

FOR SALE

FOOD PRODUCTION FACILITY



1016 Main Street, New Holland, PA 17557
East Earl Township, Lancaster County

Scott D. Bradbury



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SALIENT INFORMATION

PROPERTY:	1016 Main Street, New Holland, PA East Earl Township, Lancaster County		
TOTAL ACRES:	± 1.20 Acres		
IMPROVEMENTS:	Building #1 - Main Production Building	± 5,145 SF	
	Building #2 - Office/Storage	± 1,200 SF	
	Covered Storage Area	± 1,960 SF	
WATER & SEWER:	Public		
ELECTRIC:	3-Phase, 200 Amp, 480 Volt		
HVAC:	Heat - Propane Gas Five 1,000 Gallon Tanks for Heat and Ovens A/C - Window Units		
CEILING HEIGHTS:	8' to 12'		
GRADE DOORS:	Two		
ROOF:	Metal		
COOLER:	In Building #1		
OVENS:	Eleven (11) - Four Electric, Seven Propane Gas		
PARKING SPACES:	25 Plus Additional Trailer Parking		
ZONING:	CN - Commercial Neighborhood		
TAX MAP ACCOUNT:	200-34769-0-0000		
REAL ESTATE TAXES:	\$5,494		
SALE PRICE:	\$995,000		
COMMENTS:	Property currently a FDA approved pet food production facility operated by All American Pet Manufacturing, LLC. Eleven ovens and two 53' Reefer trailers will remain with the property.		

PHOTOGRAPHS - BUILDING #1



PHOTOGRAPHS - BUILDING #1



PHOTOGRAPHS - BUILDING #2



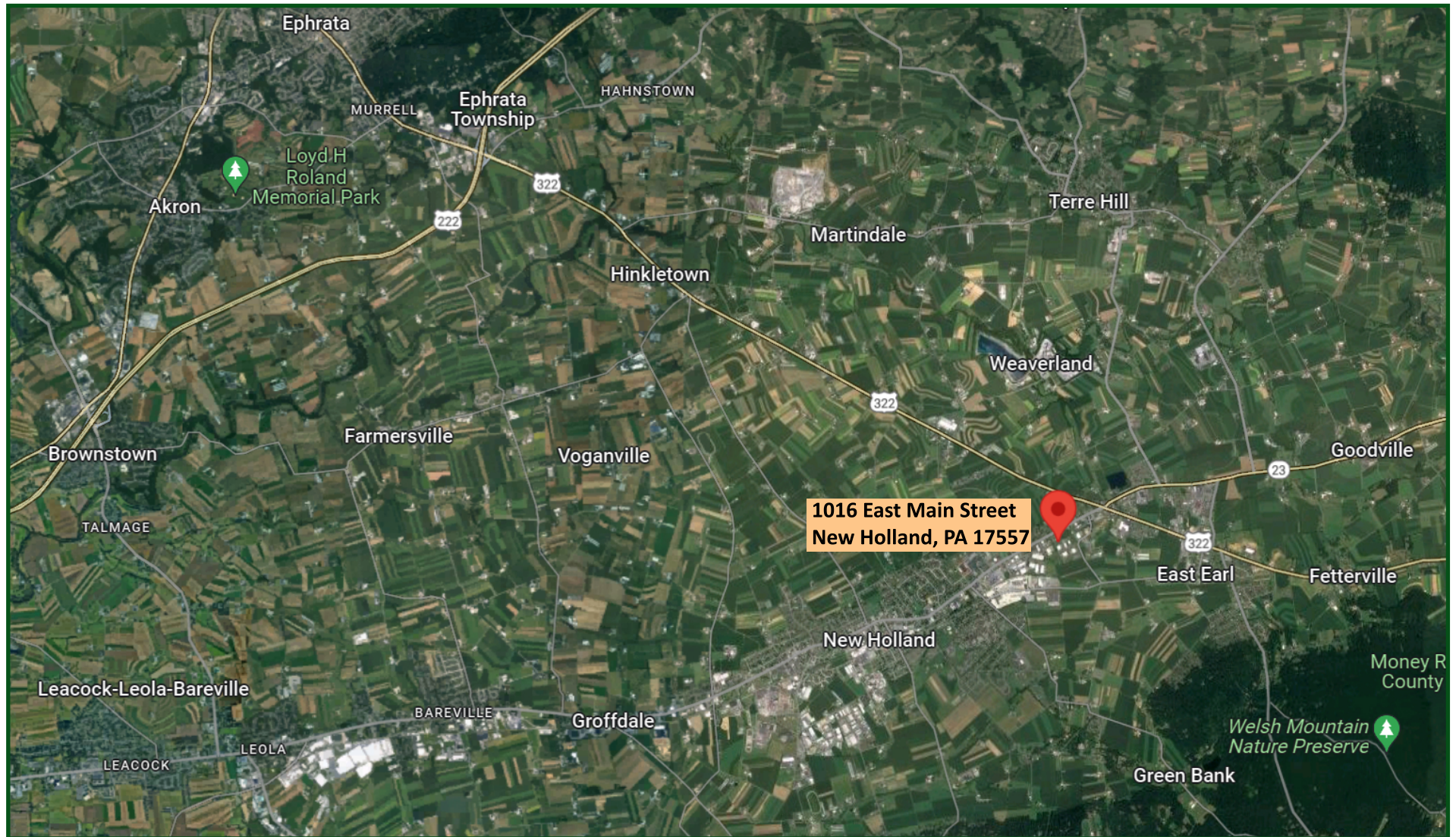
PHOTOGRAPHS - COVERED STORAGE AREA & PARKING



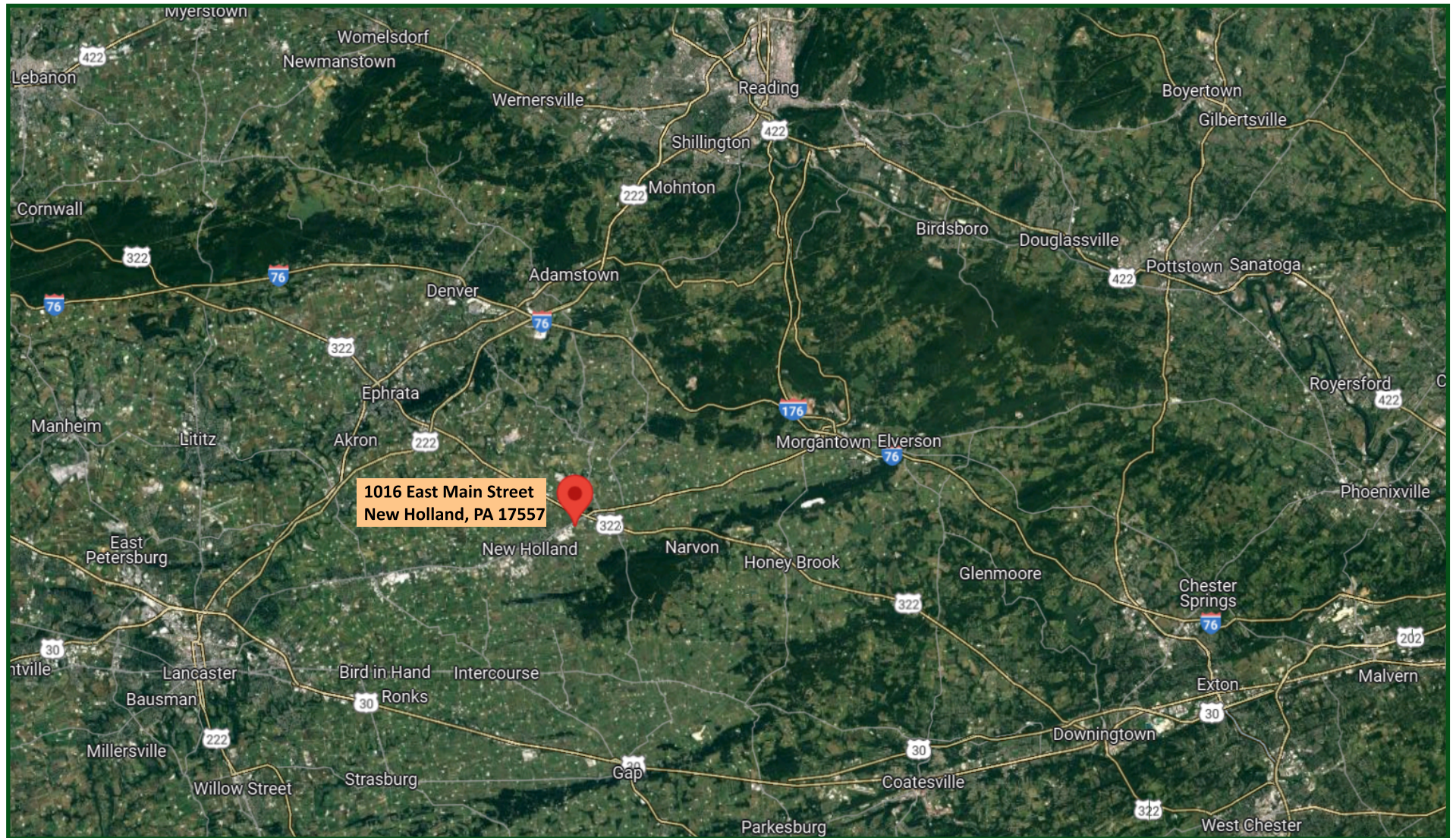
AERIAL MAP



LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



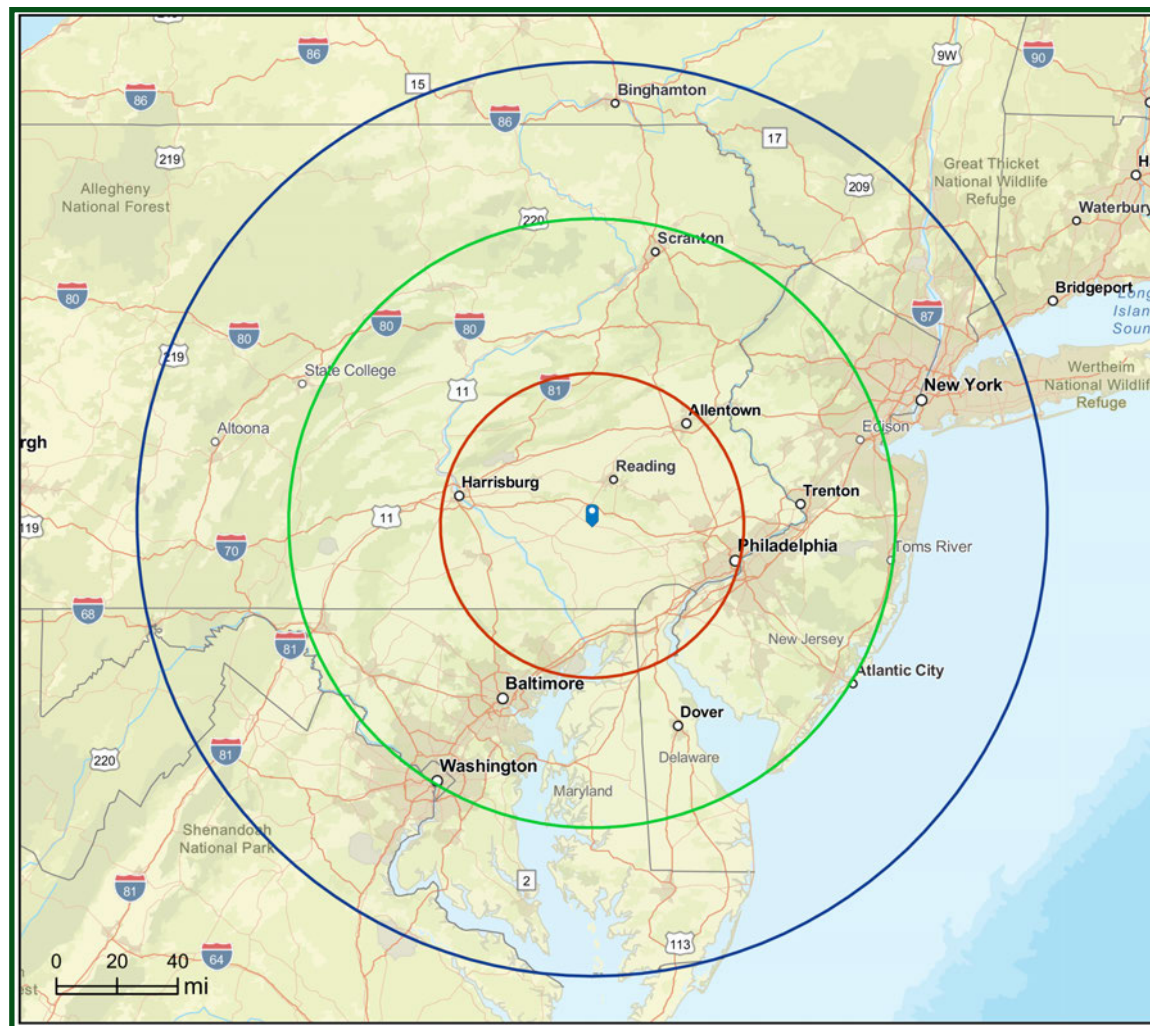
DISTANCES TO MAJOR HIGHWAYS & CITIES

Distances to Highways:

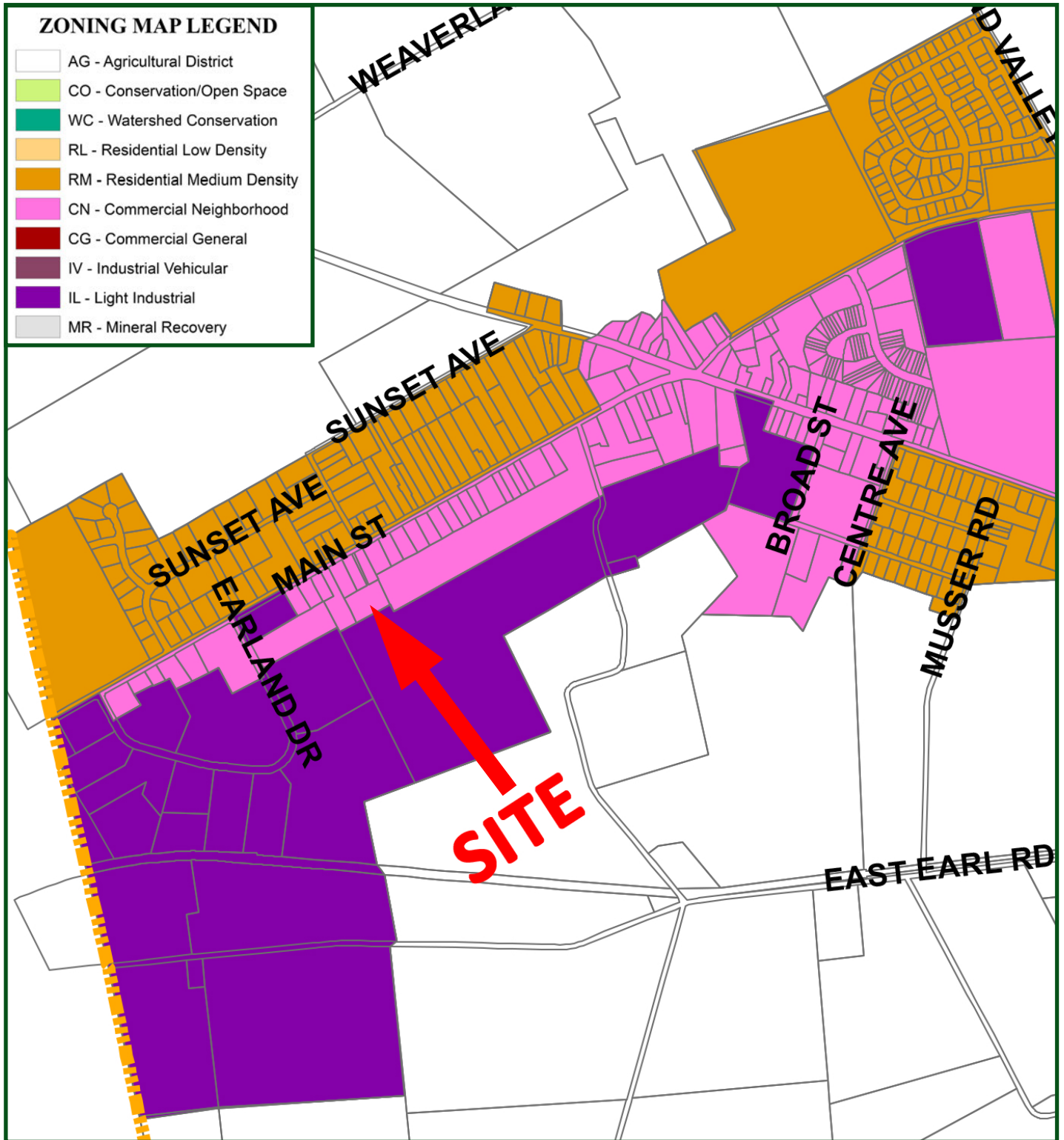
Route 30	12 miles
Route 222	7 miles
PA Turnpike	13 miles
Route 78	42 miles
Route 81	53 miles

Distances to Major Cities:

Harrisburg, PA	54 miles
Philadelphia, PA	58 miles
Baltimore, MD	94 miles
Washington, D.C.	137 miles
New York, NY	142 miles



ZONING MAP (East Earl Township)



ARTICLE IX

COMMERCIAL NEIGHBORHOOD (CN) DISTRICT

Section 901. INTENDED PURPOSE

The regulations for this District are intended to serve commercial needs of the surrounding residences and residential areas providing a variety of goods and services to meet their needs within existing mixed use areas.

Section 902. PERMITTED USES

Any one of the following principal uses:

- A. Single-family detached dwelling.
- B. Single-family semi-detached dwelling.
- C. Single-family attached dwelling (townhouse, rowhouse).
- D. Home occupations.
- E. Agriculture, horticulture, or floriculture, and any accessory uses or structures appurtenant thereto, including farm-related businesses, with the exception that earthen manure storage facilities are not permitted.
- F. Bus passenger stations.
- G. Motels, hotels, and bed and breakfast establishments.
- H. Any retail business not separately listed below as a permitted use, special exception or conditional use whose principal activity is the sale of merchandise in an enclosed building, such as hardware, variety, clothing, personal service shops, appliance stores and similar retail activities, excluding drive-thrus.
- I. Convenience stores, including the sale of motor fuels.
- J. Business, financial, professional offices, including financial institutions, excluding drive-thrus.
- K. Personal service establishments, excluding drive-thrus.
- L. Repair establishments contained within an enclosed building.
- M. Eating and drinking establishments, excluding drive-thrus.
- N. Movie and performing arts theaters, studios for instruction in dance, music, arts and science.
- O. Indoor recreational facilities.
- P. Florists, greenhouses, or nurseries, provided that all incidental equipment and supplies, including fertilizers and empty cans, are kept within a building.
- Q. Group day care homes.
- R. Personal care boarding homes.
- S. Boarding homes.
- T. Nursing homes.
- U. Day care centers.
- V. Medical facilities.
- W. Veterinary facilities.
- X. Parking as a principal use.
- Y. Municipal facilities.
- Z. Churches and related uses.
- AA. Public utility and communication uses where operation requirements necessitate locating within the District.
- BB. Signs, subject to all applicable provisions, procedures, and requirements of Article XVIII herein.
- CC. Uses and buildings customarily accessory and incidental to any permitted use.
- DD. No-impact home-based businesses.
- EE. Vacation rental houses.

Section 903. SPECIAL EXCEPTIONS

The establishment and/or expansion of the following uses may be permitted by the Zoning Hearing Board pursuant to standards and criteria as set forth in Articles XXI and XXV herein.

- A. More than one principal use permitted by right pursuant to Section 902 above.
- B. Outside storage and display when accessory to a permitted use.
- C. Drive-thru establishments.
- D. Commercial communication towers and antennas for the purpose of facilitating communications services and attendant support structures.
- E. Conversion apartments.
- F. Accessory apartments.
- G. Echo housing.
- H. Any other use and its accessory uses or buildings which, in the opinion of the Zoning Hearing Board, are of the same general character as any of the above.
- I. Event facilities.

Section 903A. CONDITIONAL USES.

The establishment and/or expansion of the following uses may be permitted by the Board of Supervisors, following the opportunity for review by the Planning Commission, pursuant to standards and criteria as set forth in Articles XXII and XXIII herein.

- A. Age-restricted Residential Community or Continuing Care Retirement Community (CCRC), each with customary access uses, subject to Subsection 2205.D.
- B. Shopping centers and retail stores in excess of ten thousand (10,000) square feet of gross floor area subject to Section 2205.SS

Section 904. USE RESTRICTIONS

The above specified permitted, special exception and conditional uses shall be permitted only under the following conditions:

- A. Such stores, shops and businesses shall be conducted within an enclosed building, except as otherwise permitted in accordance with Article XXII herein.
- B. Except where permitted pursuant to Subsection 903A.C, commercial uses shall be limited to a maximum combined area of ten thousand (10,000) square feet of gross floor or land area utilized solely for the commercial use(s).
- C. Such uses shall be subject to the performance standards established in Section 1704. of this Zoning Ordinance.
- D. There shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental and essential to a retail store, and when all such products are sold on the premises.

Section 905. HEIGHT REGULATIONS

Unless otherwise specified in Article XXII herein, height regulations shall apply as follows:

- A. The height of a principal residential building, except for those in an Age-restricted Residential Community or Continuing Care Retirement Community, shall not exceed thirty-five (35) feet.

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- B. The height of a principal non-residential building, or any building within an Age-restricted Residential Community or Continuing Care Retirement Community, shall not exceed forty (40) feet.
- C. The height of an accessory structure shall not exceed twenty-four (24) feet.

Section 906. LOT AREA, LOT WIDTH, AND MAXIMUM IMPERVIOUS COVERAGE REGULATIONS

A. Lot Area, Lot Width, and Maximum Impervious Coverage for Residential Uses: For those residential uses provided on individual lots (not including Age-Restricted Residential Communities and Continuing Care Retirement Communities), the following requirements shall apply:

- 1. Required service by public water and public sewer: All new lots for which a building permit has not been issued as of April 10, 2007 shall connect to public water and public sewer as a condition of development or building permit approval for any use or structure requiring septic service.
- 2. Public Water/Public Sewer:

DWELLING TYPE	LOT AREA/ DWELLING UNIT (square feet)	LOT WIDTH @ SETBACK (feet)	MAX. IMPERV. COVERAGE (%)
Single-family, detached	8,000	65	40
Single-family, semi-detached	5,000	40	50
Single-family, attached	3,000	10	50
Accessory apt.	2,500	65 (1)	50
Conversion apt.	5,000	65 (1)	50

(1) per building

B. Lot Area, Lot Width, and Maximum Impervious Coverage for Age-Restricted Residential Communities and Continuing Care Retirement Communities:

- 1. All such uses shall require service by public water and public sewer. The lot area shall be based upon required setbacks, impervious cover, parking standards and loading/unloading standards.
- 2. Minimum lot width at building setback line: One hundred (100) feet.
- 3. Maximum Impervious Coverage: Fifty percent (50%).

C. Lot Area, Lot Width, and Maximum Impervious Coverage for Nonresidential Uses: Unless otherwise specified in Article XXII, the following requirements shall apply:

- 1. All such uses shall require service by public water and public sewer, except for permitted accessory uses not requiring septic service. Minimum lot area and width shall be based upon required setbacks, maximum impervious coverage,

2. parking, loading/unloading, and other applicable standards.
 2. Maximum impervious coverage: No more than seventy-five (75) percent of the area of the lot, or portion of the lot dedicated to such uses, shall be covered by impervious surfaces including all buildings, parking facilities and pedestrian ways.
- D. All remaining pervious areas of the lot shall be maintained with a vegetative cover.

Section 907. SETBACK REGULATIONS

Unless otherwise specified, each lot shall have front, side and rear yards of not less than the depth or width indicated below:

- A. Front yard: Thirty-five (35) feet measured from the centerline of the right-of-way.
- Exception: Where buildings exist in the same block on either side of the street, the setback line of the building to be constructed shall be provided in accordance with Section 2002.A. herein.
- B. Side yards: Eight (8) feet. No side yard shall be required where structures abut one another.
- C. Rear yard: Twenty-five (25) feet.
- D. Interior yards (Open space between principal structures): Interior yards shall be provided in accordance the below requirements:
1. When front to front, rear to rear, or front to rear, parallel structures shall have fifty (50) feet between faces for one (1) story in height, plus five (5) feet for each additional story. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as ten (10) feet at one end if increased by similar or greater distances at the other end. Where service drives or bank grade changes or collector walks are introduced in this space, the distance between structures shall be at least fifty (50) feet.
 2. End to end, a distance of twenty-five (25) feet between structures for a one (1) story structure plus five (5) feet additional for each story in excess of one.
 3. End to front, or end to rear, a distance of thirty (30) feet between structures for each one (1) story structure plus five (5) feet additional for each story in excess of one.
 4. When adjacent structures differ in the number of stories, the required distance between structures shall be calculated on the taller of the structures.
- E. Residential accessory buildings and structures shall provide front, side, and rear yards in accordance with Article XVI herein. Non-residential accessory buildings shall conform to the setbacks set forth for principal structures herein.
- F. Buffer yards/screen plantings shall be provided in accordance with Section 1707 herein.
- G. When located adjacent to agricultural uses, shade trees shall not be planted closer than ten (10) feet to the affected property line.

Section 908. OFF-STREET PARKING/ACCESS AND LOADING/UNLOADING

Off-street parking/access and loading/unloading shall be provided in accordance with Article XIX herein and the applicable Subdivision and Land Development Ordinance.

Section 909. SITE DESIGN STANDARDS

The following additional site design standards are applicable for any new construction within the Commercial Neighborhood District:

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- A. Off-street parking:
 - 1. Off-street parking shall be provided only at the side or to the rear of buildings.
- B. Lighting:
 - 1. Lighting must be controlled in both height and intensity to maintain rural character.
 - 2. Light standards are restricted to a maximum of twenty (20) feet in height.
 - 3. All lighting (except for security purposes) shall be turned off between the hours of 11 p.m. and 6 a.m.
- C. Curbs and sidewalks:
 - 1. Curbs and sidewalks shall be required for all new construction and shall be installed in accordance with the applicable Subdivision and Land Development Ordinance, as amended