

KARMAR REALTY GROUP, INC.

COMMERCIAL & INVESTMENT REAL ESTATE SERVICES

GROUND LEASE, BTS & JV OPPORTUNITIES



APPLIED BANK BLVD, GLEN MILLS (CONCORD TWP.), PA 19342

DESCRIPTION:

- PRIME PARCEL ON THE WEGMAN'S LOOP ROAD
- 1.6 +/- ACRE SITE
- GROUND LEASE, BUILD-TO-SUIT & JOINT VENTURE OPPORTUNITIES
- PUBLIC WATER, SEWER & GAS AVAILABLE
- SIGNALIZED ACCESS TO RT 1 & RT 202
- ZONED LIGHT INDUSTRY & LOOP ROAD OVERLAY DISTRICT

FEATURES:

- ADJACENT TO WEGMAN'S, HOME 2 AND OVER 80,000 +/- SF OF RETAIL
- HIGHLY VISIBLE SITE WITH GREAT ROAD FRONTAGE
- SURROUNDED BY RETAIL, HOTELS, RESTAURANTS, MEDICAL & OFFICE
- CLOSE PROXIMITY TO RT. 1, RT. 202, RT. 322, RT. 926, RT. 92 & I-95

TERMS:

- GROUND LEASE RATE - \$150,000.00 ANNUALLY, TRIPLE NET
- VARIOUS LEASE TERMS AVAILABLE

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

NOTES:

1. THIS PLAN IS CONCEPTUAL NATURE AND HAS BEEN PREPARED WITHOUT THE REVIEW OF THE TOWNSHIP ZONING, SUBDIVISION & LAND DEVELOPMENT OR STORMWATER MANAGEMENT ORDINANCES. NO REPRESENTATION IS MADE (EITHER EXPLICIT OR IMPLIED) REGARDING COMPLIANCE OF THIS PLAN WITH TOWNSHIP REQUIREMENTS.

2. TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY PLAN PREPARED BY LANGAN ENGINEERING. NOTE THAT THE BOUNDARY INFORMATION SHOWN FOR THE SUBJECT SITE HAS NOT BEEN FIELD SURVEYED AND MUST BE ASSUMED AS APPROXIMATE AND SUBJECT TO CHANGE.

3. RESTAURANT FOOTPRINT SUBJECT TO CHANGE.

4. APPLIED CARD ROADWAY IMPROVEMENTS SHOWN ON THIS PLAN IS SUBJECT TO CHANGE.

5. THIS CONCEPT PLAN HAS BEEN PREPARED WITHOUT EVALUATING WETLANDS, AVAILABILITY OF UTILITIES, WATER BODIES, TRUCK TURNING MOVEMENTS, EROSION & SEDIMENT CONTROL LIMITATIONS, ENVIRONMENTAL CONDITIONS, ETC. THIS PLAN IS SUBJECT TO CHANGE DEPENDING ON THE OUTCOME OF THESE AND OTHER INVESTIGATIONS.

APPLIED CARD ROAD

127 TOTAL SPACES

RESTAURANT
4,997 SF
(198 SEATS)

RESTAURANT 2
4,000 SF

LOADING

STORMWATER
MANAGEMENT
FACILITY

STORMWATER
MANAGEMENT
FACILITY

APPROXIMATE EXISTING
LIMIT OF HILLMAN DRIVE



LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

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NEW JERSEY PENNSYLVANIA NEW YORK CONNECTICUT FLORIDA
NEVADA VIRGINIA CALIFORNIA

HJ Certificate of Authorization No: 24GA27996-000

Project

J'MVP
CONCORD TOWNSHIP

DELAWARE COUNTY

PA

3657101

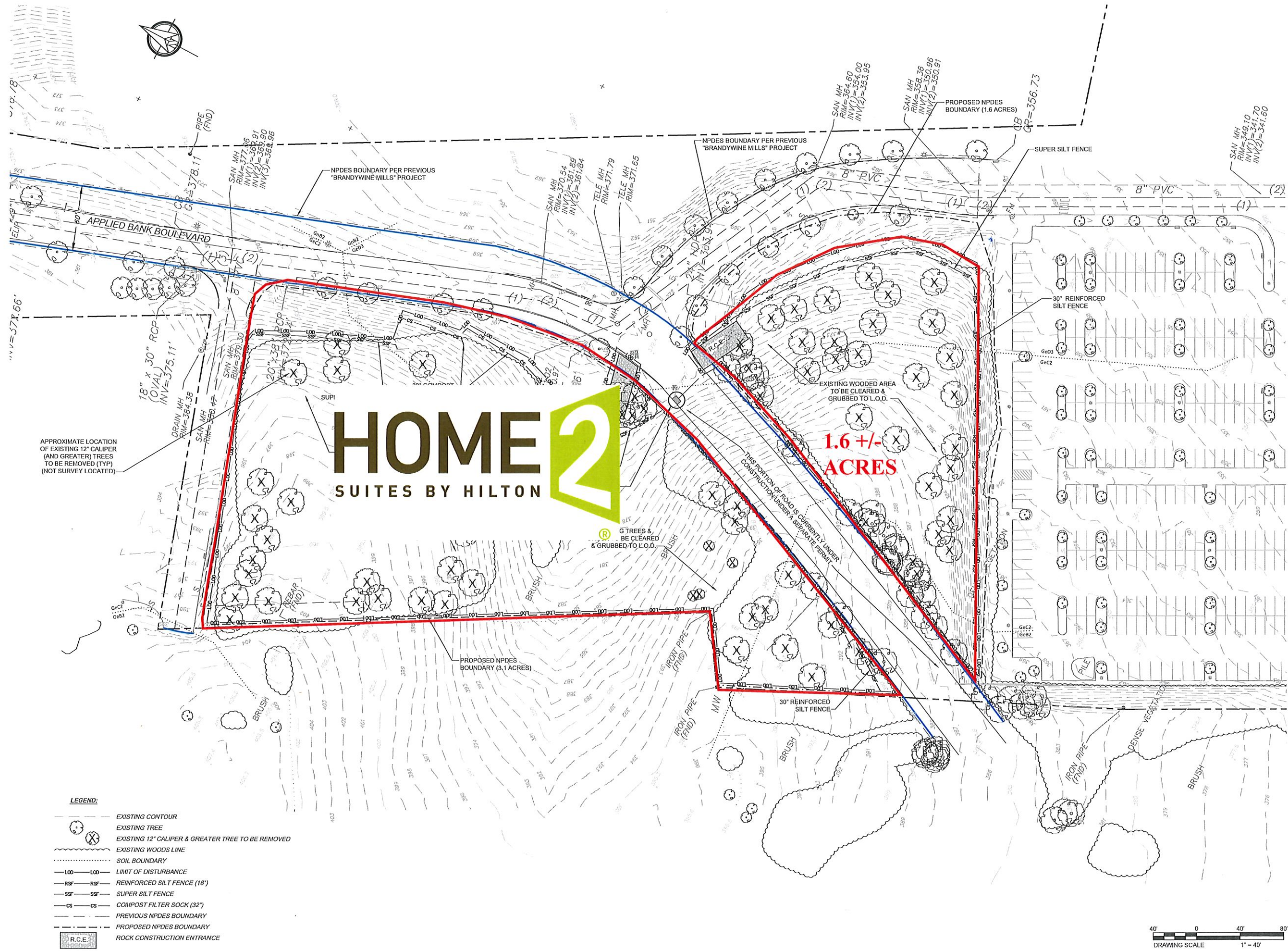
Date 3-13-13

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Dwg. No.

CP-2

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5400 LIVINGSTONE ROAD
WILMINGTON, DE 19808-1232
TEL: 302.239.6634
FAX: 302.239.8485
OFFICES IN DELAWARE, MARYLAND,
PENNSYLVANIA AND NEW JERSEY
WEB: HTTP://DUFFNET.COM
E-MAIL: DUFFIELD@DUFFNET.COM

DESIGNED BY:	FILE NAME:
DATE:	D:\0588CA-ES-RI
DRAWN BY:	JOHN G. FELLOWS, R.L.A.
CHECKED BY:	
DATE:	

REVISION	DATE	DESCRIPTION
1	4/2/2015	PER CONCORD TWP & DEL COUNTY CONSERVATION DISTRICT COMMENTS

OWNER:	
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EROSION AND SEDIMENT
POLLUTION CONTROL PLAN
APPLIED BANK BOULEVARD
LOT CLEARING

CONCORD TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

DATE: 13 FEBRUARY 2015
SCALE: 1" = 40'
PROJECT NO. 10588.CA
SHEET: 2 OF 3



**CHADDS FORD
BUSINESS CAMPUS**

**Over 380,000 SF of
Office/Medical Space**

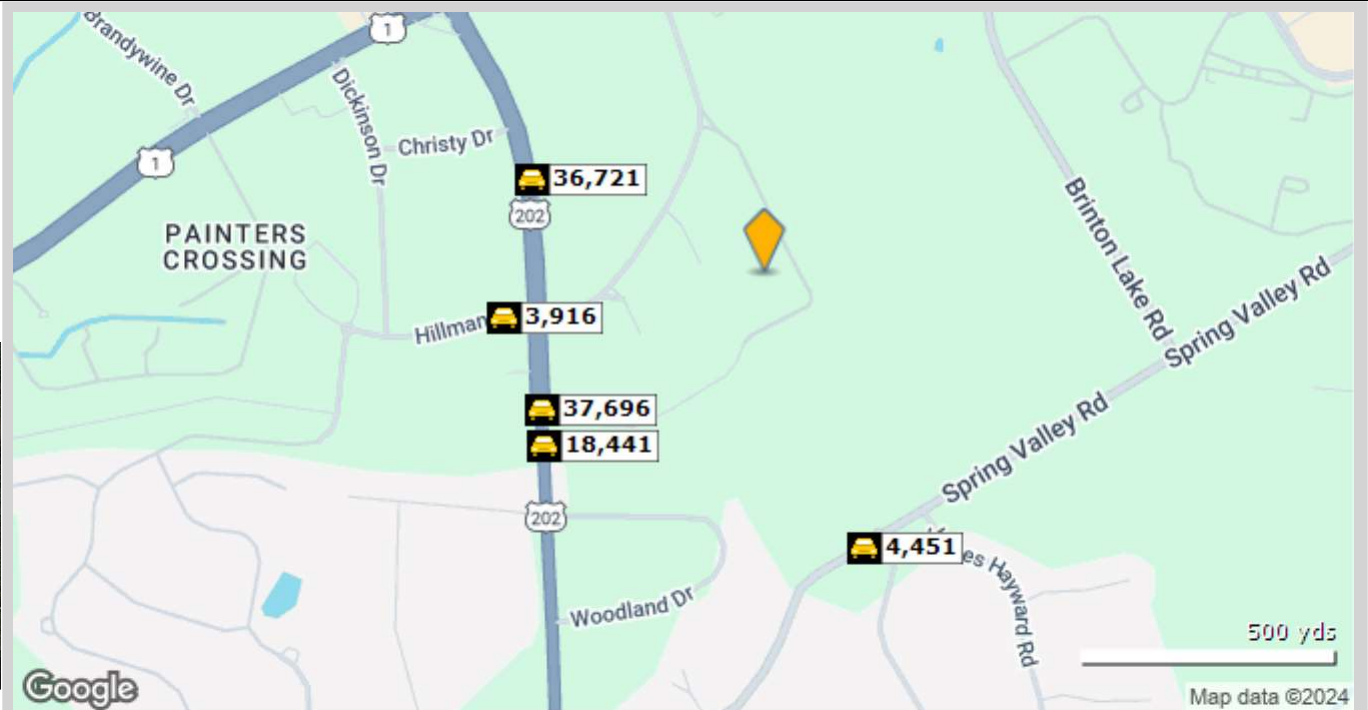


Traffic Count Report

Applied Bank Boulevard

Glen Mills, PA 19342

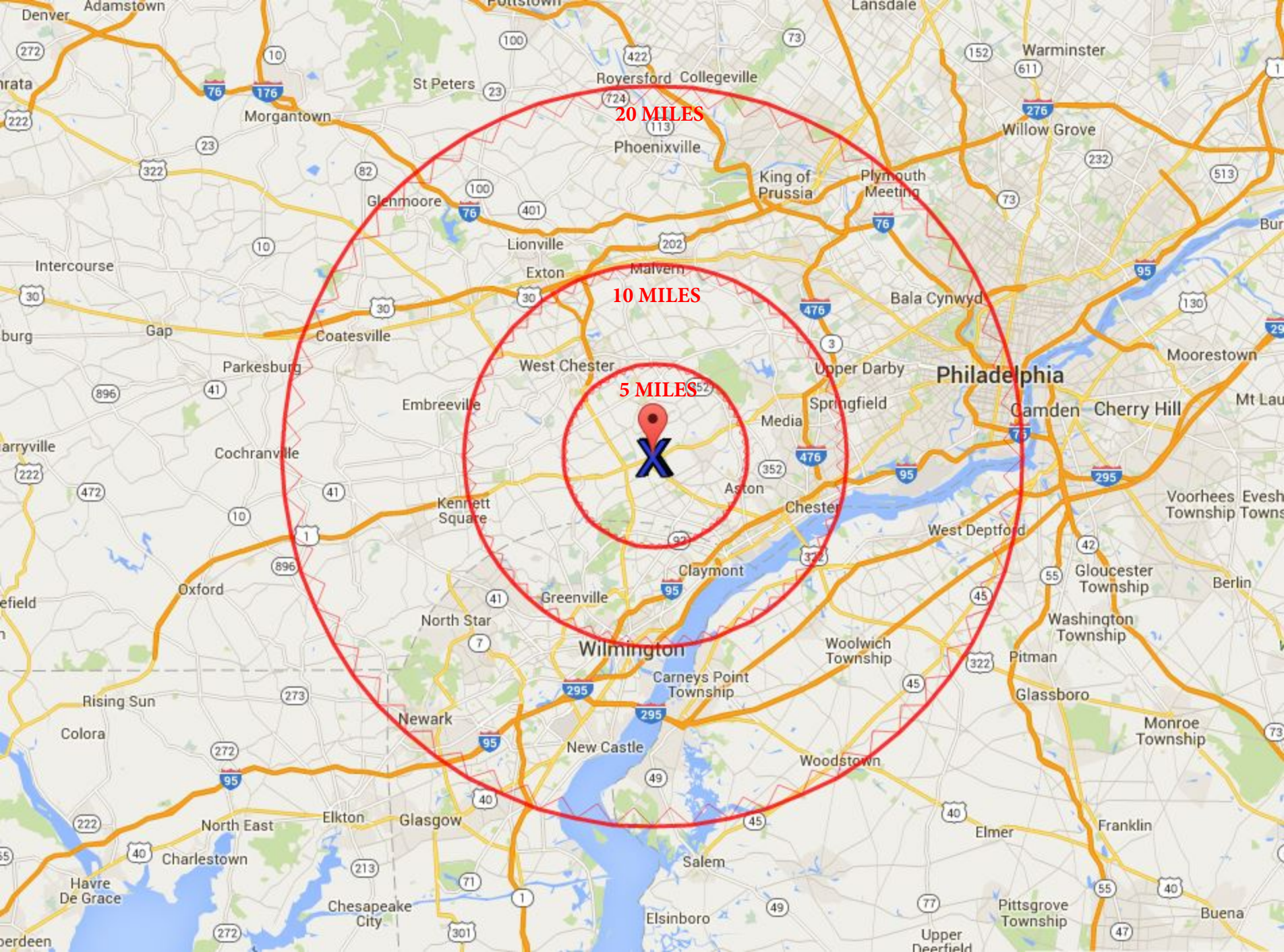
Building Type:
Class:
RBA:
Typical Floor:
Total Available:
% Leased:
Rent/SF/Yr:



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Wilmington Pike	Drway	0.13 N	2022	37,807	MPSI	.28
2	Wilmington Pike	Driveway	0.13 N	2017	36,721	AADT	.29
3	Wilmington Pike	Wilmington West Chester Pike	0.02 SE	2022	37,232	MPSI	.29
4	Wilmington Pike	Wilmington West Chester Pike	0.02 SE	2021	37,696	MPSI	.29
5	Hillman Dr	Wilmington Pike	0.04 E	2020	4,042	MPSI	.30
6	Hillman Dr	Wilmington Pike	0.04 E	2022	3,916	MPSI	.30
7	Wilmington Pike	Corporate Center Way	0.03 N	2020	18,589	MPSI	.31
8	Wilmington Pike	Corporate Center Way	0.03 N	2022	18,441	MPSI	.31
9	Spring Valley Rd	James Hayward Rd	0.02 NE	2022	4,434	MPSI	.33
10	Spring Valley Rd	James Hayward Rd	0.02 NE	2021	4,451	MPSI	.33



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ARTICLE XVII
LI Light Industry District

§ 210-151. General description and purpose.

- A. The LI Light Industry District is hereby established as a district in which the regulations are intended to permit and encourage industrial and office use development and will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township, to contribute to the soundness of the economic base of the Township and to otherwise further the purposes of this chapter. **[Amended 6-6-2000 by Ord. No. 247]**
- B. Consistent with the general purpose of this chapter, the specific intent of this article is:
- (1) To encourage the construction on and continued use of the land in the district for industrial and office use purposes. **[Amended 6-6-2000 by Ord. No. 247]**
 - (2) To prohibit any use which would substantially interfere with the development, continuation or expansion of industrial and office uses in the district. **[Amended 6-6-2000 by Ord. No. 247]**
 - (3) To establish reasonable standards for buildings and other structures, the areas and dimensions of yards and other open spaces and the provision of facilities and operation of industries to minimize air pollution, noise, glare, heat, vibration, fire, safety hazards, etc.

§ 210-152. Use regulations. [Amended 11-7-1995 by Ord. No. 200; 7-1-1997 by Ord. No. 216; 10-7-1997 by Ord. No. 218]

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other except those allowed on special exception, provided that such building or use does not create any substantial amount of noise, vibration, smoke, dust, odors, heat, glare or other objectional influences, 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 shown on the Historic Resources Map shall be subject to the provisions of Article XIXA relating to historic preservation.

A. Uses by right.

- (1) Scientific or industrial research testing or experimental laboratory or product development, provided that any laboratory animals be kept within completely enclosed buildings at all times.
- (2) The manufacture, compounding, assembly or treatment of articles or merchandise from the following materials, previously prepared outside of the Township.
 - (a) Bone.
 - (b) Cloth.

- (c) Cord, twine or rope, except jute and sisal.
 - (d) Cork.
 - (e) Feathers.
 - (f) Felt.
 - (g) Fiber.
 - (h) Glass.
 - (i) Hair (except washing, curling or dyeing).
 - (j) Horn.
 - (k) Leather and fur (excluding tanning, curing and dyeing).
 - (l) Metals.
 - (m) Paper.
 - (n) Plaster.
 - (o) Plastics.
 - (p) Precious or semiprecious stones.
 - (q) Shell.
 - (r) Tobacco.
 - (s) Wood (excluding use of planing mill, chemical treatment or preservation and the bulk processing of wood and lumber).
- (3) The manufacture, compounding, processing, canning, containing, packaging, treatment, sale and distribution of such products as:
- (a) Candy.
 - (b) Ceramic products, using only previously pulverized clay.
 - (c) Clocks and watches.
 - (d) Cosmetics.
 - (e) Electrical or electronic devices, also home, commercial or industrial appliances and instruments, including the manufacture of accessory parts or assemblies.
 - (f) Food products, including bottling, canning and/or distribution of liquids for human consumption, including the manufacture of soft drinks and carbonated waters.
 - (g) Hardware, cutlery, tools, scientific instruments and apparatus.

- (h) Jewelry.
 - (i) Medical, drafting and other professional and scientific instruments and equipment.
 - (j) Light metal processing, such as cleaning, machining, grinding, stamping, extrusion, polishing, finishing, and excluding use of drop hammer.
 - (k) Musical instruments.
 - (l) Novelties.
 - (m) Office machines and equipment.
 - (n) Optical goods and equipment.
 - (o) Paper and cardboard products from previously prepared material purchased outside the Township.
 - (p) Pharmaceuticals.
 - (q) Photographic equipment.
 - (r) Small rubber products and synthetic treated fabrics (excluding all rubber and synthetic processing).
 - (s) Sporting goods.
 - (t) Textiles, including spinning and weaving, but excluding wool scouring and pulling or jute or burlap processing or reconditioning or dyeing of any sort.
 - (u) Toiletries.
 - (v) Toys.
 - (w) Provided, however, that the following uses shall not be permitted: manufacture of sauerkraut, vinegar or yeast, refining or rendering of fats, bones or oils, roasting of coffee, spices or soy beans, milling of flour, drying, smoking, pickling, preserving or curing meats or fish. See also other prohibited uses in Article XXV.
- (4) Publishing, printing, lithography, binding and kindred arts.
 - (5) Cold storage plant, frozen food plant and lockers.
 - (6) Food commissaries and catering plants.
 - (7) Laundry, dry cleaning, provided that no inflammable fluids are used.
 - (8) Assembly, sales, repairs and service of business and office machines, equipment and devices.
 - (9) Sales, service, repairs of farm and garden machinery, equipment and supplies.

- (10) Design, manufacture, distribution and sale of burial monuments and underground burial vaults.
- (11) Manufacture and/or storage of construction materials and equipment.
- (12) Machine, plumbing, heating, roofing, carpenter, cabinet, upholstery furniture, electrical, welding, buffing, finishing, plating, heat-treating, annealing, prefabricating, craftsman's, tinsmith, pipe-fitting, paperhanger's, painter's and decorator's shops.
- (13) Mail-order store, house or business.
- (14) Carpet or rug cleaning.
- (15) Warehouse: wholesale, storage or distribution.
- (16) An office building or offices of an administrative, executive, governmental, professional or similar agency.
- (17) Public utility installation.
- (18) Cinema, radio and television stations or studios.
- (19) Central heating plant.
- (20) Underground storage, in bulk, of fuel oil for sale and distribution, excluding gasoline and other highly volatile or explosive fluids.
- (21) Accessory use on the same lot with and customarily incidental to any of the above-permitted uses and not detrimental to the neighborhood, which uses may include:
 - (a) Storage within completely enclosed building in conjunction with a permitted use.
 - (b) A cafeteria or other service facility located within the building and separated for the exclusive use of occupants of the building.
 - (c) A recreational area for occupants.
 - (d) Living quarters for watchman, caretakers or similar employees.
 - (e) Signs as permitted in Article XXIII.
 - (f) Parking structures which are accessory to a hospital. **[Added 4-4-2006 by Ord. No. 299]**
 - (g) Helistops which are accessory to a hospital. **[Added 4-4-2006 by Ord. No. 299]**
- (22) A cellular telecommunications facility subject to the requirements of Article XXA. **[Added 3-3-1998 by Ord. No. 222]**

- (23) Office building or buildings; offices for administrative, executive, professional or similar use. **[Added 6-6-2000 by Ord. No. 247]**
- (24) Health center, health club or juvenile or adult day-care facility. **[Added 4-4-2006 by Ord. No. 299]**
- (25) Hospital. **[Added 4-4-2006 by Ord. No. 299]**
- B. Uses by special exception. **[Amended 1-2-2001 by Ord. No. 255]**
 - (1) Any nonresidential use of the same character as any of the uses hereinbefore specifically permitted.
 - (2) Outside treatment or storage of materials or waste products, where such materials are adequately enclosed by a fence erected of substantial materials conforming to the design of the building, and where such use is accessory to a permitted use.
 - (3) Religious institution.
 - (4) Educational institution, provided that the educational institution may be associated with and developed upon the same lot as a religious institution.
 - (5) Family entertainment center. **[Added 6-8-2004 by Ord. No. 280]**
 - (6) Hotel. Hotels in the LI Light Industry District are limited to parcels located on a principal arterial highway and shall utilize the yard and area regulations set forth in § 210-128, except that with respect to height, no hotel in the LI Light Industry District shall exceed 35 feet in height, provided that such height limit may be exceeded by five feet for each 5% that the lot coverage is decreased below the maximum building area requirements in § 210-128C, up to a maximum of 50 feet in height. **[Added 3-4-2014 by Ord. No. 355]**
- C. Conditional uses, subject to the provisions of Article XXVII. **[Amended 1-2-2001 by Ord. No. 255]**
 - (1) Adult entertainment uses.
 - (a) Adult entertainment uses, which uses shall not be permitted in any other zoning district in Concord Township:
 - [1] Adult arcades.
 - [2] Adult bookstores, adult novelty stores or adult video stores.
 - [3] Adult cabarets.
 - [4] Adult motion-picture theaters.
 - [5] Adult theaters.
 - [6] Escort agencies.

[7] Nude model studios.

[8] Sexual encounter centers.

- (b) Adult entertainment uses shall not include any use which is prohibited by or would be in violation of the provisions of Ordinance No. 198 or Ordinance No. 199, enacted October 3, 1995.¹
- (c) As used herein in Subsection C(1) above, the following words shall have the meanings herein indicated:

ADULT ARCADE — Any place to which the public is permitted or invited wherein coin-operated, slug-operated or for any form of consideration or electronically, electrically or mechanically controlled still- or motion-picture machines, projectors, video or laser disc players or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of specified sexual activities or specified anatomical areas.

ADULT BOOKSTORE, ADULT NOVELTY STORE or ADULT VIDEO STORE —

- [1] A commercial establishment which, as one of its principal purposes, offers for sale or rental for any form of consideration any one or more of the following:
- [a] Books, magazines, periodicals or other printed matter or photographs, films, motion pictures, videocassettes or video reproductions, slide or other visual representations which are characterized by the depiction or description of specified sexual activities or specified anatomical areas; or
 - [b] Instruments, devices or paraphernalia which are designed for use in connection with specified sexual activities.
- [2] A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing specified sexual activities or specified anatomical areas and still be categorized as an adult bookstore, adult novelty store or adult video store. Such other business purposes will not serve to exempt such commercial establishments from being categorized as an adult bookstore, adult novelty store or adult video store, so long as one of its business purposes is the offering for sale or rental for consideration the specified materials which are characterized by the depiction or description of specified sexual activities or specified anatomical areas.

1. Editor's Note: See Ch. 70, Article I, Display, Sale and Distribution of Obscene Materials, and Article II, Establishments Serving Alcoholic Beverages, respectively.

ADULT CABARET — A nightclub, bar, restaurant or similar commercial establishment which regularly features:

- [1] Persons who appear in a state of nudity or seminudity.
- [2] Live performances which are characterized by the exposure of specified anatomical areas or by specified sexual activities; or
- [3] Films, motion pictures, videocassettes, slides or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas.

ADULT MOTION-PICTURE THEATER — A commercial establishment where, for any form of consideration, films, motion pictures, videocassettes, slides or similar photographic reproductions are regularly shown which are characterized by the depiction or description of specified sexual activities or specified anatomical areas.

ADULT THEATER — A theater, concert hall, auditorium or similar commercial establishment which regularly features persons who appear in a state of nudity or seminudity or live performances which are characterized by the exposure of specified anatomical areas or by specified sexual activities.

EMPLOYEE — A person who performs any service on the premises of a sexually oriented business on a full-time, part-time or contract basis, whether or not the person is denominated an employee, independent contractor, agent or otherwise and whether or not said person is paid a salary, wage or other compensation by the operator of said business. "Employee" does not include a person exclusively on the premises for repair or maintenance of the premises or equipment on the premises or for the delivery of goods to the premises.

ESCORT — A person who, for consideration, agrees or offers to act as a companion, guide or date for another person or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.

ESCORT AGENCY — A person or business association who furnishes, offers to furnish or advertises to furnish escorts as one of its primary business purposes for a fee, tip or other consideration.

ESTABLISHMENT — Any of the following:

- [1] The opening or commencement of any sexually oriented business as a new business;
- [2] The conversion of an existing business, whether or not a sexually oriented business, to any sexually oriented business;
- [3] The addition of any sexually oriented business to any other existing

sexually oriented business; or

- [4] The relocation of any sexually oriented business.

NUDE MODEL STUDIO — Any place where a person who appears seminude or in a state of nudity or who displays specified anatomical areas and is provided to be observed, sketched, drawn, painted, sculptured, photographed or similarly depicted by other persons who pay money or any form of consideration. "Nude model studio" shall not include a proprietary school licensed by the State of Pennsylvania or a college, junior college or university supported entirely or in part by public taxation; a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college or university supported entirely or partly by taxation; or in a structure:

- [1] That has no sign visible from the exterior of the structure and no other advertising that indicates a nude or seminude person is available for viewing; and
- [2] Where in order to participate in a class a student must enroll at least three days in advance of the class; and
- [3] Where no more than one nude or seminude model is on the premises at any one time.

NUDITY or STATE OF NUDITY — The showing of the human male or female genitals, pubic area, vulva, anus, anal cleft or cleavage with less than a fully opaque covering, the showing of the female breast with less than a fully opaque covering of any part of the nipple, or the showing of the covered male genitals in a discernibly turgid state.

PERSON — An individual, proprietorship, partnership, corporation, association or other legal entity.

SEMINUDE or in a SEMINUDE CONDITION — The state of dress in which clothing partially or opaquely covers specified anatomical areas.

SEXUAL ENCOUNTER CENTER — A business or commercial enterprise that, as one of its principal business purposes, offers for any form of consideration:

- [1] Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or
- [2] Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or seminudity.

SEXUALLY ORIENTED BUSINESS — An adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motion-picture theater, adult theater, escort agency, nude model studio or

sexual encounter center.

SPECIFIED ANATOMICAL AREAS — Human genitals, pubic region, anus, buttocks, female breast(s) below a point immediately above the top of the areola, or human male genitals in a discernibly turgid state, even if completely covered.

SPECIFIED SEXUAL ACTIVITIES — Any of the following:

- [1] The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts;
- [2] Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, masturbation or sodomy; or
- [3] Excretory functions as part of or in connection with any of the activities set forth in Subsection C(1)(c)[1] or [2] above.

SUBSTANTIAL ENLARGEMENT OF A SEXUALLY ORIENTED BUSINESS — The increase in floor areas occupied by the business by more than 25%, as the floor areas existed on October 3, 1995.

- (2) Any establishment that receives a transfer of a liquor license. **[Added 1-2-2007 by Ord. No. 309]**
- (3) Tattoo parlor, provided it is located at least 1,000 feet away from a school or a place of worship. **[Added 10-2-2007 by Ord. No. 317]**

§ 210-153. Yard and area regulations.

- A. Lot area and lot width. A minimum of three acres with a lot width of no less than 200 feet shall be provided for each building or group of buildings.
- B. Total site coverage. The maximum area permitted to be occupied by a building or buildings and enclosed storage and shall be 40% of the lot area.
- C. Minimum structure setback. **[Amended 10-4-1983 by Ord. No. 133]**
 - (1) Front yard: 100 feet from each street right-of-way on which the lot abuts, except for properties fronting either U.S. Route 1 or U.S. Route 202, in which event the front yard setback shall be 150 feet from each street right-of-way on which the lot abuts.
 - (2) Side yards: for every detached building, two side yards which shall have an aggregate width of not less than 60 feet, and neither of which shall be less than 20 feet. However, no building or other permanent structure and no parking, loading or service area shall be within 100 feet of a property or a zoning boundary line of a residential district.
 - (3) Rear yard: 40 feet, except that no building or other permanent structure and no parking, loading or service area shall be within 150 feet of a property or a zoning boundary line of a residential district.

- D. Heights. No building shall exceed two stories or more than 35 feet in height, except for office buildings. No office building shall exceed 40 feet in height unless the setback for the office building from the right-of-way line of a street is increased by 4 feet for every one foot of office building height above 40 feet, in which case the height of the office building may be increased to a maximum of 84 feet. **[Amended 3-5-1991 by Ord. No. 177; 1-5-1998 by Ord. No. 221; 6-6-2000 by Ord. No. 247]**

§ 210-154. Performance requirements.

- A. Smoke. No smoke shall be emitted from any chimney or other source of visible gray greater than No. 1 on the Ringelmann Smoke Chart as published by the U.S. Bureau of Mines, except that smoke of a shade not darker than No. 2 on the Ringelmann Chart may be emitted for not more than four minutes in any thirty-minute period. These provisions, applicable to visible gray smoke, shall also apply to visible smoke of any other color, with an equivalent apparent opacity.
- B. Dust and dirt, fumes, vapors and gases.
- (1) The emission of dust, dirt, fly ash, fumes, vapors or gases which can cause any damage to human health, to animals or vegetation or to other forms of property or which can cause any soiling or staining of persons or property at any point beyond the lot line of the use creating the emission is herewith prohibited.
 - (2) No emission of liquid or solid particles from any chimney or otherwise shall exceed 0.3 grains per cubic foot of the covering gas at any point beyond the lot line of the use creating the emission. For measurement of the amount of particles in gases resulting from combustion, standard correction shall be applied to a stack temperature of 500° F. and 50% excess air in stack at full load.
- C. Noise. The sound pressure level of any operation shall not exceed, at any point on the boundary of a nonresidential district, the decibel levels in the designated octave band shown below, except for emergency alarm signals, and subject to the following corrections: subtract five decibels for pulsating or periodic noises and five decibels for noise sources operating less than 20% of any one-hour period. **[Amended 3-5-1991 by Ord. No. 177]**

SOUND LEVELS**Maximum Permitted Sound Level**

Octive Band in Cycles Per Second	Decibels = $(10 \log. \frac{P_1}{P_2})$ where $P_2 = 0.0002$	
	Along Agricultural or Residential District Boundaries	Along Any Other District Boundaries
0 to 600	50	55
600 to 2,400	38	40
2,400 to 4,800	35	38
Above 4,800	32	38

- D. Odors. There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive at any point on or beyond the lot boundary line within which the industrial operation is situated. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system in order that control will be maintained if the primary safeguard system should fail. There is hereby established as a guide in determining such quantities of offensive odors Table 111 (Odor Thresholds) in Chapter 5, Air Pollution Abatement Manual, copyright 1951, by Manufacturing Chemists' Association, as cited; the numerical average value for all authorities listed may be used.
- E. Glare and heat. No industrial use shall carry on an operation that would produce heat or glare beyond the property line of the lot on which the industrial operation is situated.
- F. Variation. Machines or operations which cause vibrations shall be permitted, but in no case shall any such vibrations be perceptible along the boundary line of any nonindustrial district.
- G. Radioactivity, electrical, radio disturbance or EMF and RFI emission. There shall be no activities which emit dangerous radioactivity disturbance (except from domestic household appliances) adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.

§ 210-155. Waste storage and disposal.

- A. No highly flammable or explosive liquids, solids or gases shall be stored in bulk above ground, except tanks or drums of fuel directly connecting with energy devices, heating devices or appliances located and operated on the same lot as the tanks or drums of fuel.
- B. All outdoor storage facilities for fuel, raw materials and products and all fuel, raw materials and products stored outdoors shall be enclosed by an approved safety

fence and visual screen and shall conform to all yard requirements imposed upon the main buildings of this district.

- C. No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by natural causes or forces, nor shall any substance which can contaminate a stream or watercourse or otherwise render such stream or watercourse undesirable as a source of water supply or recreation or which will destroy aquatic life be allowed to enter any stream or watercourse.
- D. All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise attractive to rodents or insects shall be stored outdoors only if enclosed in containers which are adequate to eliminate such hazards.
- E. All applicable state and county regulations pertaining to sanitary land fill must be complied with.

§ 210-156. Other development requirements.

- A. All buildings shall be arranged in a group or groups of buildings, and the distance at the closest point between any two buildings or groups of attached buildings shall be not less than 25 feet except where such auxiliary building shall be used for housing a transformer or tanks or to be used as a hose house or other items which are to be used within the main building.
- B. The proposed development shall abut two or more major or secondary streets as defined in the Township Subdivision and Land Development Ordinance,² and ingress and egress shall not be permitted from or to residential streets. Exceptions may be approved by the Township Board of Supervisors in such cases where the requirement of this subsection is clearly impractical. **[Amended 3-5-1991 by Ord. No. 177]**
- C. A planting area shall be provided along each property or right-of-way line that is opposite or adjacent to a residential zoning district boundary line of a type and width as specified in Article XXI, §§ 210-193A(1) and (2).
- D. Any part or portion of a site which is not 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 to an overall plan. Maximum advantage shall be taken of natural woods in landscaping.
- E. All spaces between buildings and all parking, loading and unloading, access and service areas shall be adequately illuminated at night. Such illumination, including sign lighting, shall be arranged so as to protect the surrounding streets and adjoining property from direct glare or hazardous interference of any kind.
- F. On fire protection, requirements of Article XXIV, § 210-220, shall be met. **[Amended 3-5-1991 by Ord. No. 177]**

2. Editor's Note: See Ch. 160, Subdivision and Land Development.

- G. On all mechanical equipment not enclosed in a structure, regulations given in Article XXI, § 210-193A(3), shall be followed. **[Amended 3-5-1991 by Ord. No. 177]**
- H. Water towers, storage tanks, processing equipment, stand fans, skylights, cooling towers, communication towers, vents and any other structures or equipment which rise above the roofline shall be architecturally compatible or 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 Township Board of Supervisors before construction or erection of said structures or equipment.
- I. Where a development abuts a state highway, a traffic survey shall be conducted and provisions shall be made for appropriate automatic traffic control signal and acceleration and deceleration lanes if required by the Township of Concord and approved by the Pennsylvania Department of Transportation. Such a report and plans for access roads, after approval by the Pennsylvania Department of Transportation, will then be submitted to the Board of Supervisors.
- J. Sewage disposal.
 - (1) Industrial sewage pretreatment facilities shall be permitted as required by state regulations. Secondary and tertiary treatment facilities shall be permitted where essential to an appropriate site plan. However, septic systems using on-lot drainage fields shall be prohibited.
 - (2) All industries intending to discharge liquid wastes into any reaches of the creeks or drainageways flowing through or indirectly draining areas of the Township shall provide such levels of treatment described above as are required to maintain the quality and composition of such discharge at the levels specified in the Water Quality Criteria of the Pennsylvania Clean Streams Law of 1937, as amended, for the Brandywine Creek and Tributaries (Zone 01.102) and shall obtain approval and a permit to discharge from the State Sanitary Water Board. Proof of such permit shall be submitted to the Board of Supervisors before approval shall be given to occupy and use the buildings or waste treatment facilities.
 - (3) The Clean Streams Law was enacted as Act 4 of June 22, 1937, P.L. 1987, as amended. This law has since been incorporated into various chapters of Title 25, Rules and Regulations of the Department of Environmental Protection.

§ 210-157. Landscaping regulations.

See Article XXI.

§ 210-158. Sign regulations. [Amended 8-25-2015 by Ord. No. 367; 12-22-2015 by Ord. No. 370]

- A. In addition to the sign regulations in Article XXIII, and notwithstanding any other

provision of this chapter to the contrary, multiple wall signs for buildings fronting on a major arterial highway and on a major collector road that connects to a major arterial highway, and located on properties providing vehicular access onto more than one public road may be permitted, provided that the following regulations are met:

- (1) Such signs shall be visible from building frontage on that portion of a building facing a major arterial highway and each side visible from the roadway, unless the primary vehicular entrance and/or the primary building entrance face another frontage or do not face any frontage.
 - (2) The maximum combined total surface display area of all wall signs on a building shall not exceed the following limits:
 - (a) One times the total linear footage of the subject property's public road frontage for a building with a footprint of less than 8,000 square feet.
 - (b) One and two tenths times the total linear footage of the subject property's public road frontage for a building with a footprint greater than 8,000 square feet but less than 40,000 square feet.
 - (c) One and five tenths times the total linear footage of the subject property's public road frontage for a building with a footprint greater than 40,000 square feet.
 - (3) Wall-mounted signs shall be installed parallel to the supporting wall and project no more than 18 inches from the face of such wall and shall not extend above the roofline of such building. Chimneys, spires, towers, elevator penthouses and similar projections shall be considered above the roofline of buildings.
 - (4) An individual wall sign may identify only the occupant's name and/or logo, an entrance to the building and/or a service offered within the building.
 - (5) Wall signage shall consist of individual channel letters directly connected to the exterior wall structure or interconnected by use of a raceway.
 - (6) No wall of a building may contain more than one primary wall sign, not to exceed 400 square feet in area, and no building shall contain more than two primary wall signs. Each secondary wall sign (i.e., not primary wall sign) shall not exceed 150 square feet in area, and no building shall contain more than six secondary wall signs. One secondary wall sign may be on each side of a building that does not include a primary wall sign, and two secondary wall signs may be on each side of a building that does include a primary wall sign.
- B. For all other regulations regarding signs, see Article XXIII.
- C. All signage for individual tenants shall be reviewed and approved by the Board of Supervisors on a case-by-case basis prior to issuance of building permit, including but not limited to fonts, colors and illumination.

§ 210-159. Off-street parking and loading requirements.

See Article XXII.

§ 210-160. Site plan review requirements.

See the Subdivision and Land Development Ordinance.³

3. Editor's Note: See Ch. 160, Subdivision and Land Development.

ARTICLE XVIII
Loop Road Overlay District
[Added 6-4-2013 by Ord. No. 348; amended 9-24-2013 by Ord. No. 352¹]

§ 210-160.1. Intent; purpose; use regulations.

A. Intent. Pursuant to the power and authority granted by the Pennsylvania Municipalities Planning Code, Act No. 247,² as amended, the regulations of the Loop Road Overlay District are intended to meet the following criteria:

- (1) The Loop Road Overlay District shall be deemed an overlay district on the specific parcels identified on the Zoning Map. The regulations, requirements and restrictions set forth in this article shall apply to development in the Loop Road Overlay District and shall supersede the regulations, requirements and restrictions applicable to the underlying zoning district.
- (2) The purpose of establishing the Loop Road Overlay District shall be to allow the development of a well-planned, designed, built and maintained shopping center on a large parcel of ground crossing municipal boundaries and designed around a new loop road. The planned shopping centers in the Loop Road Overlay District may provide for a variety of uses within the same complex. Such centers shall have all necessary services and facilities comprehensively provided in accordance with an approved development plan. Provisions of this district are formulated to achieve harmoniously designed structures upon a well-designed and well-landscaped site.
- (3) The Loop Road Overlay District may be applied to those parcels of land, as designated by the Township from time to time, that are zoned LI, Light Industry District.
- (4) The Loop Road Overlay District may be applied to those parcels of land that include in their development plan the completion of the Wilmington-West Chester Pike and Baltimore Pike Loop Road as recommended in the Comprehensive Plan Update of Concord Township dated June 6, 2000.
- (5) The Loop Road Overlay District may be employed to mitigate zoning provision differences with other municipalities when a parcel of land is situated in two municipalities and different zoning provisions apply, thus creating a more coordinated, efficient and well-planned development.

B. Use regulations for the Loop Road Overlay District.

- (1) Use by right (permitted principal uses).
 - (a) Retail shops and services in excess of 65,000 square feet are permitted uses. Retail shops and services in excess of 65,000 square feet shall utilize a Loop Road Overlay District design as set forth below, and shall be governed exclusively by the area, bulk and design requirements as set forth in § 210-160.2 below, with no

1. Editor's Note: This ordinance was reaffirmed 10-1-2013.

2. Editor's Note: See 53 P.S. § 10101 et seq.

other area, bulk and/or design regulations being applied. In the event of a conflict between the requirements of § 210-160.2 and any other ordinance provision, the requirements of § 210-160.2 shall supersede, govern and control. Developments within the Loop Road Overlay District may consist of one or any combination of the following uses:

- [1] Retail shops;
- [2] Retail services;
- [3] Restaurants (including outdoor seating, but excluding drive-through services, with outdoor seating permitted only by conditional use);
- [4] Banks or other financial institutions;
- [5] Offices;
- [6] Health club, or juvenile or adult-care facility by special exception only;
- [7] Supermarket (i.e., a large retail store that sells groceries, food, household goods, and a variety of other items; with the right to sell prepared food for takeout or on-site consumption);
- [8] Retail and wholesale hardware and building supply store (i.e., a store selling hardware, building supplies and similar products and services on a retail and/or wholesale basis);
- [9] Only one motor vehicle repair shop and/or motor vehicle parts and accessories store, not to exceed 9,500 square feet total gross floor area, with no vehicle sales and with all temporary outdoor storage of vehicles visually screened;
- [10] Civic or municipal facilities;
- [11] Hotel or inn, with or without conference facilities; and
- [12] Health centers, medical offices, rehabilitation and therapy centers, sports medicine facilities and urgent care facilities. Such uses shall not include overnight stays. **[Added 7-21-2015 by Ord. No. 366]**

- (2) Accessory uses customarily incidental to the uses listed above.
- (3) Conditional use. Retail shops and services that include a single building in excess of 65,000 square feet shall require conditional use approval.

§ 210-160.2. Requirements.

A. The following requirements shall control the development in the Loop Road Overlay District:

- (1) Yard and area regulations.
 - (a) Tract area. The minimum size of a tract shall be 20 acres.
 - (b) Maximum building coverage. Not more than 40% of the tract area within a Loop

Road Overlay District may be occupied by buildings.

- (c) Maximum impervious surface coverage. Not more than 70% of the tract area within a Loop Road Overlay District may consist of impervious surface coverage.
 - (d) Minimum setbacks from streets and parking.
 - [1] Any building face to a public street: 35 feet.
 - [2] Any building face to a private street (excluding internal drive aisles): 10 feet.
 - [3] Any building face to a parking space: five feet.
 - [4] Surface parking areas to any street: five feet.
 - (e) Minimum setback requirements for buildings and parking structures, measured from the tract perimeter. Any building or parking structure shall be set back at least 35 feet from the tract boundary; except where the tract boundary abuts an existing residential use which is residentially zoned (excluding overlay district zoning), in which case the building or parking structure setback requirement shall be increased to 150 feet.
 - (f) Minimum setback requirements for surface parking areas and interior roads, measured from the tract perimeter. Any surface parking area or interior road (excluding a loop road constructed to divert traffic from a major intersection) shall be set back at least 5 feet from the tract boundary; except where the tract boundary abuts an existing residential use which is residentially zoned (excluding overlay district zoning), in which case the setback requirement for any surface parking area or interior road (excluding a loop road constructed to divert traffic from a major intersection) shall be increased to 100 feet.
 - (g) Minimum distance between buildings. All buildings shall be arranged in a group or groups of buildings, and the distance, at the closest point between any two buildings, or groups of attached buildings, shall be not less than 25 feet, except where such auxiliary building shall be used for housing a transformer(s), tank(s) or is to be used as a hose house or for other items which are to be used within the building it serves.
 - (h) Maximum heights. No building shall exceed 40 feet in height; except that the building setback from the right-of-way line of a street shall be increased by four feet for every one foot of building height above 40 feet, up to a maximum height of 60 feet.
 - (i) Contiguous lands located in an adjacent municipality may be utilized to satisfy the dimensional requirements applicable to developments within the Loop Road Overlay District, provided said lands are being developed as part of a planned shopping center.
- (2) Performance requirements. See § 210-154.
 - (3) Waste storage and disposal. See § 210-155.

- (4) Other development requirements. See § 210-265.
- (5) Landscaping regulations. The landscaping needs associated with any given Loop Road Overlay District may vary substantially depending upon the site design, topography and other factors; thus landscaping requirements need to be determined on a case-by-case basis. The applicant shall submit a detailed landscape plan during land development review, which shall follow the applicant's submission of a conceptual landscape plan as part of the conditional use hearing. The detailed landscape plan shall be substantially consistent with the conceptual landscape plan, as approved at the conditional use hearing.
- (6) Screening and buffering. As with landscaping in general, the screening and buffering needs associated with any given Loop Road Overlay District may vary substantially depending upon the site design, topography and other factors; thus requiring design on a case-by-case basis. The applicant shall submit a detailed screening and buffering plan during land development review, which shall follow the applicant's submission of a conceptual screening and buffering plan as part of the conditional use hearing. The detailed plan submitted at land development review shall be substantially consistent with the conceptual plan as approved at the conditional use hearing.
- (7) Lighting. Lighting shall be approved as a condition of final plan approval.
- (8) Permitted signs.
 - (a) Entrance signs. No more than one entrance sign identifying the name of the development(s), developer(s), owner(s), operator(s) or tenants shall be permitted at each intersection of an entrance drive and a principal arterial street or public collector street, provided that the following regulations are met:
 - [1] The maximum surface display area of the sign shall not exceed 200 square feet on any one face; however, the Board of Supervisors shall have discretion to increase the surface display area to 225 feet if, upon review, such sign size is deemed necessary or otherwise in the Township's best interest.
 - [2] The maximum height shall not exceed 30 feet.
 - [3] In no event shall the sign overhang any parking area, drive or pedestrian walkway or be closer than five feet to a public street right-of-way or be installed in sight triangles necessary for the clear view of traffic.
 - [4] Notwithstanding the foregoing, a second entrance sign shall be permitted at the intersection of an entrance drive and a principal arterial street or public collector street, subject to the criteria listed above, if the entrance serves as access to another use which does not have existing road frontage along a principal arterial street or public collector street.
 - (b) A Loop Road Overlay District identification sign shall be permitted subject to the following regulations:
 - [1] One project identification sign shall be permitted for each proposed lot in the

Loop Road Overlay District.

- [2] The maximum surface display area of any one face of the sign shall not exceed 100 square feet.
- [3] The maximum height shall not exceed 15 feet.
- (c) Wall signs. Signs mounted on the walls or facades of a building shall be permitted, provided that the following regulations are met.
 - [1] The total area of all wall signs may not exceed 1.0 square foot of sign area per linear foot of primary facade, including windows, doors, and cornices; and .5 square feet of sign area per linear feet for all other facades, including windows, doors, and cornices.
 - [2] Wall-mounted signs shall be installed parallel to the supporting wall and project no more than 18 inches from the face of such wall and shall not extend above the roof line of such building. Chimneys, spires, towers, elevator penthouses and similar projections shall be considered above the roof line of buildings.
- (d) Under-canopy signs. Under-canopy signs not to exceed 10 square feet in aggregate sign area per tenancy or occupancy shall be permitted.
- (e) Parking structure signs. No exterior signs identifying or advertising the name of the building, the name of the development, owner, operator or principal user of the building shall be permitted on any parking structure, excepting directional signs for traffic control.
- (f) Directory signs. At each of the major entrances to the tract and/or parking areas signs for the direction of traffic to, or identification of individual buildings or tenants within the development, shall be permitted, provided that the following regulations are met:
 - [1] The maximum surface display area of each sign shall not exceed 40 square feet on any one face.
 - [2] The maximum height shall not exceed 12 feet.
 - [3] Each sign shall be set back a minimum of five feet from the curb line or edge of paving of any public or private drive or collector drive, measured from the vertical plane established by the leading edge of the sign. In no event shall the sign overhang any parking area, public right-of-way or pedestrian walkway or be installed in a sight triangle necessary for the clear view of traffic.
 - [4] Any directory sign may identify only the development's subarea name, building name and/or tenants.
- (g) Traffic-control and directional signs. Signs for the control of vehicular traffic shall be permitted, provided that the area of each sign shall not exceed four square feet in size. Except for street signs approved for use on public streets by the

Pennsylvania Department of Transportation, no sign shall exceed three feet in height.

- (h) Flags. Flags of the United States of America, other sovereign nations, the Commonwealth of Pennsylvania, Delaware County, Concord Township and the corporate flags of the Loop Road Overlay or its tenants shall be permitted, provided that the total number and location of such flags shall be subject to the review and approval of the Board of Supervisors, and that the square footage be no greater than 96 square feet.
 - (i) Off-premises signs. In addition to the freestanding signs permitted by this article, a sign for a development in the Loop Road Overlay District may be located off site, shall have the same area, height and setback restrictions as entrance signs, and shall not be subject to the regulations of § 210-210I, if the sign is located within 2,500 feet of the tract.
 - (j) Calculation of the sign area. For the purposes of this section, "surface display area" or "sign area" shall mean the entire area within a continuous perimeter formed by straight lines joined at right angles which enclose the extreme limits of the writing, background, representation or display of the sign face. The supports, uprights or structure on which any sign is supported shall not be included in determining the surface display area unless such supports, uprights or structure are designed in such a manner as to form an integral background of the display or conveys meaning.
 - (k) All signage for individual tenants shall be reviewed and approved by the Board of Supervisors, on a case-by-case basis, prior to issuance of a building permit.
- (9) Off-street parking and loading requirements.
- (a) For developments in the Loop Road Overlay District, all uses shall be parked at a minimum of 4.5 spaces for each 1,000 square feet of gross floor area, except as set forth below:
 - [1] Restaurant uses: 4.5 for each 1,000 square feet of gross floor area, provided that the gross floor area of all restaurants in the Loop Road Overlay District does not exceed 10% of the total gross floor area. If the gross floor area of all restaurants in the Loop Road Overlay District exceeds 10% of the total gross floor area, the gross floor area in excess of 10% shall be parked at 15 spaces for each 1,000 square feet of gross floor area. Because developments in the Loop Road Overlay District necessarily provide for shared and overflow parking, an outdoor seating area shall not be counted as gross floor area for purposes of determining the number of required parking spaces.
 - [2] Hotel uses: 1.1 spaces for each rental room or suite. If a restaurant in connection with such a use is open to the public, the off-street parking facilities for such restaurant shall not be less than those required for a restaurant.
 - (b) Each surface parking space shall consist of a rectangular area having dimensions not less than nine feet in width and 18 feet in length. Aisles serving such surface

parking areas shall have a minimum width of 24 feet for two-way traffic and 15 feet for one-way traffic. Parking lot striping shall conform to existing Township regulations.

- (c) In addition to the required off-street parking areas, there shall be provided off-street areas for the loading and unloading of delivery trucks and for the servicing of the buildings by refuse collection, fuel and other service vehicles, which areas shall be located at the side or rear of the building, shall be adequate in size and shall be so arranged that each may be used without blockage or obstruction of accessways or the automobile parking facilities.
- (d) Contiguous land located in an adjacent municipality may be utilized to satisfy the parking requirements applicable to developments within the Loop Road Overlay District, provided said lands are being developed as part of the planned shopping center.
- (e) The width of an entrance and exit drive is permitted to be greater than 25 feet for two-way use.
- (f) There shall be no limitation as to the number of parking spaces permitted to be accommodated in a single parking area.

(10) Special development regulations.

- (a) Unified plan. Any development plan hereunder shall consist of a unified, harmonious grouping of buildings, service and parking areas and landscaped spaces, planned and designed as an integrated unit.
- (b) Ownership. The tract of land to be developed shall be in single ownership or shall be the subject of an application filed jointly by the owners of the entire tract, and in which it shall be agreed that the tract will be developed under single direction in accordance with an approved master development plan.
- (c) Condominium. The owner of a property in the Loop Road Overlay District, who has received land development plan approval for a project, shall be permitted to subject their property to the Pennsylvania Uniform Condominium Act³ without having to obtain separate land development approval for the establishment of the condominium.

(11) Bus shelters. Bus shelter(s) shall be provided at location(s) consistent with area bus routes, and subject to approval during final plan review.

(12) Utilities. All buildings within the Loop Road Overlay District shall be served by public water and public sewage services. All utility lines servicing a development in the Loop Road Overlay District shall be underground. The applicant shall propose design criteria for all new traffic signal poles and other poles, which shall be subject to Township review at final plan approval, unless such design is otherwise prescribed by the Pennsylvania Department of Transportation.

3. Editor's Note: See 68 Pa.C.S.A. § 3101 et seq.

- (13) Stormwater management. As part of the conditional use application, the applicant for a development in the Loop Road Overlay District shall provide plans showing that the tract will be provided with a unified storm water management plan. The plan shall show the proposed locations and general design of stormwater detention basins; however, detailed stormwater engineering and calculations shall not be required until subdivision/land development plans are submitted.
- (14) Traffic. A traffic impact study shall be required and submitted as part of the conditional use application. The applicant shall provide credible evidence that the development in the Loop Road Overlay District will include sufficient road improvements to mitigate the traffic impacts of the development on public streets and will avoid significant increased traffic safety hazards, consistent with the provisions of the Pennsylvania Municipalities Planning Code.⁴
- (15) Design guidelines. The applicant shall submit design guidelines for the development in the Loop Road Overlay District to the Township during the conditional use hearing which shall be reviewed and approved by the Township as part of the conditional use application, if such application is approved. The design guidelines shall include, but not necessarily be limited to, the following:
- (a) Architectural design guidelines for all of the main buildings, such guidelines providing for facade ornamentation, building offsets, window treatments, variations of roof line and other elements designed to reduce the horizontal mass of the buildings.
 - (b) Pedestrian linkages to provide for the safe passageway of pedestrians throughout the Loop Road Overlay District. Trails shall be considered for connection to adjacent parcels in accordance with the Township pedestrian linkage plans.
 - (c) The applicant shall submit a conceptual public access and pedestrian connectivity plan as part of the conditional use hearing. This plan may include site elements such as public open space areas, sidewalks, crosswalks, plaza space, walking paths, landscaping and other such features to enhance the public's access to the site and provide some benefit in terms of gathering space and pedestrian connectivity. The detailed plan submitted at land development review shall be substantially consistent with the conceptual plan as approved at the conditional use hearing.
- (16) Amendments to approved conditional use plan. The Board of Supervisors may, with the consent of the applicant, modify one or more of the design elements or conditions of conditional use approval, without resorting to an amended or new conditional use application, provided that the amendment is in the best interest of the Township.

4. Editor's Note: See 53 P.S. § 10101 et seq.

Demographic Detail Report

Applied Bank Boulevard

Glen Mills, PA 19342

Building Type:
Class:
RBA:
Typical Floor:

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



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	4,778		27,471		81,575	
2024 Estimate	4,775		27,544		81,139	
2020 Census	4,594		27,695		81,872	
Growth 2024 - 2029	0.06%		-0.27%		0.54%	
Growth 2020 - 2024	3.94%		-0.55%		-0.90%	
2024 Population by Age	4,775		27,544		81,139	
Age 0 - 4	203	4.25%	1,161	4.22%	3,628	4.47%
Age 5 - 9	192	4.02%	1,277	4.64%	3,947	4.86%
Age 10 - 14	212	4.44%	1,706	6.19%	5,011	6.18%
Age 15 - 19	224	4.69%	1,937	7.03%	5,512	6.79%
Age 20 - 24	183	3.83%	1,702	6.18%	4,794	5.91%
Age 25 - 29	148	3.10%	1,241	4.51%	3,769	4.65%
Age 30 - 34	182	3.81%	1,087	3.95%	3,640	4.49%
Age 35 - 39	219	4.59%	1,242	4.51%	4,055	5.00%
Age 40 - 44	263	5.51%	1,578	5.73%	4,863	5.99%
Age 45 - 49	239	5.01%	1,669	6.06%	5,045	6.22%
Age 50 - 54	228	4.77%	1,877	6.81%	5,477	6.75%
Age 55 - 59	250	5.24%	2,041	7.41%	5,933	7.31%
Age 60 - 64	224	4.69%	1,933	7.02%	5,867	7.23%
Age 65 - 69	228	4.77%	1,770	6.43%	5,409	6.67%
Age 70 - 74	241	5.05%	1,558	5.66%	4,782	5.89%
Age 75 - 79	332	6.95%	1,371	4.98%	3,969	4.89%
Age 80 - 84	373	7.81%	988	3.59%	2,584	3.18%
Age 85+	834	17.47%	1,406	5.10%	2,854	3.52%
Age 65+	2,008	42.05%	7,093	25.75%	19,598	24.15%
Median Age	56.90		47.50		46.30	
Average Age	53.20		44.90		44.00	



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Demographic Detail Report

Applied Bank Boulevard					
Glen Mills, PA 19342					
Radius	1 Mile		3 Mile		5 Mile
2024 Population By Race	4,775		27,544		81,139
White	3,516	73.63%	21,939	79.65%	65,991 81.33%
Black	74	1.55%	548	1.99%	2,642 3.26%
Am. Indian & Alaskan	3	0.06%	14	0.05%	75 0.09%
Asian	871	18.24%	3,382	12.28%	7,403 9.12%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	3 0.00%
Other	311	6.51%	1,661	6.03%	5,024 6.19%
Population by Hispanic Origin	4,775		27,544		81,139
Non-Hispanic Origin	4,656	97.51%	26,787	97.25%	78,767 97.08%
Hispanic Origin	119	2.49%	757	2.75%	2,372 2.92%
2024 Median Age, Male	50.10		45.70		44.80
2024 Average Age, Male	48.40		43.20		42.60
2024 Median Age, Female	63.60		49.20		47.80
2024 Average Age, Female	56.80		46.40		45.20
2024 Population by Occupation Classification	4,124		23,015		67,452
Civilian Employed	1,988	48.21%	12,929	56.18%	40,073 59.41%
Civilian Unemployed	40	0.97%	272	1.18%	958 1.42%
Civilian Non-Labor Force	2,096	50.82%	9,814	42.64%	26,385 39.12%
Armed Forces	0	0.00%	0	0.00%	36 0.05%
Households by Marital Status					
Married	949		6,412		18,865
Married No Children	645		3,899		11,623
Married w/Children	304		2,513		7,242
2024 Population by Education	3,846		20,393		60,588
Some High School, No Diploma	78	2.03%	476	2.33%	1,720 2.84%
High School Grad (Incl Equivalency)	927	24.10%	3,369	16.52%	10,553 17.42%
Some College, No Degree	494	12.84%	3,297	16.17%	11,462 18.92%
Associate Degree	85	2.21%	633	3.10%	2,342 3.87%
Bachelor Degree	991	25.77%	5,569	27.31%	17,593 29.04%
Advanced Degree	1,271	33.05%	7,049	34.57%	16,918 27.92%



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Demographic Detail Report

Applied Bank Boulevard

Glen Mills, PA 19342

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation	3,820	24,782	76,345
Real Estate & Finance	507 13.27%	2,226 8.98%	5,473 7.17%
Professional & Management	1,404 36.75%	10,571 42.66%	30,072 39.39%
Public Administration	40 1.05%	301 1.21%	1,236 1.62%
Education & Health	274 7.17%	2,949 11.90%	9,791 12.82%
Services	129 3.38%	937 3.78%	3,902 5.11%
Information	112 2.93%	289 1.17%	769 1.01%
Sales	465 12.17%	2,282 9.21%	7,971 10.44%
Transportation	8 0.21%	176 0.71%	653 0.86%
Retail	159 4.16%	1,059 4.27%	3,812 4.99%
Wholesale	43 1.13%	293 1.18%	1,042 1.36%
Manufacturing	282 7.38%	1,184 4.78%	3,672 4.81%
Production	57 1.49%	699 2.82%	2,239 2.93%
Construction	252 6.60%	789 3.18%	2,213 2.90%
Utilities	33 0.86%	547 2.21%	1,601 2.10%
Agriculture & Mining	0 0.00%	84 0.34%	228 0.30%
Farming, Fishing, Forestry	0 0.00%	10 0.04%	75 0.10%
Other Services	55 1.44%	386 1.56%	1,596 2.09%
2024 Worker Travel Time to Job	1,689	10,956	34,140
<30 Minutes	984 58.26%	5,582 50.95%	19,240 56.36%
30-60 Minutes	496 29.37%	4,165 38.02%	11,717 34.32%
60+ Minutes	209 12.37%	1,209 11.04%	3,183 9.32%
2020 Households by HH Size	2,358	10,719	30,909
1-Person Households	1,131 47.96%	2,757 25.72%	6,954 22.50%
2-Person Households	716 30.36%	3,567 33.28%	10,597 34.28%
3-Person Households	162 6.87%	1,509 14.08%	4,833 15.64%
4-Person Households	239 10.14%	1,815 16.93%	5,289 17.11%
5-Person Households	56 2.37%	711 6.63%	2,208 7.14%
6-Person Households	29 1.23%	242 2.26%	708 2.29%
7 or more Person Households	25 1.06%	118 1.10%	320 1.04%
2024 Average Household Size	1.90	2.50	2.60
Households			
2029 Projection	2,344	10,559	30,765
2024 Estimate	2,359	10,595	30,599
2020 Census	2,358	10,720	30,909
Growth 2024 - 2029	-0.64%	-0.34%	0.54%
Growth 2020 - 2024	0.04%	-1.17%	-1.00%



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Demographic Detail Report

Applied Bank Boulevard

Glen Mills, PA 19342

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	2,359	10,595	30,599
<\$25,000	305 12.93%	742 7.00%	2,218 7.25%
\$25,000 - \$50,000	335 14.20%	1,052 9.93%	3,009 9.83%
\$50,000 - \$75,000	345 14.62%	982 9.27%	3,513 11.48%
\$75,000 - \$100,000	146 6.19%	943 8.90%	3,233 10.57%
\$100,000 - \$125,000	200 8.48%	772 7.29%	2,830 9.25%
\$125,000 - \$150,000	215 9.11%	857 8.09%	2,693 8.80%
\$150,000 - \$200,000	190 8.05%	1,154 10.89%	4,139 13.53%
\$200,000+	623 26.41%	4,093 38.63%	8,964 29.30%
2024 Avg Household Income	\$140,162	\$176,623	\$158,090
2024 Med Household Income	\$106,062	\$148,526	\$129,609
2024 Occupied Housing	2,359	10,595	30,599
Owner Occupied	1,090 46.21%	8,017 75.67%	25,172 82.26%
Renter Occupied	1,269 53.79%	2,578 24.33%	5,427 17.74%
2020 Housing Units	2,549	11,067	32,025
1 Unit	948 37.19%	8,518 76.97%	26,696 83.36%
2 - 4 Units	170 6.67%	302 2.73%	730 2.28%
5 - 19 Units	301 11.81%	578 5.22%	1,703 5.32%
20+ Units	1,130 44.33%	1,669 15.08%	2,896 9.04%
2024 Housing Value	1,090	8,017	25,173
<\$100,000	5 0.46%	186 2.32%	406 1.61%
\$100,000 - \$200,000	45 4.13%	89 1.11%	395 1.57%
\$200,000 - \$300,000	148 13.58%	445 5.55%	2,663 10.58%
\$300,000 - \$400,000	156 14.31%	1,009 12.59%	5,227 20.76%
\$400,000 - \$500,000	143 13.12%	1,422 17.74%	5,831 23.16%
\$500,000 - \$1,000,000	487 44.68%	4,508 56.23%	10,040 39.88%
\$1,000,000+	106 9.72%	358 4.47%	611 2.43%
2024 Median Home Value	\$549,281	\$595,109	\$466,806
2024 Housing Units by Yr Built	2,549	11,322	32,451
Built 2010+	480 18.83%	1,091 9.64%	2,225 6.86%
Built 2000 - 2010	1,123 44.06%	2,803 24.76%	5,542 17.08%
Built 1990 - 1999	333 13.06%	3,046 26.90%	6,238 19.22%
Built 1980 - 1989	170 6.67%	1,159 10.24%	4,103 12.64%
Built 1970 - 1979	265 10.40%	1,284 11.34%	4,817 14.84%
Built 1960 - 1969	113 4.43%	745 6.58%	4,774 14.71%
Built 1950 - 1959	26 1.02%	432 3.82%	2,594 7.99%
Built <1949	39 1.53%	762 6.73%	2,158 6.65%
2024 Median Year Built	2002	1993	1984



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