

For Lease

717.293.4477



41 DOE RUN ROAD
MANHEIM, PA 17545

Jeff Kurtz, CCIM
717.293.4554 – direct line
jkurtz@high.net

Ruth M. Devenney, CCIM, SIOR
717.293.4552 – direct line
rdevenney@high.net

- Property Information Sheet
- Location Maps
- Aerial Photo/Tax Map
- Zoning Map
- Zoning Ordinance



► *Second Floor Office Space*



*41 Doe Run Road
Manheim, PA 17545*

Total Square Feet:
709 square feet

Lease Rate:
\$1,500/month gross, includes all expenses

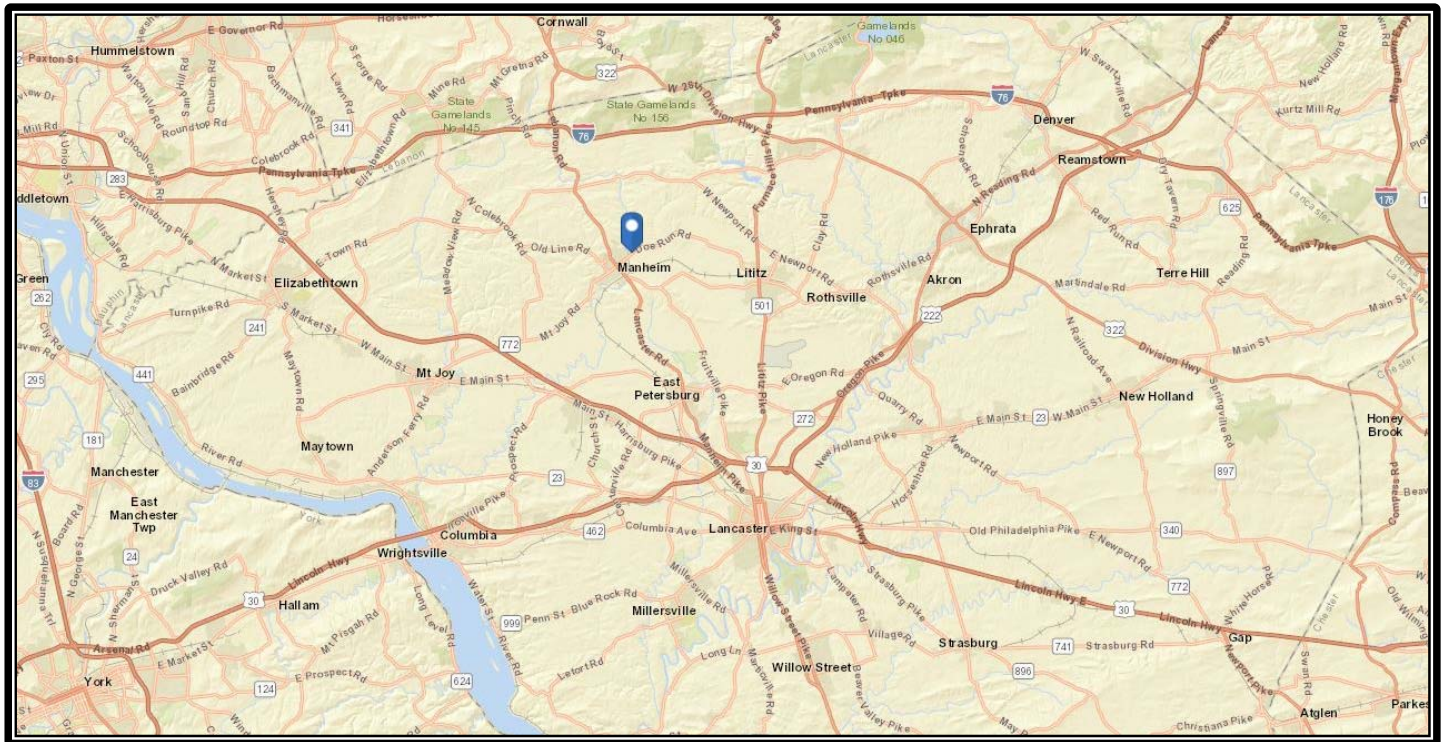
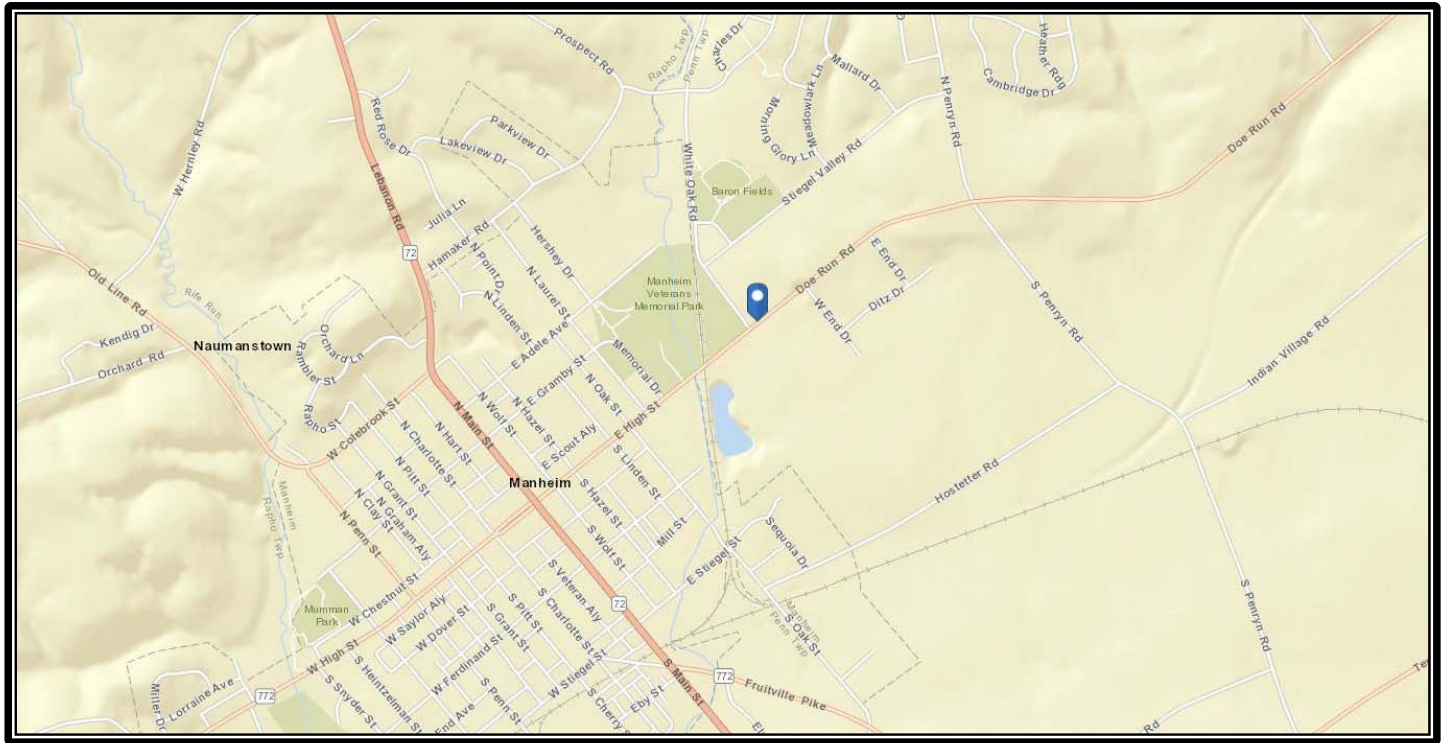
Description:
Suite consists of two offices, conference room and restroom.

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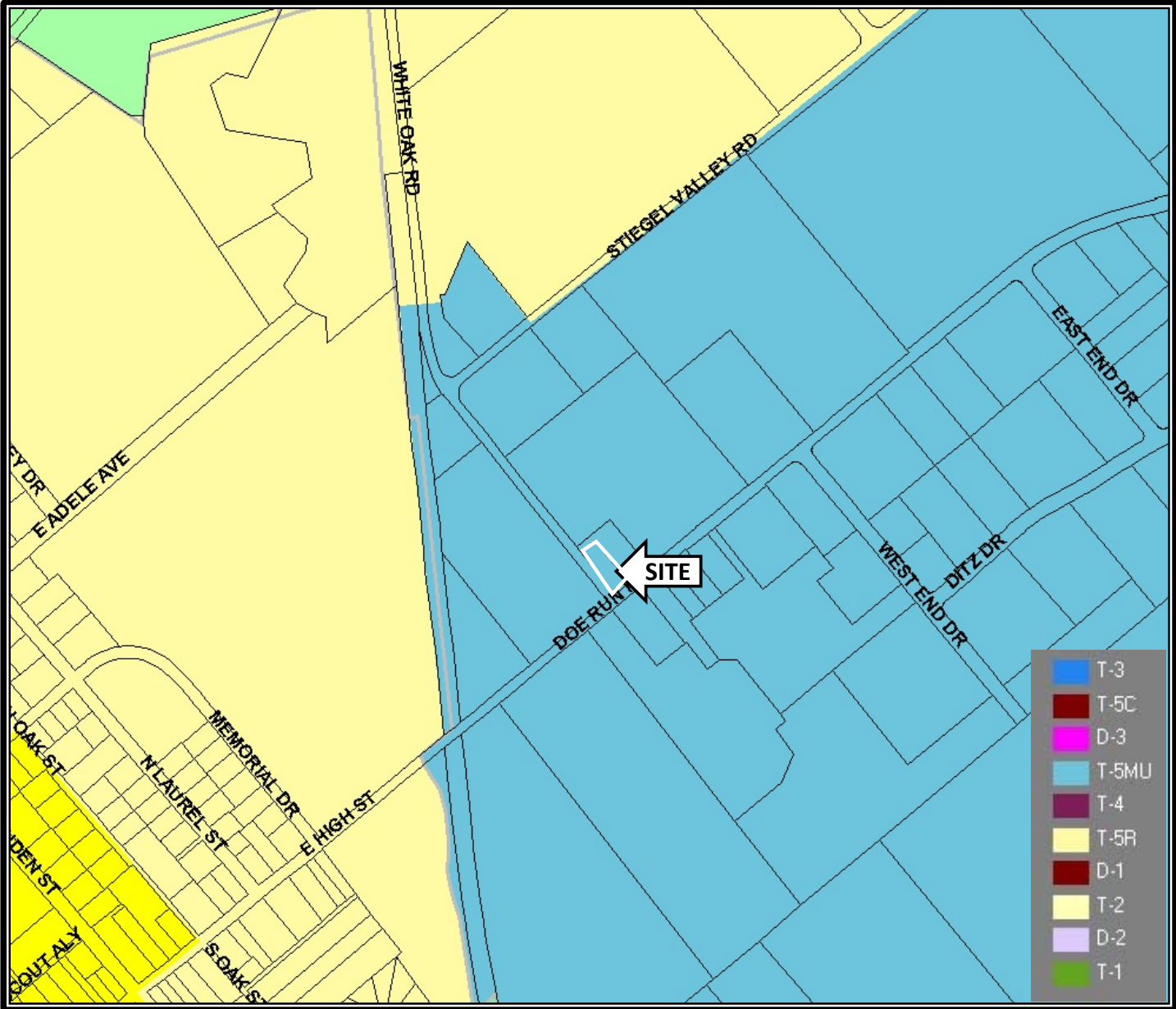
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Property Information

Total Square Feet Available	709 square feet
Water	Public
Sewer	Public
Tax Account #	500-56253-0-0000
Zoning	Mixed Use
Municipality	Penn Township
County	Lancaster County
Acres	0.27
Road Access	Doe Run Road







T-5 Mixed Use Zoning

Chapter 27. Zoning

Part 2. DISTRICT REGULATIONS

§ 27-208. T-5 Mixed Use TND (T-5MU) District.

[Ord. 2011-02, 5/9/2011, § 27-208; as amended by Ord. 2012-03, 4/9/2012, § 6; by Ord. 2012-05, 11/13/2012, §§ 8, 9; by Ord. 2014-03, 4/14/2014, § 10; by Ord. 2014-10, 12/22/2014, § 2; and by Ord. 2015-07, 11/23/2015, § 4]

1. Area and Bulk Regulations.

Use	Required Public Utilities ¹	Minimum Lot Area ² (square feet unless otherwise noted)	Minimum Lot Width ³ (feet)	Build-to Line	Minimum Side Yard Setback		Minimum Rear Yard Setback	Building Height (Maximum)	Lot Coverage ⁴ (Maximum)
					One	Total			
Ag and Forestry Uses	None	20 acres	150/60	50	50	100	50	150	10
SFD	W/S	7,000	70	12	5	12	20	35	25
SFSD	W/S	3,500 per unit	35 per unit	12	5	12	20	35	30
Town-houses/SF Attached	W/S	See § 27-817	20 end 18 interior	12	7	N/A	18	35	50
Live-Work Unit	W/S	1,500	18	12	5	N/A	18	45	55
TND				See § 27-463					50
Manor House	W/S	See	100	12	10	25	18	45	50
Multi-family	W/S	Part 8	100	12	10	25	18	45	50
Mixed Use Buildings/ Apts Above Commercial	W/S	2,500	25	12	15	30	30	45	50
Industrial Uses	W/S	32,000	125	15	20	40	40	45	50
Non-residential Uses	W/S	20,000	100	12	15	30	30	45	50

NOTES:

W = public water;

S = public sewer

- ¹ All uses relying upon on-lot sewer must comply with § 27-317 of this chapter.
 - ² Unless otherwise specified in Part 4.
 - ³ The lot width at the street line shall not be less than 70% of the minimum required lot width and in no case shall the lot width exceed the lot depth.
 - ⁴ See § 27-208.4 for complete regulations.
2. The subdivision of any tract held in single and separate ownership on or after November 26, 2001, into more than five lots, whether fee simple or condominium, shall meet the requirements of § 27-463, "Traditional Neighborhood Development," of this chapter.
3. Permitted Density.
[Amended by Ord. 2017-4, 10/10/2017]
 - A. Single-family dwellings, including single-family detached, semidetached, and single-family attached/townhouses shall be permitted on lots created under the former R-2 zoning classification, shall be permitted at a maximum density of four dwelling units/acre without the receipt of TDRs, except as may be required for lot coverage.
 - B. Manor houses and multifamily dwellings outside of a TND shall be permitted at a density of eight dwelling units/acre, or in accordance with the following:
 - (1) A density of less than six dwelling units/acre shall be permitted subject to receipt of one TDR for each dwelling unit less than the permitted number, calculated at six dwelling units/acre times tract acreage. For example, if on six acres, 36 dwelling units would be permitted and only 30 are proposed, six TDRs must be received. The purpose of this provision is to guarantee land preservation as a result of transferred development rights commensurate with the extent to which the reduction in density causes greater land consumption in the planned TND Districts, inconsistent with community development objectives.
 - (2) A maximum density of nine dwelling units/acre shall be permitted subject to the receipt of one TDR for each additional dwelling unit over eight dwelling units/acre.
 - C. A TND option shall be permitted, regardless of dwelling types, in accordance with the following:
 - (1) Minimum density of six dwelling units/acre provided that a density of less than six dwelling units/acre shall be permitted subject to receipt of one TDR for each dwelling unit less than the permitted number, calculated at six dwelling units/acre times acreage of the residential area. The residential area shall be determined in accordance with § 27-463.3.B(2)(a) and shall exclude any land to be used for nonresidential or mixed-use purposes, including live-work units and apartments of nonresidential space.
 - (2) Maximum density of eight dwelling units/acre provided that a density of greater than six dwelling units/acre shall be permitted subject to the receipt of one TDR for each additional dwelling unit over the permitted number or through approved density bonuses in accordance with § 27-463.7.
 - D. Nonresidential and mixed-use development, including live-work units, and apartments over nonresidential space shall be permitted without receipt of TDRs, except as may be required for lot coverage.
4. Lot Coverage.
 - A. The maximum lot coverage for uses other than agriculture and forestry may be increased up to 70% subject to the receipt of one TDR per 4,000 square feet of coverage or fraction thereof.

- B. In the context of a new subdivision or TND, permitted lot coverage may be calculated on the basis of net tract acreage, with permitted coverage allocated variably to individual lots. Notes shall be placed on recorded subdivision/land development plans indicating the available coverage on each lot.
5. Design Standards.
- A. All new development or redevelopment within the T-5 District shall meet the requirements of Part 8, "Form Based Code," regulations of this chapter, except that the development of five residential lots of less shall not be required to meet the requirements of §§ 27-808 to 27-813.
 - B. If a proposed development is of a type depicted in Appendix 27-A or Appendix 27-B, the applicant shall demonstrate consistency with the design concepts stated and illustrated in therein.
 - C. All mechanical equipment which is not enclosed within a building shall be fully and completely screened from view in a manner compatible with the architectural and landscaping style of the overall property.
 - D. All utility lines servicing the buildings shall be placed underground within the lot lines of the property on which the use is located.
 - E. All parking shall be located behind the plane of the primary facade. No parking shall be located between the primary facade and the right-of-way line.
6. Agricultural Buffer Requirement. No dwelling unit shall be located within 80 feet of any land within the T-2 District. In addition, no shrub nor tree shall be planted within 10 and 30 feet, respectively, of any land within the T-2 District.
7. Screening and Landscaping. See Penn Township Subdivision and Land Development Ordinance [Chapter 22].
8. (Reserved)
9. Building Coverage. The maximum building coverage of a commercially-used structure shall be as follows, except as may be increased subject to the receipt of one TDR per 4,000 square feet of building coverage or fraction thereof:
- A. One and one-half stories: 1,500 square feet.
 - B. Two stories or greater: 4,000 square feet.
10. Existing Commercial Structures and Uses. Notwithstanding anything to the contrary in this section, the expansion of existing commercially-used structures, or the expansion of existing commercial uses on the same lot, shall not be subject to the maximum building coverage requirements herein. These uses shall be subject to the maximum lot coverage requirements in this section.



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Lancaster, PA 17601

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1.800.638.4414

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Suite 201

Mechanicsburg, PA 17055
717.697.2422
FAX 717.697.0870
1.800.213.0094

525 Highlands Boulevard
Suite 107

Coatesville, PA 19320
610.380.8437
FAX 610.380.0583

11020 David Taylor Drive
Suite 130
Charlotte, NC 28262
704.688.0800
FAX 704.688.0801

6497 Parkland Drive
Suite E
Sarasota, FL 34243
941.756.5599
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