

# KARMAR REALTY GROUP, INC.

COMMERCIAL & INVESTMENT REAL ESTATE SERVICES

# SALE



**830 CONCHEATER ROAD - CONCORDVILLE, PA 19331**

## DESCRIPTION:

- 5.5 +/- ACRES
- PRIME DEVELOPMENT OPPORTUNITY DIRECTLY ACROSS FROM CONCORDVILLE TOWN CENTER
- GREAT VISIBILITY & ROAD FRONTAGE
- DIRECT ACCESS TO RT. 322
- CURRENTLY ZONED C-2 PLANNED BUSINESS & COMMERCIAL

## FEATURES:

- LOCATED ACROSS FROM A SIGNALIZED INTERSECTION WITH POTENTIAL FOR TIE-IN
- NEAR BUSINESSES, RETAIL, OFFICES, MEDICAL, HOTELS, RESTAURANTS, & APARTMENTS
- CLOSE PROXIMITY TO RT. 1, RT. 202, RT. 261, RT. 491, RT. 926, RT. 452 & I-95
- ADJACENT 10.5 +/- ACRES ALSO AVAILABLE FOR SALE

## TERMS:

- SALE PRICE: \$3,500,000.00
- TAXES: \$8,934.00 ANNUALLY

## FOR FURTHER INFORMATION CONTACT:

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Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice





35 +/- Acres to be Developed



Concord Commons Business Center

Concord Township Fire Department



Subject Property



10.5 +/- Acres for Sale

Heights at Glen Mills Luxury Apartments

Towne Center Crossing Townhomes by Lennar

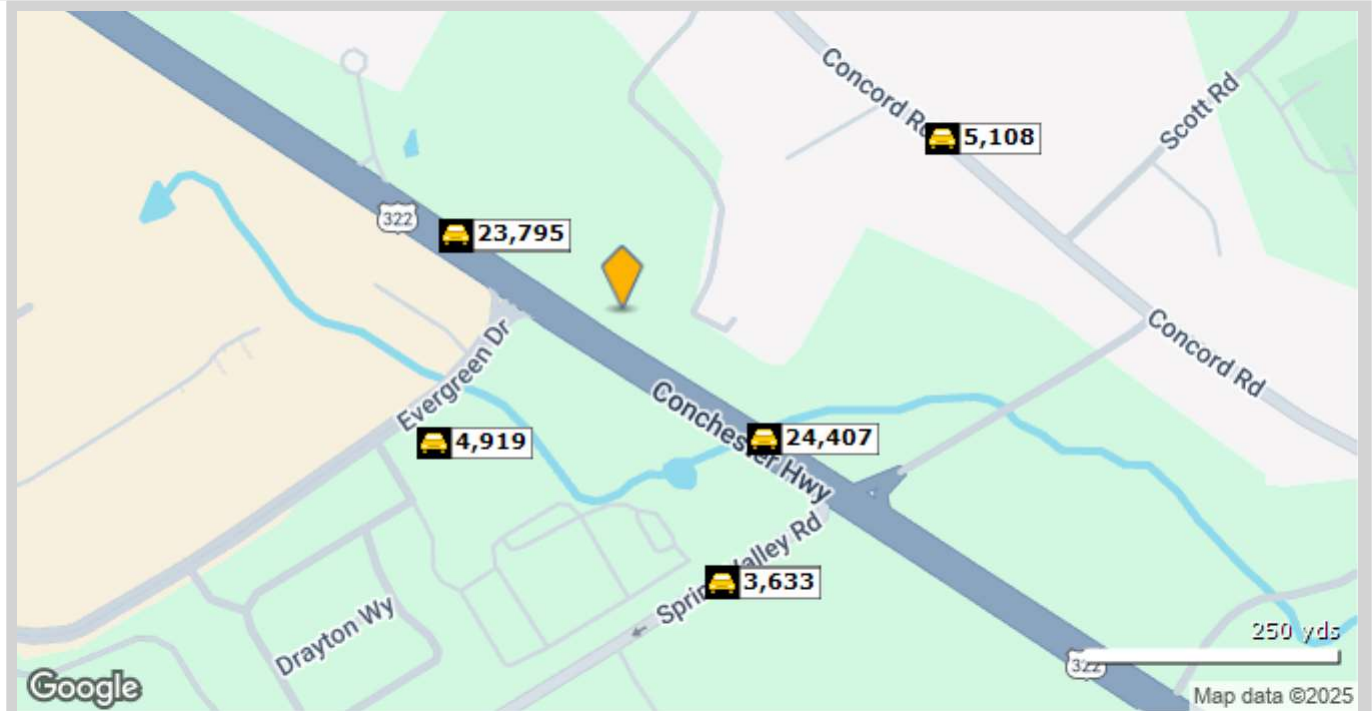




# Traffic Count Report

**830 Conchester Road, Concordville, PA 19331**

Building Type:  
Class:  
RBA:  
Typical Floor:  
Total Available:  
% Leased:  
Rent/SF/Yr:



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Conchester Hwy	Drway	0.05 NW	2022	23,357	MPSI	.10
2	Conchester Hwy	Driveway	0.05 NW	2018	22,117	MPSI	.10
3	Conchester Hwy	Driveway	0.05 NW	2020	23,795	MPSI	.10
4	Conchester Hwy	Spring Valley Rd	0.06 SE	2022	24,036	MPSI	.11
5	Conchester Highway	Spring Valley Rd	0.06 SE	2020	24,407	MPSI	.11
6	Evergreen Dr	Conchester Hwy	0.12 NE	2022	4,919	MPSI	.13
7	Spring Valley Rd	Fellowship Rd	0.07 SW	2022	3,360	MPSI	.16
8	Spring Valley Rd	Fellowship Rd	0.07 SW	2021	3,476	MPSI	.16
9	Spring Valley Rd	Fellowship Rd	0.07 SW	2020	3,633	MPSI	.16
10	Concord Rd	Scott Rd	0.09 SE	2018	5,108	MPSI	.21



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## ARTICLE XIV

**C-2 Planned Business and Commercial District**

**[Amended 3-5-1991 by Ord. No. 177 ; 11-7-1995 by Ord. No. 200 ; 3-4-1997 by Ord. No. 210 ; 7-1-1997 by Ord. No. 215 ; 10-7-1997 by Ord. No. 218 ; 1-5-1998 by Ord. No. 219 ; 3-3-1998 by Ord. No. 222 ; 12-15-1998 by Ord. No. 231 ]**

**§ 210-126. Purpose.**

- A. Planned Business and Commercial Districts are designed to offer Township-wide and regional services and provide for development which must meet special requirements.
- B. The districts shall be developed as a group or groups of business and compatible facilities with appropriate landscaping. All development shall conform to a comprehensive set of design requirements related to such issues as access, land use, building placement, building coverage, traffic safety, off-street parking, buffering and screening and stormwater management.

**§ 210-127. Use regulations.**

A building or unified group of buildings may be erected or used and a lot may be used or occupied for any of the following uses and no other, and subject to § 210-224 of Chapter 210 dealing with prohibited uses and performance standards, provided that the use and conversion of any existing dwelling shall comply with the provisions of Article XXVI and § 210-225, and provided that the demolition of, or special exception or conditional use for an historic resource shown on the Historic Resources Map, or any subdivision, land development or construction activity within 300 feet of an historic resource shall be subject to the provisions of Chapter 210, Article XIXA, relating to historic preservation, and further provided that the use shall comply with the provisions of Chapter 210, Article XX, Floodplain Conservation District.

A. Uses by right (permitted principal uses).

- (1) The principal permitted uses of the C-1 District from § 210-119A and telecommunications facilities with antenna as a conditional use subject to the provisions of Chapter 210, Articles XXA and XXVII, may apply, whenever the total lot area of the property is less than three acres on the effective date of this chapter. **[Amended 10-5-1999 by Ord. No. 244 ]**
- (2) A planned shopping center, including the following uses as part of an integrated retail development:
  - (a) Retail store, including department store, variety store, furniture store, specialty shop or any other retail store or shop designed primarily to serve an area larger than the immediately surrounding neighborhood, with a gross floor area of less than 65,000 square feet.
  - (b) Retail service or personal service shop, provided that:
    - [1] Any repair or service activity, if located on the ground floor, shall be not less than 15 feet from the front of the building and shall be screened by a wall or

partition from the front portion of the building used by customers.

[2] The area devoted to repair or service activity shall constitute not more than 60% of the gross floor area.

[3] Any materials employed for laundry or dry cleaning will not involve danger of fire or explosion.

(c) Office, office building, utility office, professional office.

(d) Studio, broadcasting studio.

(e) Bank or financial institution.

(f) Automated teller machine (ATM).

(g) Commercial drop-off and pick-up boxes.

(h) Day-care center.

(3) Restaurant.

(4) Commercial education or instruction; educational institution.

(5) Governmental building.

(6) Health center.

(7) Health spa and/or physical fitness club.

(8) Religious institution.

(9) Community center.

(10) Library.

(11) Motor vehicle parts accessories store, not including sale of motor fuel.

(12) Tourist house/home.

(13) Clinic.

(14) Cellular telecommunications facility with antenna, provided that such antenna is attached to an existing tower, water tower, smoke stack or other similar tall structure, subject to the requirements of Chapter 210, Article XXA.

B. Accessory uses.

(1) Vehicle parking lot as accessory use to the permitted commercial uses.

(2) Accessory use on the same lot with and customarily incidental to any of the principal permitted uses, which use may include:

(a) Storage within a completely enclosed building in conjunction with a permitted use.

- (b) Living accommodations for the proprietor of a store or business establishment, or for a watchman or caretaker or live-work units, provided that no such dwelling accommodation shall be located on the first floor.
  - (c) Signs as permitted in Chapter 210, Article XXIII.
- C. Uses by special exception, when authorized by the Zoning Hearing Board. **[Amended 1-2-2001 by Ord. No. 255 ]**
  - (1) Any use of the same general character as those permitted by right (principal permitted uses) and not provided for in any other commercial district.
  - (2) Motor vehicle sales agency (not to include a heavy truck sales agency as a principal use) and motor vehicle rental agency, provided that all facilities are located and all services are conducted within the confines of the lot.
  - (3) Hotel, motel, or inn, provided that such use is designed so as to constitute a logical and harmonious element of the overall development plan for the particular district location.
  - (4) Bus or railway station.
  - (5) Public or private garage or parking lot, provided that:
    - (a) All facilities are located and all services are conducted within the confines of the lot.
    - (b) Such use shall not include the storage or accumulation of motor vehicles or parts thereof outside of buildings in excess of 24 hours.
  - (6) Funeral home.
  - (7) Laundry, dry-cleaning or clothes-pressing establishment, provided that the materials employed will not involve danger from fire or explosion, and the use will not detract from the predominant commercial character of the district and will be served by public sewer.
  - (8) Commercial greenhouse or nursery.
  - (9) Wholesale business establishment.
  - (10) Cellular telecommunications facility with antenna subject to the provisions of Chapter 210, Articles XXA and XXVII.
  - (11) Auction house.
  - (12) Emergency service facility.
  - (13) Administrative regional headquarters of motor vehicle rental agency, including incidental local motor vehicle rental agency, together with an accessory temporary storage lot, provided that:
    - (a) The local motor vehicle rental agency shall be located in the headquarters office building and shall occupy no more than 20% thereof.

- (b) Vehicles for storage may be in a parking arrangement that is stacked without aisles.
  - (c) Any accessory temporary storage lot shall be used only for nonrented vehicles and shall be screened from adjacent streets and properties by use of a berm, fence, wall or dense plantings, or a combination thereof
  - (d) The sale, service, repair or washing of motor vehicles is prohibited.
- (14) Shops of craftsmen, provided that the gross floor area devoted to such use shall not exceed 8,000 square feet.
- (15) Indoor entertainment facility, including a dinner theatre, music theatre and/or performing arts center or theatre.<sup>2</sup>
- D. Conditional uses, subject to the provisions of Chapter 210, Article XXVII. **[Amended 1-2-2001 by Ord. No. 255 ]**
- (1) Retail store, including department store, variety store, furniture store, specialty shop or any other retail store or shop designed primarily to serve an area larger than the immediately surrounding neighborhood, with a gross floor area of 65,000 square feet and greater, subject to § 210-129.
  - (2) Restaurant, fast-food; restaurant, drive-in service; restaurant, drive-through service.
  - (3) Indoor place of amusement, such as a theater, or indoor recreation such as a bowling alley.
  - (4) Outdoor place of amusement.
  - (5) Hospital.
  - (6) Personal care facility in accordance with § 210-238F.
  - (7) Convenience store or mini-market of 4,000 square feet or more, and/or including the retail sale of gasoline as an accessory use, provided that: **[Added 7-3-2001 by Ord. No. 259 ]**
    - (a) Said use is designed for commercial goods and hours of operation which encourage short stops for specific items rather than extensive shopping trips.
    - (b) The lot on which such use is established shall not be less than three acres in size.
    - (c) The lot on which such use is established shall be located at a highway intersection with the lot containing frontage on two highways classified as principal arterial highways and/or collector highways by Chapter 160, Subdivision and Land Development of the Code of the Township of Concord.
  - (8) Retail sale of fireworks. **[Added 5-2-2006 by Ord. No. 302 ]**
  - (9) Any establishment that receives a transfer of a liquor license. **[Added 1-2-2007 by Ord.**

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2. Editor's Note: Former Subsection C(16), added 6-7-2005 by Ord. No. 293, which listed outside restaurant use as a use by special exception, and which immediately followed this subsection, was repealed 3-1-2011 by Ord. No. 334. See now Subsection D(11)

**No. 309 ]**

(10) Car wash. **[Added 5-6-2008 by Ord. No. 321 ]**

(11) Seasonal outdoor restaurant seating. **[Added 3-1-2011 by Ord. No. 334 ]**

- (a) Seasonal outdoor restaurant seating contemplates the service of food and beverages, including alcoholic beverages if the establishment possesses a valid liquor license, to patrons seated at tables and chairs arranged in an orderly fashion in a partitioned area outside and contiguous to the restaurant building. Said area shall not include a separate bar for the service of alcohol.
- (b) Additional parking shall be provided at a ratio of one parking space per four outdoor seats. Required off-street parking shall be provided in accordance with §§ 210-196 and 197 of this chapter.
- (c) An enclosure wall or fence shall be required to be constructed around the perimeter of any seasonal outdoor restaurant seating area at a minimum height of 42 inches.
- (d) Seasonal outdoor restaurant seating may be uncovered, partially covered or fully covered by means of umbrellas, an awning or canopy, but in no instance shall said area be fully enclosed and heated so as to be utilized as seating area at any time from November 1 through April 1.
- (e) The design of the seasonal outdoor restaurant seating area shall be reviewed and approved by the Township Planner as part of the conditional use permitting process to ensure compatibility with the corresponding building and landscape.
- (f) Minimum security lighting shall be provided for all seasonal outdoor restaurant seating areas open to the public. Decorative or accent lighting may be used, provided that the canopy/awning lighting is directed downward. Exposed neon tube lighting shall be prohibited.
- (g) All forms of speaker amplification associated with the seasonal outdoor restaurant seating shall be reviewed and approved by the Township Engineer as part of the conditional use permitting process.
- (h) Outdoor fireplaces, fountains and any other structures accessory to the seasonal outdoor restaurant seating area shall be reviewed and approved by the Township Board of Supervisors as part of the conditional use permitting process.

(12) Single-family attached dwelling units, provided that: **[Added 2-19-2013 by Ord. No. 346 ]**

- (a) The parcel of land or tract on which such use is established shall not be less than four acres gross in size.
- (b) The tract on which such use is established shall be located at a signalized intersection with the tract containing frontage on one public roadway classified as a principal arterial highway and three other existing or proposed public roadways of any classification.



- (c) The yard and area regulations shall be as set forth in § 210-128.1.
  - (d) 2.5 parking spaces per dwelling unit shall be provided.
  - (e) In lieu of any other zoning ordinance requirements for a screen buffer planting strip or landscaping, a minimum strip of land not less than 20 feet in width shall be suitably landscaped except for necessary sidewalks and accessways crossing the strip on three of the four sides of the property (no minimum width of landscaping shall be required on the fourth side of the property), and an overall landscape plan satisfactory to the Board of Supervisors shall be required as part of the conditional use process.
  - (f) Signage for single-family attached dwelling unit developments shall be the same signs which are permitted in multifamily residence zoning districts as specified in § 210-209.
- E. The uses permitted by right (principal permitted uses) and the uses permitted as conditional uses shall not include adult entertainment uses, as defined in Chapter 210, Zoning.

**§ 210-128. Yard and area regulations.**

- A. Site area. Unless provided for otherwise, the minimum site area shall be three acres, whether a single tract or several tracts are joined in one application. Every development lot within the site area shall have an area of not less than 2,500 square feet, and such lot shall be not less than 20 feet in width at the building line, except for the telecommunication facility which shall be in accordance with the regulations governing same.
- B. Total impervious coverage. The total impervious coverage shall not exceed 70% of the lot area.
- C. Total building area coverage. The building area coverage shall not exceed 35% of the lot area.
- D. Minimum structure setback.
  - (1) Front yard. There shall be a building setback on each street on which a site abuts which shall be not less than 50 feet in depth from the ultimate right-of-way line.
    - (a) The entire yard, except for required parking and walkways, shall be planted with an all-season ground cover not to exceed one foot in height. Such planting shall be continuous across the entire frontage from one side property line to the other side property line and may be broken only for access drives. A decorative buffer wall, fence, or dense hedge, which shall not be less than three feet or greater than five feet in height, shall be erected or planted a minimum of 25 feet from the ultimate right-of-way line. The buffer shall be interrupted only for access drives.
  - (2) Side yards. For each building or unified group of buildings erected on a building development lot or group of lots there shall be two side yards, neither of which shall be less than 10 feet in width, except that where a lot abuts a residence district in the Township or a similar district in an adjoining municipality, a side yard shall be provided

which shall be not less than 50 feet in width.

- (3) Rear yard. There shall be a rear yard on each building development lot or group of lots which shall be not less than 20 feet, except that where the actual or designated rear yard abuts a residential district in the Township or a similar district in an adjoining municipality, in which case:
  - (a) The rear yard shall be increased to a minimum of 50 feet, and 30 feet of which shall be an evergreen screen landscaped buffer of at least six feet in height. Such planting shall be continuous along the entire property line and may be broken only for access drives.
  - (b) No driveway shall be closer than 15 feet to a property line, except for approved shared driveways.
- E. Height. No building shall exceed 35 feet in height, provided that such height limits may be exceeded by five feet for each 5% that the lot coverage is decreased below the maximum building area requirements, up to a maximum height of 45 feet.
- F. Lot area of less than three acres. Whenever a use is permitted on a property of a total lot area of less than three acres on the effective date of this chapter [see § 210-127A(1)], the yard and area regulations set forth in § 210-120A through E, inclusive, shall govern. **[Added 10-5-1999 by Ord. No. 244 ]**

**§ 210-128.1. Yard and area regulations for single-family attached dwelling unit developments. [Added 2-19-2013 by Ord. No. 346 ]**

- A. Site area and frontage. The minimum tract size (tract area) shall be four acres, whether a single tract or several tracts are joined in one application. There shall be no minimum lot size for single-family attached dwelling units. The minimum tract frontage on a principal arterial highway shall be 300 feet.
- B. Total impervious coverage. The total impervious coverage shall not exceed 70% of the tract area.
- C. Total building area coverage. The building area coverage shall not exceed 35% of the tract area.
- D. Minimum building setback.
  - (1) There shall be a minimum building setback of 50 feet from the principal arterial highway on which the tract has frontage. There shall be a minimum building setback of 20 feet from the other three roads on which the tract has frontage. Buildings may encroach up to three feet into the setback to allow staggering of units.
- E. Height. No building shall exceed 35 feet in height, provided that such height limits may be exceeded by five feet for each 5% that the impervious coverage of the tract is decreased below the maximum impervious requirements, up to a maximum height of 45 feet.
- F. Minimum building separation. Buildings containing attached dwelling units shall have the following minimum separations between buildings from window wall to window wall:

- (1) End to end 30 feet;
- (2) Rear to rear 50 feet;
- (3) Rear to side 30 feet; and
- (4) Front to rear 30 feet.

G. Maximum number of units per building. Individual buildings shall have no more than 12 units per building.

### **§ 210-129. Special development regulations.**

The special requirements prescribed for C-1 Local Commercial Districts in § 210-121 shall apply to C-2, except as follows:

- A. Along each side or rear property line which directly abuts an R-1 to R-3 Residence District in the Township or a similar district in an adjoining municipality, a screen buffer planting strip of not less than 50 feet in width, as defined in Chapter 210, Article XXI, Landscaping, shall be provided. Along each side or rear property line which directly abuts an R-A, R-AH, R-PRD or R-MHP District in the Township or a similar district in an adjoining municipality, a screen buffer planting strip of not less than 30 feet in width, as defined in Chapter 210, Article XXI, Landscaping, shall be provided. Along each street line bounding a residence district, a strip of land not less than 20 feet in width shall be suitably landscaped except for necessary sidewalks and accessways crossing the strip. Parking shall not be permitted within the buffer planting strip. All landscaping shall be in accordance with Chapter 210, Article XXI, and Chapter 160, Subdivision and Land Development.
- B. Landscaping. Any part or portion of a site which is not used for buildings, other structures, loading and parking spaces and aisles, sidewalks and designated storage areas shall be planted with an all-season ground cover and shall be landscaped according to an overall landscape plan to be reviewed and evaluated by the Township. Maximum protection shall be exercised with the conservation of the natural woodland in landscaping.
- C. Screening of roof objects. Water towers, storage tanks, processing equipment, stand fans, skylights, cooling towers, communication towers, vents, satellite dishes and any other structures or equipment which rises above the roof line shall be limited to five feet in height and shall be effectively shielded from view from any public or private dedicated street by an architecturally sound method to be submitted by the developer which shall be approved, in writing, by the Board of Supervisors before construction or erection of said structures or equipment.
- D. No use shall be permitted which is objectionable as provided in § 210-224.
- E. Fire protection. See Chapter 210, Article XXIV, § 210-220.
- F. Whenever the total gross floor area of a building on a lot is 65,000 square feet or more, the design standards of Chapter 160, Article VIII, Subdivision and Land Development, shall apply.
- G. Conditional uses shall be governed by the provisions of Chapter 210, Article XXVII.

**§ 210-129.1. Special development regulations for a single-family attached dwelling unit development. [Added 2-19-2013 by Ord. No. 346 ]**

When the parcel or tract on which the use is established abuts a Residential-I or Residential-II District, a buffer of at least 50 feet shall be provided of which 15 feet shall be evergreens of at least 12 feet in height.

**§ 210-130. Landscaping regulations.**

See Article XXI of Chapter 210.

**§ 210-131. Sign regulations.**

See Article XXIII of Chapter 210.

**§ 210-132. Off-street parking and loading requirements.**

See Article XXII of Chapter 210.

**§ 210-133. Site plan review regulations.**

See Chapter 160, Subdivision and Land Development Ordinance.



### **§ 210-118. Purpose.**

C-1 Local Commercial Districts are designed to provide for special requirements of retail convenience-type commercial establishments and encourage attractive, compact retail commercial development. In Concordville, the C-1 District is also designed to provide for a Concordville Village Overlay District consistent with § 210-2C(4) of the overall objectives of the Zoning Ordinance by creating a Concordville Village District that would include historic structures along Concord Road and Route 1 as significant elements of its identity.

### **§ 210-119. Use regulations.**

A building may be erected or used, and a lot may be used or occupied for any one or combination of the following uses and no other, and subject to § 210-224 dealing with prohibited uses and performance standards, provided that the use and conversion of any existing dwelling shall comply with the provisions of Article XXVI, Chapter 210, and § 210-225, and provided that the demolition of, or special exception or conditional use for a historic resource shown on the Historic Resources Map, or any subdivision, land development or construction activity within 300 feet of a historic resource shall be subject to the provisions of Township Code, Article XIXA, Historic Preservation, of Chapter 210, Zoning, relating to historic preservation, and further provided that the use shall comply with the provisions of Article XX, Floodplain Conservation District, of Chapter 210, and further provided that the use shall comply with the provisions of § 210-125.1, Concordville Village Overlay District, in particular § 210-125.1D.

A. Uses by right (permitted principal uses). Except as set forth in § 210-125.1 for the Concordville Village Overlay District, the following shall apply for properties within the C-1 District located outside of the Concordville Village Overlay District:

- (1) Retail store or shop and with a gross floor area of less than 30,000 square feet.
- (2) Retail service and repair, or personal service, provided that:
  - (a) Any repair or service activity, if located on the ground floor, shall be not less than 10 feet from the front of the building and shall be screened by a wall or partition from the front portion of the building used by customers.
  - (b) The area devoted to retail service and/or repair shall constitute not more than 80% of the gross floor area.
  - (c) Any materials employed will not involve danger of fire or explosion.
- (3) Office, utility office, professional office.
- (4) Studio, broadcasting studio.
- (5) Bank or financial institution.
- (6) Automatic self-service laundry, when served by public sewer.
- (7) Club, social.
- (8) Health center; health spa and physical fitness club.

- (9) Commercial greenhouse.
  - (10) Contractor's shop, including carpenter, cabinetmaking, furniture repair, light metal working, tinsmith, plumbing, or similar shop, provided that the gross floor area devoted to such use shall not exceed 8,000 square feet.
  - (11) Shops of craftsmen, provided that the gross floor area devoted to such use shall not exceed 8,000 square feet.
  - (12) Library.
  - (13) Restaurant.
  - (14) Tourist house/home.
  - (15) Antique shop.
  - (16) (Reserved)
  - (17) Day-care center.
  - (18) Automated teller machine (ATM).
  - (19) Commercial drop-off and pick-up boxes.
  - (20) Motor vehicle parts and accessories store.
  - (21) Museum.
  - (22) Convenience store or mini-market of up to 4,000 square feet of building area, and without the sale of gasoline. Whenever such store or market involves the sale of gasoline as an accessory use, it shall be governed by § 210-119D(2).
  - (23) Agricultural use.
- B. Accessory uses. Except as set forth in § 210-125.1 for the Concordville Village Overlay District, the following shall apply for properties within the C-1 District located outside of the Concordville Village Overlay District:
- (1) Vehicle parking lot as an accessory use to the principal permitted commercial uses.
  - (2) Accessory use on the same lot with and customarily incidental to any of the above permitted uses, which use may include:
    - (a) Storage within a completely enclosed building in conjunction with a permitted use.
    - (b) Living accommodation for the proprietor of a store or business establishment, or for a watchman or caretaker or live-work units, provided that no such dwelling accommodation should be located on the first floor.
    - (c) Signs as permitted in Article XXIII of Chapter 210, Zoning.
- C. Uses by special exception. Except as set forth in § 210-125.1 for the Concordville Village Overlay District, the following shall apply for properties within the C-1 District located



# Township of Concord

## DELAWARE COUNTY

*COUNCIL: Dominic A. Pileggi, John J. Gillespie, Elizabeth A. Salvucci,  
Thomas J. Mahoney, Margaret S. Franke, Joshua Twersky, John L. Crossan*

### ORDINANCE NO. 388

AN ORDINANCE OF CONCORD TOWNSHIP RESCINDING AND REPEALING ORDINANCE NO. 346 OF 2013 WHICH AMENDED CHAPTER 210 ZONING, ARTICLE XIV, C-2 PLANNED BUSINESS & COMMERCIAL DISTRICT §210-127 USE REGULATIONS, SUBSECTION D, CONDITIONAL USES SUBJECT TO THE PROVISIONS OF CHAPTER 210, ARTICLE XXVII, TO PERMIT, BY CONDITIONAL USE, SINGLE -FAMILY ATTACHED DWELLING UNITS ON TRACTS OF AT LEAST 4 ACRES WHICH HAD FRONTAGE ON A PRINCIPLE ARTERIAL HIGHWAY AND 3 OTHER PUBLIC ROADWAYS

WHEREAS, the Concord Township Code and Concord Township Home Rule Charter authorize Concord Township Council to regulate, among other things, conditional uses, parking, landscaping, signage and other requirements for the benefit of the public welfare; and

WHEREAS, Concord Township Ordinance No. 346, effective February 24, 2013, permitted by conditional use, single-family attached dwelling units on tracts of at least 4 acres which had frontage on a principle arterial highway and 3 other public roadways; and

WHEREAS, Section 210-127 (D) was added to the Concord Township Zoning Code pursuant to Ordinance No. 346; and

WHEREAS, in order to provide for a comprehensive and consistent regulation of zoning districts, the Township of Concord has decided to repeal and rescind Ordinance No. 346 of 2013 and remove Section 210-127 (D), allowing a residential use in the C-2 District; and

WHEREAS, the Council finds that Ordinance No. 388, repealing Ordinance No. 346 of 2013, is necessary to further protect the public's health, safety and welfare.

NOW, THEREFORE, THIS 3<sup>rd</sup> DAY OF September 2019, THE COUNCIL OF CONCORD TOWNSHIP HEREBY ENACTS AND ORDAINS THE FOLLOWING:

#### SECTION I:

Section 210-127(D) of the Code of the Township of Concord is hereby repealed in its entirety.

## **SECTION II. REPEALER.**

All Township ordinances and parts of ordinances inconsistent with the provisions hereof, are hereby repealed and rescinded to the extent of any inconsistency or conflict.

## **SECTION II. SEVERABILITY.**

If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Council of Concord Township that such remainder shall be and shall remain in full force and effect.

## **SECTION IV. EFFECTIVE DATE.**


This Ordinance shall take effect five (5) days after the date of its enactment by the Council of Concord Township.

ENACTED and ORDAINED this 3<sup>rd</sup> day of September, 2019.

CONCORD TOWNSHIP COUNCIL

  
\_\_\_\_\_  
Dominic A. Pileggi

Attest:

  
\_\_\_\_\_  
Amanda Serock, Township Manager





# Township of Concord

DELAWARE COUNTY

*COUNCIL: Dominic A. Pileggi, John J. Gillespie, John L. Crossan,  
Dana M. Rankin, Colleen P. Morrone, Vinita Deshmukh, Larry Mutschler*

## ORDINANCE NO. 403 - 2023

**AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CONCORD BY AMENDING CHAPTER 210 THEREOF, ZONING, ARTICLE XIII. C-1 LOCAL COMMERCIAL DISTRICT, §210-118 PURPOSE AND §210-119 USE REGULATIONS, SUBSECTION D, CONDITIONAL USES SUBJECT TO THE PROVISIONS OF CHAPTER 210, ARTICLE XXVII., TO PERMIT, BY CONDITIONAL USE, MOTOR VEHICLE SALES AGENCIES (NOT TO INCLUDE HEAVY TRUCK SALES AGENCIES AS A PRINCIPAL USE) AND MOTOR VEHICLE RENTAL AGENCIES ON TRACTS OF AT LEAST ONE AND ONE-HALF ACRES WHICH HAVE FRONTAGE ON A PRINCIPAL ARTERIAL HIGHWAY AND WHICH ARE ADJACENT TO OR PARTIALLY ADJACENT TO A PROPERTY ZONED C-2 AND WHICH ARE NOT WITHIN THE CONCORDVILLE VILLAGE OVERLAY DISTRICT.**

The Council of Concord Township, Delaware County, Pennsylvania does hereby ENACT and ORDAIN that the Zoning Code of Concord Township, as heretofore amended, is amended as follows:

**SECTION 1.** The Code of the Township of Concord, Chapter 210 Zoning, Article XIII. C-1 Local Commercial District, §210-118. Purpose, is hereby amended by adding a sentence at the end of the existing paragraph to read as follows: "C-1 Districts are also designed to provide transitional uses when they are adjacent or partially adjacent to C-2 Districts."

**SECTION 2.** The Code of the Township of Concord, Chapter 210 Zoning, Article XIII. C-1 Local Commercial District, §210-119. Use regulations, Subsection D. Conditional uses, subject to the provisions of Article XXVII of Chapter 210, which conditional uses apply to C-1 District properties located outside of the Concordville Village Overlay District and not to the Concordville Village Overlay District, is hereby amended by adding a new Subsection (6) to read as follows:

(6) Motor vehicle sales agencies (not to include the sale of trucks with a GVWR of more than 19,500 pounds/Class 5 Truck Classification) and motor vehicle rental agency, provided:

(a) The lot on which such use is established shall not be less than one and one-half (1 ½) acres in size;

(b) The lot on which such use is established shall have frontage on a highway classified as a principal arterial highway by Chapter 160, Subdivision and Land Development; and

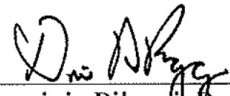
(c) The lot on which such use is established shall be adjacent to or partially adjacent to a property zoned C-2.

**SECTION 3. SEVERABILITY.** If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of the Concord Township Council that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section or part thereof not being included.

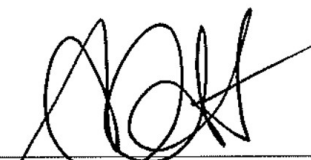
**SECTION 4. REPEALER.** All Township Ordinances and parts of Ordinances inconsistent with the provisions of this Ordinance are hereby repealed and rescinded to the extent of any inconsistency or conflict.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall become effective five (5) days after its enactment as provided by law.

ENACTED and ORDAINED this 8th day of November, 2023.

  
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Dominic Pileggi, President  
Concord Township Council

ATTEST:

  
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Amanda Serock, Township Manager

# Demographic Detail Report

**830 Conchester Road, Concordville, PA 19331**

Building Type:  
Class:  
RBA:  
Typical Floor:

Total Available:  
% Leased:  
Rent/SF/Yr:



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	4,000		30,228		93,415	
2024 Estimate	4,039		30,430		93,385	
2020 Census	4,102		30,603		94,907	
Growth 2024 - 2029	-0.97%		-0.66%		0.03%	
Growth 2020 - 2024	-1.54%		-0.57%		-1.60%	
2024 Population by Age	4,039		30,430		93,385	
Age 0 - 4	172	4.26%	1,333	4.38%	4,273	4.58%
Age 5 - 9	160	3.96%	1,439	4.73%	4,402	4.71%
Age 10 - 14	176	4.36%	1,912	6.28%	5,512	5.90%
Age 15 - 19	192	4.75%	2,154	7.08%	6,132	6.57%
Age 20 - 24	159	3.94%	1,887	6.20%	5,826	6.24%
Age 25 - 29	121	3.00%	1,387	4.56%	4,694	5.03%
Age 30 - 34	140	3.47%	1,251	4.11%	4,449	4.76%
Age 35 - 39	167	4.13%	1,452	4.77%	4,825	5.17%
Age 40 - 44	188	4.65%	1,779	5.85%	5,568	5.96%
Age 45 - 49	181	4.48%	1,850	6.08%	5,618	6.02%
Age 50 - 54	194	4.80%	2,068	6.80%	6,071	6.50%
Age 55 - 59	200	4.95%	2,261	7.43%	6,674	7.15%
Age 60 - 64	173	4.28%	2,091	6.87%	6,618	7.09%
Age 65 - 69	187	4.63%	1,899	6.24%	6,154	6.59%
Age 70 - 74	204	5.05%	1,674	5.50%	5,498	5.89%
Age 75 - 79	287	7.11%	1,465	4.81%	4,589	4.91%
Age 80 - 84	339	8.39%	1,034	3.40%	2,968	3.18%
Age 85+	801	19.83%	1,493	4.91%	3,512	3.76%
Age 65+	1,818	45.01%	7,565	24.86%	22,721	24.33%
Median Age	59.30		46.70		45.90	
Average Age	54.40		44.30		44.00	



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## Demographic Detail Report

830 Conchester Road, Concordville, PA 19331						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population By Race	4,039		30,430		93,385	
White	3,186	78.88%	24,402	80.19%	75,937	81.32%
Black	62	1.54%	603	1.98%	3,840	4.11%
Am. Indian & Alaskan	0	0.00%	12	0.04%	66	0.07%
Asian	568	14.06%	3,489	11.47%	7,793	8.35%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	1	0.00%
Other	224	5.55%	1,925	6.33%	5,749	6.16%
Population by Hispanic Origin	4,039		30,430		93,385	
Non-Hispanic Origin	3,952	97.85%	29,586	97.23%	90,644	97.06%
Hispanic Origin	87	2.15%	844	2.77%	2,741	2.94%
2024 Median Age, Male	52.70		44.80		44.20	
2024 Average Age, Male	49.80		42.70		42.50	
2024 Median Age, Female	66.90		48.40		47.50	
2024 Average Age, Female	57.90		45.90		45.30	
2024 Population by Occupation Classification	3,494		25,318		77,974	
Civilian Employed	1,464	41.90%	14,423	56.97%	46,718	59.91%
Civilian Unemployed	32	0.92%	311	1.23%	1,076	1.38%
Civilian Non-Labor Force	1,998	57.18%	10,584	41.80%	30,129	38.64%
Armed Forces	0	0.00%	0	0.00%	51	0.07%
Households by Marital Status						
Married	820		6,935		20,684	
Married No Children	561		4,154		12,873	
Married w/Children	260		2,781		7,811	
2024 Population by Education	3,218		22,361		70,347	
Some High School, No Diploma	58	1.80%	573	2.56%	2,151	3.06%
High School Grad (Incl Equivalency)	776	24.11%	3,922	17.54%	14,097	20.04%
Some College, No Degree	444	13.80%	4,031	18.03%	14,471	20.57%
Associate Degree	37	1.15%	657	2.94%	3,107	4.42%
Bachelor Degree	849	26.38%	5,889	26.34%	18,907	26.88%
Advanced Degree	1,054	32.75%	7,289	32.60%	17,614	25.04%



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## Demographic Detail Report

830 Conchester Road, Concordville, PA 19331						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	2,854		27,465		88,592	
Real Estate & Finance	284	9.95%	2,354	8.57%	5,941	6.71%
Professional & Management	1,124	39.38%	11,440	41.65%	33,160	37.43%
Public Administration	39	1.37%	373	1.36%	1,447	1.63%
Education & Health	198	6.94%	3,476	12.66%	11,548	13.04%
Services	61	2.14%	1,234	4.49%	5,109	5.77%
Information	88	3.08%	326	1.19%	826	0.93%
Sales	284	9.95%	2,501	9.11%	9,555	10.79%
Transportation	3	0.11%	186	0.68%	926	1.05%
Retail	184	6.45%	1,144	4.17%	4,504	5.08%
Wholesale	32	1.12%	314	1.14%	1,087	1.23%
Manufacturing	233	8.16%	1,313	4.78%	4,351	4.91%
Production	67	2.35%	751	2.73%	3,136	3.54%
Construction	210	7.36%	940	3.42%	2,829	3.19%
Utilities	33	1.16%	598	2.18%	2,122	2.40%
Agriculture & Mining	0	0.00%	68	0.25%	203	0.23%
Farming, Fishing, Forestry	0	0.00%	7	0.03%	55	0.06%
Other Services	14	0.49%	440	1.60%	1,793	2.02%
2024 Worker Travel Time to Job	1,304		12,341		40,456	
<30 Minutes	734	56.29%	6,371	51.62%	22,339	55.22%
30-60 Minutes	402	30.83%	4,557	36.93%	14,271	35.28%
60+ Minutes	168	12.88%	1,413	11.45%	3,846	9.51%
2020 Households by HH Size	2,015		11,816		36,037	
1-Person Households	932	46.25%	3,056	25.86%	8,863	24.59%
2-Person Households	613	30.42%	3,823	32.35%	12,136	33.68%
3-Person Households	142	7.05%	1,715	14.51%	5,568	15.45%
4-Person Households	219	10.87%	1,993	16.87%	5,864	16.27%
5-Person Households	74	3.67%	820	6.94%	2,439	6.77%
6-Person Households	23	1.14%	276	2.34%	793	2.20%
7 or more Person Households	12	0.60%	133	1.13%	374	1.04%
2024 Average Household Size	1.90		2.50		2.50	
Households						
2029 Projection	1,887		11,625		35,318	
2024 Estimate	1,918		11,708		35,324	
2020 Census	2,014		11,815		36,037	
Growth 2024 - 2029	-1.62%		-0.71%		-0.02%	
Growth 2020 - 2024	-4.77%		-0.91%		-1.98%	



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# Demographic Detail Report

830 Concheater Road, Concordville, PA 19331					
Radius	1 Mile		3 Mile		5 Mile
2024 Households by HH Income	1,919		11,708		35,323
<\$25,000	269	14.02%	790	6.75%	2,917 8.26%
\$25,000 - \$50,000	252	13.13%	1,327	11.33%	3,917 11.09%
\$50,000 - \$75,000	259	13.50%	1,177	10.05%	4,341 12.29%
\$75,000 - \$100,000	99	5.16%	1,092	9.33%	3,980 11.27%
\$100,000 - \$125,000	163	8.49%	961	8.21%	3,304 9.35%
\$125,000 - \$150,000	182	9.48%	980	8.37%	3,025 8.56%
\$150,000 - \$200,000	160	8.34%	1,184	10.11%	4,507 12.76%
\$200,000+	535	27.88%	4,197	35.85%	9,332 26.42%
2024 Avg Household Income	\$143,900		\$169,246		\$149,403
2024 Med Household Income	\$112,346		\$137,933		\$118,965
2024 Occupied Housing	1,919		11,707		35,324
Owner Occupied	766	39.92%	8,671	74.07%	28,016 79.31%
Renter Occupied	1,153	60.08%	3,036	25.93%	7,308 20.69%
2020 Housing Units	2,066		12,486		36,867
1 Unit	688	33.30%	9,311	74.57%	29,584 80.25%
2 - 4 Units	33	1.60%	484	3.88%	947 2.57%
5 - 19 Units	139	6.73%	786	6.30%	2,587 7.02%
20+ Units	1,206	58.37%	1,905	15.26%	3,749 10.17%
2024 Housing Value	765		8,671		28,016
<\$100,000	5	0.65%	92	1.06%	583 2.08%
\$100,000 - \$200,000	4	0.52%	115	1.33%	816 2.91%
\$200,000 - \$300,000	71	9.28%	823	9.49%	4,034 14.40%
\$300,000 - \$400,000	133	17.39%	1,190	13.72%	5,988 21.37%
\$400,000 - \$500,000	148	19.35%	1,359	15.67%	6,002 21.42%
\$500,000 - \$1,000,000	389	50.85%	4,727	54.52%	9,951 35.52%
\$1,000,000+	15	1.96%	365	4.21%	642 2.29%
2024 Median Home Value	\$527,635		\$580,019		\$443,102
2024 Housing Units by Yr Built	2,082		12,553		37,559
Built 2010+	441	21.18%	1,144	9.11%	2,161 5.75%
Built 2000 - 2010	1,019	48.94%	3,109	24.77%	5,943 15.82%
Built 1990 - 1999	302	14.51%	3,215	25.61%	7,122 18.96%
Built 1980 - 1989	54	2.59%	1,299	10.35%	5,255 13.99%
Built 1970 - 1979	151	7.25%	1,478	11.77%	5,752 15.31%
Built 1960 - 1969	51	2.45%	900	7.17%	5,247 13.97%
Built 1950 - 1959	9	0.43%	466	3.71%	3,328 8.86%
Built <1949	55	2.64%	942	7.50%	2,751 7.32%
2024 Median Year Built	2004		1993		1982



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