

FOR SALE

4 BED/1.5 BATH HOUSE ON 1.53 ACRES

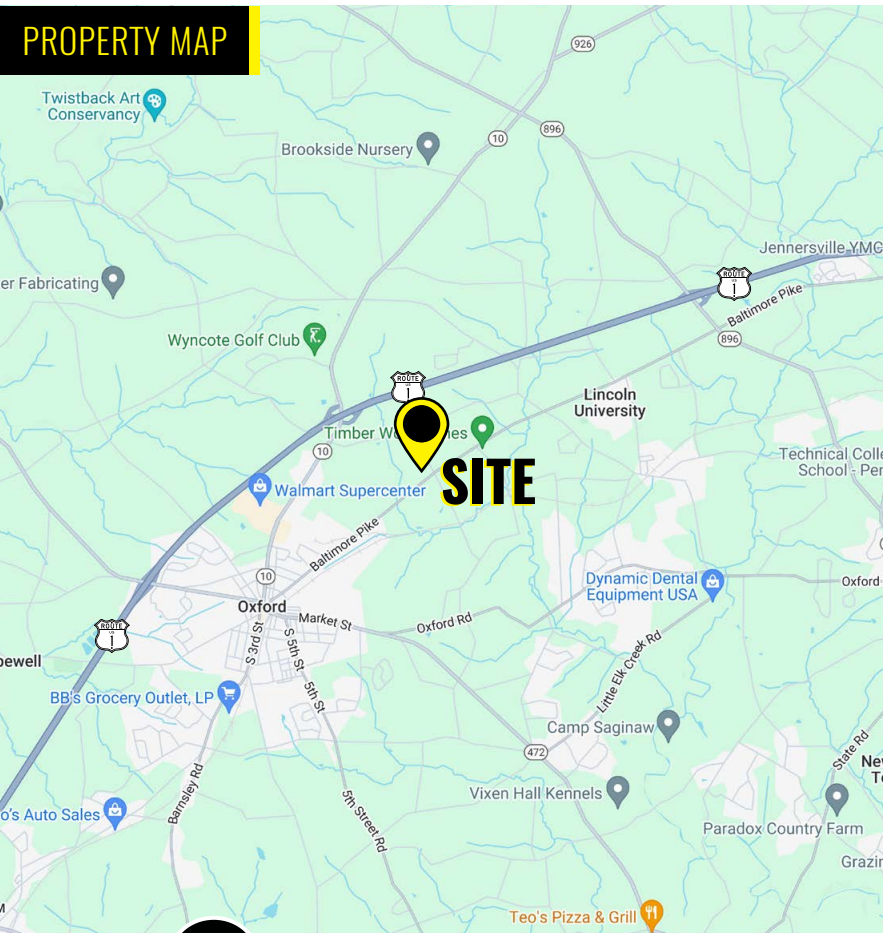
1895-1897 Baltimore Pike | Oxford, PA 19363

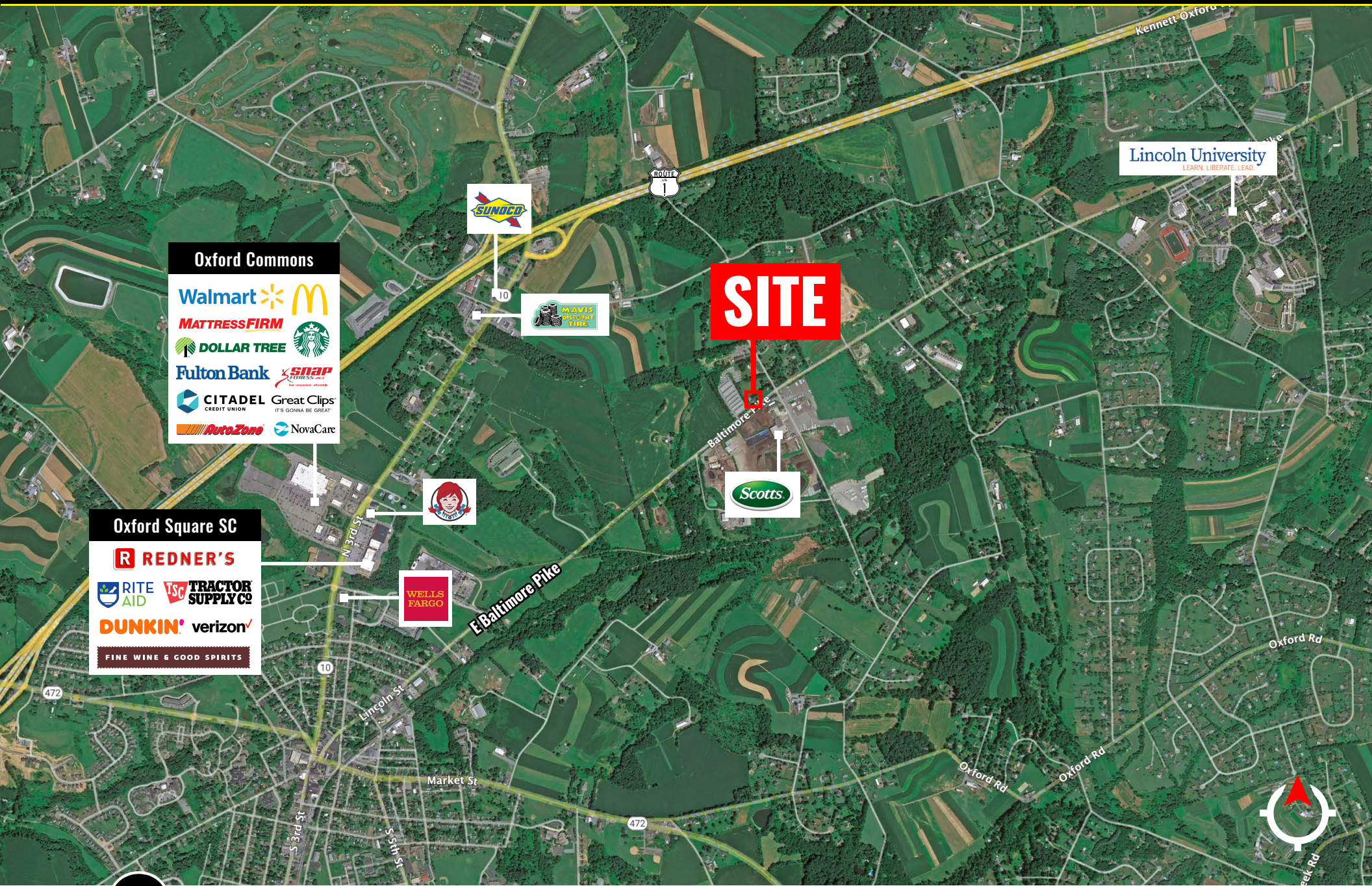
\$465,000

PROPERTY FEATURES / HIGHLIGHTS

- 4 Bedroom/1.5 Bathroom House on ±1.53 Acres For Sale
- Large detached garage
- Zoning: C-2 Special Limited Business District
- Sale Price: \$465,000

PROPERTY MAP





Chapter 27. Zoning

Part 9. C-2 SPECIAL LIMITED BUSINESS DISTRICT

§ 27-900. Use Regulation.

[Ord. 1-71, 3/2/1971, § 900; as amended by Ord. 4/23/1986, 4/23/1986; by Ord. 6/24/1987, 6/24/1987; by Ord. 1-95, 5/10/1995, § 4, by Ord. 1-98, 3/11/1998, § 3; by Ord. 3-99, 5/12/1999, § E; by Ord. 1-2000, 6/14/2000; by Ord. 2-2003, 2/12/2003; and by Ord. 1-2004, 3/25/2004]

A building may be erected, altered, or used, and a lot may be used for any one of the following purposes, and for no other. Or a building may be erected, altered, or used, and a lot may be used for more than one of the following uses or purposes upon approval by the Board of Supervisors as a conditional use pursuant to the provisions of §§ 27-1411 through 27-1413 of Part 14.

1. Business and professional offices.
2. Restaurants with inside service and seating only.
3. Medical clinics and laboratory facilities.
4. Educational or religious uses.
5. Golf course and golf house, including driving range as a part of the same establishment, but excluding a miniature golf course.
6. Public utility operating facilities.
7. Municipal, county, state, or federal uses, excluding dumps, sanitary landfills, and correctional or penal institutions.
8. Automobile service station.
9. Wholesale sales, storage or distribution, which shall include mixed wholesale and retail sales; provided, that the retail sales is customary and subordinate to the wholesale sales, storage or distribution.
10. Club, fraternal institution, or nonprofit swimming pool, provided that a particular activity shall not be one which is customarily carried on as a business and provided that all services shall be for members and their guests.
11. Farm supply outlet.
12. Agricultural use, provided that it shall be regulated in accordance with the terms of § 27-501, Subsection 3, and § 27-1202, Subsection 15, and any other regulations contained in this Chapter 27.
[Amended by Ord. 3-2011, 6/8/2011]
13. Auto and farm equipment sales and service, including used car sales, when an accessory use to a new car agency.
14. Animal hospital.
15. Kennels.
16. Contractor base facilities.
17. (Reserved)
18. Single-family dwelling provided the dwelling is within the structure housing the business enterprise.
19. Convenience store. [See Use Regulation, § 27-1202, Subsection 4.]
20. Customary accessory uses.
21. Any one of the following uses shall be permitted upon approval by the Board of Supervisors as a conditional use pursuant to the provisions of §§ 27-1411 through 27-1415 of Part 14.
 - A. Fast food restaurant, which must provide inside seating for a minimum of 25 persons, with or without drive-in window.
 - B. Motel. See Use Regulation, § 27-1202, Subsection 3.
 - C. Shopping center. See Use Regulation, § 27-1202, Subsection 2.
 - D. Commercial Recreation Facility. In accordance with § 27-1202, Subsection 5.
 - E. (Reserved)^[1]

- F. Amusement Arcades. In accordance with § 27-1202, Subsection 8.
- G. Medical Residential Campus. In accordance with § 27-1202, Subsection 9.
- H. Nursing, Rest or Retirement Homes. In accordance with § 27-1202, Subsection 10.
- I. Active Adult Residential Development (AARD). In accordance with § 27-1202, Subsection 11.
- J. Light (limited) Industry. In accordance with § 27-1202, Subsection 14. However, in no event shall a commercial composting processing operation be permitted in the C2 Special Limited Business District.
- K. Car Wash. In accordance with § 27-1202, Subsection 14.
- L. Solar energy facility - large-scale: in accordance with the regulations contained in § 27-1202, Subsection 16.
[Added by Ord. 1-2012, 6/13/2012]
- M. Commercial industrial scale wind energy systems: in accordance with the regulations contained in § 27-1202, Subsection 17.
[Added by Ord. 1-2012, 6/13/2012]
- N. Unified commercial/light industrial development: in accordance with §§ 27-1410 through 27-1413 and § 27-1423.
[Added by Ord. 2-2014, 9/24/2014]
22. Mini-warehouses: in accordance with § 27-1202, Subsection 6.
[Added by Ord. No. 1-2017, 4/12/2017]

§ 27-901. Area and Bulk Regulations.

[Ord. 1-71, 3/2/1971, § 901; as amended by Ord. 6/24/1987, 6/24/1987; by Ord. 1-2000, 6/14/2000; by Ord. 2-2002, 6/12/2002; and by Ord. 2-2003, 2/12/2003]

The following area and bulk regulations shall apply to each of the permitted uses:

1. Lot size: two acres minimum.
2. Lot width at building line: 200 feet minimum.
3. Lot width at street line: 100 feet minimum.
4. Lot coverage: 80% maximum.
5. Building setback line: 50 feet.

Setback line for gasoline pumps and service facilities gasoline and service facilities: 30 feet minimum.
6. Side yards and rear yard: 50 feet minimum.
7. (Reserved)
8. Building height: 75 feet maximum provided that for every one foot of height in excess of 35 feet there shall be two feet added to each yard and setback requirement to the maximum of 75 feet.
9. On lots used for commercial purposes, commercial accessory buildings may be erected in side and rear yards, provided that they meet the same setback requirements as the primary building.
10. Heights in excess of the thirty-five foot maximum may be granted upon the application to the Board of Supervisors for a conditional use subject specifically to the standard that the height will not create a health or safety problem, that the additional height would not interfere with the nature of the surrounding construction and atmosphere in the area for which the greater height is sought that the increased height of the building would not detract from the rural character of the neighborhood.
11. Solar energy facility - large scale must meet the setback and other requirements for principal buildings and structures on the lot and must comply with the regulations contained in § 27-1202, Subsection 16, and § 27-1422.
[Added by Ord. 1-2012, 6/13/2012]
12. Wind energy systems, commercial industrial scale, must meet the setback requirements contained elsewhere in this chapter and at least meet the requirements of principal buildings and structures, and specifically in § 27-1202, Subsection 17, and § 27-1423.
[Added by Ord. 1-2012, 6/13/2012]

§ 27-902. General Standards.

[Ord. 1-71, 3/2/1971, § 902; as amended by Ord. 1-95, 5/10/1995, § 5]
The following limitations shall be applied to any use permitted in this district:

1. No goods shall be displayed in any open area.
2. No odors shall be emitted which are perceptible at the lot boundaries.
3. No glare shall be allowed which is perceptible at the lot boundaries.
4. No loading shall be permitted in the area between the building and any street line.
5. Noise emanating from a use shall not exceed the level of ordinary conversation at the lot boundaries. Short, intermittent noise peaks may be permitted, if they do not exceed normal traffic noise peaks at any point on the lot boundaries.
6. Signs shall be in accordance with Chapter 19, Part 1,^[1]
[1] *Editor's Note: See now Part 18 of this chapter.*
7. Where feasible, install all utilities underground.
8. Recognize that subdivision and building permits shall be granted only after following procedures established in Chapter 22 of this Code.
9. All exterior storage of materials or equipment must be screened with a complete visual barrier consistent with design standards specified in § 27-1201, "Screening."

ABOUT ZOMMICK MCMAHON COMMERCIAL REAL ESTATE

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