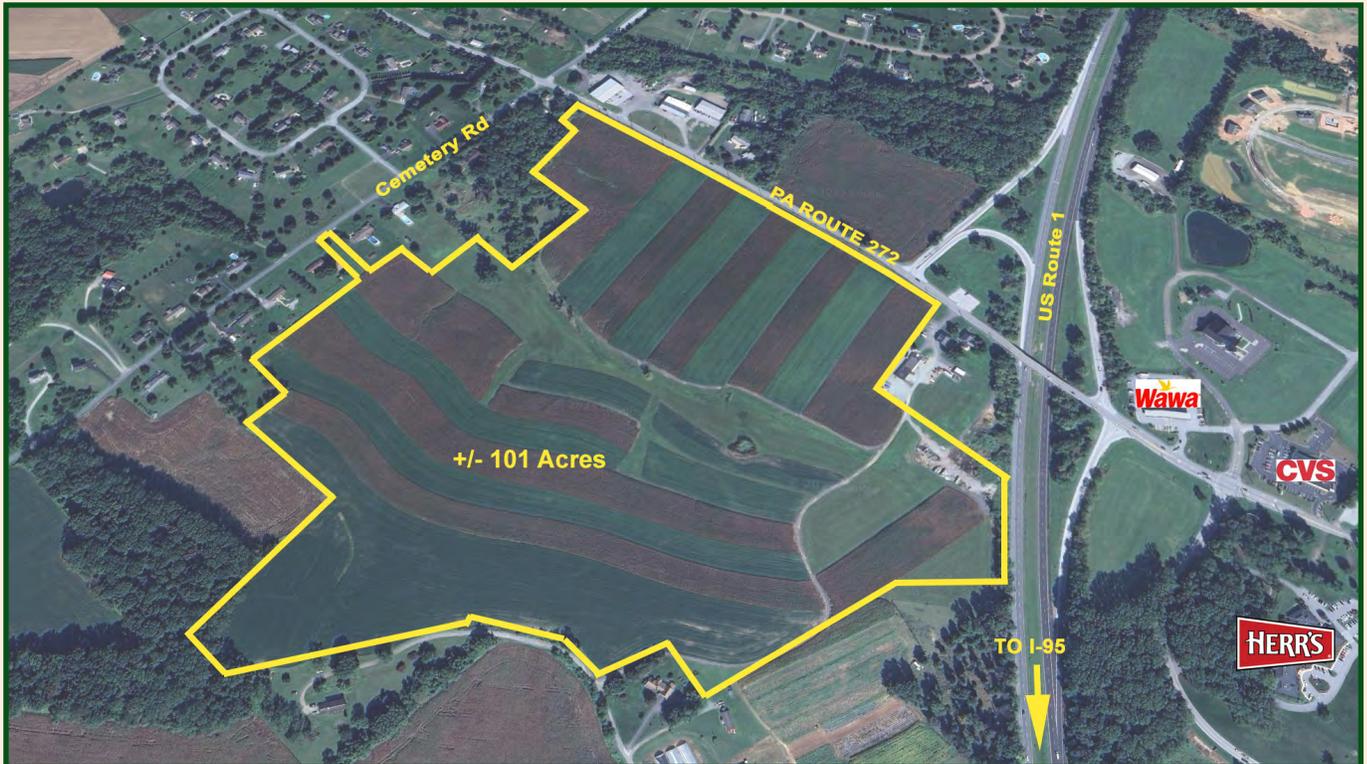


# FOR SALE

## ± 101 ACRES FARMLAND

Baltimore - Philadelphia Corridor

AGRICULTURAL / COMMERCIAL / RESIDENTIAL



475 West Christine Road  
Nottingham, PA 19362

Dwight E. Wagner, CCIM

Michael D. Wagner, CCIM



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279

(717) 735-6000 (717) 735-6001 Fax

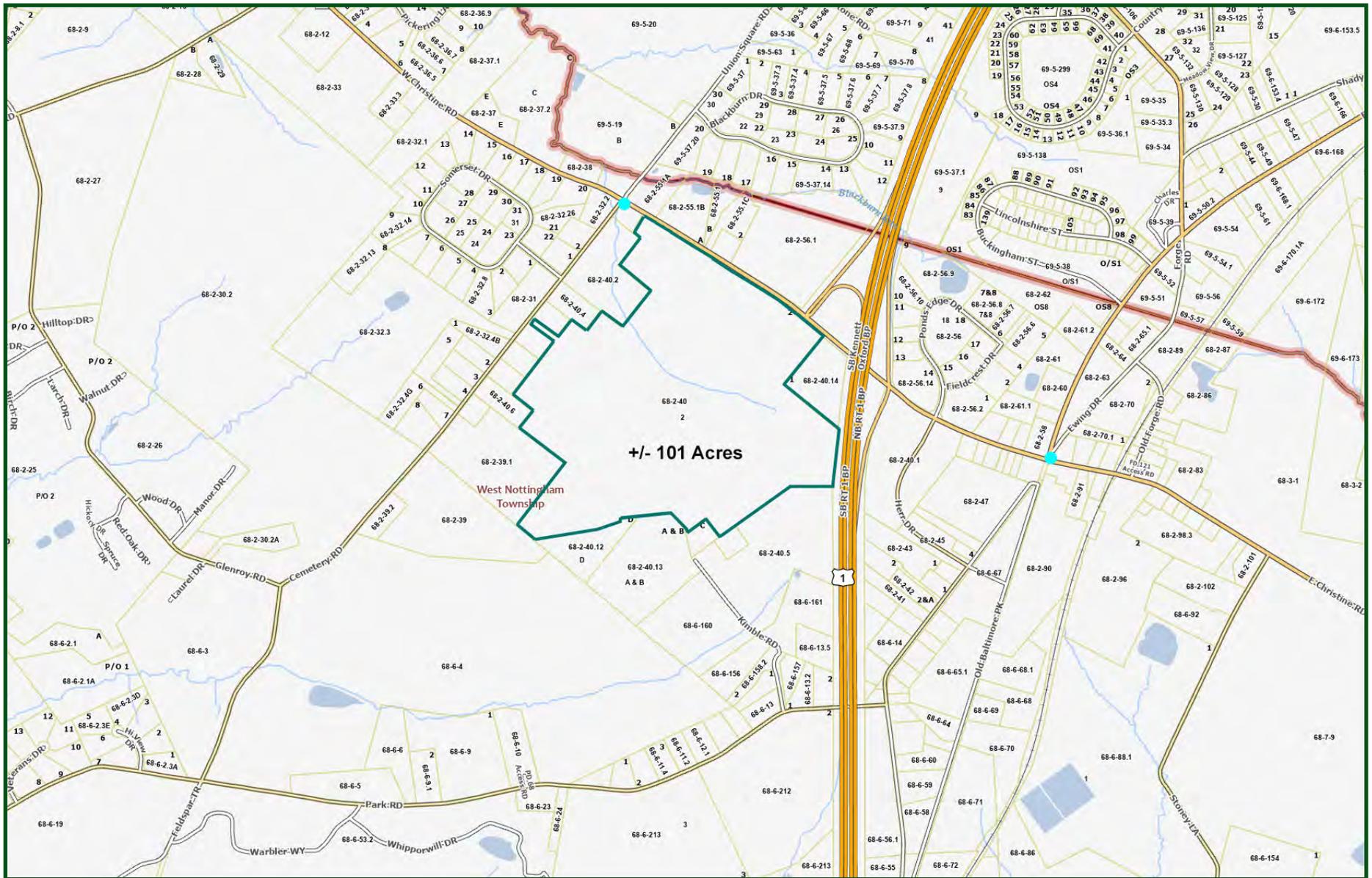
[dwight@uscommercialrealty.net](mailto:dwight@uscommercialrealty.net) • [mike@uscommercialrealty.net](mailto:mike@uscommercialrealty.net)

[www.uscommercialrealty.net](http://www.uscommercialrealty.net)

# SALIENT INFORMATION

<b>PROPERTY:</b>	475 West Christine Road (PA Route 272), Nottingham, PA 17362 West Nottingham Township, Chester County
<b>SITE SIZE:</b>	± 101 Acres (± 85% tillable)
<b>CROP YIELDS:</b>	Corn - ± 200 bushels/acre Soybeans - ± 70 bushels/acre
<b>IMPROVEMENTS:</b>	None
<b>WATER:</b>	On-Site Well (public nearby)
<b>SEWER:</b>	On-Site Septic (public nearby)
<b>ZONING:</b>	<p><b>This property is being offered as farmland to the agricultural market at current farmland valuation. Information for the property as zoned is listed to show potential future uses if desired by Buyer.</b></p> <p><u>Village Residential Subdistrict (VR)</u> (approximately 60 acres)</p> <p>Permitted uses include single family, duplex and multiple family dwelling units, among others.</p> <p><u>Village Commercial Subdistrict (VOOM)</u> (approximately 41 acres)</p> <p>Permitted uses include convenience store, retail store, hotel, personal service shop, medical and/or professional offices, financial institution, auto sales, grocery store, among others.</p>
<b>REAL ESTATE TAXES:</b>	± \$12,052 (2025) as Farmland (Base Amount)
<b>TAX ACCOUNT NO.:</b>	68-02-0040
<b>SALE PRICE:</b>	\$3,535,000 (+/- \$35,000/acre)

# TAX MAP



# AERIAL MAP



# SOILS MAP (USDA)



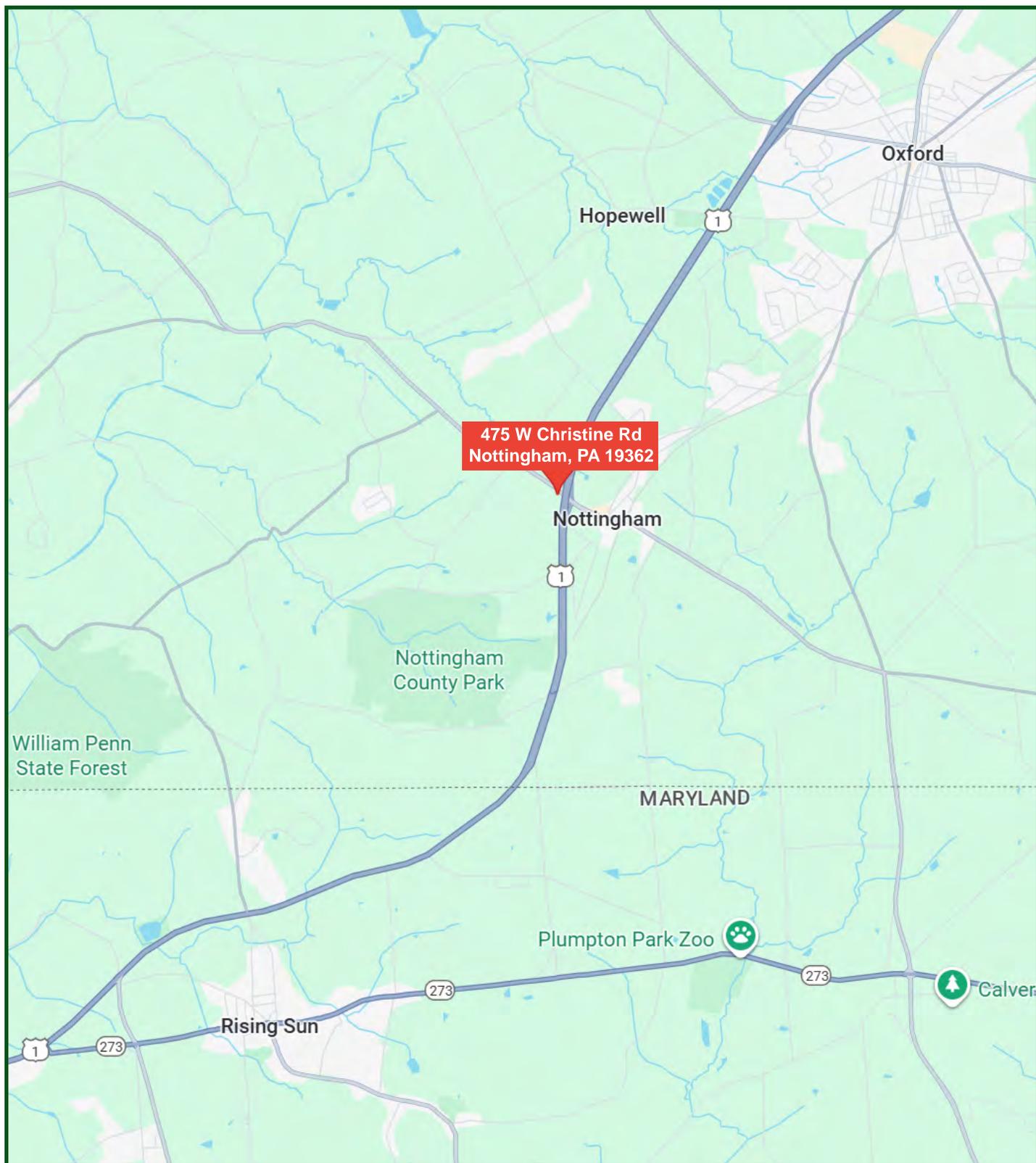
## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GgA	Glenelg silt loam, 0 to 3 percent slopes	13.0	7.2%
GgB	Glenelg silt loam, 3 to 8 percent slopes	87.3	48.2%
GgC	Glenelg silt loam, 8 to 15 percent slopes	33.0	18.2%
GIA	Glenville silt loam, somewhat poorly drained, 0 to 3 percent slopes	8.3	4.6%
GIB	Glenville silt loam, 3 to 8 percent slopes	5.6	3.1%
MaB	Manor loam, 3 to 8 percent slopes	19.3	10.6%
MaC	Manor loam, 8 to 15 percent slopes	11.8	6.5%
MaD	Manor loam, 15 to 25 percent slopes	2.7	1.5%
<b>Totals for Area of Interest</b>		<b>181.1</b>	<b>100.0%</b>

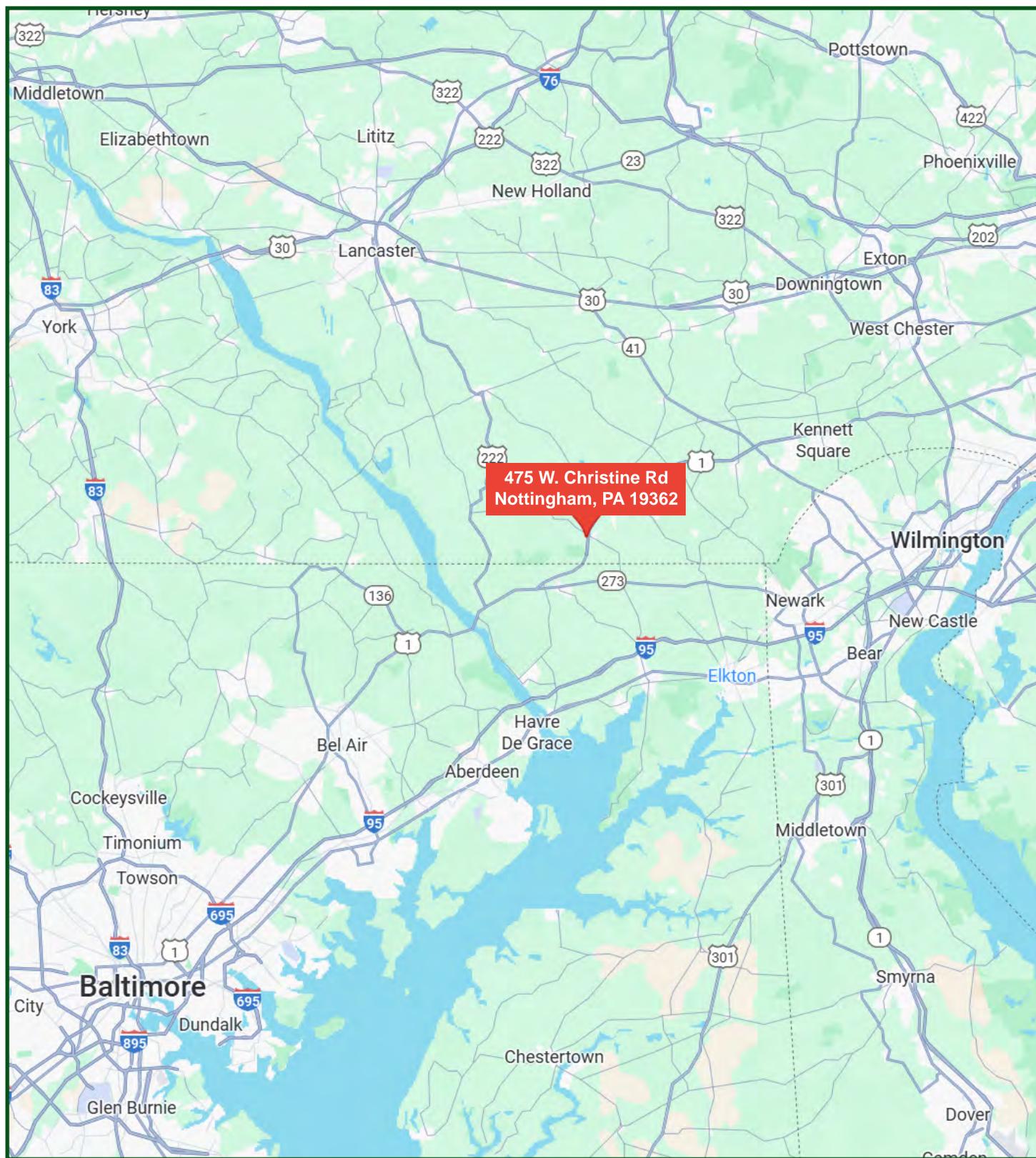
# CONCEPTUAL SITE PLAN AS ZONED



# LOCATION MAP - LOCAL



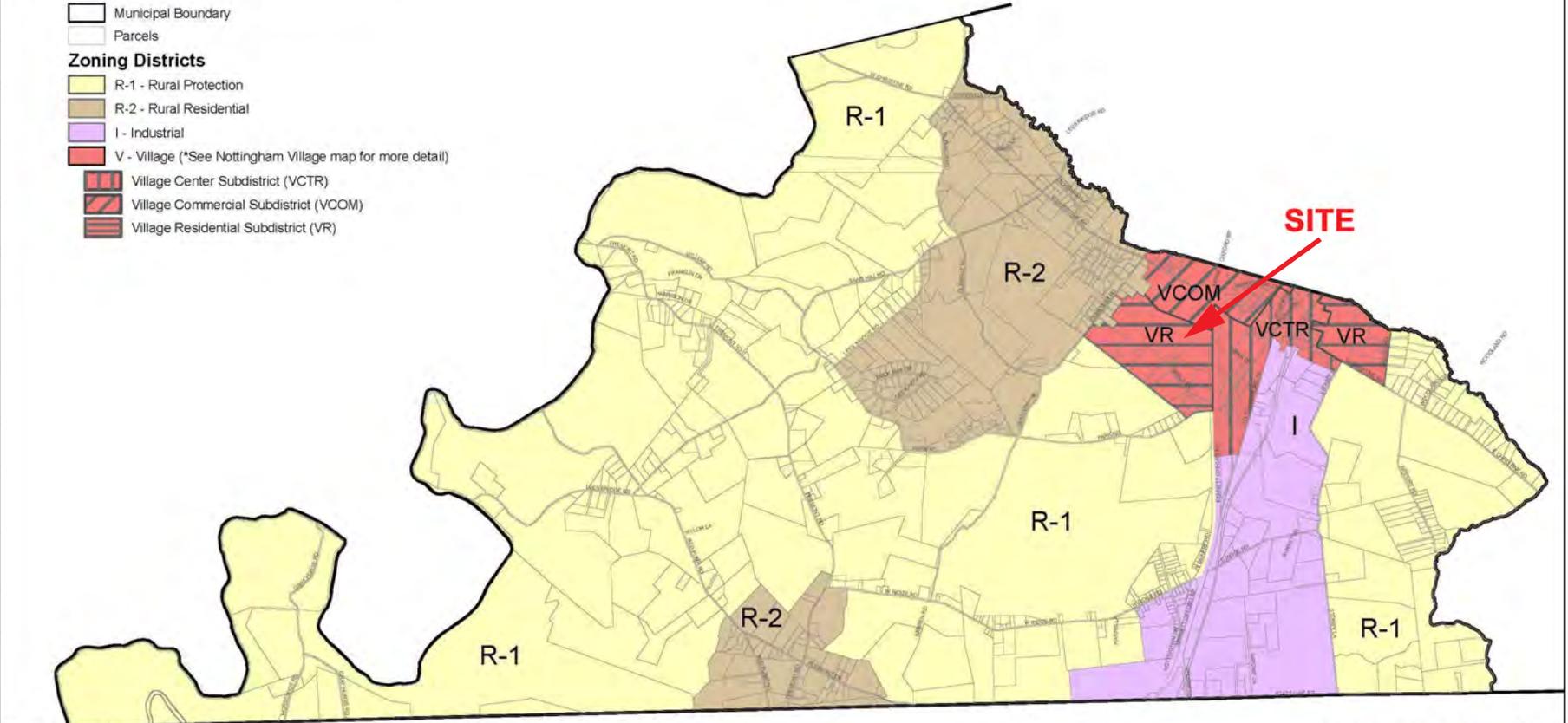
# LOCATION MAP - REGIONAL



# ZONING MAP (West Nottingham Township)

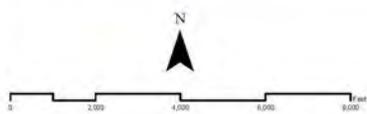
## West Nottingham Township Zoning Map

-  Municipal Boundary
-  Parcels
- Zoning Districts**
-  R-1 - Rural Protection
-  R-2 - Rural Residential
-  I - Industrial
-  V - Village (\*See Nottingham Village map for more detail)
-  Village Center Subdistrict (VCTR)
-  Village Commercial Subdistrict (VCOM)
-  Village Residential Subdistrict (VR)



\*This map was digitally compiled for internal maintenance and developmental use by the County of Chester, Pennsylvania to provide an index to parcels and for other reference purposes. Parcel lines do not represent actual field surveys of premises. County of Chester, Pennsylvania makes no claims as to the completeness, accuracy or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred, with respect to the information or data furnished herein.

No part of this document may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, except as expressly permitted by the County of Chester.

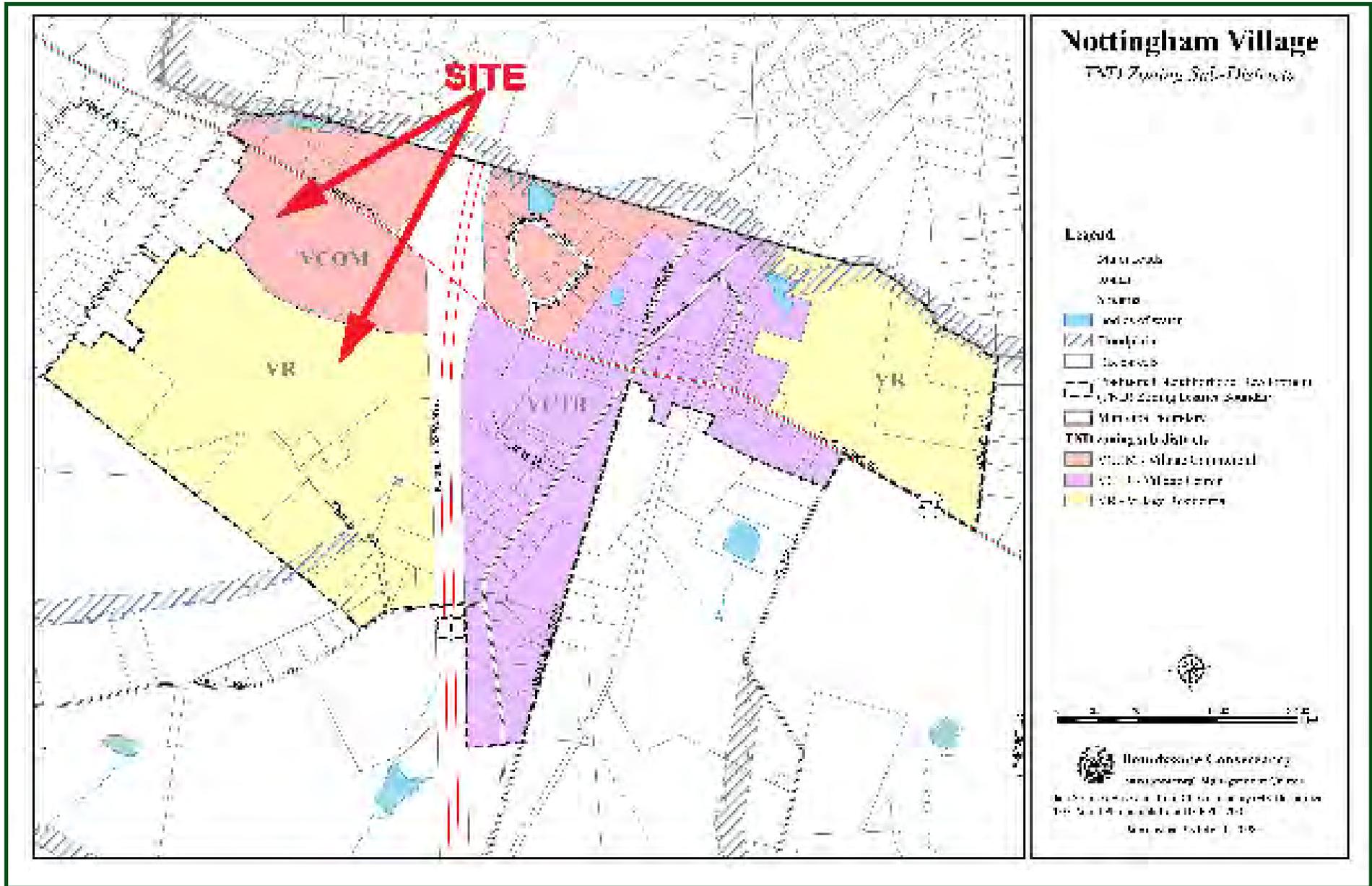


Enacted August 1, 2012



Data Source: Municipal Boundary, Parcels, Roads - Chester County DCIS/GIS, 2010; Zoning - West Nottingham Zoning Ordinance, Public Review Draft, 2010; Printed by Chester County Planning Commission, 2011.

# ZONING MAP (West Nottingham Township)



## PART 6 V - VILLAGE (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) DISTRICT

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### SECTION 601 PURPOSE

The purposes of the Village District are:

- A. To provide a means enabled through Article VII-A of the Pennsylvania Municipalities Planning Code (Act of 1968, PL 805, #247) to implement the Nottingham Village Concept Plan (November, 2007), prepared as a result of a public visioning exercise conducted with the West Nottingham Township community.
- B. To conserve the majority of West Nottingham Township's agricultural and other natural resource lands, and comply with Commonwealth law, by utilizing the Village District to accommodate much of the residential and other growth in a manner which is consistent with the Township Comprehensive Plan.
- C. To maintain and continue the traditional development patterns and architectural integrity represented within the historical Nottingham Village area of the Township as new and infill developments, and redevelopment, occur.
- D. To provide landowners and developers with land use and other zoning incentives so they can participate in implementing desired portions of the Nottingham Village Concept Plan, such as the public street and alley network, sidewalks and trails, public parks and other civic spaces, and a compatible mix of village land uses as envisioned by the Nottingham Village Concept Plan and the *Nottingham Village Manual of Design Guidelines*.
- E. To provide an appropriate area of West Nottingham Township for use of transferable development rights (TDRs) severed from land in certain areas of West Nottingham Township's R-1 and R-2 Zoning Districts, which are collectively included in the "TDR Sending Area" on the West Nottingham Township TDR Sending Area and Receiving Area Map (Part 19, Exhibit A).
- F. To provide for a mix of residential, retail, office, and service establishments, and places of community assembly and recreation in a compact setting, where efficiencies can be gained in the provision of public water and sewer; the provision of other public and quasi-public utilities; the allowance for parking to serve the associated uses; and, the design and maintenance of streets, alleys, sidewalks, and trails.
- G. To establish standards for a unified, coordinated, and organized arrangement of buildings, streets, sidewalks, alleys, service and parking areas, and civic spaces that form the traditional development pattern.
- H. To establish standards for streetscape and landscape improvements, including lighting, signage, street trees, and pedestrian amenities, that will maintain and enhance the traditional development pattern.
- I. To provide a location within West Nottingham Township for residential and non-residential, non-automobile-oriented uses with immediate access to regional roads, while insuring that such land uses, whether proposed individually or as part of a mixed-use development, continue the village's traditional development pattern.

### SECTION 602 APPLICABILITY

The Village District, referred to hereinafter by this name, encompasses what is locally and historically known as "Nottingham Village" (i.e., the settlement at and near the intersection of State Route 272 and Old Baltimore Pike), in addition to surrounding areas planned to accept future growth. The Village District

is identified on the West Nottingham Township Zoning Map, and it is comprised of three subdistricts: VCOM – Village Commercial; VCTR – Village Center; and, VR – Village Residential. All uses proposed within the three subdistricts of the Village District shall comply with all applicable provisions of this Part, and all other applicable ordinances and regulations.

## SECTION 603 QUALIFYING CONDITIONS

- A. Uses in the Village District shall be served by water and sewer services in adequate capacity for the intended use(s).
- B. The West Nottingham Township Board of Supervisors may modify the standards or waive adherence to the standards herein to protect the health, safety, and welfare, or if a land development plan is required for a change in use or an expansion of a use.
- C. Uses and standards are established within this Part that do not require the purchase and receipt of TDRs. This Part also establishes additional uses, and more flexible standards, that are available to applicants within the Village District who voluntarily purchase and use TDRs. Where uses proposed pursuant to the Village District will utilize TDRs, documentation of purchase of said TDRs pursuant to the applicable requirements of Section 609 and Part 19 shall be required within the applicable timeframes and/or milestones specified in Part 19. Specifically, and pursuant to Section 609, the following dimensions and standards may be changed with receipt of TDRs: single-family, two-family, apartment building, townhouse density; and/or increased building height and/or impervious coverage for nonresidential uses or apartment buildings.
- D. All uses proposed within the Village District, subject to the provisions of B, above, shall be consistent with:
  - 1. The applicable sections and recommendations of this Part.
  - 2. The recommendations of the Township Comprehensive Plan.
  - 3. Any regional comprehensive plan for the Oxford Region, adopted by the governing bodies of the participating municipalities and the West Nottingham Board of Supervisors.
  - 4. Any pedestrian and automobile circulation studies prepared on behalf of the Township for the Village District.
  - 5. Any Official Map adopted by West Nottingham Township.
- E. In order to clearly demonstrate adherence to the purposes of this Part, applications for subdivision or land development filed with West Nottingham Township in accordance with this Part shall be accompanied by schematic architectural renderings showing the general appearance of the proposed buildings, including, but not limited to:
  - 1. Massing, scale, proportion, roofline, relationship among façade elements;
  - 2. Relationship to the streetscape and other existing and proposed buildings;
  - 3. Demonstration that the submitted architectural designs are consistent with, and promote, the requirements of this Part, especially Sections 604, 605, 606, 609, and the document, *Nottingham Village Manual of Design Guidelines*.
- F. West Nottingham Township may require, as a condition of subdivision or land development approval and where applicable, appropriate means to guarantee adherence to approved plans and/or architectural drawings, if such guarantee is an essential means by which the proposed development will comply with the purposes and standards set forth for the Village District. West

Nottingham Township may also require that, prior to the issuance of any building permit, the applicant provide professional evidence certifying that the submitted plans conform to any previously approved and applicable schematic architectural renderings. In the event that this requirement is applied, West Nottingham Township shall not issue the building permit until said evidence is also certified by West Nottingham Township.

## **SECTION 604 USE REGULATIONS**

A. VCOM (Village Commercial) Subdistrict. By-Right Uses. The following uses are permitted by-right in the VCOM subdistrict. A building or structure may be erected, altered or used, or a lot may be used for any of the following purposes:

1. Retail store.
2. Personal service shop.
3. Convenience store.
4. Business and professional offices.
5. Medical office or clinic.
6. Bank and other financial institutions, which may include drive-through service as an accessory use in accordance with Section 1106.
7. Restaurant, which may include drive-through service and/or outdoor dining as an accessory use in accordance with Sections 1106 and 1115.
8. Veterinary Clinic or animal hospital for small animals or domestic pets in accordance with Section 1119.
9. Funeral home.
10. Hotel, inn, or motel.
11. Automobile sales and service.
12. Car wash.
13. Gasoline service station.
14. Grocery Store.
15. Theater.
16. Indoor recreation use.
17. Contractors office.
18. Municipal use.
19. Religious use.
20. Post office or library.
21. Mechanics garage.

22. Timber harvesting operation/Forestry in accordance with Section 1118.
23. Live-work units.
24. Public utility.
25. Civic space.
26. Commercial day care in accordance with Section 1105.
27. Long term care facility in accordance with Section 1113 and subject to the receipt of TDR's in accordance with Part 19.
28. Mixed use dwellings. Residential dwelling units above or behind the streetscape-fronting portion of principal non-residential uses that are located on the first or ground floor, when in accordance with Section 605.D.
29. Receipt of TDRs in accordance with Part 19.
30. Accessory buildings and uses customarily incidental to any of the uses permitted in this district shall be permitted on the same lot as the principal use when in accordance with the applicable provisions of Section 1102.

**B. VCTR (Village Center) Subdistrict.**

1. By-Right Uses. The following uses are permitted by-right in the VCTR subdistrict. A building or structure may be erected, altered or used, or a lot may be used for any of the following purposes:
  - a. Single family detached dwellings.
  - b. Two family dwellings.
  - c. Multi-family residential dwellings subject to the receipt of TDRs and when in accordance with Part 19.
  - d. Live-work units.
  - e. Mixed use dwellings. Residential dwelling units above or behind the streetscape-fronting portion of principal non-residential uses that are located on the first or ground floor, when in accordance with Section 605.D.
  - f. All non-residential uses permitted in the VCOM subdistrict as listed in Section 604.A shall be permitted within the VCTR District, with the exception of the following uses:
    - 1) Automobile sales and service.
    - 2) Car wash.
    - 3) Drive-through service as an accessory use.
  - g. Civic spaces.
  - h. Receipt of TDRs in accordance with Part 19.

2. Accessory buildings and uses customarily incidental to any of the uses permitted in this district shall be permitted on the same lot as the principal use when accordance with the applicable provisions of Section 1102. In addition to those accessory uses permitted by Section 1102, the following specific accessory uses shall be permitted as follows:
  - a. Accessory uses permitted by-right: Minor home occupation in accordance with Section 1109 as an accessory use to a single family detached dwelling.
  - b. Accessory uses permitted by conditional use in accordance with Part 16:
    - 1) Major home occupation in accordance with Section 1109 as an accessory use to a single family detached dwelling.
    - 2) Bed and breakfast in accordance with Section 1109 as an accessory use to a single family detached dwelling.
    - 3) Elder cottage housing opportunity (ECHO) in accordance with Section 1113 as an accessory use to a single family detached dwelling.

C. VR (Village Residential) Subdistrict.

1. By-Right Uses. The following uses are permitted by-right in the VR subdistrict. A building or structure may be erected, altered or used, or a lot may be used for any of the following purposes:
  - a. Single family detached dwellings.
  - b. Two family dwellings subject to the receipt of TDRs and when in accordance with Part 19.
  - c. Multi-family dwellings subject to the receipt of TDRs and when in accordance with Part 19.
  - d. Municipal use.
  - e. Commercial day care.
  - f. Timber Harvesting/Forestry when in accordance with Section 1118.
  - g. Civic spaces.
  - h. Receipt of TDRs in accordance with Part 19.
2. Conditional Use. A building or structure may be erected, altered or used, or a lot may be used for any of the following purposes when permitted as a conditional use in accordance with Part 16: Long term care facility subject to the receipt of TDRs when in accordance with Section 1108 and Part 19.
3. Accessory buildings and uses customarily incidental to any of the uses permitted in this district shall be permitted on the same lot as the principal use when accordance with the applicable provisions of Section 1102. In addition to those accessory uses permitted by Section 1102, the following specific accessory uses shall be permitted as follows:
  - a. Accessory uses permitted by-right: Minor home occupation in accordance with Section 1109 as an accessory use to a single family detached dwelling.
  - b. Accessory uses permitted by conditional use in accordance with Part 16:
    - 1) Major home occupation in accordance with Section 1109 as an accessory use to a single family detached dwelling.

- 2) Bed and breakfast in accordance with Section 1109 as an accessory use to a single family detached dwelling.
- 3) Elder cottage housing opportunity (ECHO) in accordance with Section 1108 as an accessory use to a single family detached dwelling.

## SECTION 605 BUILDING DIMENSION STANDARDS

- A. Land development and redevelopment within the Village District shall meet the requirements of the applicable standards in this Part and the applicable dimensions of blocks, streets, and buildings, including densities, setbacks, heights, etc. in Section 609; and shall be consistent with the document, *Nottingham Village Manual of Design Guidelines*.
- B. Density of any land development shall be based on dwelling unit type and the extent to which TDRs may be utilized as set forth herein and as allocated/awarded specifically in accordance with Section 1904. Where more than one type of dwelling unit is provided, density allocated/awarded through TDR utilization shall be calculated proportionately and such that sufficient area is allocated to each dwelling unit type to meet all applicable requirements herein and especially in Section 609.
- C. In the VCOM and VCTR subdistricts, live-work units (as defined in Part 2) are allowed by the provisions of this Part and are encouraged. The dwelling unit portion of the live-work unit shall have a minimum area of six hundred fifty (650) square feet. In all cases, the live-work unit shall meet the applicable requirements of Section 609.
- D. Mixed use dwellings. In the VCOM and VCTR subdistricts, buildings containing principal non-residential uses may also contain one (1) or more residential dwelling unit which shall adhere to the following:
  1. The ground floor, or at a minimum the front portion thereof, shall be used for the principal non-residential use and the dwelling unit(s) shall be arranged to form an integral part of the remainder of the building. Specifically, residential and non-residential uses shall each comprise no less than thirty (30) percent of, nor any greater than seventy (70) percent of, the building's uses.
  2. Any dwelling unit shall have a floor area of not less than six hundred fifty (650) square feet.
  3. Entrance to any dwelling unit may be shared with another dwelling unit or units, but shall be independent of the non-residential use or uses.
  4. The parking required for each dwelling unit shall be provided in accordance with Part 12.
  5. Where the dwelling units are to be created above the ground floor, requisite approvals such as interior layout and emergency exits, shall be obtained from the Pennsylvania Department of Labor and Industry, and copies of said approvals shall be provided to the local fire company upon receipt of such approval.

## SECTION 606 VILLAGE DESIGN STANDARDS

- A. Land development and proposed uses within the Village District shall adhere to the standards in this Part and be consistent with the document, *Nottingham Village Manual of Design Guidelines*, as applicable.
- B. Sketch Plan.
  1. An applicant for development in the Village District is strongly encouraged to submit for the review of the West Nottingham Township Planning Commission and Board of Supervisors,



# ZONING

## VILLAGE COMMERCIAL SUB-DISTRICT (continued)

<b>BUILDING SIZE AND LOCATION</b>		
<p><u>Building size, maximum for commercial or retail:</u> 50,000 sq. ft.</p> <ul style="list-style-type: none"> <li>In the VCOM subdistrict, west of Route 1, any building between 25,000 sq.ft. and 50,000 sq.ft. in size shall be no closer than 2,500 linear ft. to any other building in the same square footage range.</li> <li>In the VCOM subdistrict, east of Route 1, any building between 25,000 sq.ft. and 50,000 sq.ft. in size shall be no closer than 2,000 linear ft. to any other building in the same square footage range.</li> </ul> <p>Residential dwelling unit size and location controlled by:</p> <ul style="list-style-type: none"> <li>This table (e.g., building size, location, height, impervious cover limits)</li> <li>Section 604 (Use Standards): e.g., uses specifically allowed within VCOM</li> <li>Section 605 (Building Dimension Standards) e.g., mix of residential/non-residential uses</li> <li>Other applicable ordinance parameters.</li> </ul>		
<b>BUILDING SETBACKS: FRONT</b>		
<p><u>All uses, minimum:</u> 0 ft., measured from right-of-way (ROW) <u>or</u> 8 ft. to accommodate building entryway (e.g.) or sidewalk</p> <p><u>All uses, maximum:</u> 15 ft., <u>or</u> if setback measured from Route 1 then setback maximum is 50 ft. <u>or</u> if measured from Route 272 then setback maximum is 25 ft. Any setback measured from a limited access highway shall not be considered a front setback.</p>		
<b>BUILDING SETBACKS: SIDE</b>	<b>BUILDING SETBACKS: REAR</b>	<b>BUILDING SETBACKS: OTHER</b>
<u>Non-residential uses, minimum:</u> 5 ft. <sup>2</sup>	<u>Non-residential uses, minimum:</u> 25 ft.	N/A
<b>BUILDING HEIGHT<sup>3</sup></b>		
<u>Non-residential uses</u> without TDRs	<u>Non-residential uses</u> with TDRs	
<u>Maximum:</u> 30ft.	<u>Maximum:</u> 45ft.	

<sup>2</sup> Side yard setback is 0' for the side where units are attached

<sup>3</sup> Building height limits do not apply to the installation of a wind energy conversion system, as defined herein and only when proposed for installation in conjunction with a community or commercial building (principal use) use and only with conditional use approval by the Township Board of Supervisors.

**VILLAGE COMMERCIAL SUB-DISTRICT** (continued)

<b>IMPERVIOUS COVER: Maximum per Individual Building Lot, except where noted<sup>4</sup></b>	
without TDRs	with TDRs, (pursuant to Section 1904.C.2)
<u>Non-residential uses:</u> 15%	<u>Non-residential uses:</u> 60%
<b>CIVIC SPACES</b>	
<p>When a land development plan is required for a change or expansion in use, said land development plan shall set aside a proportional amount of area for use as one or more of the types of Civic Spaces, as defined in Part 2, subject to the review of the West Nottingham Township Planning Commission and to the approval by the West Nottingham Township Board of Supervisors. The Township is not obligated to accept dedication of any Civic Spaces established pursuant to these provisions. With the agreement of the West Nottingham Board of Supervisors, the applicant for said land development plan approval may instead elect to contribute the applicable recreational fee-in-lieu-of that may be established at any time by the West Township Board of Supervisors pursuant to the 2006 Comprehensive Plan and Section 503(11) of the Pennsylvania Municipalities Planning Code.</p>	

<sup>4</sup> Maximum impervious coverages do not apply to building lots 15,000 square feet or smaller, as of the date of adoption of this ordinance. Maximization of impervious cover allowances may not always be achievable while meeting requirements for building setbacks, stormwater management, and other standards, criteria, and regulations herein.

# ZONING

## VILLAGE RESIDENTIAL SUBDISTRICT (continued)

<b>DENSITY and COVERAGE: MAXIMUM STANDARDS <u>WITHOUT</u> TDRs<sup>9</sup></b>		<b>DENSITY and COVERAGE: MAXIMUM STANDARDS <u>WITH</u> TDRs</b>	
<u>Single-family:</u>	1.0 du/2 ac.	<u>Single-family:</u>	3.0 du/ac.
<u>Two-family:</u>	Not allowed	<u>Two-family:</u>	3.0 du/ac.
<u>Townhouses:</u>	Not allowed	<u>Townhouses:</u>	4.0 du/ac.
<u>Apartments:</u>	Not allowed	<u>Apartment:</u>	8 du/ac.
<b>BLOCK and LOT: TRACT AREA OR LOT AREA, MINIMUM – MAXIMUM</b>			
Without TDRs		With TDRs	
<u>Single-family:</u>	40,000 sq.ft.	<u>Single-family:</u>	10,000-15,000 sq.ft.
<u>Two-family:</u>	Not allowed	<u>Two-family:</u>	6,000-10,000sq.ft./du
<u>Townhouses:</u>	Not allowed	<u>Townhouses:</u>	5,000-7,500 sq.ft./du
<u>Apartments:</u>	Not allowed	<u>Apartment Building:</u>	see footnote <sup>10</sup>
<u>Principal non-residential uses, minimum:</u> 40,000 sq. ft.		<u>Principal non-residential uses, minimum:</u> 40,000 sq. ft.	
<u>Principal non-residential uses, maximum:</u> N/A		<u>Principal non-residential uses, maximum:</u> N/A	
<u>Block length/width, maximum:</u> 700 feet		<u>Block length/width, maximum:</u> 700 feet	

<sup>9</sup> TDRs: Transferable Development Rights; see Part 19 of this Ordinance

<sup>10</sup> Minimum floor area, per each du in an apartment: 650 sq.ft.

# ZONING

## VILLAGE RESIDENTIAL SUBDISTRICT (continued)

<b>BLOCK and LOT: LOT WIDTH, STREET LINE: MINIMUM</b>		<b>BLOCK and LOT: LOT WIDTH, BUILDING SETBACK LINE: MINIMUM</b>	
Single-family:	25 ft.	Single-family:	75 ft.
Two-family:	N/A	Two-family:	45 ft./du
Townhouses:	N/A	Townhouses:	N/A
Apartment Building:	N/A	Apartment Building:	N/A
<b>BLOCK and LOT: LOT DEPTH, MINIMUM</b>			
Single-family, Two-family:	100 ft.		
Townhouses:	N/A		
Apartment Building:	N/A		
<b>BUILDING SIZE AND LOCATION</b>			
Residential building size and location controlled by: This table (e.g., building size, location, height, impervious cover limits) Section 604 (Use Standards): e.g., uses specifically allowed within VCOM Section 605 (Building. Dimension Standards) e.g., mix of residential/non-residential uses Other applicable ordinance parameters.			
<b>BUILDING SETBACKS: FRONT</b>		<b>BUILDING SETBACKS: SIDE</b>	
All allowed uses minimum:	15 ft. <sup>11</sup>	<i>Deleted per Ordinance Amendment 1-2013, adopted March 26, 2013</i>	
All allowed uses, maximum:	25 ft.		

<sup>11</sup> Front yard setback is 25' for the garage with a door that faces the street; either setback is measured from the cartway

# ZONING

## VILLAGE RESIDENTIAL SUBDISTRICT (continued)

<b>BUILDING SETBACKS: REAR</b>	<b>BUILDING SETBACKS: OTHER</b>
<i>Deleted per Ordinance Amendment 1-2013, adopted March 26, 2013</i>	Townhouse, minimum setback from common parking: 20 ft.
	Townhouse, maximum setback from common parking: 40 ft.
	Townhouse, minimum unit width: 20 ft.
	Townhouse, maximum unity width: 30 ft.
	Townhouse, Apartment building, maximum length of structure: 50 ft.
<b>BUILDING HEIGHT</b>	
All allowed uses, maximum: 35 ft.	
<b>IMPERVIOUS COVER: Maximum per Individual Building Lot, except where noted<sup>12</sup></b>	
Single-family:	40%
Two-family, Townhouse, Apartment Building:	50%
<b>CIVIC SPACES</b>	
<p>When a land development plan is required for a change or expansion in use, said land development plan shall set aside a proportional amount of area for use as one or more of the types of Civic Spaces, as defined in Part 2, subject to the review of the West Nottingham Township Planning Commission and to the approval by the West Nottingham Township Board of Supervisors. The Township is not obligated to accept dedication of any Civic Spaces established pursuant to these provisions. With the agreement of the West Nottingham Board of Supervisors, the applicant for said land development plan approval may instead elect to contribute the applicable recreational fee-in-lieu-of that may be established at any time by the West Township Board of Supervisors pursuant to the 2006 Comprehensive Plan and Section 503(11) of the Pennsylvania Municipalities Planning Code.</p>	

<sup>12</sup> Maximum impervious coverages do not apply to building lots 15,000 square feet or smaller, as of the date of adoption of this ordinance. Maximization of impervious cover allowances may not always be achievable while meeting requirements for building setbacks, stormwater management, and other standards, criteria, and regulations herein.

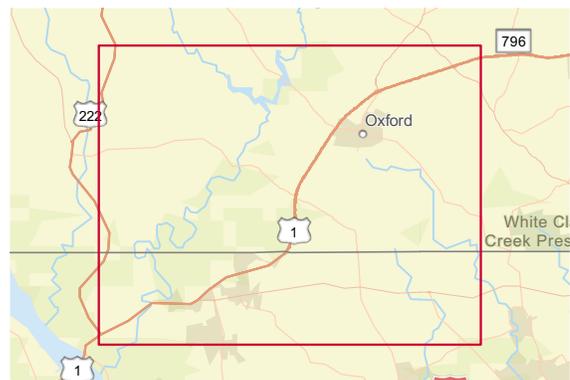
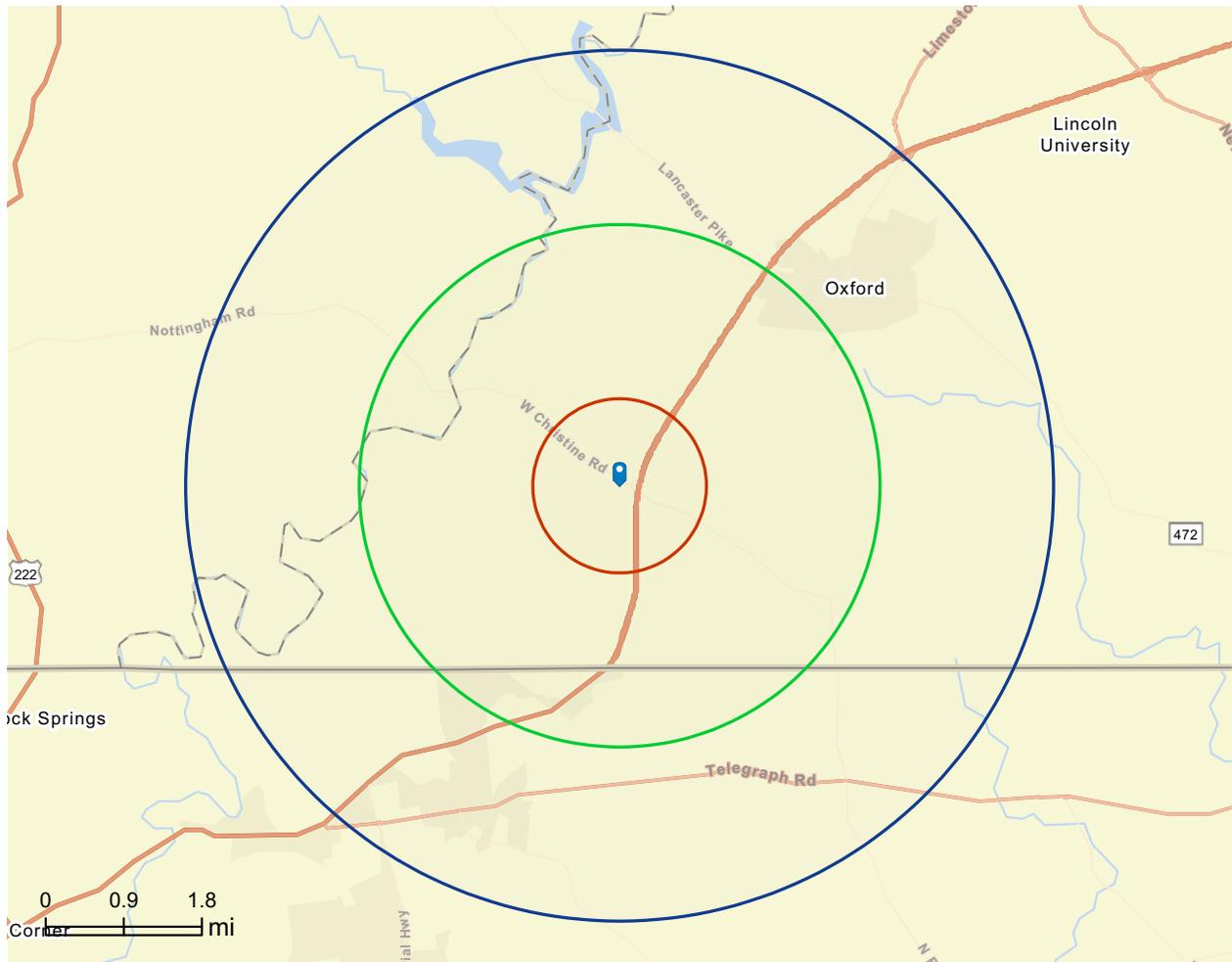
# DEMOGRAPHICS

## Site Map

475 West Christine Road, Nottingham, PA  
Nottingham, Pennsylvania  
Rings: 1, 3, 5 mile radii



Prepared by Esri  
Latitude: 39.75204  
Longitude: -76.02809



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## Executive Summary

475 West Christine Road, Nottingham, PA  
 Nottingham, Pennsylvania  
 Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	1,132	6,937	24,859
2020 Population	1,202	7,394	26,205
2025 Population	1,234	7,529	26,429
2030 Population	1,261	7,707	26,652
2010-2020 Annual Rate	0.60%	0.64%	0.53%
2020-2025 Annual Rate	0.50%	0.35%	0.16%
2025-2030 Annual Rate	0.43%	0.47%	0.17%

Age	1 mile	3 miles	5 miles
2025 Median Age	40.5	40.2	39.4
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	78.8%	80.3%	79.3%
Black Alone	2.4%	2.4%	3.2%
American Indian Alone	0.4%	0.4%	0.5%
Asian Alone	0.7%	0.6%	0.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	8.9%	7.8%	7.0%
Two or More Races	8.8%	8.6%	9.2%
Hispanic Origin	18.0%	16.1%	15.3%
Diversity Index	55.1	52.0	52.3

Households	1 mile	3 miles	5 miles
2010 Total Households	399	2,351	8,605
2020 Total Households	426	2,535	9,244
2025 Total Households	439	2,609	9,469
2030 Total Households	453	2,700	9,663
2010-2020 Annual Rate	0.66%	0.76%	0.72%
2020-2025 Annual Rate	0.57%	0.55%	0.46%
2025-2030 Annual Rate	0.63%	0.69%	0.41%
2025 Average Household Size	2.81	2.88	2.76
Wealth Index	115	119	109

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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# DEMOGRAPHICS

Executive Summary | 475 West Christine Road, Nottingham, PA | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Rent		23.7%	25.0%

Median Household Income			
2025 Median Household Income	\$107,170	\$108,016	\$99,768
2030 Median Household Income	\$121,235	\$121,792	\$111,876
2025-2030 Annual Rate	2.50%	2.43%	2.32%

Average Household Income			
2025 Average Household Income	\$126,149	\$129,648	\$122,164
2030 Average Household Income	\$142,157	\$145,989	\$138,161

Per Capita Income			
2025 Per Capita Income	\$44,225	\$45,120	\$43,526
2030 Per Capita Income	\$50,390	\$51,383	\$49,806
2025-2030 Annual Rate	2.64%	2.63%	2.73%

Income Equality			
2025 Gini Index	39.0	40.2	44.0

Socioeconomic Status			
2025 Socioeconomic Status Index	46.9	46.9	45.5

Housing Unit Summary			
Housing Affordability Index	95	94	90
2010 Total Housing Units	418	2,471	9,061
2010 Owner Occupied Hus (%)	84.7%	83.0%	73.3%
2010 Renter Occupied Hus (%)	15.3%	17.0%	26.7%
2010 Vacant Housing Units (%)	4.5%	4.9%	5.0%
2020 Housing Units	444	2,649	9,639
2020 Owner Occupied HUs (%)	82.6%	81.4%	71.9%
2020 Renter Occupied HUs (%)	17.4%	18.6%	28.1%
Vacant Housing Units	4.0%	3.8%	4.2%
2025 Housing Units	458	2,733	9,867
Owner Occupied Housing Units	83.1%	82.3%	73.7%
Renter Occupied Housing Units	16.9%	17.8%	26.3%
Vacant Housing Units	4.2%	4.5%	4.0%
2030 Total Housing Units	474	2,833	10,093
2030 Owner Occupied Housing Units	383	2,257	7,269
2030 Renter Occupied Housing Units	70	442	2,393
2030 Vacant Housing Units	21	133	430

 [Source:](#) Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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