

35 SCHOOL LANE, JEFFERSONVILLE, PA 19403



For Lease or Sale

- 2 buildings, 1 commercial, available for lease
- 1 single family home with tenant.
- Entire property available for sale.

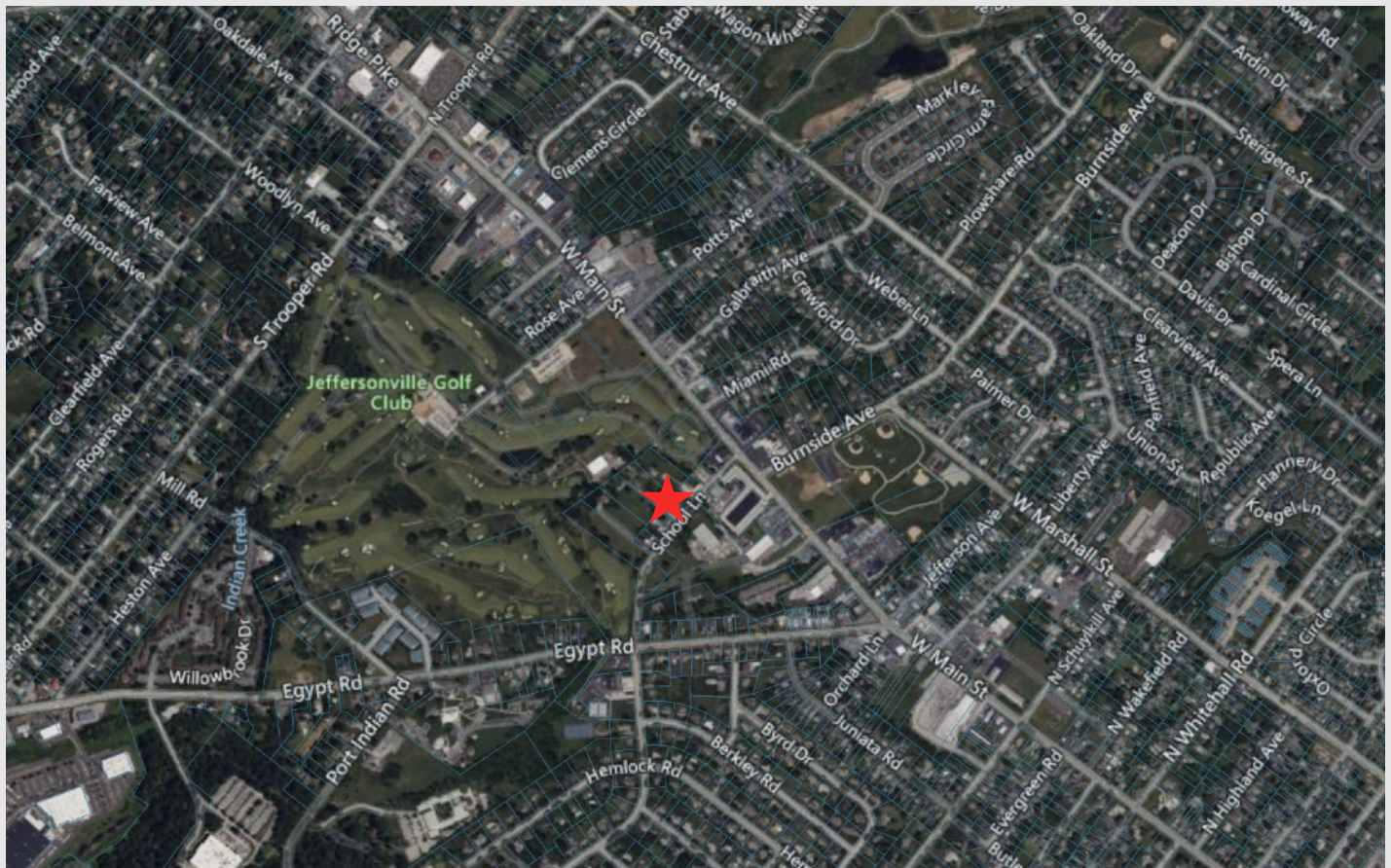
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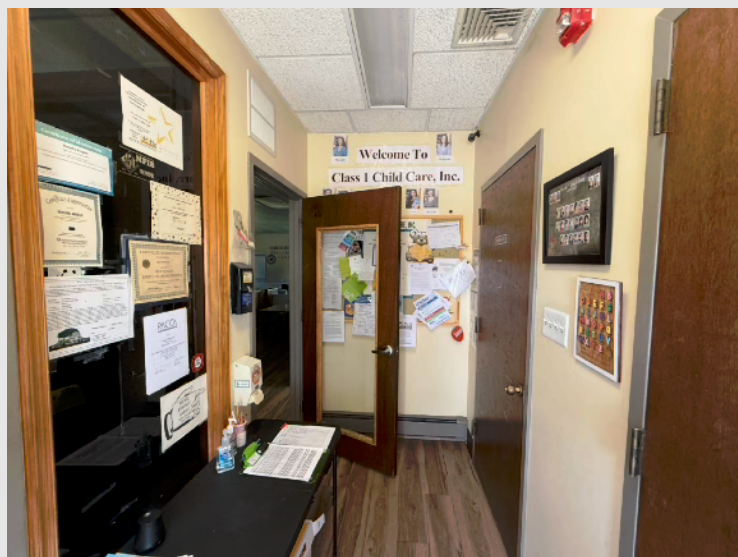
PROPERTY OVERVIEW

This property consists of a 2,352 sqft commercial building available for lease, and 1,420 sqft single family home with tenant, presenting a great opportunity for a owner/operator to purchase the property and occupy the commercial space with supplemental rental income from the home. The West Norriton Township Main Street Commercial District allows for a wide variety of uses, including retail, restaurant, bakery, office, daycare, and many more.

Situated on School Lane, the property is in an excellent location sitting between W Main Street and and Egypt Road.



PHOTOS



ZONING

Township of West Norriton, PA

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PART 13C MAIN STREET COMMERCIAL DISTRICT

§ 27-13C01. Legislative Intent. [Ord. No. 2023-763, 4/11/2023]

1. This district shall apply to any subdivision and land development application and shall not be limited by a grant of waiver of land development. It is the intent of this overlay district to meet the following objectives:
 - A. To ensure that standards of site design, pedestrian amenities, parking requirements, and landscaping features are incorporated into all developments along the corridor.
 - B. To establish parking standards with the specific intent of coordinating traffic between adjoining properties.
 - C. To reduce access points to improve traffic safety, circulation, and coordination.
 - D. To provide standards for screening of serving and loading areas, HVAC equipment, and other areas determined to detract from the aesthetic qualities of the streetscape.
 - E. To regulate outdoor dining activities for the benefit of customers and pedestrians, while also preserving required parking and safe vehicular circulation.
 - F. To minimize the potential for increased traffic congestion by providing incentives that require shared access points, cross-access easements, shared parking areas, and quality public spaces.
 - G. To increase the number of pedestrian and vehicular connections between adjacent properties to provide complementary and coordinated development of adjacent properties.
 - H. To provide regulating standards which require orderly, well-planned development and to ensure that the new buildings and additions enhance the surrounding streetscape, including incentives for burial of existing utilities within the right-of-way.
 - I. To use scale, building orientation and landscaping to establish community identity.
 - J. To establish a walkable streetscape by promoting a pedestrian orientation of streets and buildings and providing a safe and convenient interconnected sidewalk network.

§ 27-13C02. Use Regulations. [Ord. No. 2023-763, 4/11/2023]

1. A building may be erected or used, and a lot may be used or occupied, for one or more of the following purposes, and no other:
 - A. Permitted Uses.
 - (1) Municipal building and municipal uses, to include parks and playgrounds.
 - (2) Retail store for the sale of dry goods, variety merchandise, books and stationery, clothing, food, beverages, flowers and plants, furnishings or other household

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supplies, antiques, consignment or secondhand thrift shop, barbershops, beauty salons, travel agencies, retail banking, real estate agent, dry cleaning, repair service establishments for small domestic products, and/or similar goods.

- (3) Bakery, confectionery, or custom shop for production of articles to be sold at retail on the premises.
- (4) A mixed use building, provided that a retail or office use is located on the first floor, all dwelling units shall be located on the second floor or above, and the average dwelling unit size is 800 square feet.
- (5) Public garage, parking lot, provided all facilities are located and all services are conducted on the lot.
- (6) Restaurant.
- (7) Theater, excluding open-air theater.
- (8) Private school, hospital, club, lodge.
- (9) Newspaper publishing; job printing establishment.
- (10) Utility company offices.
- (11) Hand or automatic self-service laundry.
- (12) Financial institution.
- (13) Office.

B. Conditional Uses.

- (1) Motel, Hotel, Boutique Hotel. On lots having a minimum area of two acres, a hotel, boutique hotel, or motel may be permitted by conditional use, provided that the following regulations shall also apply:
 - (a) The lot shall contain a minimum of 100 feet of frontage along Ridge Pike.
 - (b) Any building used in whole or in part for hotel purposes shall be set back a minimum of 65 feet from a residential zoning district.
 - (c) A minimum twenty-five-foot landscape buffer from a residential zoning district (R-A, R-1, R-2, and R-3) shall be required.
 - (d) Public sanitary sewer and water shall be provided.
 - (e) When the hotel has a shared use agreement for parking with an adjoining property, then the required parking per each hotel/motel rental unit shall be one parking space. A site plan shall be submitted showing the joint use and location of the common off-street parking. Otherwise the regulations of Part 14, § 27-1410, Required Off-Street Parking and Loading, shall apply. Accessory activities such as dining, snack or exercise facilities that are limited to use by hotel lodgers shall not require additional parking.

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- (f) During the consideration of the conditional use approval, the applicant shall provide plans and procedures to be approved by the Board of Commissioners, which shall demonstrate satisfactory provisions for fire safety, emergency access, and emergency evacuation.
- (2) Drive-through windows or facilities are permitted as a conditional use with the following provisions:
 - (a) The lot shall contain a minimum of 100 feet of frontage along Ridge Pike.
 - (b) A minimum of 200 linear feet shall be provided as storage area for vehicles awaiting service for drive-in facilities and uses. The required 200 feet may be provided in one or more usable lanes and shall be measured from the right-of-way line of the street to the window or other place in the building where the vehicle must enter or pass for service. The storage areas shall be designed so that vehicles awaiting service will not back out into the street.
 - (c) Drive-through queuing shall be separated from any other drive-through by a minimum 1,000 feet. Queuing shall not obstruct any required parking spaces or the internal and external circulation of the site.
 - (d) Queuing lanes shall be buffered with walls, landscaping, and other features. The queuing lanes and menu signs shall be set back a minimum of 100 feet from the nearest lot line of any residential use. This distance may be reduced to the minimum yard setback with a combination of sound walls and landscaping. Lights and speakers required for ordering shall be faced away from existing uses.
 - (e) Order, pick-up windows, and queuing shall not be located along the front facing facade of the building.
- C. Special Exception Uses. The following uses when authorized by the Zoning Hearing Board as a special exception in accordance with § 27-1408 and § 27-1416:
 - (1) Place of amusement, recreation, or assembly other than a theater, when completely enclosed within a building.
 - (2) Service station, used car lot and used car lot operated in conjunction with an automobile sales agency.
- D. Prohibited Uses. Any manufacturing or processing use permitted by right in the Industrial District is prohibited in the Main Street Commercial District.

§ 27-13C03. Area Regulations. [Ord. No. 2023-763, 4/11/2023]

- 1. Dimensional Standards.
 - A. All lots within the Main Street Commercial District shall meet the following requirements: