



(1 of 1)

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**CENTERVILLE ROAD, WEST PENNSBORO TWP**

APPENDPIN	46-09-0517-020
Owner	HIPPENSTEEL, RICHARD G ET AL
Care Of	& JANICE S HIPPENSTEEL
Site Address	CENTERVILLE ROAD
Site Address 2	
Property Type	V
Land Use Code	113.00
Subdivision	
Land Description	LOT 1 PB 77 PG 34
Deedbook	201208936
Acreage	42.26
Square Footage	0.00
Taxable Status	T
Clean & Green Status	A
Land Value \$	47,300.00
Building Value \$	0.00
Total Value \$	47,300.00
Sale Price \$	1.00
Sale Date	3/28/2012
Year Built	
Tax Ward	46
Municipality	WEST PENNSBORO TWP
Height in Stories	
Type of Dwelling	
Finished Basement	0.00
Basement Garage	0.00
Full Baths	0.00
Half Baths	0.00
Total Rooms	0.00
Bedrooms	0.00
Primary Exterior	
Air Conditioning	
Basement Percentage	






municipal engineer.

A water system which does not provide an adequate supply of water for the proposed development, considering both quantity and quality, or does not provide for adequate groundwater recharge, considering the water withdrawn by the proposed development, shall not be approved by the Township.

A water feasibility study shall include the following information:

- Calculations of the projected water needs;
- A geologic map of the area with a radius of at least one mile from the site;
- the location of all existing and proposed wells within one thousand feet (1,000') of the site, with a notation of the capacity of all high-yield wells;
- The location of all existing on-lot sewage disposal systems within one thousand feet (1,000') of the site;
- The location of all streams within one thousand feet (1,000') of the site and all known point sources of pollution;
- Based on the geologic formation(s) underlying the site, the long-term safe yield shall be determined;
- A determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, streams and the groundwater table; and,
- A statement of the qualifications and the signature(s) of the person(s) preparing the study.

### **Section 425 Heavy Equipment Sales, Service and/or Repair Facilities**

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- 425.1. All service and/or repair activities shall be conducted within a completely-enclosed building;
  - 425.2. All uses involving drive-thru service shall provide sufficient on-site stacking lanes to prevent vehicle back-ups on adjoining roads;
  - 425.3. All exterior storage and/or display areas shall be screened from adjoining residentially-zoned properties. All exterior storage/display areas shall be set back at least fifty feet (50') from adjoining street lines and shall be covered in an all- weather, dust-free surface;
  - 425.4. The storage of junked vehicles, boats, machinery, trucks, trailers, mobile homes and heavy equipment vehicles on the property is prohibited;
  - 425.5. Any ventilation equipment outlets associated with the service/repair work area(s) shall not be directly toward any adjoining residentially-zoned property; and,
  - 425.6. All vehicles shall be repaired and removed promptly from the premises.

### **Section 426 Heavy Industrial Uses**

- 426.1. The applicant shall provide a detailed description of the proposed use in each of the following topics:
  - 1. The nature of the on-site processing operations, the materials used in the process, the products produced, and the generation and methods for disposal of any wastes and/or by-products. In addition the applicant shall furnish evidence that the storage and disposal of materials will be accomplished in a manner that complies with State and Federal regulations;
  - 2. The general scale of the operation in terms of its market area, specific floor space requirements for each step of the industrial process, the total number of employees on each shift, and an overall needed site size;
  - 3. Any environmental impacts that are likely to be generated (e.g., odor, air pollution, noise, smoke, dust, litter, glare, vibration, electrical disturbance, waste water, storm

- 220.1. Purpose - This Zone provides for a wide range of industrial activities that contribute to the well-being of the Township by diversifying its economy and providing valuable employment opportunities. The required lot sizes have been kept small to accommodate the start-up industries that are likely to emerge; however, larger and heavier industries have also been permitted. This Zone provides for light industrial uses as permitted by right, but requires obtainment of a conditional use for heavier and potentially more-objectionable types of industrial uses. These areas have been located near existing public utility service areas and along major roads. Design standards have been imposed to create attractive site designs and moderate the objectionable impacts associated with industrial uses. Substantial setbacks are used to protect adjoining residences.
- 220.2. Permitted Uses
1. All uses permitted of right in the Commercial Zone are permitted of right in the Industrial (I) This use shall expressly exclude:
    - A. Concentrated animal feeding operations (CAFOs) as defined herein; and/or,
    - B. Concentrated animal operations (CAOs) as defined herein.
  2. Laboratories for medical, scientific, or industrial research and development;
  3. Manufacturing, packaging, storage and/or wholesaling of the following:
    - A. Furniture, cabinets, fixtures, office supplies, and other household appointments;
    - B. Scientific, specialized and technical instruments and equipment;
    - C. Audio visual components, computers, vending machines, electronic equipment and video games;
    - D. Finished textile products;
    - E. Brushes, brooms, and combs;
    - F. Hot tubs, spas, saunas, and swimming pools;
    - G. Jewelry, and other precious metals;
    - H. Photographic, lighting, and timekeeping equipment;
    - I. Small household appliances, excluding major appliances;
    - J. Musical instruments and sporting equipment;
    - K. Cosmetics, dyes, toiletries, and pharmaceuticals;
    - L. Optical, dental, and medical supplies and equipment; and,
    - M. Small or novelty products from prepared materials (excluding the use of sheet metals).
  4. Processing, packaging, storage and/or wholesaling.
  5. Machine shop;
  6. Repair shops for products permitted to be manufactured in this Zone;
  7. Welding shops;
  8. Communication antennas that are co-located upon existing structures (e.g., utility transmission towers, observation towers, communication towers, silos, steeples, smokestacks, water towers, flagpoles, and other similar structures), subject to the requirements listed in Section 200.2.19 of this Ordinance;
  9. Recycling collection facilities as an accessory use, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good or furnishing that cannot be placed within the actual recycling bin, and the total



size of the facility is less than three hundred (300) square feet; and,

10. Restaurants and drive-thru restaurants

220.3. Conditional Uses (Subject to the requirements listed in Section 705 this Ordinance.)



1. Heavy industrial uses involving processing, packaging, production, repair or testing of materials, goods and products, including those industries performing conversion, assembly, or non-toxic chemical operations (see Section 426);
2. Warehousing and wholesale trade establishments (see Section 453);
3. Heavy equipment sales, service, and repair, such as excavation machinery, commercial trucks, buses, farm equipment, manufactured homes, trailers, and other similar machinery (see Section 425);
4. Billboards (see Section 409);
5. Truck or motor freight terminals (see Section 449);
6. Truck stops, truck transfer facilities and truck refueling facilities (see Section 450);
7. Recycling facilities for paper, plastic, glass and metal products (see Section 442);
8. Principal waste handling facilities (see Section 441);
9. Communication towers and equipment that are not co-located upon an existing structure (see Section 418);
10. Mini-warehouses (see Section 433);
11. Junkyards (see Section 429);
12. Wholesale produce auctions (see Section 454);
13. Slaughtering, processing, rendering, and packaging of food products and their by-products (see Section 448);
14. Adult uses (see Section 401);
15. Off-track betting parlors and/or slot machine parlors (see Section 439);
16. Airports/heliports; applicable to federal standards (see Section 402),
17. Farm equipment or lawn and garden sales and service (see Section 422).

220.4. Minimum Lot Area Requirements - Unless otherwise specified, each use within this Zone shall have a minimum lot size of one (1) acre. All uses relying upon on-lot sewers shall comply with Section 316 of this Ordinance.

220.5. Maximum Lot Coverage - Seventy percent (70%).

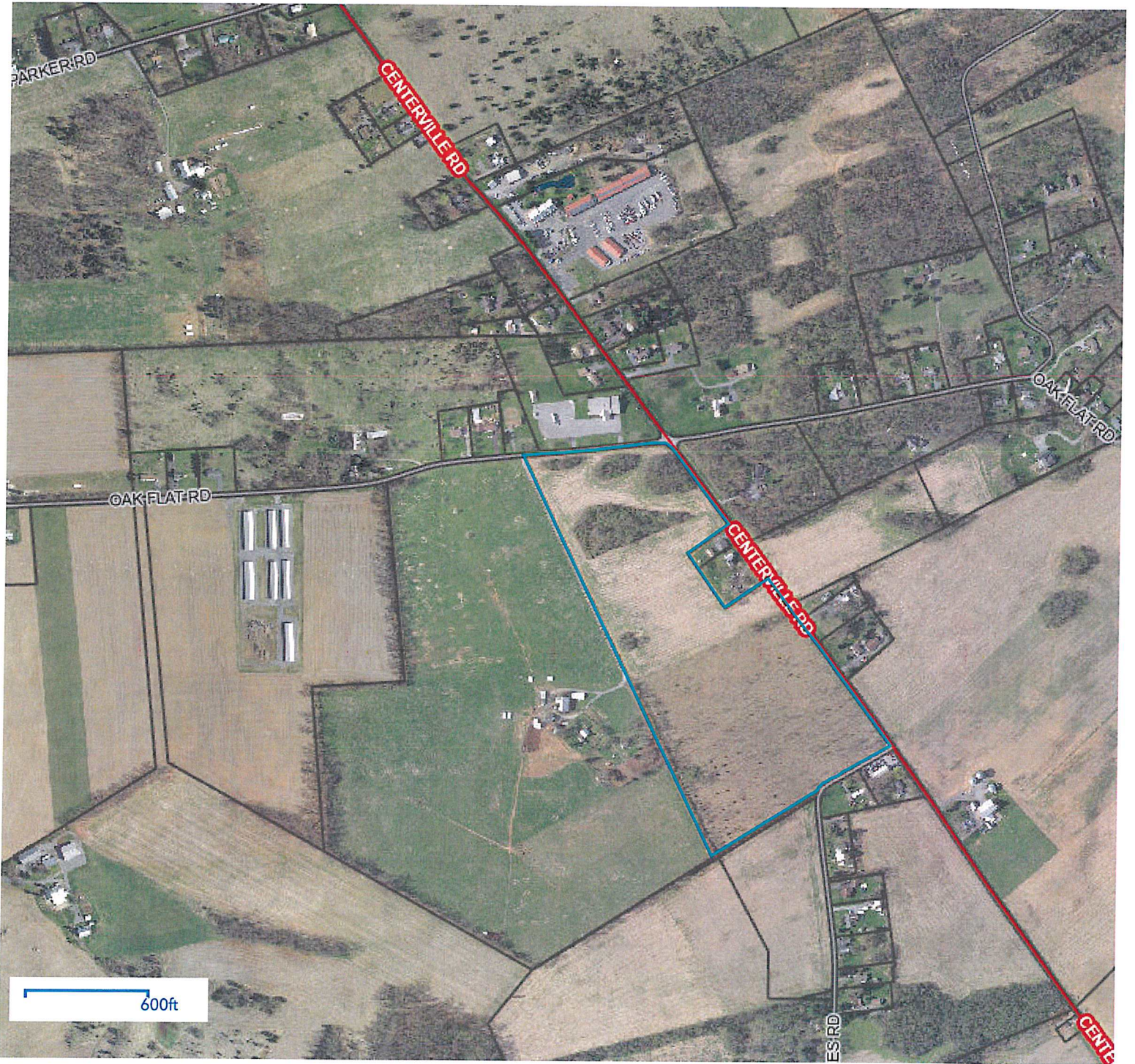
220.6. Minimum Lot Width - One hundred fifty feet (150').

220.7. Minimum Setback Requirements (Principal and Accessory Uses)

1. Front yard setback - All buildings, structures (except permitted signs), off-street loading areas, dumpsters, and outdoor storage areas shall be set back at least fifty feet (50') from the adjoining right-of-way. All parking lots shall be set back at least twenty feet (20') from any adjoining right-of-way;
2. Side yard setbacks - All buildings, structures, (except permitted signs) dumpsters, and off-street loading areas shall be set back at least thirty feet (30') from any side property lines. All outdoor storage areas and off-street parking lots shall be set back at least twenty feet (20') from any side lot lines, unless joint parking lots and/or loading areas are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities;
3. Rear yard setback - All buildings, structures, dumpsters, and off-street loading areas shall be set back at least thirty-five feet (35') from any rear property lines. All outdoor storage areas and off-street parking lots shall be set back at least twenty-five feet (25') from any rear lot lines;

4. Residential buffer strip - Any use adjoining land within a R, R-1, R-2, MHP or MU Zone, or across a road from land within a R, R-1, R-2, MHP or MU Zone, shall maintain a seventy-five foot (75') setback for buildings, structures, dumpsters, outdoor storage areas, and off-street loading areas from the residential zone. Off-street parking lots shall be set back at least fifty feet (50') from adjoining R, R-1, R-2, MHP or MU Zone properties. All of these setback areas shall be devoted to landscaping (see Section 313); and,
  5. Accessory recreation uses - These facilities can be developed in any side or rear yard to within fifty feet (50') of any property line.
- 220.8. Maximum Permitted Structural Height - The height of any principal or accessory structure shall not exceed thirty-five feet (35'), except that chimneys, flagpoles, water tanks, and other mechanical appurtenances may be built to a height not exceeding seventy-five feet (75') above the finished grade when erected upon or as an integral part of a building. All structures extending above thirty-five feet (35') from grade (except permitted signs) shall be set back a distance at least equal to their height from all property lines.
  - 220.9. Off-Street Loading - Off-street loading shall be provided, as specified in Section 312 of this Ordinance.
  - 220.10. Off-Street Parking - Off-street parking shall be provided, as specified in Section 311 of this Ordinance.
  - 220.11. Signs - Signs shall be permitted as specified in Section 314 of this Ordinance.
  - 220.12. Access Drive Requirements - All access driveways shall be in accordance with the current SALDO.
  - 220.13. Screening - A visual screen must be provided along any adjoining lands within an R, R-1, R-2, MHP or MU Zone, regardless of whether or not the R, R-1, R-2, MHP or MU Zone parcel is developed (see Section 313 of this Ordinance).
  - 220.14. Landscaping - Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings (see Section 313 of this Ordinance). A minimum twenty foot (20') wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.
  - 220.15. Waste Products - All dumpsters shall be set back a minimum of seventy five feet (75') from any adjoining R, R-1, R-2, MHP or MU Zone properties, and shall comply with Section 302.10. of this Ordinance.
  - 220.16. Industrial Operations Standards - All industrial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal government regulations, as required by the most recent regulations made available from these governmental bodies. (See Section 318 for a partial listing.)
  - 220.17. Outdoor Storage - Within the I Zone, outdoor storage is permitted, provided all outdoor storage areas are screened from adjoining roads and properties, and they comply with all of those setbacks specifically imposed thereon, listed in this section. Outdoor display areas for heavy equipment and vehicles need not be screened from adjoining roads.
  - 220.18. All uses permitted within this Zone shall also comply with the applicable General Provisions in Article 3 of this Ordinance.

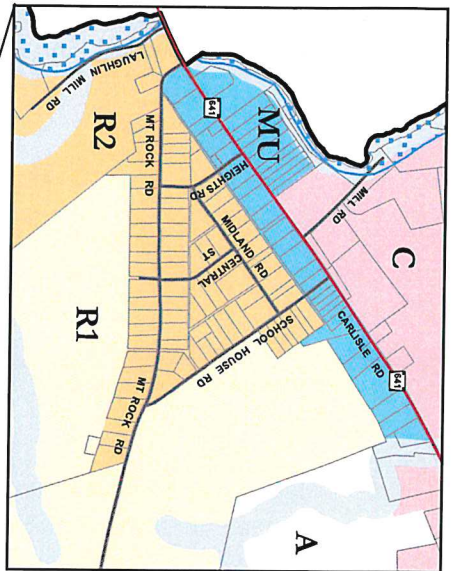
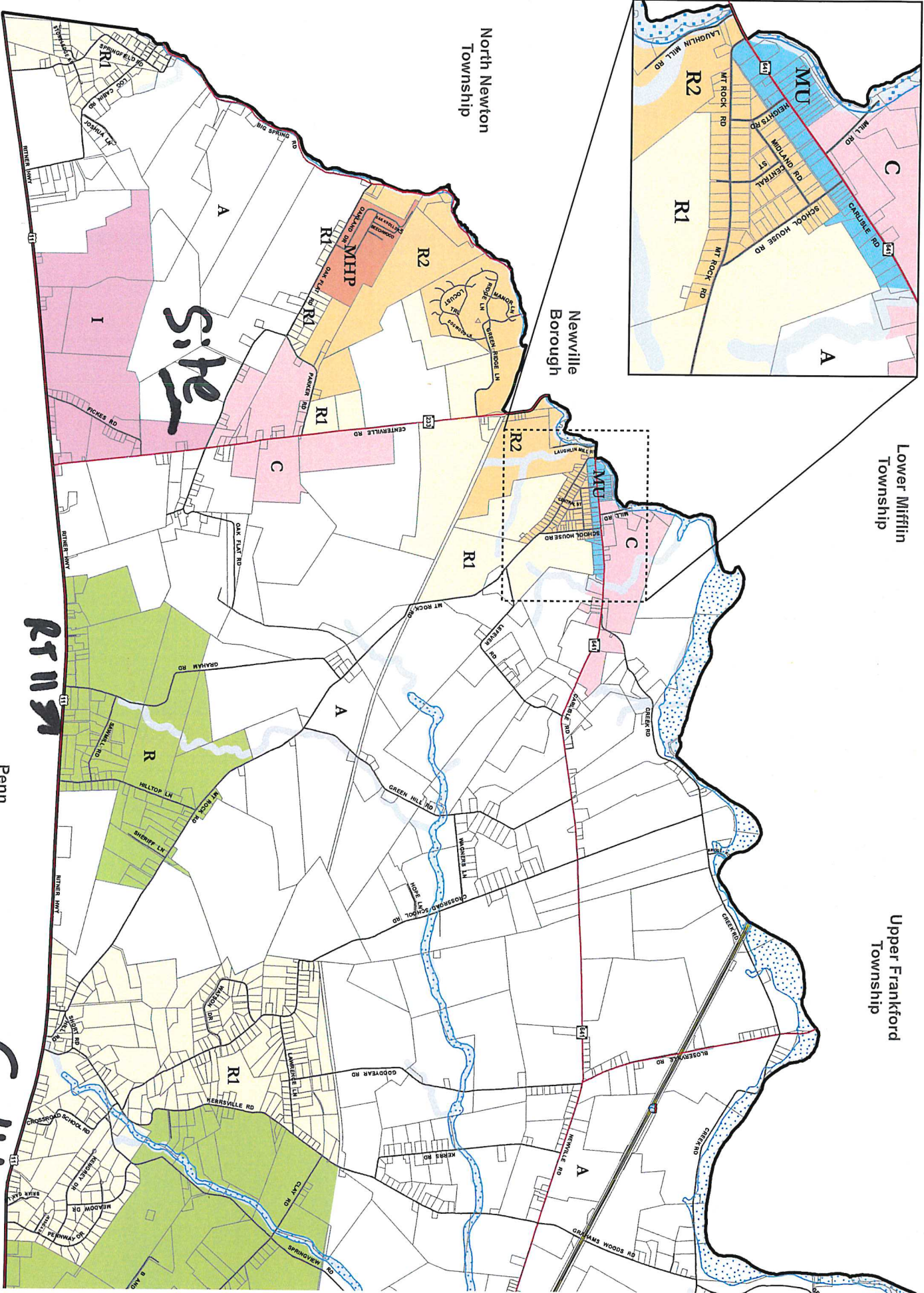












Lower Mifflin Township

Upper Frankford Township

North Newton Township

Newville Borough

Penn Township



## CENTERVILLE ROAD, WEST PENNSBORO TWP

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