



3073 Horseshoe Pike

3073 Horseshoe Pike Honey Brook, Pennsylvania 19344

Property Highlights

- MUC- Honey Brook Township, Chester County
- Zoning allows for a broad variety of retail/commercial/mixed use options.
- Busy corridor with 15,000 Vehicles Per Day

Amenities

- Public Water/Sewer available
- Concept Plans available on file
- Site was once approved for a 7,200 SF building



Offering Summary

Sale Price:	Contact Agent
Lot Size:	1.2 Acres

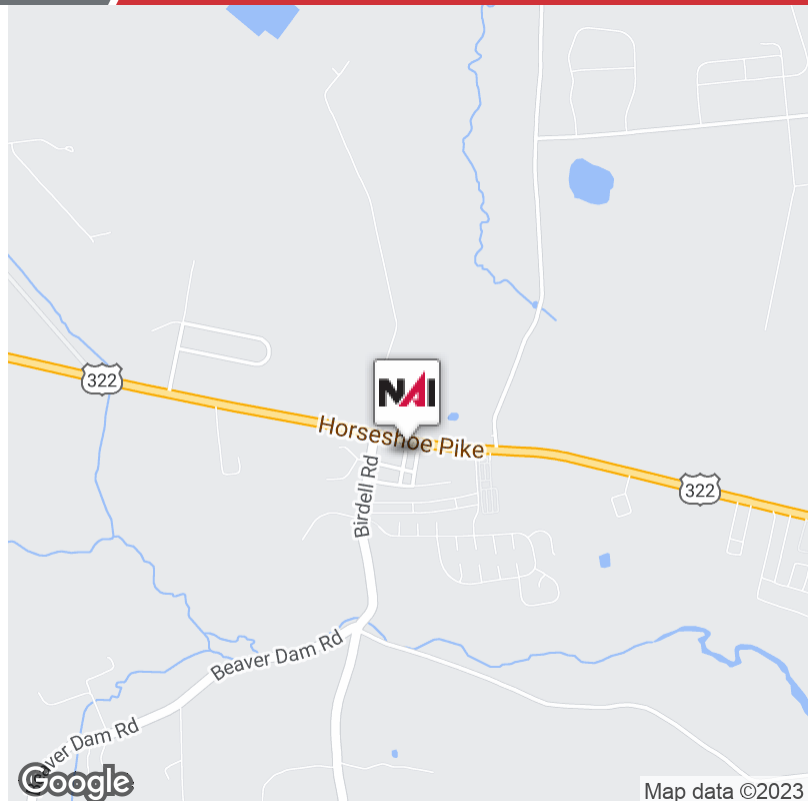
For More Information

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Offering Summary

Sale Price:	Contact Agent
Available SF:	7,000 to 10,000 SF
Lot Size:	1.2 Acres
Price / Acre:	\$329,917
Zoning:	MU-C, Mixed Use Commercial
Utilities	At the street

Property Overview

1.2 Acre Development Opportunity along the PA Route 322 corridor in Honey Brook, Chester County, PA. With utilities already at the site and a small quantity of retail sites within ten miles in either direction, this property should be appealing for any national QSR or FCR looking to enter the marketplace.

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§ 27-601. Purpose. [Ord. No. 196-2018, 9/12/2018]

In accordance with the planning goals of the Honey Brook Multi-Municipal Comprehensive Plan, and the purpose statements and community development objectives set forth in Article I of this Chapter, the MUC — Mixed Use Commercial District is established to provide for a broad mix of retail, service commercial, and community institutional development. The MUC District has been established in the Township and Honey Brook Borough where convenient access and public water and sewer are available. The MUC District is intended to provide for larger-scale and automobile-oriented uses which may not be compatible within the Borough's Town Center, but still located within walkable distances to residential neighborhoods in and around the Township. The regulations set forth herein are intended to achieve the following specific purposes:

- A. To provide for a variety of uses which will be an asset to the Honey Brook community, both from the standpoint of local service and in terms of diversification of the local tax base;
- B. To accommodate larger scale uses in locations which can feasibly be served by public water and sewer systems, and with convenient access to the principal roads of the Borough and Township;
- C. To allow existing businesses to grow and new businesses to establish, consistent with Chapter standards;
- D. To assure that nonresidential activities will be conducted in a manner which respects the surrounding residents and land owners;
- E. To provide incentives to individuals who are willing to develop in a manner which respects the architectural heritage of the Township; and
- F. To provide opportunity and incentives for the receipt of transferable development rights (TDR) in both the Township and Borough, both to enhance mixed-use development opportunities and to support conservation of lands in designated TDR sending areas within the Township.

§ 27-602. Use Regulations. [Ord. No. 196-2018, 9/12/2018]

The following uses are permitted within the MUC District when in compliance with the provisions of this district, the applicable provisions of Part 9, General Regulations, the applicable provisions of Part 10, Supplemental Use Regulations, and any other applicable provisions of this Chapter.

- A. Uses permitted by right. A building or other structure may be erected, altered, or used, and a lot may be used or occupied, for any one of the following principal uses, together with the permitted accessory uses, by right in accordance with the terms of the Chapter:
 - (1) Retail stores, including grocery and convenience stores, involving the sale of goods or services to the general public, excluding drive-up or drive-through

services, automobile service stations, or fuel-dispensing facilities.

- (2) Restaurant, including take-out, and outdoor cafes.
- (3) Public establishment, including bars and taverns.
- (4) Personal service establishments.
- (5) Business, professional, medical, dental, or government office building, including medical clinics, and multiple offices if contained in a single building, but excluding treatment centers.
- (6) Financial service establishment, including bank, brokerage, and savings and loan institution, with walk-up ATMs, but excluding drive-up or drive-through services.
- (7) Live-work units and upper-level apartments, as a secondary use to any principal use permitted herein.
- (8) Municipal use.
- (9) Recreational use, indoor.
- (10) Emergency services station.
- (11) Library or similar public uses.
- (12) Public utility buildings and facilities.
- (13) Church or other place of worship.
- (14) Schools, public and private.
- (15) Club or lodge.
- (16) Funeral home, including crematorium as an accessory use associated with the operation of the funeral home.
- (17) Veterinary office or clinic, or animal hospital.
- (18) Agricultural uses.
- (19) Forestry/timber harvesting.
- (20) Single-family detached dwelling, on a lot created before the date of enactment of this Chapter.
- (21) Upper-level apartments above a commercial establishment.
- (22) Non-tower wireless communication facility.
- (23) No-impact home occupation, as an accessory use to any single-family detached dwelling permitted herein.

- (24) Medical marijuana dispensary.
 - (25) Group home.
 - (26) The receipt of transferable development rights (TDRs) under the applicable provisions set forth in Part 7 of this Chapter.
 - (27) Automobile sales, service, and repair.
 - (28) Auto service station; fuel-dispensing facility.
 - (29) Car wash facility.
 - (30) Food stand, fast food restaurant, or restaurant with drive-through service.
 - (31) Drive-through services when proposed as part of a pharmacy or financial institution.
 - (32) Hotel, motel, inn.
 - (33) Adult or child day-care facility.
 - (34) Parking garage.
 - (35) Contracting shop.
 - (36) Lumberyard and garden supply store.
 - (37) Commercial greenhouse or nursery.
 - (38) Recreational use, outdoor.
 - (39) Life plan community.
 - (40) Assisted living facility, personal care home, or skilled nursing facility.
 - (41) Microbrewery or microdistillery, provided at least 20% of the facility is dedicated to a tasting room, restaurant, or retail sales. **[Added by Ord. No. 197-2019, 7/10/2019]**
- B. Uses Permitted by Special Exception. Within the MUC — Mixed Use Commercial District the following uses may be permitted by the Zoning Hearing Board as a special exception in accordance with the provisions set forth in Part 14 of this Chapter. Special exception uses shall be compatible with the surrounding neighborhood and shall not be detrimental to public health, safety, or welfare:
- (1) Outdoor farmers' market.
 - (2) Bed-and-breakfast establishment.
 - (3) Limited-impact home occupation, or any no-impact home occupation not permitted by right in this zoning district.
 - (4) Cemetery or mausoleum.

- (5) Treatment center.
- C. Uses Permitted as Conditional Use. Within the MUC — Mixed Use Commercial District any one of the following uses shall be permitted when approved as a conditional use by the Board of Supervisors in accordance with Part 13:
- (1) Planned mixed-use commercial development including any combination of two or more principal uses on a single lot or tract, whether individually permitted by right, special exception or conditional use, and including shopping center, live-work units, commercial or office uses with apartments on upper floors, but excluding mobile home park.
 - (2) Planned mixed-use residential development, which may include up to 30% of nonresidential uses without TDR receipt, and up to 50% of nonresidential uses with TDR receipt. Permitted nonresidential uses shall include any use permitted by right in this district or by right in the Mixed Use Commercial (MUC) District.
 - (3) Any other use not elsewhere provided for, and not excluded from, this district which is, in the judgment of the Board of Supervisors, of the same general character as the uses permitted herein.
- D. Accessory Uses. The following accessory uses shall be permitted, where in compliance with all applicable provisions of this Chapter and provided that they shall be incidental to any of the foregoing permitted uses:
- (1) Private garage or private parking area.
 - (2) Agricultural and nonagricultural accessory buildings.
 - (3) Noncommercial swimming pool/hot tub and tennis courts.
 - (4) Noncommercial antennas and towers.
 - (5) Renewable energy systems.
 - (6) Garage/yard and private vehicle sales.
 - (7) Keeping of animals.
 - (8) Temporary structure, building, or use.
 - (9) Other customary accessory structures and uses.

