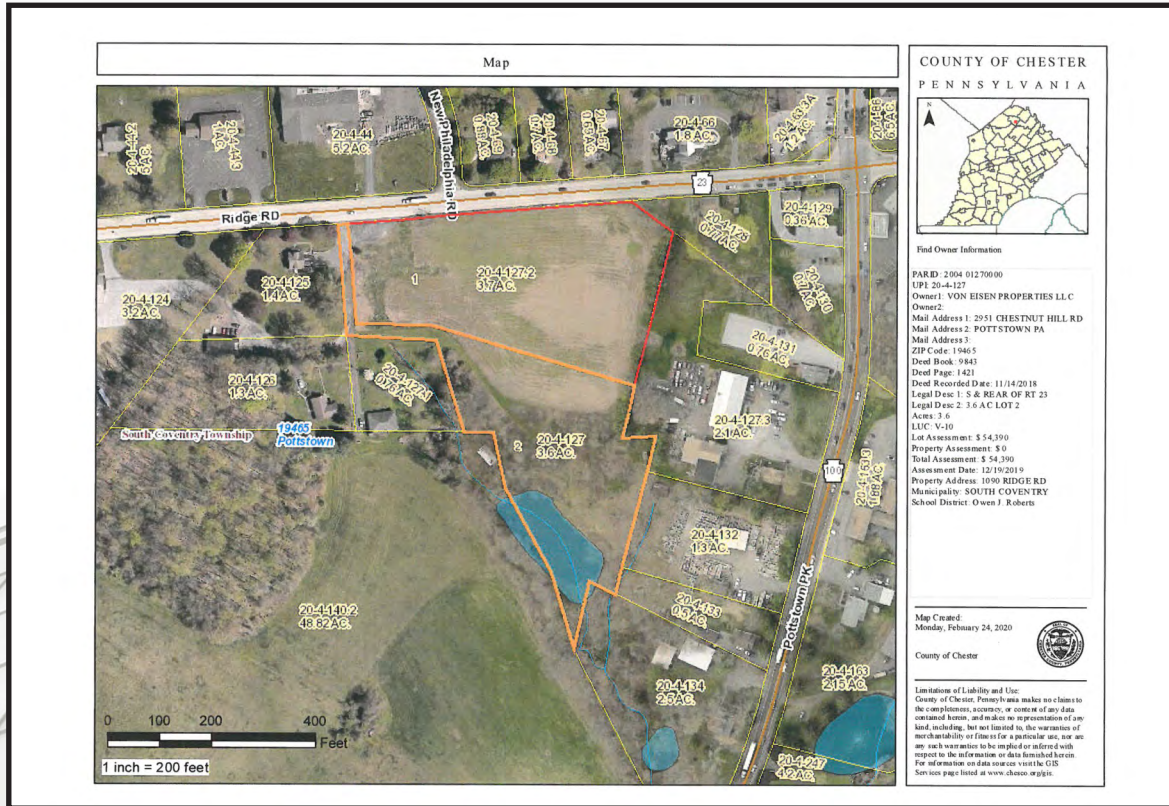


SITE PLAN



1050-1090 Ridge Road
• S. Coventry Township •

\$765,000

PROPERTY FEATURES



Kent E. Wrobel
Realtor®, Associate Broker
 Direct: 610-685-3143
 Office: 610-670-2770
 kwrobel@remax.net
 www.KentWrobel.com

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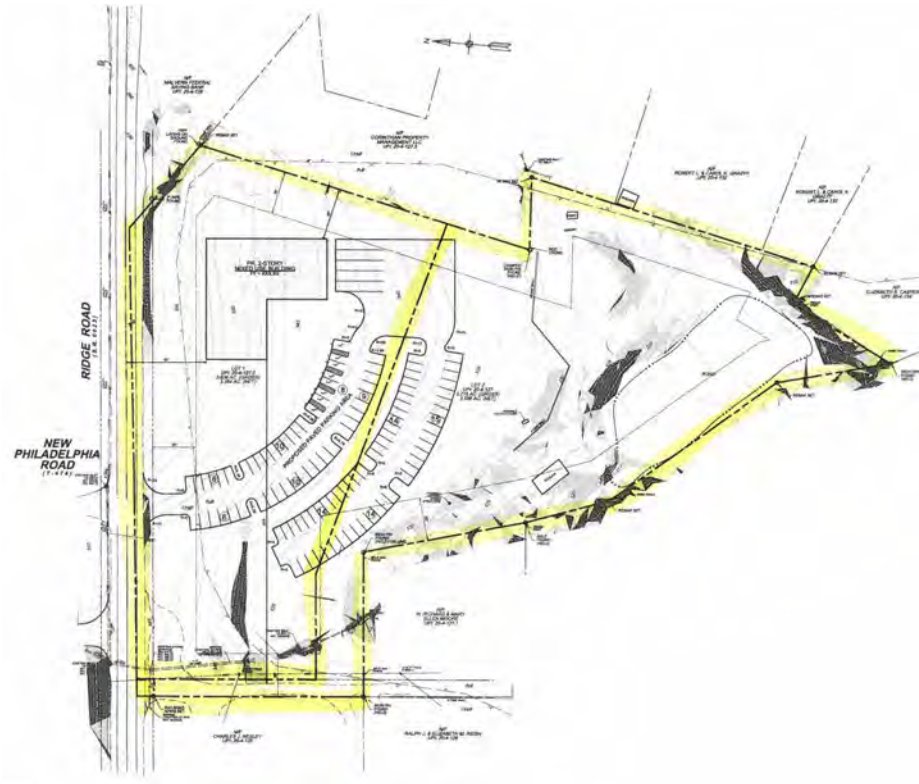
1290 Broadcasting Road
Wyomissing, PA 19610

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PROPERTY DESCRIPTION

TOPOGRAPHY	Level
POSSESSION	Negotiable
WATER SERVICE	No Public Water
SEWER SERVICE	No Public Sewer
ELECTRIC	Available
GAS	Provided by UGI
LOT SIZE	Lot 1: 3.7 Acres
	Lot 2: 3.6 Acres
ZONED	MU: Mixed Use
TRAFFIC COUNT	Rt 23 (Ridge Rd) - 12,000 Vehicles/Day
	Rt 100 (Pottstown Pike) - 19,000 Vehicles/Day
COMMENTS	UPI: Lot 1 - 20-4-127.2
	Total Assessment: \$55,170
	UPI: Lot 2 - 20-4-127
	Total Assessment: \$54,390
TOTAL ACRES	7.3 Acres

SITE PLAN



ZONING

ARTICLE X

"MU" MIXED USE DEVELOPMENT DISTRICT

Section 1000. PURPOSE. The purpose of the (MU) Mixed Use Development District is to provide for a broad mix of office, commercial, limited industrial and community institutional development. The MU District has been located where convenient access and services are available. The MU District is intended to provide for larger-scale and automobile-oriented uses which may not be compatible within residential or historic village districts. In the MU District, the following regulations shall apply:

Section 1001. USE REGULATIONS. (Article X: Section 1001 as amended by Ordinance 2003-8-1)

Within the MU - Mixed Use Development District a building may be erected, altered, or used, and a lot may be used or occupied, for only one of the following principal purposes, except as provided in Subsections 1001.A.17 and 1001.C.12 below:

A. The following uses are permitted as of right in the MU District:

1. Retail store, except adult-oriented use, for the sale of dry goods, clothing, food, beverages, drugs, furnishings, and other household supplies, jewelry, time pieces, musical instruments, scientific instruments, antiques, books and variety merchandise.
2. Business, administrative, or professional office, studio, bank or other financial institution, library.
3. Personal service shop such as barber, beauty salon, tailor, and dressmaking.
4. General Service and Repair Shop.
5. Restaurant except fast food. See ord. 2 of 2014.
6. Bed & Breakfast subject to the provisions of Section 1641.
7. Tourist Home.
8. Wholesaling, warehousing, and distribution.
9. Church or other religious organization, club or fraternal organization subject to the provisions of Section 1621.
10. Agriculture uses. See ord. 2 of 2014.
11. Forestry, where conducted in compliance with the provisions of Section 1502.
12. Nursery, greenhouse, garden shop subject to the provisions of Section 1620.
13. Lumberyard, mill or cabinet making.
14. Educational Use.
15. Day Care Center, subject to the provisions of Section 1625.
16. Municipal Use.
17. Wireless Communication Facilities only in accordance with the provisions of Section 1611 of this Ordinance. Where permitted, Wireless Communications Facilities may be in addition to any otherwise permitted principal use and, in such case, subject to area and bulk requirements applicable thereto.
18. Home occupations in accordance with Section 1607 of this ordinance. Where permitted, a home occupation shall be subject to the area and bulk requirements applicable to the dwelling in which it is permitted.

19. Self-service laundry.
20. Carpet and rug cleaning, laundry, dry cleaning and dyeing plant, and frozen food locker.
21. Assisted Living Community subject to the provisions of Section 1619 of this ordinance.
22. Multiple-family dwellings, including Multiple-family dwellings on the second and/or third floor above any other permitted use. Multiple Family Development shall meet the area and bulk regulations stipulated for this district and the standards set forth in Article XII, where applicable. Where the standards of this Article differ from those stipulated in Article XII, this Article shall apply.
23. Apartment Accessory To A Non-Residential Use, as defined in Section 201.
24. Indoor or outdoor amusement or commercial recreation use subject to the provisions of Section 1622, 1629, 1631.
25. Campground or recreational vehicle park subject to the provisions of Section 1614.
26. Mortuary or funeral home subject to the provisions of Section 1627.
27. Accessory use in addition to a permitted principal use in accordance with Section 1603, herein, including uses customarily accessory to any use existing at the time of adoption of this ordinance.
28. Accessory dwelling unit as an accessory use in accordance with Section 1604.
29. No impact home based – see ord. 2 of 2014.

B. The following uses when authorized as a Special Exception and subject to the provisions of Article XX, herein.

1. Single-Family/Detached or Two-Family Dwelling
2. Conversion apartments in accordance with Section 1605. Where permitted, conversion apartments shall be subject to the area and bulk requirements applicable to a Single-Family/Detached Dwelling.
3. Wireless Communications Facilities within the Route 100 and Route 23 Corridor Area subject to the provisions of Section 1611.B of this Ordinance.
4. Family Child Care Home, when conducted as a home occupation accessory to a Single Family Dwelling use approved by special exception under B(1) or existing as a lawful non-conforming use.

5. Off-site advertising, by special exception, and subject to the requirements of Section 1714.F (Article X: Section 1001 as amended by Ordinance 1 of 2012)

C. The following uses when approved by the Board of Supervisors as a Conditional Use subject to the provisions of Article XIX herein.

1. Automobile repair garages, automobile sales agency subject to the provisions of Section 1634.
2. Truck terminal subject to the provisions of Section 1638.
3. Hotel, including restaurant and bar, confectionary and news stand subject to the provisions of Section 1628.
4. Resource extraction, including mineral development and extraction of water for commercial purposes.
5. Adult-Oriented Use, where located not less than 500 feet from any similar use and from any residence, church, or public or private school or day care facility.
6. Laboratory, research, experimental and testing subject to the provisions of Section 1636 of this ordinance.
7. Industrial Uses including the following subject to the provisions of Section 1635 if this ordinance:
 - a. Manufacturing, processing and packaging of boxes and other containers, canvas and canvas products, clothing, electrical equipment and appliances, food products, jewelry time-pieces, leather products not including tanning and leather processing, musical and scientific instruments, and beverages including bottling;
 - b. metal stamping and extrusion of small products;
 - c. tool, dye, and pattern making;
 - d. Printing, publishing or bookbinding.
8. Utility use subject to the provisions of Section 1618 of this ordinance.
9. Gasoline Service Station, subject to the provisions of Section 1613 of this ordinance.
10. Junkyard, subject *to* the provisions of Section 1610 of this ordinance.
11. Correctional Institution.
12. More than one principal use on a single lot or tract, including any use otherwise permitted by right, special exception and/or conditional use in the MU District.

13. Additional Uses where permitted on properties containing Class I or Class II Historic Resource(s) in accordance with the provisions of Article XIV.
14. Receipt of Transferable Development Rights (TDRs) subject to the provisions of Article XIII.
15. Mini warehouse subject to the provisions in Section 1637.
16. Athletic Facility.
17. Carwash.
18. Restaurant, Fast Food subject to see ord. 2 of 2014.
19. Storage Facility, subject to Section 1637.
20. Resource Extraction, including mineral development and extraction of for water for commercial purposes.
21. Any lawful use not specifically provided for in this Ordinance.

Section 1002. AREA AND BULK REGULATIONS. The following shall apply:

	<u>Minimum Lot Size</u>	<u>w/o central sewer</u>	<u>with central sewer</u>
		60,000 sq. ft.	20,000 sq. ft.
A.	1. Any single use		
	2. More than one principal use on a single lot or tract	Two acres	One acre
B.	<u>Minimum Lot Width at Building Line</u>		
	1. Any single use	150 feet	100 feet
	2. More than one principal use on a single lot or tract	200 feet	150 feet
C.	<u>Maximum Building Coverage</u>		
	1. Any single use	20%	25%
	2. More than one principal use on a single lot or tract	25%	35%
D.	<u>Maximum Impervious Cover</u>		
	1. Any single use	35%	40%
	2. More than one principal use on a single lot or tract	40%	50%
E.	<u>Front, Rear and Side Yards. Minimum</u>		
	1. All uses	50 feet	50 feet
F.	<u>Maximum Height</u> of buildings and structures except as provided in Section 1703	3 stories or 35 ft, whichever is less	3 stories or 35 feet whichever is less

Section 1003. GENERAL DESIGN STANDARDS.

- A. Sewer and Water Service. As required by Section 1707 of this ordinance.
- B. Access and Interior Circulation. As required by Section 1708 of this ordinance.
- C. Parking. As required by Section 1709 of this ordinance.
- D. Loading and Unloading. As required by Section 1710 of this ordinance.
- E. Storage. As required by Section 1608 of this ordinance.
- F. Screening. As required by Section 1711 of this ordinance.
- G. Landscaping. As required by Section 1712 of this ordinance.
- H. Lighting. As required by Section 1713 of this ordinance.
- I. Signs. As required by Section 1714 of this ordinance.
- J. Performance Standards. As required by Section 1716 of this ordinance.