



15,000SF BUILDING ON 1.5 ACRES

**AVAILABLE
FOR SALE**



REPRESENTATIVE PHOTO

Contact:

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LOCATION: 20 Country Club Drive, Downingtown, PA 19335

PROPERTY HIGHLIGHTS:

- ◆ SALE PRICE: \$2,000,000.00
- ◆ 15,000 SF BUILDING w/Elevator
- ◆ CURRENTLY OPERATES AS A PHYSICAL THERAPY OFFICE
- ◆ 1.5 ACRES w/70 Parking Spots
- ◆ 2017 TAXES/\$23,448.00
- ◆ NEIGHBORS W/BRANDYWINE SHOPPING CENTER, DOWNINGTOWN COUNTRY CLUB & MANY MORE
- ◆ ZONED: OC3
- ◆ Permitted Principal Uses: Office, Bank, Daycare, Hotel, Government

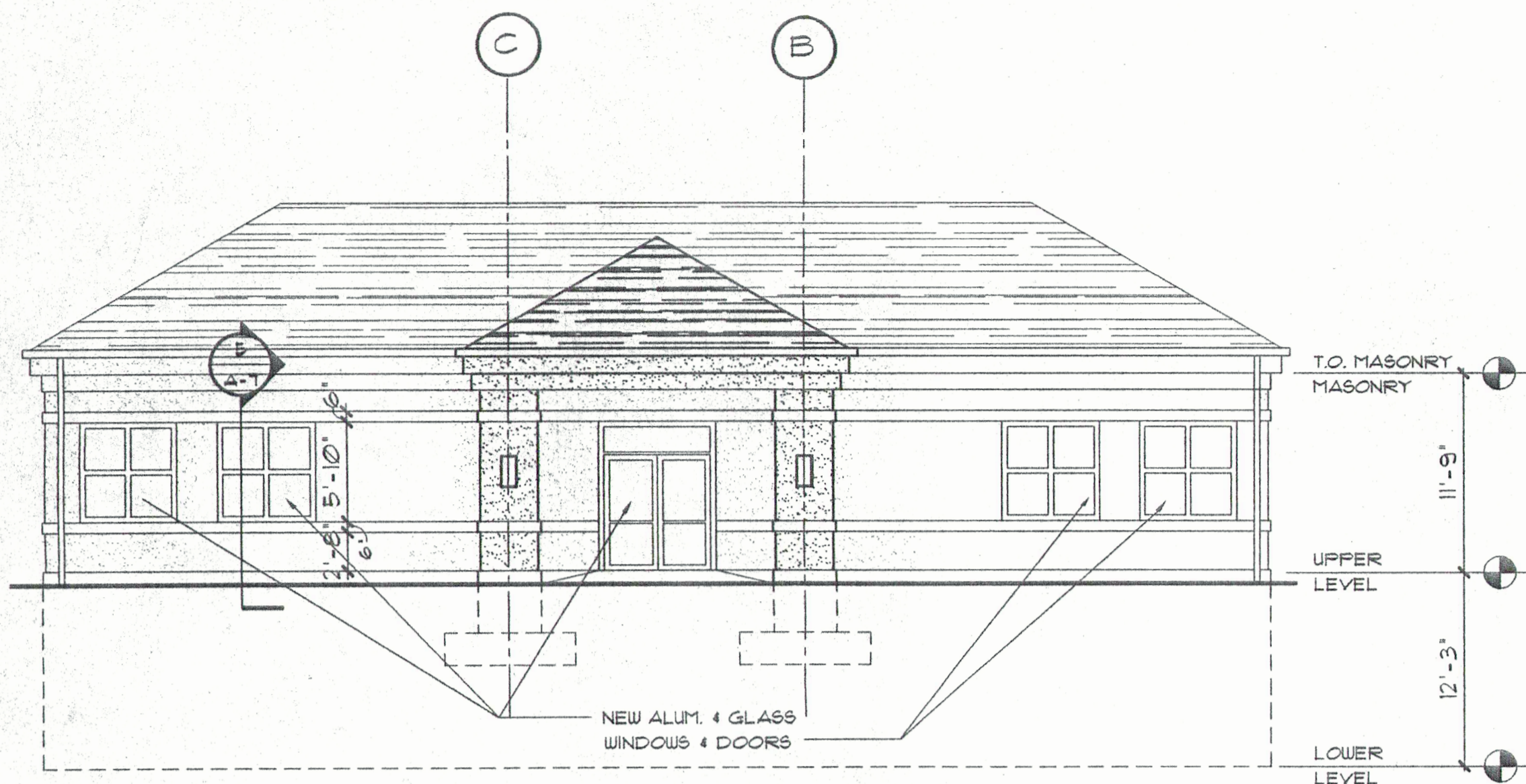
Contact:

CHRIS YANGELLO

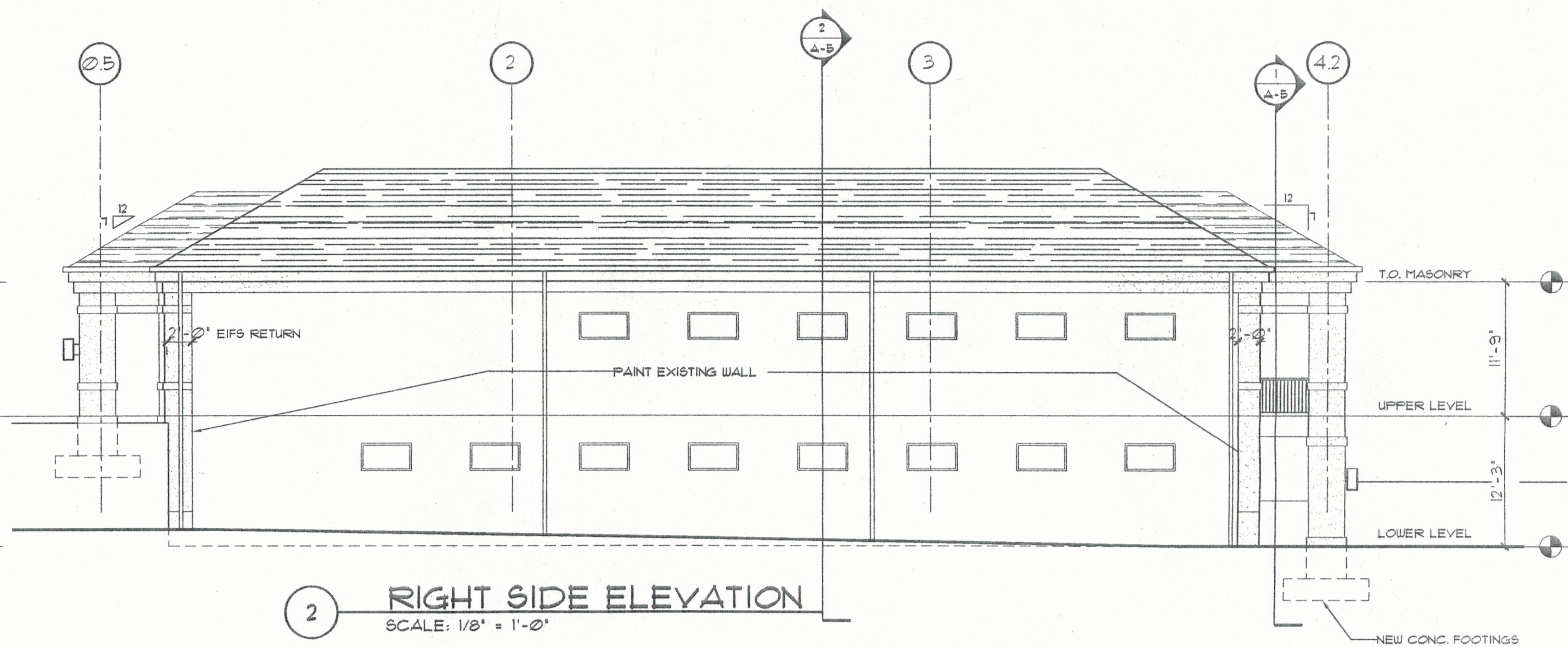
Cell: 610-716-4020

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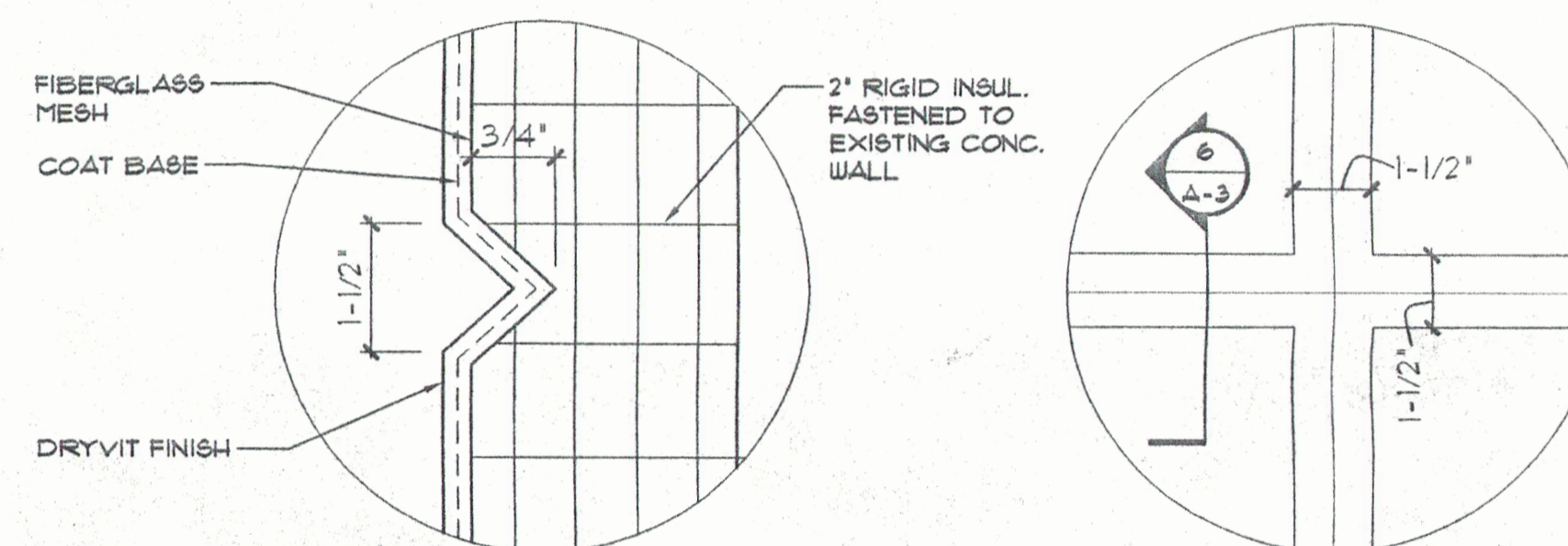
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.



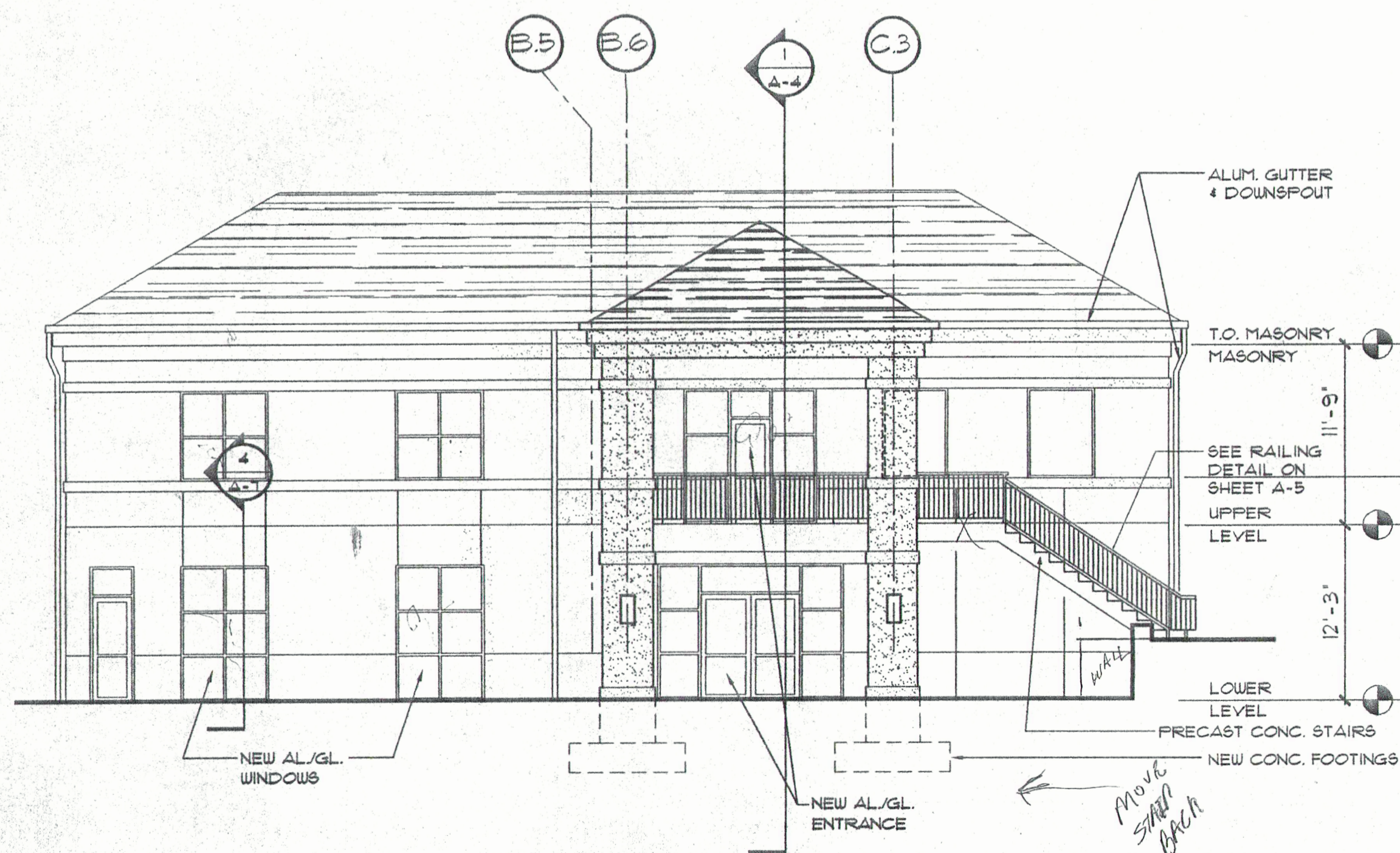
1 ROUTE 30 ELEVATION
SCALE: 1/8" = 1'-0"



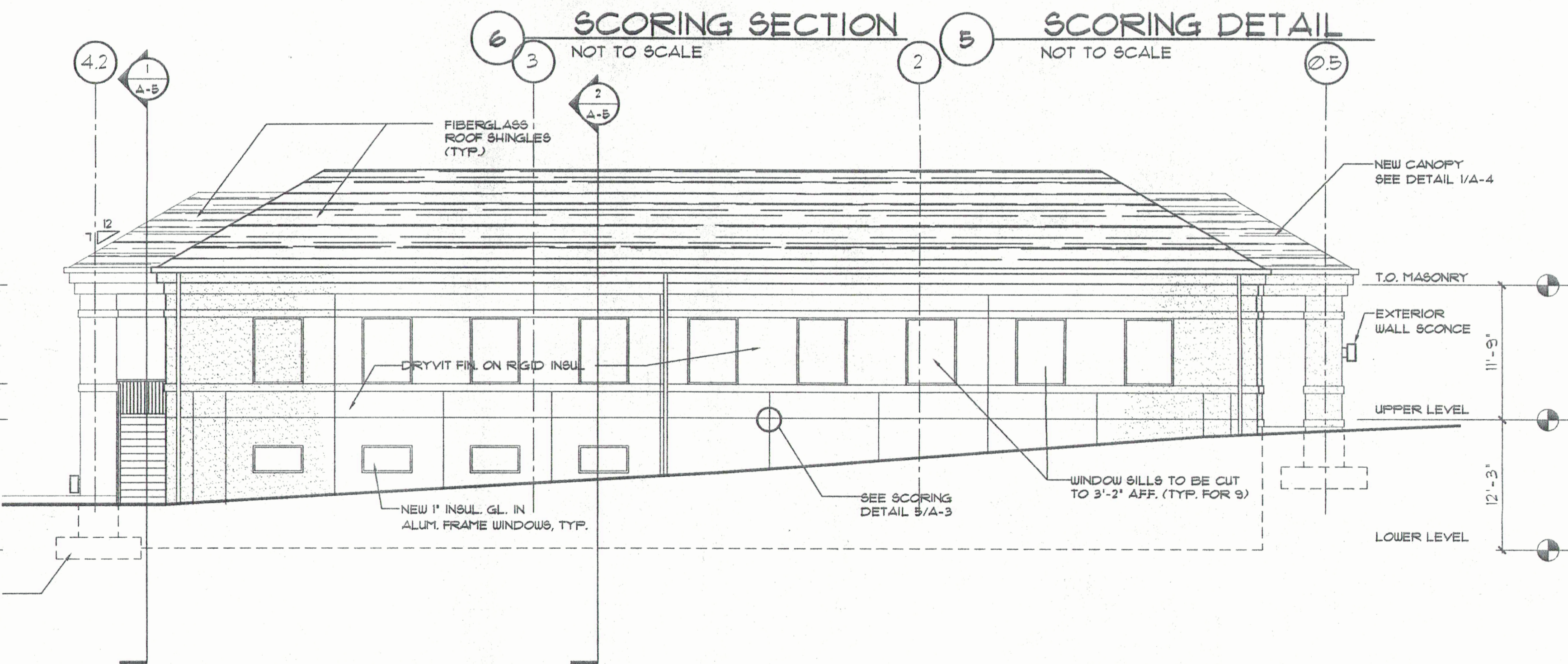
2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



6 SCORING SECTION NOT TO SCALE
5 SCORING DETAIL NOT TO SCALE



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"



4 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

nbl
associates
p.c. ARCHITECTS
NEIL B. LIEBMAN, AIA
25 County Club Drive, Suite 201
Downingtown, PA 19340
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J. Loew Associates, Inc.
CONSTRUCTION / DEVELOPMENT
55 County Club Drive - Suite 200 Downingtown, Pennsylvania 19335
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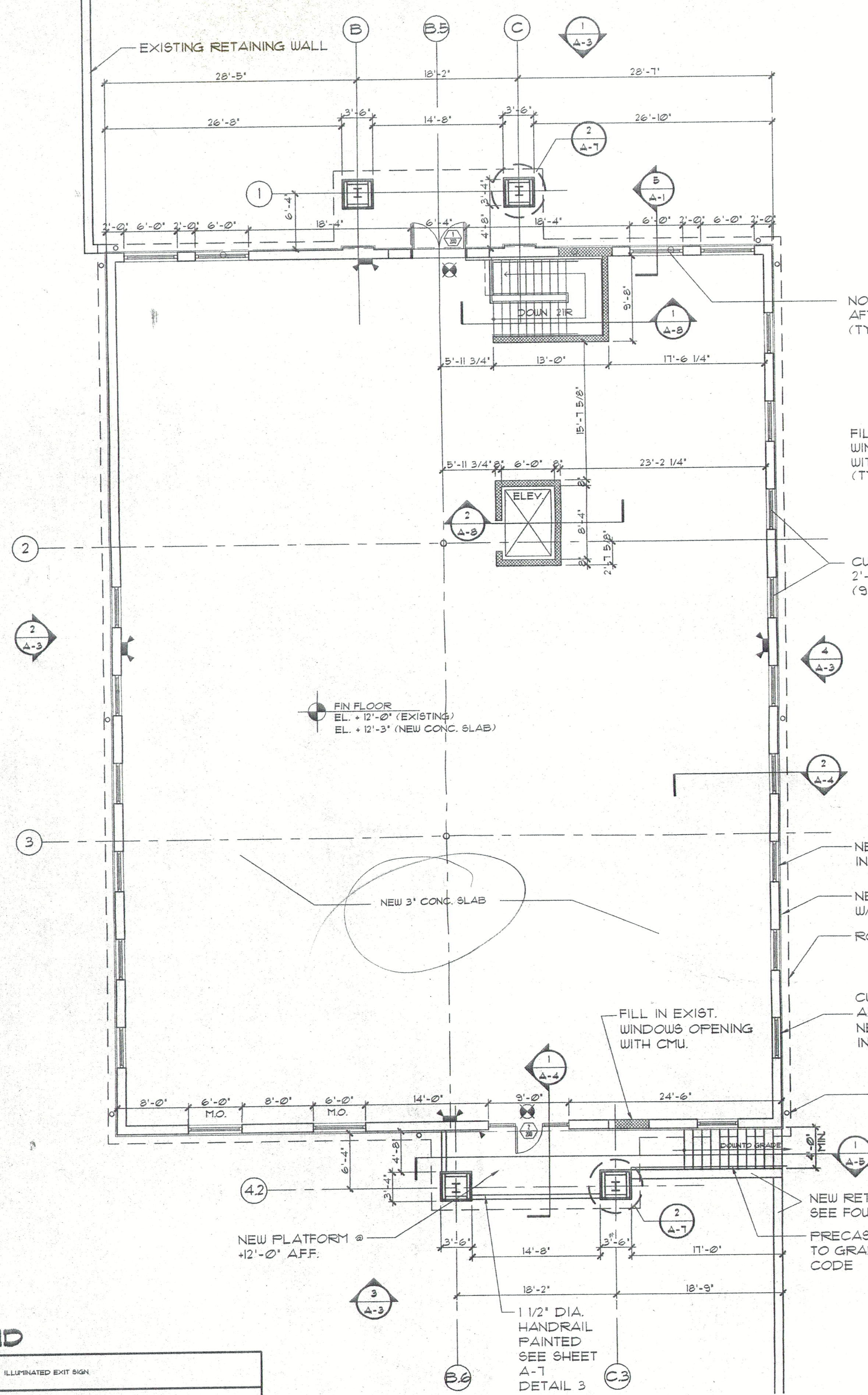
BRANDYWINE
FITNESS CENTER
DOWNTOWN, EAST CALN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

PROJECT NBL87038
DATE 2.20.98
SCALE AS NOTED
DRAWN JCA, GL, SMF
CAD FILE DT8C-A03.DWG

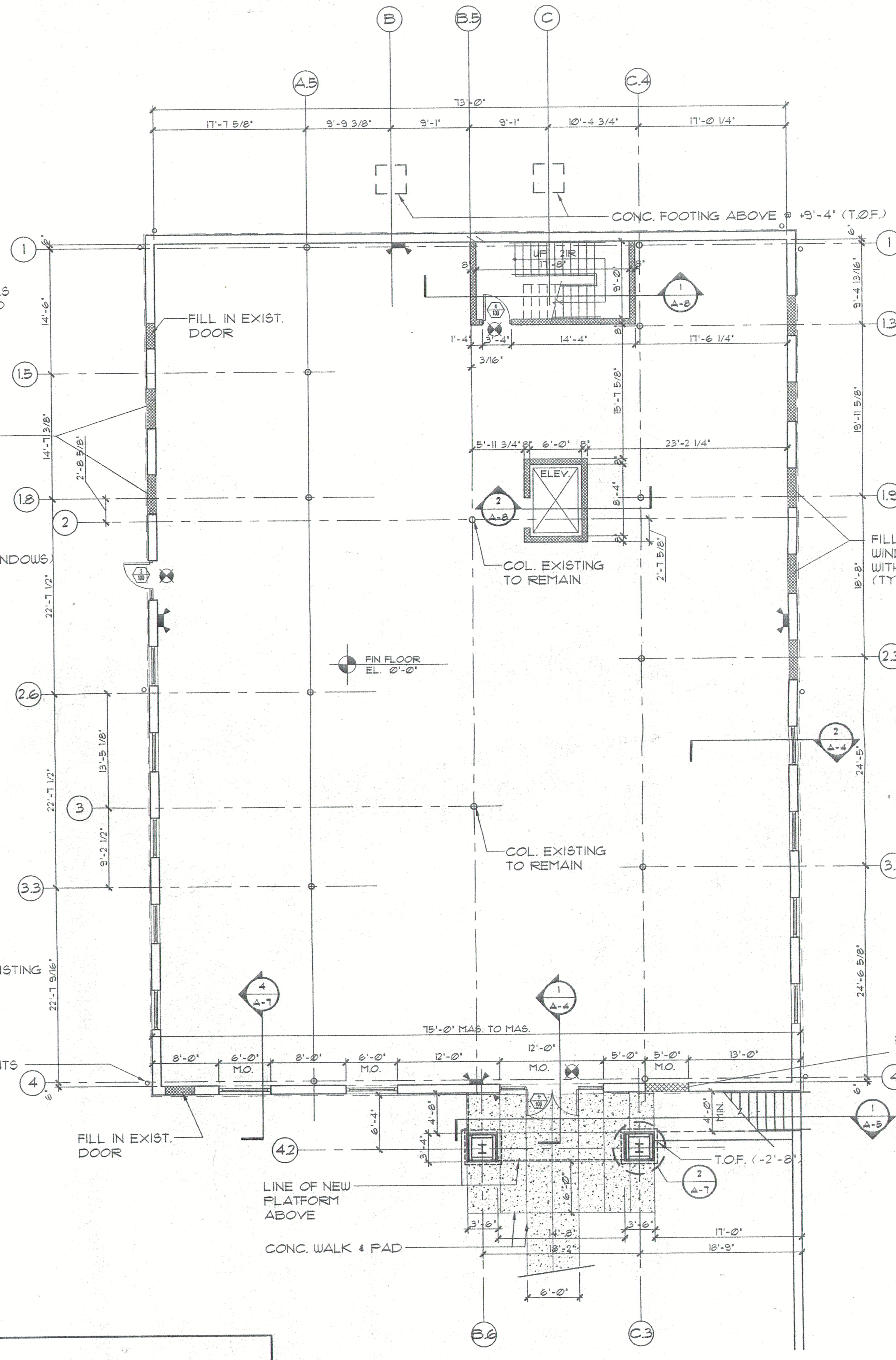
DRAWING NUMBER
A-3
DRAWING NAME
BUILDING
ELEVATION

APPROVED FOR CONSTRUCTION 9/23/97

PLOT DATE: 9.23.97



2 UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0"



1 LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"

LEGEND

	ILLUMINATED EXIT SIGN
	EMERGENCY LIGHTING (BATTERY OPERATED)
	WALL OR CEILING MTD. BATTERY PACK LIGHT FROM REMOTE UNIT
	NEW DOOR - REFER TO DOOR SCHEDULE
	FIRE EXTINGUISHER CABINET
	SPRINKLER HEAD

- GENERAL NOTES**
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
 - CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
 - NOTIFY ARCHITECT OF ANY DISCREPANCIES WITH EXISTING CONDITIONS OF DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.
 - ALL DIMENSIONS ARE FROM FACE OF STUD. OR FACE OF MASONRY, OR CENTER LINE OF COLUMN UNLESS NOTED OTHERWISE (UNO). ALL METAL STUD WALLS ARE 3-5/8" WIDE, 22 GA. UNLESS NOTED OTHERWISE.

nbl
associates
p.c. ARCHITECTS
NEIL B. LIEBMAN, AIA

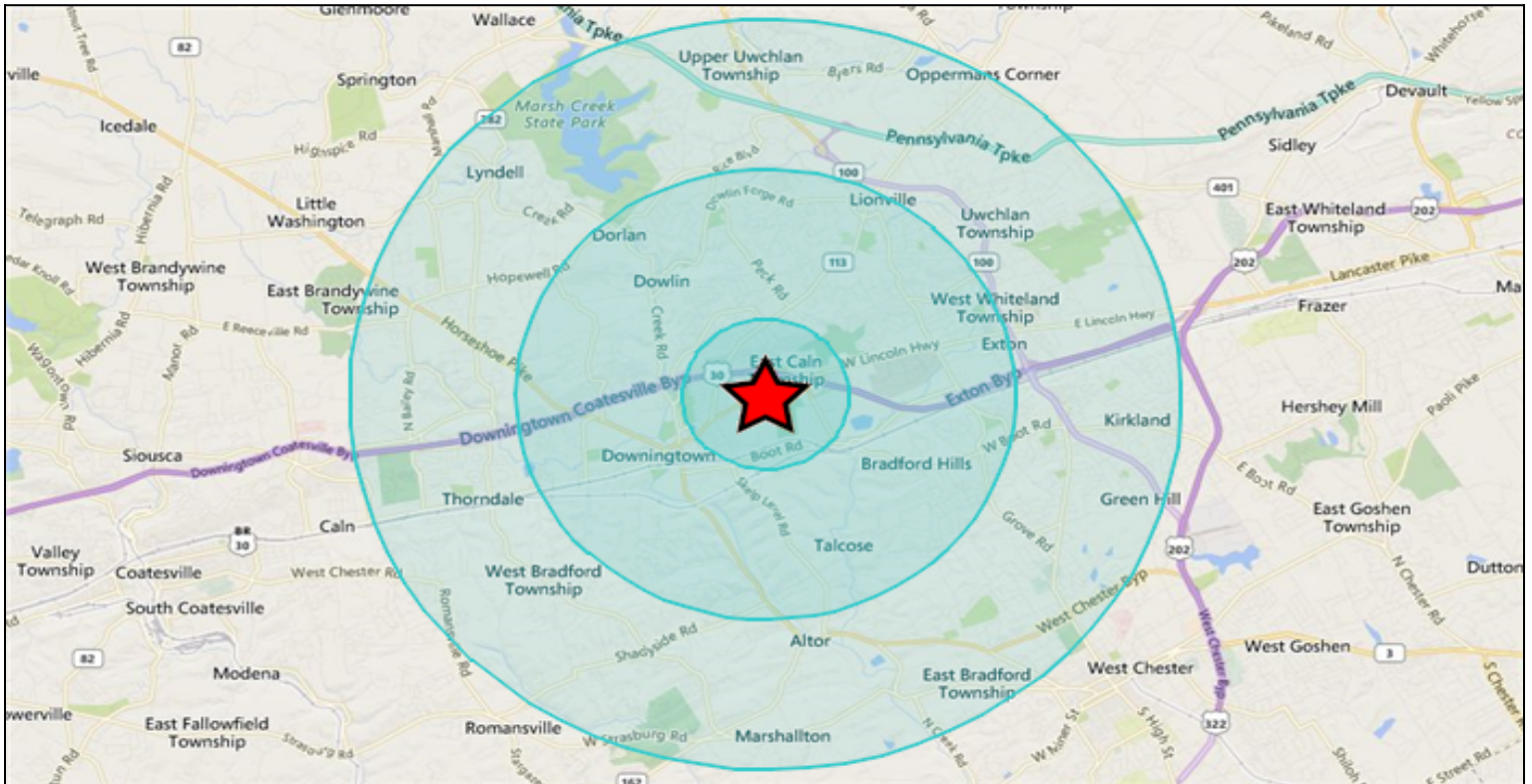
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BRANDYWINE
FITNESS CENTER
DOWNTOWN EAST CALN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

PROJECT	NBL97038
DATE	2.20.98
SCALE	AS NOTED
DRAWN	JCA, SMF
CAD FILE	DTSC-A01DWG
DRAWING NUMBER	A-1
DRAWING NAME	FLOOR PLAN

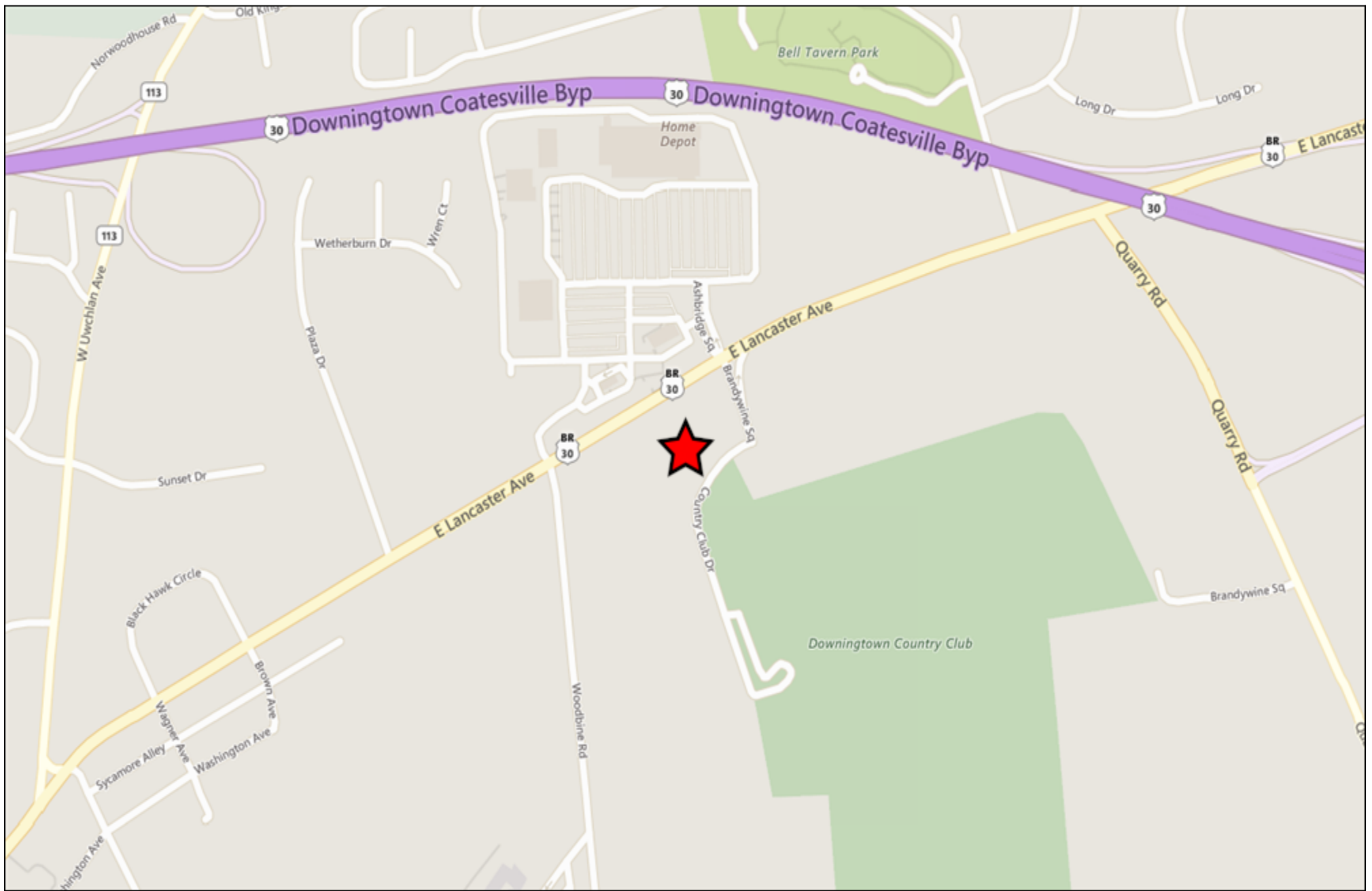
APPROVED FOR CONSTRUCTION 9/23/97

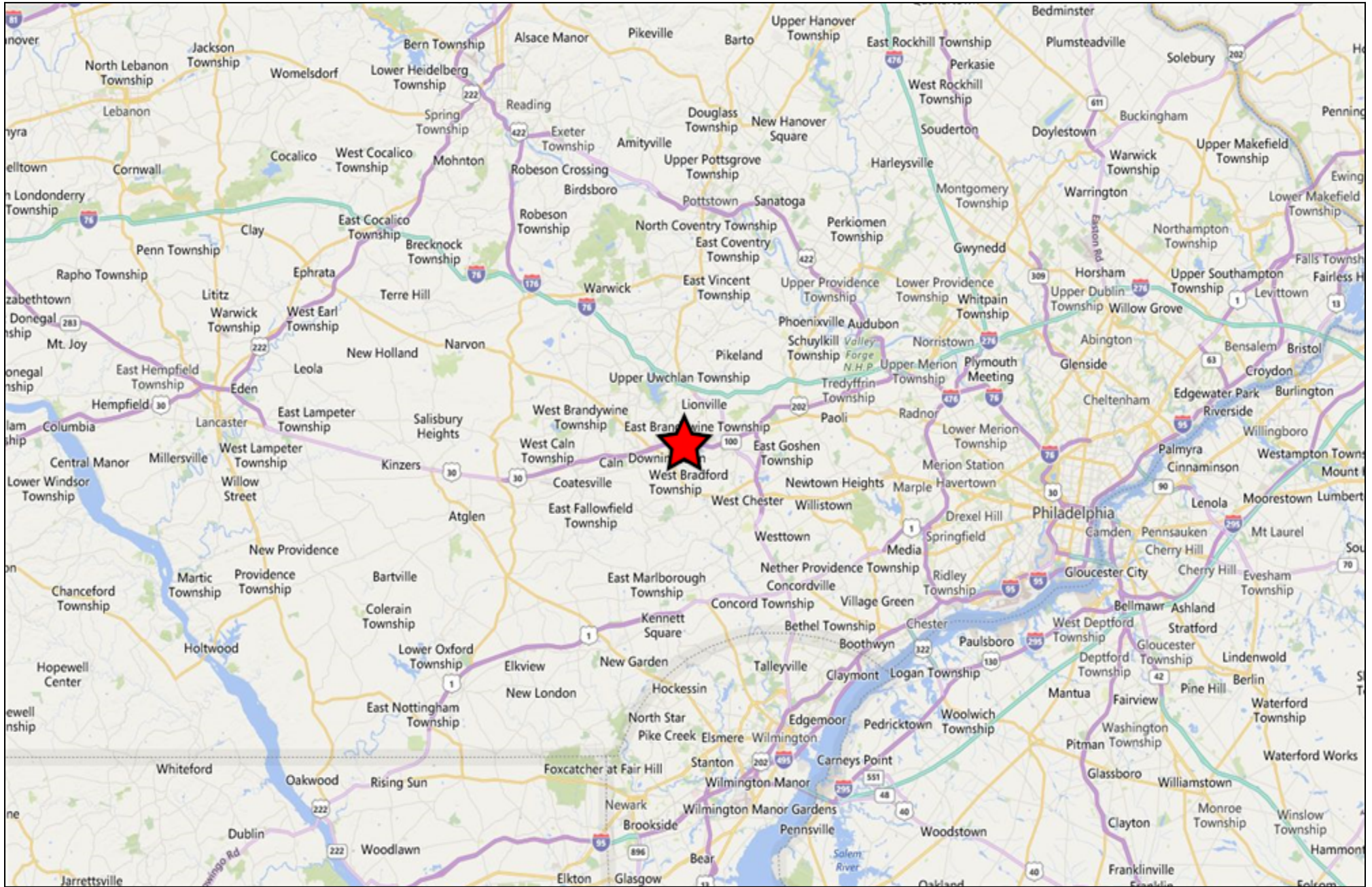
PLOT DATE: 9/18/97



Description	1 Mile	3 Mile	5 Mile
Area & Density :			
Area (Square Miles) :	4.933638	34.504295	79.420513
Density(Population Per Square Mile) :	1,949.5	1,291.3	1,161
Population By Year			
Population (1990) :	7,055	28,841	68,682
Population (2000) :	6,935	35,393	79,477
Population (2010) :	9,262	43,141	89,078
Population (Current) :	9,618	44,557	92,211
Population (5 Yr. Forecast) :	9,980	46,256	95,749
Percent Growth (Current Yr./Previous Yr.) :	3.69	3.28	3.48
Percent Forecast (5 Yr. Forecast/Current Yr.) :	3.77	3.8	3.84
Households By Year			
Households (1990) :	2,880	10,114	24,046
Households (2000) :	3,000	12,878	28,901
Households (2010) :	4,016	16,409	33,284
Households (Current) :	4,123	16,763	34,087
Households (5 Yr. Forecast) :	4,282	17,413	35,418
Percent Growth (Current Yr./Previous Yr.) :	2.57	2.21	2.4
Percent Forecast (5 Yr. Forecast/Current Yr.) :	3.86	3.86	3.91

Description	1 Mile	3 Mile	5 Mile
General Population Characteristics			
Male :	4,669	21,781	45,446
Female :	4,949	22,776	46,765
Density :	1,949.5	1,291.3	1,161
Urban :	9,618	44,047	89,811
Rural :		510	2,400
General Household Characteristics			
Households (Current) :	4,123	16,763	34,087
Families :	2,302	11,770	24,439
Average Size of Household :	2.32	2.67	2.73
Median Age of Householder :	50	51	51
Median Value Owner Occupied (\$) :	272,608.93	323,212.92	325,169.45
Median Rent (\$) :	1,048.97	1,189.82	1,135.56
Median Vehicles Per Household :	2	2	2
General Housing Characteristics			
Housing Units :	4,415	17,584	35,705
Owner Occupied Units :	2,296	12,354	26,354
Renter Occupied Units :	1,827	4,409	7,733
Vacant Units :	292	821	1,618
Population By Race			
White Alone :	7,075	37,004	78,018
Black Alone :	906	2,345	4,792
Asian Alone :	1,171	3,785	6,484
Native American and Alaska Native Alone :	13	65	119
Other Race Alone :	153	378	776
Two or More Races :	300	980	2,022
Population By Ethnicity			
Hispanic :	501	1,495	3,027
White Non-Hispanic :	6,795	36,112	76,157
General Income Characteristics			
Median Household Income (\$) :	86,981.16	116,182.46	116,148.91
Total Household Income (\$) :	458,700,607	2,339,677,475	4,762,990,509
Average Household Income (\$) :	111,254	139,574	139,730
Per Capita Income (\$) :	47,692	52,510	51,653
Consumer Expenditures			
Total Consumer Expenditures (\$) :	266,808	1,246,697	2,542,810
Total Retail Sales (\$) :	22,577	186,765	6,056,676
Employment By Place Of Business			
Total Employees :	4,398	20,377	42,800
Total Establishments :	139	729	2,320





§ 225-10. OC-3 Office, Commercial, Hotel/Motel Campus District. [Amended 12-21-1994 by Ord. No. 1994-1; 3-1-1995 by Ord. No. 1995-2; 3-20-1996 by Ord. No. 1996-1; 11-5-1997 by Ord. No. 1997-5; 4-7-1999 by Ord. No. 1999-1]

- A. Specific intent. The intent of this district is to provide suitable location for businesses that rely on a regional market area and need vehicular access to the interchange of Rt. 30. The large minimum lot size encourages large uses or an integration of smaller uses.
- B. Use regulations. A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:
- (1) Permitted principal uses.
 - (a) Business and/or professional offices.
 - (b) Banks, savings and loan, credit unions and/or commercial loan offices.
 - (c) Hotel and motel. (See § 225-14H.)
 - (d) Governmental offices.
 - (e) Day care center. (See § 225-14D.)
 - (f) Open space recreation. (See § 225-22.)
 - (g) Bus shelters. (See § 225-14Q.)
 - (h) Nontower wireless communications facility. (See § 225-14U.) **[Added 7-20-2016 by Ord. No. 2016-03]**
 - (2) Permitted accessory uses.
 - (a) Accessory use on the same lot with and customarily incidental to any of the foregoing permitted principal and conditional uses.
 - (b) Parking. (See § 225-19.)
 - (c) Signs. (See § 225-26.)
 - (3) Conditional uses. [Subject to the provisions of §§ 225-10C and 225-35.]
 - (a) Corporate campus development, subject to the provisions of § 225-10E.

- (b) Major retail development, subject to the provisions of § 225-10F.
 - (c) Retail and personal service shops and restaurants or other place serving food and beverage when located in, and not exceeding more than 33% of the total floor area of, an office or hotel building.
 - (d) Children's day care center when located in and not exceeding more than 25% of the total floor area of an office building. (See § 225-14D.)
 - (e) Church. (See § 225-14K.)
 - (f) School. (See § 225-14J.)
 - (g) Public utility. (See § 225-14I.)
 - (h) Hospital and medical clinic.
 - (i) Any other use determined to be of the same general character as the uses permitted in this section.
 - (j) Tower-based wireless communications facility. (See § 225-14U.) **[Added 7-20-2016 by Ord. No. 2016-03]**
- C. Height, area and bulk regulations. The following regulations shall be observed for all uses permitted except corporate campus development and major retail development:
- (1) Maximum height.
 - (a) For any structure: 35 feet, but not exceeding three stories.
 - (b) Accessory structures shall not exceed one story.
 - (2) Minimum lot area and width.
 - (a) A minimum lot area of 87,120 square feet shall be provided.
 - (b) For lots less than 130,680 square feet in area, a lot width at the building and street line of not less than 200 feet shall be provided.
 - (c) For lots of 130,680 square feet in area and larger, a lot width at the building line and street line of not less than 350 feet shall be provided.
 - (3) Yard regulations.

- (a) Front yard. There shall be a front yard on each lot, the depth of which shall be not less than 100 feet.
 - (b) Side yards. On each lot there shall be two side yards, each having a width of not less than 50 feet.
 - (c) Rear yard. On each lot there shall be a rear yard, the depth of which shall be not less than 50 feet.
 - (d) Building separation. No structural wall of a building may be located within 30 feet of structural wall of another building on the same lot. Buildings on the same lot may be connected by enclosed walkways.
- (4) Lot coverage.
- (a) The maximum total impervious coverage shall be 45% of the total adjusted square footage of the lot.
- D. Standards. The following regulations shall be observed in this district:
- (1) Off-street parking regulations of § 225-19.
 - (2) Design regulations of § 225-17.
 - (3) All uses other than open space recreation shall be conducted within a building.
 - (4) No residential use shall be permitted.
 - (5) The use and storage of shopping carts shall comply with § 225-14O.
- E. Corporate campus development regulations. The following standards and criteria shall govern the design and review procedures for corporate campus development (CCD) for which conditional use approval is sought in accordance with § 225-10B(3)(a) and § 225-35. Other standards and criteria within this chapter shall not be applicable to CCD.
- (1) General regulations. The following requirements shall apply to any CCD proposed for development pursuant to this chapter:
 - (a) Ownership. The tract of land to be developed shall be in one ownership, or shall be subject of an application filed jointly by the owners of the entire tract, and shall be under unified control. If ownership of the entire tract is held by more than one person or entity, the application

shall identify and be filed on behalf of all the said owners. Approval of the plan shall be conditioned upon agreement by the applicant or applicants that the tract shall be developed under a single management entity with the power and obligation pursuant to recorded covenants in a form acceptable to the Township Solicitor to comply with any conditions to approval of the development and in accordance with the approved plan. If ownership of all or any portion of the tract changes following approval of the plan, no site preparation or construction by such new owner or owners shall be permitted unless and until such owner or owners shall review the terms and obligation of the approved plan and agree in writing to be bound thereby with respect to development of the tract.

- (b) Sewer and water facilities. The tract of land shall be served by water and sanitary sewer facilities deemed acceptable by the Board of Supervisors, upon recommendation of the Township Engineer. Such facilities shall be designed and constructed in compliance with the East Caln Township Subdivision and Land Development Ordinance [Chapter 185] and the regulations and standards of the supplier of the said services including any revisions thereto promulgated by the said supplier to conform to the requirements of the development. In the event of conflict, the regulations of the said supplier shall control.
- (c) Development plan. The CCD shall be the subject of an application for conditional use approval which shall be accompanied by a plan or plans showing the size and location of all proposed structure(s) and/or use(s), location of the required landscaped areas, all proposed facilities including access driveways and parking areas and any other nondevelopmental uses of the tract. The plan shall cover the entire tract regardless of any intended phasing of development.
- (d) Development agreement. The development of a tract carried out in either a single phase or in stages shall be executed in accordance with a development agreement. The owner, developer and Township shall enter into said agreement embodying all details regarding compliance with this chapter to assure the binding nature thereof on the overall tract and its development, which agreement shall be recorded with the final development plan.

- (e) Stormwater management plan. The control of erosion and sediment during construction, and the ongoing management of stormwater on the tract, shall be accomplished in accordance with the East Caln Township Subdivision and Land Development Ordinance [Chapter 185] provided that the proposed plan for the control of erosion and sedimentation may be submitted as a component of the final land development plan for the associated phase or stage of construction.
 - (f) Covenant and restrictions. The language, terms and conditions of any proposed covenants or restrictions proposed by the developer in order to protect the public interest shall be subject to the approval of the Board of Supervisors on the review and recommendation by the Township Solicitor.
- (2) Permitted principal uses. The following principal uses may be included in an approved CCD:
- (a) Offices (business and professional).
 - (b) Banks and similar financial institutions including drive-through window service.
 - (c) Restaurants and other places serving food and beverage but not including drive-through window service.
 - (d) Hotel/motel. (See § 225-14H.)
 - (e) Personal service shops.
 - (f) Day care center. (See § 225-14D.)
 - (g) Research, testing or experimental facility for scientific or engineering purposes provided that production facilities shall not be permitted.
 - (h) Bus shelter. (See § 225-14Q.)
 - (i) Uses of a similar nature to those listed in Subsection E(2)(a) through (h) above, as determined by the Board of Supervisors.
 - (j) Uses customarily incidental to those listed in Subsection E(2)(a) through (i) above.

(3) Height, area and bulk regulations. The following area and bulk regulations shall govern development of a CCD for which conditional use approval is sought:

- (a) Minimum gross development tract size: 125 acres with a street frontage of 500 feet on a street and/or highway designated as an arterial street and highway in the East Caln Township comprehensive plan.
- (b) Maximum building height. For any structure: 70 feet, but no exceeding six stories. For each foot in height above 35 feet there shall be an additional three feet to the requirements for the depth of the front yard and an additional two feet for each side yard.
- (c) Maximum lot coverage: 55% of the adjusted square footage of the development plan tract.
- (d) Minimum landscaped area: 45% of the total tract area. This minimum area may include basins and all other pervious facilities necessary for stormwater management.
- (e) Minimum building setback.
 - [1] From the right-of-way lines of public streets: 100 feet.
 - [2] From curb line of interior circulation streets: 70 feet.
 - [3] From an abutting property not a part of the development plan tract, the use or zoning of which is residential or institutional: 100 feet.
 - [4] From an abutting property not a part of the development plan tract, the use or zoning of commercial or industrial: 70 feet.
- (f) Minimum setbacks for parking lots and interior circulation streets.
 - [1] Parking lots shall be located not less than 30 feet from the right-of-way line of public streets.
 - [2] Parking lots and interior circulation streets shall be located not less than 25 feet from an abutting property not a part of the development plan tract.

- (g) Minimum distance between buildings or building groups. (All structures connected by common roof lines shall be considered one building.)

[1] No structural wall of a building may be located within 30 feet of structural wall of another building. Buildings may be connected by enclosed walkways.

- (4) Parking and traffic circulation regulations. The following parking and circulation requirements shall be applicable to any CCD for which conditional use approval is sought:

- (a) For purposes of traffic channelization, definition of parking areas, reduction of visual monotony and the provision of amenities, an area equivalent, at minimum, to 10% of the private internal surface parking areas and circulation lanes shall be devoted to interior parking lot landscaping which landscaping shall be included in the minimum specified in § 225-10E(3)(d). The locations of the landscaping areas shall, in general, be dispersed to the degree necessary to fulfill the above objectives.

- (b) All access from a parking area shall be designed so that motor vehicles leaving the parking areas will enter a road or interior circulation street traveling in a forward direction.

- (c) The minimum number of parking spaces to be provided shall comply with the requirements of § 225-19B.

- (d) Vehicular access to a parking area shall not be directly from an abutting public street.

- (e) Parking areas for each building shall be designed to be clearly identifiable and visually separate from another building's parking area, and shall have a clear relationship to over traffic flow patterns of the tract, yet shall be situated and designed so as to optimize the potential for dual use to serve the occasional and exceptional parking needs of other buildings.

- (f) Should any buildings be added to the CCD at any time after initial development is completed, adjustments to the parking area shall be made to comply with the requirements of this section.

- (g) A reduction of up to 25% of the parking space requirements may be permitted, provided that sufficient

land is reserved and properly identified as such to meet the full requirements of this chapter. The space reserved may not be included in the calculations for compliance with § 225-10E(3)(d).

(h) Parking space dimensions and design requirements.

[1] The minimum dimension for a parking space is:

[a] Standard car: 20 feet by 10 feet.

[b] Compact car: 16 1/2 feet by eight feet.

[2] Up to 1/5 of the required number of parking spaces in any parking lot may be compact car spaces. All such spaces shall be clearly marked.

[3] Parking spaces may consist of enclosed areas such as basements, attached or detached garages or open space parking areas, including deck and roof parking areas.

[4] Parking for the physically disabled shall be provided convenient to all principal building entrances and such parking spaces shall be 20 feet by 12 feet.

[5] Adequate ingress and egress to the parking and to parking bays by means of clearly defined drives and circulation and maneuver lanes shall be provided for all vehicles.

[6] Parking lots shall be graded to provide for drainage. Inlets and storm sewers shall be provided to discharge stormwater in accordance with a plan to be approved by the Township.

[7] A program of parking area maintenance, including regular sweeping operations, shall be conducted by the tract management under terms described in the pertinent lease(s) or other instrument and provided to the Board of Supervisors.

(5) Design standards.

(a) Landscaping. A landscaping plan in accordance with § 225-17A is required for any CCD.

(b) Architecture.

- [1] Architectural components of the CCD shall be distinctive yet harmonious.
- [2] When requested by the Board, rendered architectural elevation and perspective drawings, providing a clear perspective of the relationship of the proposed development to the site and its visual impact on adjacent properties, shall be submitted as part of the conditional use application.
- (c) Signs. Signage shall be in accordance with § 225-26 of this chapter.
- (d) Outdoor display and storage. All uses, except parking lots, shall be completely enclosed with a building.
- (e) Lighting. Any CCD shall be provided with exterior lighting in accordance with § 225-17E.
- (f) Fire lane easements.
 - [1] Any use located more than 600 feet from a street shall provide a duly dedicated fire lane easement to within 150 feet of said use.
 - [2] Fire lane easements shall extend from existing and improved public streets and shall have a minimum unobstructed right-of-way width of 30 feet within which there shall be constructed an all weather paved and well drained cartway not less than 20 feet wide.
 - [3] Fire lane easements which curve from or change directions shall have a minimum radius of 55 feet and those containing reverse curves shall have a minimum centerline tangent length of 50 feet between curves.
 - [4] Dead end fire lane easements shall not exceed 400 feet in length and shall be terminated with an unobstructed vehicular turnaround or cul-de-sac with a minimum surface radius of 35 feet.
- (6) Review criteria. When reviewing a conditional use application for a CCD the following shall be included in the consideration:
 - (a) Appropriate mix of uses. Plans for only one of the uses permitted should be discouraged.

- (b) Coordination of vehicle and pedestrian traffic between the proposed uses.
 - (c) Protection of the character and the social stability of the surrounding neighborhood.
 - (d) Proper development of the required open space.
 - (e) Preservation and protection of natural resources and environmentally sensitive lands.
 - (f) Capacity of existing infrastructure to provide necessary services.
- F. Major retail development regulations. The following standards and criteria shall govern the design and review procedures for major retail development (MRD) for which conditional use approval is sought in accordance with § 225-10B(3). Other standards and criteria within this chapter shall not be applicable to MRD unless herein provided. In the event of a conflict between these standards and criteria and those contained in the East Caln Township Subdivision and Land Development Ordinance [Chapter 185], these standards and criteria shall control.
- (1) General regulations. The following requirements shall apply to any MRD proposed for development pursuant to this chapter:
 - (a) Ownership. The tract of land to be developed shall be in one ownership, or shall be the subject of one application filed jointly by the owners of the entire tract, and shall be under unified control. If ownership of the entire tract is held by more than one person entity, the application shall identify, be signed by and be filed on behalf of all the said owners. Approval of the application and accompanying plan shall be conditioned upon written agreement by the applicant or applicants that the tract shall be developed under a single management entity with the power and obligation pursuant to recorded covenants in a form acceptable to the Township Solicitor to comply with any conditions to approval of the application and in accordance with the approved plan. If ownership of all or any portion of the tract changes following approval of the application and plan, no site preparation or construction by such new owner or owners shall be permitted unless and until such owner or owners shall review the terms

and obligations of approval and agree in writing to be bound thereby with respect to development of the tract.

- (b) Sewer and water facilities. The tract of land shall be served by water and sanitary sewer facilities acceptable to the Board of Supervisors, upon the recommendation of the Township Engineer. Such facilities shall be designed and constructed in compliance with the East Caln Township Subdivision and Land Development Ordinance [Chapter 185] and the regulations and standards of the supplier of the said services including any revisions thereto promulgated by the said supplier to conform to the requirements of the development.
- (c) Development plan. The MRD shall be the subject of an application for conditional use approval which shall be accompanied by a plan or plans ("development plans") showing the size and location of all proposed structure(s) and/or use(s), location of the required landscaped areas, all proposed facilities including access driveways and parking areas and any other nondevelopmental uses of the tract. The development plan shall cover the entire tract, regardless of any intended phasing of development. Accompanying the development plan shall be rendered architectural elevations and perspective drawings, providing a clear perspective of the relationship of the proposed development to the site and its visual impact on adjacent properties, and a written site concept design criteria document in which the applicant shall present proposals for:
 - [1] Adherence to the development plan including, but not necessarily limited to:
 - [a] Building alignment.
 - [b] Location of parking areas.
 - [c] Driveways and service areas.
 - [d] Arcades, canopies and special structures.
 - [e] Shared amenities.
 - [2] Design guidelines for buildings including, but not necessarily limited to:
 - [a] Exterior facing material.

- [b] Signage and graphics on buildings.
- [c] Roof lines and roofing material.
- [d] Special building features.
- [e] Location and screening of mechanical equipment.
- [3] Design guidelines for site improvements including, but not necessarily limited to:
 - [a] Open space system, including:
 - [i] Retail center pedestrian spaces.
 - [ii] Linkage of recreational and open space areas.
 - [b] Walkway and plaza pavement systems, including:
 - [i] Circulation concept.
 - [ii] Plaza pavements.
 - [c] Planting.
 - [i] Planting concept.
 - [ii] Landscaping of frontage.
 - [iii] Parking lots.
 - [iv] Access drives.
 - [v] Building related planting.
 - [vi] Detention basin planting.
 - [vii] Screening of loading areas, refuse storage and mechanical equipment.
 - [viii] Buffering.
 - [d] Signage.
 - [e] Site lighting.
 - [f] Site utilities.
 - [g] Internal traffic circulation.
- (d) Development agreement. The development of a tract carried out in either a single phase or in stages shall be executed in accordance with a development agreement. The owner, developer, Township and, where applicable,

lender, shall enter into said agreement embodying all details regarding compliance with this chapter to assure the binding nature thereof on the overall tract and its development, which agreement shall be recorded with and be a condition of approval of the final land development plan.

- (e) Stormwater management plan. The control of erosion and sediment during construction, and the ongoing management of stormwater on the tract, shall be accomplished in accordance with the East Caln Township Subdivision and Land Development Ordinance [Chapter 185]; provided that the proposed plan for the control of erosion and sedimentation may be submitted as a component of the final land development plan for the associated phase or stage of construction.
 - (f) Covenant and restrictions. The language, terms and conditions of any proposed covenants or restrictions proposed by the developer shall be subject to the approval of the Board of Supervisors upon recommendation of the Township Solicitor. Additional covenants and restrictions may be required by the Board of Supervisors.
- (2) Permitted principal uses. The following principal uses may be included in an approved MRD:
- (a) Retail stores.
 - (b) Banks and financial institutions.
 - (c) Administrative office building provided the total building area does not exceed 5% of the total building area of the tract.
 - (d) Restaurants without drive-through and/or curbside service.
 - (e) Theaters.
 - (f) Fire and/or emergency medical stations.
 - (g) Community centers.
 - (h) Outdoor recreation.
 - (i) Bus shelter. (See § 225-14Q.)

- (j) Uses of a similar nature to those listed in Subsection F(2)(a) through (i) above, as determined by the Board of Supervisors.
 - (k) Uses customarily incidental to those listed in Subsection F(2)(a) through (j) above.
- (3) Height, area and bulk regulations. The following are and bulk regulations shall govern development of a MRD for which conditional use approval is sought:
- (a) Minimum gross development tract size: 125 acres with a street frontage of 500 feet on East Lancaster Avenue (Business Rt. 30). A minimum of 60% of the gross development tract size shall be dedicated and deed restricted to active recreation or open space either privately owned and operated or dedicated to the Township.
 - (b) Maximum building height. For any structure: 50 feet. For each foot in height above 35 feet there shall be an additional three feet added to the requirements of any perimeter setback requirement.
 - (c) Maximum impervious lot coverage: 35% of the gross development tract.
 - (d) Minimum landscaped area. Of the area not set aside for open space or active recreation, a minimum of 10%. The minimum area may include basins and all other pervious facilities necessary for stormwater management to the extent that same is approved as part of the development plan.
 - (e) Minimum building setback.
 - [1] From the right-of-way lines of public streets: 100 feet for a building with a footprint of more than 10,000 square feet and 40 feet for a building with a footprint of 10,000 square feet or less.
 - [2] From curb line of interior circulation streets: six feet.
 - [3] From an abutting property not a part of the development plan tract, the zoning of which is commercial or industrial: 70 feet.
 - (f) Minimum setbacks for parking lots and interior circulation streets.

[1] Paved areas shall be located:

[a] Not less than 40 feet from the right-of-way line of public streets.

[b] At the discretion of the Board of Supervisors, the setback may be reduced to not less than 10 feet to the right-of-way line provided the distance to the paved cartway is at least 40 feet.

[2] Parking lots and interior circulation streets shall be located not less than 25 feet from an abutting property not a part of the development plan tract.

(g) Minimum distance between buildings or building groups. (All structures connected by common roof lines shall be considered as one building.) No structural wall of a building may be located within 25 feet of a structural wall of another building.

(4) Parking and traffic circulation regulations. The following parking and circulation requirements shall be applicable to any MRD for which conditional use approval is sought:

(a) For purposes of traffic channelization, definition of parking areas, reduction of visual monotony and the provision of amenities, an area equivalent, at minimum, to 5% of the private internal surface parking areas and circulation lanes shall be devoted to interior parking lot landscaping which landscaping shall be included in the minimum specified in § 225-10F(3)(d) in general, be dispersed to the degree necessary to fulfill the above objectives.

(b) All egress from a parking area shall be designed so that motor vehicles leaving the parking areas will enter a road or interior circulation street traveling in a forward direction.

(c) The minimum number of parking spaces to be provided shall comply with the requirements of § 225-19C.

(d) Vehicular access to a parking area shall not be directly from an abutting public street.

(e) Parking areas shall be situated and designed so as to optimize the potential to serve the parking needs of more than one building.

- (f) Should any buildings be added to the MRD at any time after initial development is completed, adjustments to the parking area shall be made to comply with the requirements of this section.
 - (g) A reduction of up to 25% of the parking space requirement may be permitted, provided that sufficient land is reserved and properly identified as such to meet the full requirements of this chapter. The space reserved may not be included in the calculations for compliance with § 225-10F(3)(d).
 - (h) All service areas shall be isolated from main public circulation drives and screened from public view.
 - (i) Parking space dimensions and design requirements.
 - [1] The minimum dimension for a parking space shall be nine feet by 18 feet. However, where required for safety reasons, the Board of Supervisors may require spaces of 10 feet by 20 feet in designated areas of the parking lot. In all cases there shall be a driveway of at least 24 feet in width between parking rows.
 - [2] Parking spaces may be located in of enclosed areas such as basements, attached or detached garages or in open space parking areas, including deck and roof parking areas.
 - [3] Adequate ingress and egress to the parking area and parking spaces shall be provided by means of clearly defined drives, circulation and maneuver lanes.
 - [4] A program of parking area maintenance, including regular sweeping operations, shall be conducted by the tract management under terms described in the pertinent lease(s) or other instrument and provided to the Board of Supervisors.
- (5) Design standards.
- (a) Landscaping. Shall comply with the requirements of § 225-17A. Street furniture, lighting standards, signs and other accessory items installed as part of a MRD shall be included on the landscape plan and shall be of compatible materials, scale and design.

(b) Architecture. Architectural components of the MRD shall be distinctive yet harmonious with the character of the Township.

(c) Signs. Signage shall be in accordance with § 225-26 of this chapter, except as modified herein.

[1] Building mounted signs.

[a] One building mounted sign shall be permitted for each storefront and shall be located within a signage band located over the store entrance. At the discretion of the Board of Supervisors a freestanding building within the MRD may have up to one signage band and building mounted sign on each side of the building.

[b] Only one single line of copy shall be permitted, except where a second line is part the tenant's standard logo. Such sign shall consist of individual channel letters with a minimum depth of five inches mounted directly to the face of the building.

[c] The total maximum area of the signage band shall be calculated as follows:

[i] For store sizes 40,000 square feet and larger, the maximum height of the signage band shall be six feet.

[ii] For store sizes 20,000 square feet to 39,999 square feet, the maximum height of the signage band shall be four feet.

[iii] For store sizes 19,999 square feet and smaller, the maximum height of the signage band shall be two feet.

[iv] The maximum length of any signage band shall be 30 feet or 40% of the store width, whichever is smaller.

[d] Each sign shall contain a maximum of four colors. The color of signs shall be red, green, yellow, blue, orange, black, or white. Only one shade of each color selected, based on the Pantone matching system, shall be used. All colors

depicted within an officially, trademarked logo shall not be included in determining the maximum number of colors. Proper credentials verifying the colors within a particular trademark to be included on a sign shall be submitted to the Zoning Officer with the application for a sign permit. **[Amended 10-3-2012 by Ord. No. 2012-06]**

- [e] A pedestrian concourse sign shall be permitted to be erected and maintained by the owner of a major retail development (MRD) in accordance with the following: **[Amended 1-18-2012 by Ord. No. 2012-01]**
 - [i] The sign shall be rectangular in drape and limited in size to three feet wide by 1 1/2 feet high and shall be oriented perpendicular to the face of the building.
 - [ii] Each sign shall be limited to the identification of the occupant of the premises, and no premises may have more than one sign.
 - [iii] The sign shall be located at the main entrance to the store, unless otherwise approved by the Board of Supervisors.
 - [iv] Each sign must be no less than eight feet above the surface of the concourse walkway, measured to the lowest point of the sign.
 - [v] If a pedestrian concourse sign is to be illuminated, it shall not be illuminated from an external light source.
 - [vi] Illuminated pedestrian concourse signs shall only be illuminated during business hours of operation.
 - [vii] The property owner shall be responsible for maintenance of such signs and shall ensure that all such signs are uniform in size, shape, style, and design.
- [f] Floodlight illumination, exposed neon tubing, exposed lamps and signs of a flashing, blinking,

flickering, moving or animated nature shall not be permitted.

[g] One exterior nonilluminated rear entrance sign of two square feet or less is permitted.

[2] Freestanding signs.

[a] One freestanding sign shall be permitted along the frontage of each public road.

[b] The design, size and location of any proposed freestanding sign(s) shall be included with the conditional use application. The Board of Supervisors shall consider the appropriateness of the sign in their decision on the application.

(d) Outdoor display and storage. All uses shall be completely enclosed within a building or enclosed by either walls or opaque fencing designed to be architecturally compatible with the building.

(e) Lighting. Shall comply with the requirements of § 225-17E, except that light standards may be located on raised concrete pedestals within the paved area of the parking lot.

(f) Refuse removal. Refuse containers shall be shielded from the view of the general public and shall be so located that the removal or unloading of the containers will not interfere with traffic circulation or parking. Shielding shall be constructed of the same material as the exterior of the building.

(g) Walkways and public transportation stops. Pedestrian walkways shall be provided between the uses on the tract. When public transportation is available, sheltered structures shall be provided at the designated stops.

(h) Fire lane easements.

[1] Any use located more than 600 feet from a public street shall provide a duly dedicated fire lane easement to within 150 feet of said use.

[2] Fire lane easements shall extend from existing public streets and shall have a minimum unobstructed right-of-way width of 30 feet within which there shall be

constructed an all weather paved and well drained cartway not less than 20 feet wide.

[3] Fire lane easements which curve from or change directions shall have a minimum radius of 55 feet and those containing reverse curves shall have a minimum centerline tangent length of 50 feet between curves.

[4] Dead end fire lane easements shall not exceed 400 feet in length and shall be terminated with an unobstructed vehicular turn around or cul-de-sac with a minimum surface radius of 35 feet.

- (i) Shopping carts. The use and storage of shopping carts shall comply with § 225-14O.
- (6) Review criteria. When reviewing a conditional use application for a MRD the following shall be included with all other relevant considerations:
- (a) Appropriate mix of uses. Plans providing only one of the uses permitted shall be denied.
 - (b) Coordination of vehicle and pedestrian traffic between the proposed uses.
 - (c) Protection of the character and the social and business stability of the surrounding neighborhood.
 - (d) Proper development of the required open space.
 - (e) Preservation and protection of natural resources and environmentally sensitive lands.
 - (f) Capacity of existing infrastructure to provide necessary services.