

REDEVELOPMENT SITE FOR SALE



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PROPERTY HIGHLIGHTS

- 2-ACRE REDEVELOPMENT SITE
- ZONED C-2 NORTH MANHEIM TOWNSHIP, SCHUYLKILL COUNTY
- BUSY, LIGHTED INTERSECTION
- PUBLIC WATER/SEWER
- UGI NATURAL GAS
- PP&L ELECTRIC
- 30,000 VEHICLES PER DAY

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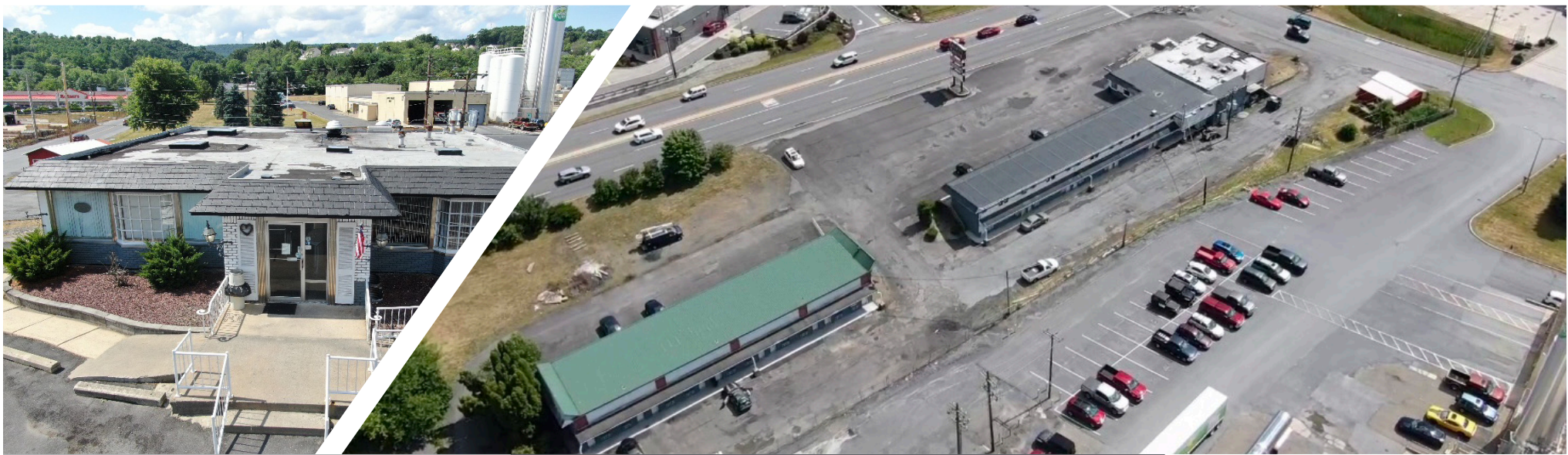
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What's in My Community?

Places that make your life richer and community better

300 Route 61 S, Schuylkill Haven, Pennsylvania, 17972
5 miles



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from [Foursquare](#) and updated 3 times per year. Each category shows a maximum of 1250 locations. © 2024 Esri

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Key Demographic Indicators

300 Route 61 S, Schuylkill Haven, Pennsylvania, 17972

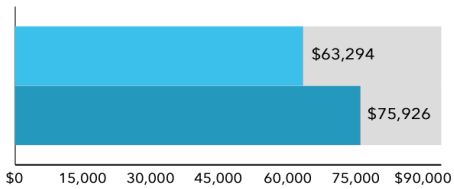
Ring of 5 miles



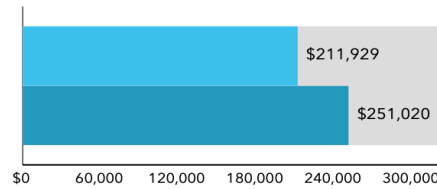
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g. mortgages) or unsecured (credit cards) for this area.

MEDIAN HOUSEHOLD INCOME



MEDIAN NET WORTH

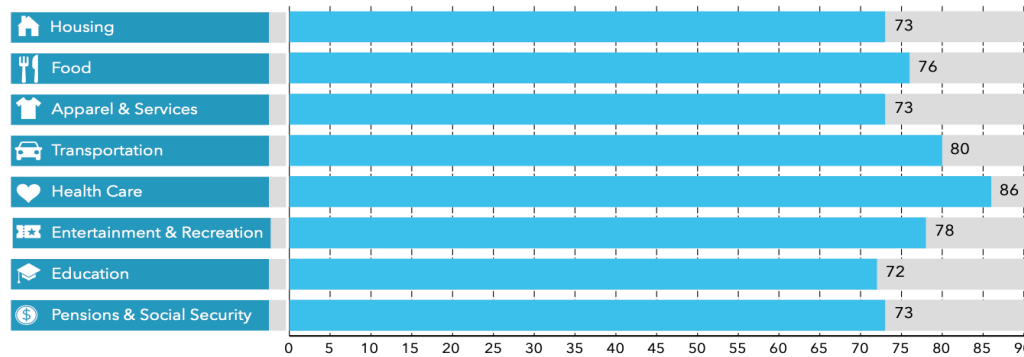


Bars show comparison to

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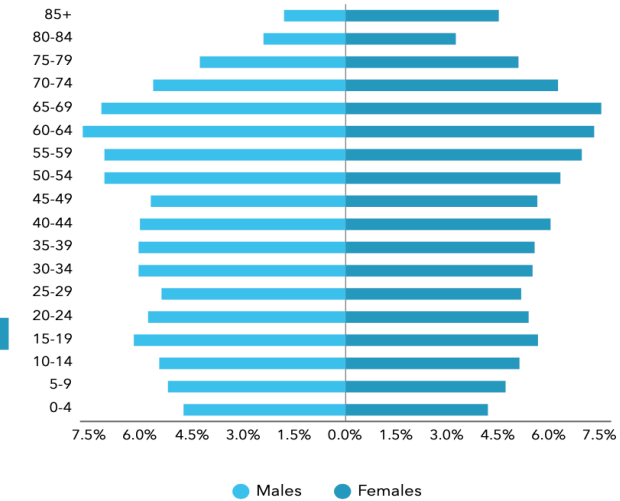
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



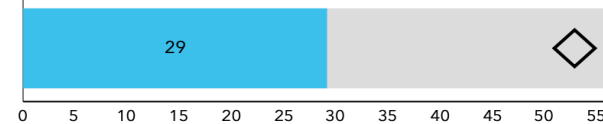
AGE BY SEX

Median Age: 45.7



DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Dots show comparison to

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**CHAPTER 18
ZONING
PART A
Zoning Ordinance**

Rear Yard - None required, however, no building shall extend nearer to any residential district boundary in the rear than the rear yard required in that zone nor nearer the side than the side yards required in the residential district.

404.6 Maximum Building Coverage and Height
 Maximum Building Coverage - 35%
 Maximum Lot Coverage - 50%
 Maximum Height - 20 feet
 Maximum Stories - 1

404.7 Minimum Lot Size
 Area:
 Public water and public sewer - 12,000 sq. ft.
 Public water only - 15,000 sq. ft.
 On-lot water and sewage disposal - 20,000 sq. ft.
 Width - 100 feet

405 C-2 – GENERAL COMMERCIAL

405.1 Permitted Uses
 a. Retail stores or shops for the conducting of any retail business;
 b. Business, professional, or government offices and office buildings;
 c. Banks, saving and loan associations;
 d. Bowling alleys;
 e. Restaurants, cafes, taverns, or other places serving food and beverages;
 f. Theatres or motion picture theatres, except drive-ins;
 g. Motor vehicle sales, motor vehicle service repair, motor vehicle specialty shops, tire sales and service shops;
 h. Hotels, motels;
 i. Communication antenna replacements and or new antenna collocation on an existing communication tower subject to Section 509.4;
 j. Non-motorized recreational trails.

405.2 Permitted Accessory Uses – Located on the same lot with the permitted principal use
 a. Off-street parking areas pursuant to the provisions of Section 508;
 b. Signs pursuant to Section 507;
 c. Customary accessory uses and buildings, provided such are clearly incidental to the principal use.

405.3 Uses Permitted by Special Exception (from Zoning Hearing Board)
 a. Gasoline service stations;
 b. Car washes;
 c. Commercial parking facilities;
 d. Funeral homes;
 e. Hospitals;
 f. Accessory use not located on the same lot with the permitted principal use;
 g. Wholesale business;

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- h. Billboards / Directional Information Signs subject to provisions of Section 507.4.
- i. Communication towers and antennas per Section 509;
- j. Any other uses as determined by the Zoning Hearing Board to be of the same general character as the permitted uses.

405.4 Minimum Lot Size

Area:

Per construction site	-	20,000 sq. ft.
Per unit of use	-	10,000 sq. ft.

Lot Width: - 100 feet

405.5 Minimum Yard Dimensions

Front Yard	-	25 feet
Each Side Yard	-	20 feet
Rear Yard	-	25 feet
Distance between buildings	-	30 feet

405.6 Maximum Building Coverage and Height

Maximum Building Coverage	-	35%
Maximum Building Height	-	25 feet
Maximum Lot Coverage	-	45%

406 C-3 – HIGHWAY COMMERCIAL DISTRICT

- 406.1 Permitted Uses
- a. All uses permitted by right in the C-2 – Neighborhood Commercial District
- 406.2 Permitted Accessory Uses – Located on the same lot with the permitted principal use
- a. Off-street parking areas pursuant to the provisions of Section 508;
 - b. Signs pursuant to the provisions of Section 507;
 - c. Customary accessory uses and buildings provided such are clearly incidental to the principal use.
- 406.3 Uses Permitted by Special Exception (from Zoning Hearing Board)
- a. Gasoline service stations;
 - b. Car washes;
 - c. Commercial parking facilities;
 - d. Funeral homes;
 - e. Hospitals;
 - f. Wholesale business;
 - g. Accessory use not located on the same lot with the permitted principal use;
 - h. Billboards / Directional Information Signs subject to provisions of Section 507.4;
 - i. Communication towers and antennas per Section 509;
 - j. Any other use as determined by the Zoning Hearing Board to be of the same general characteristic as the permitted uses or as permitted by State or Federal government that has not been provided for in any other zoning district.

406.4 Minimum Lot Size

Area:

Per construction site	-	20,000 sq. ft.
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18 - A - 20

10-15-15

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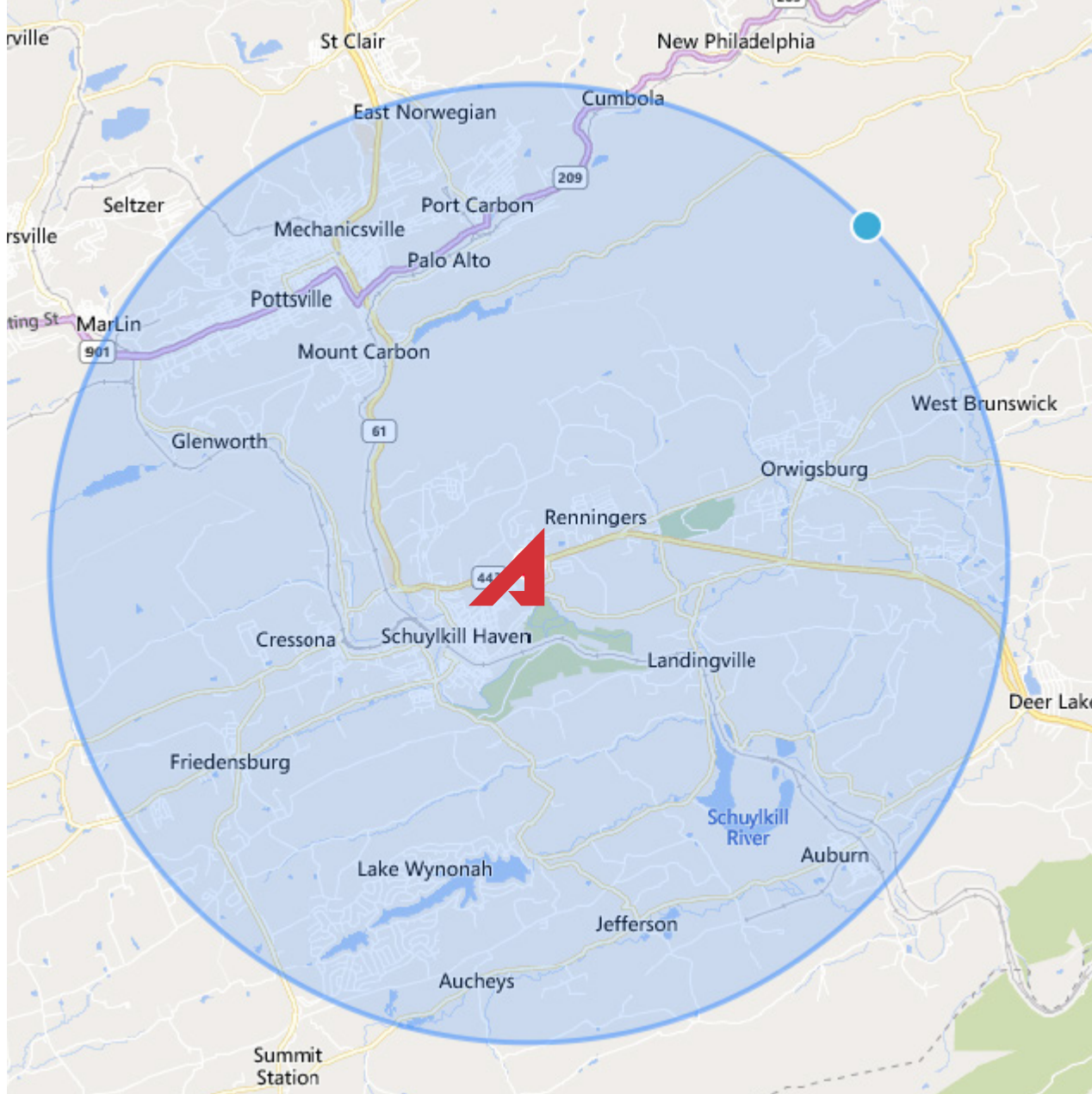
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