front Yard Setback from Collector Road	Required Front Yard Setback from Arterial Road
Buildings and Structures, Excluding Signs	35 ft.	35 ft.	45 ft.
Off-Street Parking	20 ft.	20 ft.	30 ft.
Off-Street Loading	35 ft.	35 ft.	45 ft.
Permitted Freestanding Signs	10 ft.	10 ft.	20 ft.
Outdoor Storage Areas	Not Permitted	Not Permitted	Not Permitted
Outdoor Display Areas	Not Permitted	Not Permitted	Not Permitted

- 2. Side yard setbacks - All buildings and structures shall be set back at least fifteen (15) feet from the side lot lines. Off-street parking lots and loading areas shall be set back at least ten (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, and loading areas shall be set back at least twenty (20) feet from the rear lot line;

4. Building separation setbacks - For multiple buildings contained on the same lot, there shall be provided a minimum of twenty-five (25) feet between the closest points of such buildings; and,
 5. Residential buffer strip - Any lot adjoining land within a residential zone shall maintain a twenty-five (25) foot setback for non-residential buildings, structures, off-street parking lots, and loading areas from the residentially zoned parcels. Such areas shall be used for a landscape strip and screen.
 6. Public Utilities Structures - See Section 319.
- 210.5. Maximum Permitted Height - Thirty-five (35) feet. See Section 319 for Public Utilities Structures.
- 210.6. Signs - Signs shall be permitted as specified in Section 313 of this Ordinance.
- 210.7. Screening - A visual screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially zoned parcel is developed.
- 210.8. Landscaping - 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.
- A minimum ten (10) 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.
- 210.9. Waste Products - Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads and/or properties. All dumpsters shall be set back a minimum of twenty-five (25) feet from all lot lines, and fifty (50) feet from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed within a "sight-tight" masonry or framed enclosure with a self-closing door or gate. All uses shall comply with Section 302.4. of this Ordinance.
- 210.10. 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.
- 210.11. Outdoor Storage or Display - Within this Zone, no outdoor storage or display is permitted.
- 210.12. All uses permitted within this Zone shall also comply with the applicable General Provisions in Article 3 of this Ordinance.

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