

FOR SALE INDUSTRIAL LAND

Mount Pleasant Road, Mount Joy, PA 17552



SALE PRICE: \$895,000

LOT SIZE: ± 19.664 Acres

ZONING: LI - Light Industrial (Mount Joy Township)

WATER: On-Site Well

SEWER: On-Site Septic

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
Population	1,777	22,434	47,044
Households	626	8,118	18,274
Median Income	\$77,422	\$69,681	\$67,736

REAL ESTATE TAXES: \$7,008.02* (2019-2020)

ASSESSMENT: \$294,800

ADDITIONAL COMMENTS: 19.6 ± Acres of land zoned Light Industrial. Located less than one (1) mile North of Route 283 at the Cloverleaf Road (Elizabethtown) interchange. Ideal for warehouse, distribution, light manufacturing, contractors' businesses, and many other industrial uses. ***Property is currently enrolled in Clean and Green and Buyer will be responsible for payment of all rollback taxes.**

Daniel A. Berger, CCIM, SIOR **Daniel A. Berger, Jr., CCIM**



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279
(717) 735-6000 (717) 735-6001 Fax

dan@uscommercialrealty.net danjr@uscommercialrealty.net
www.uscommercialrealty.net

Mount Pleasant Road Mount Joy, PA Multi-List Information

Agent Full

0 Mount Pleasant Rd, Mount Joy, PA 17552

Active

Land

\$895,000



MLS #: PALA136702
 Tax ID #: 461-46607-0-0000
 Ownership Interest: Fee Simple
 Type: Land
 Waterfront: No

Lot Acres / SQFT: 19.6a / 853,776sf / Listing Agent
 Price/Acre: \$45,663.27
 Year Built: 0

Location

County: Lancaster, PA
 MLS Area: Mt Joy Twp - Lancaster County (10546)

School District: [Donegal](#)

Taxes and Assessment

Tax Annual Amt / Year: \$606 / 2019
 School Tax: \$475
 County Tax: \$74 / Annually
 City/Town Tax: \$57 / Annually
 Clean Green Assess: Yes
 Zoning: LI
 Zoning Description: Light Industrial

Tax Assessed Value: \$25,500 / 2019
 Land Assessed Value: \$25,500
 Land Use Code: 801

Land Information

Lot Acres / SQFT: 19.6a / 853,776sf / Listing Agent
 Current Use: Vacant
 Additional Parcels: No

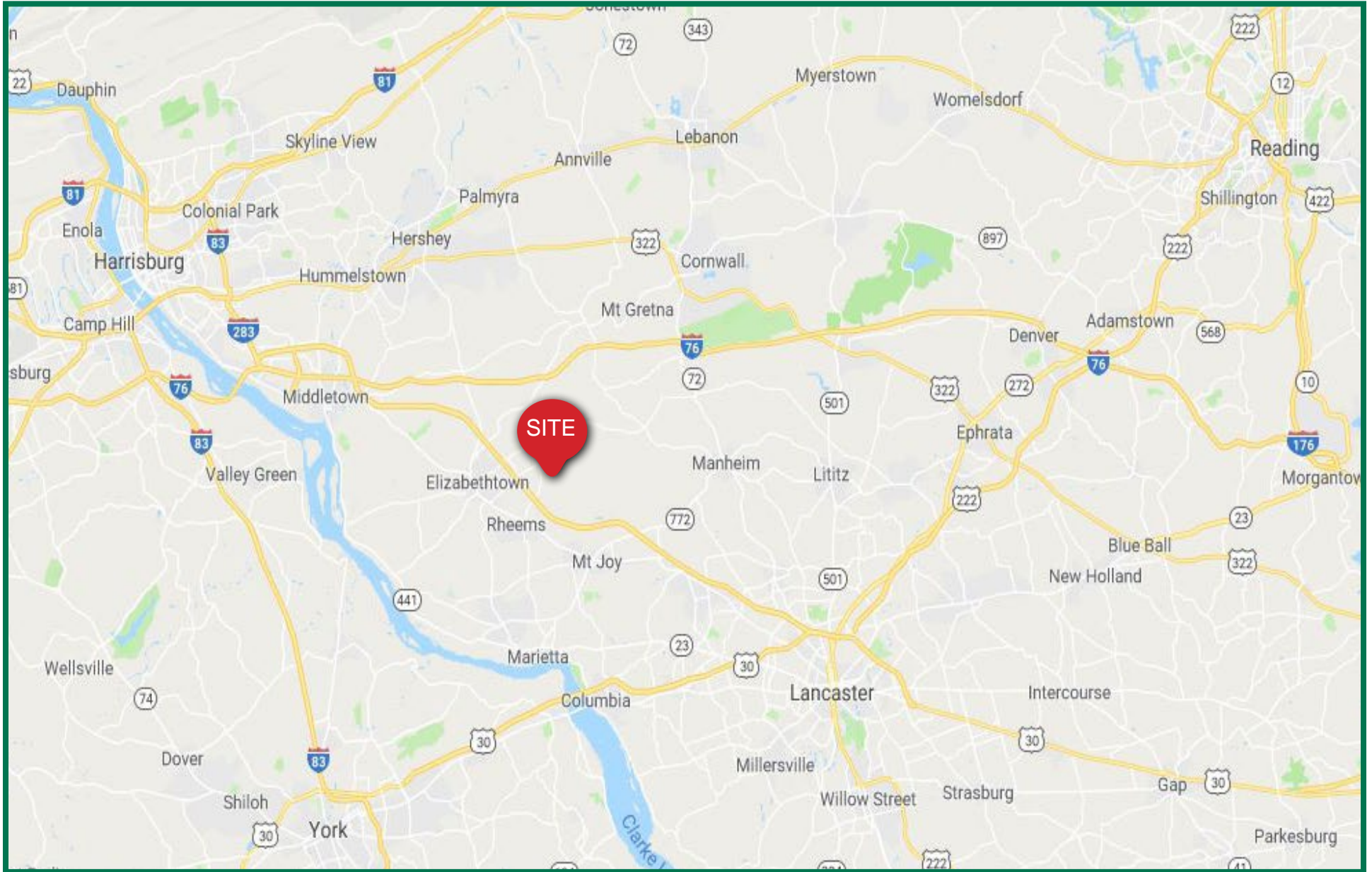
Utilities

Utilities: Water Source: Well Required, Sewer: On Site Septic

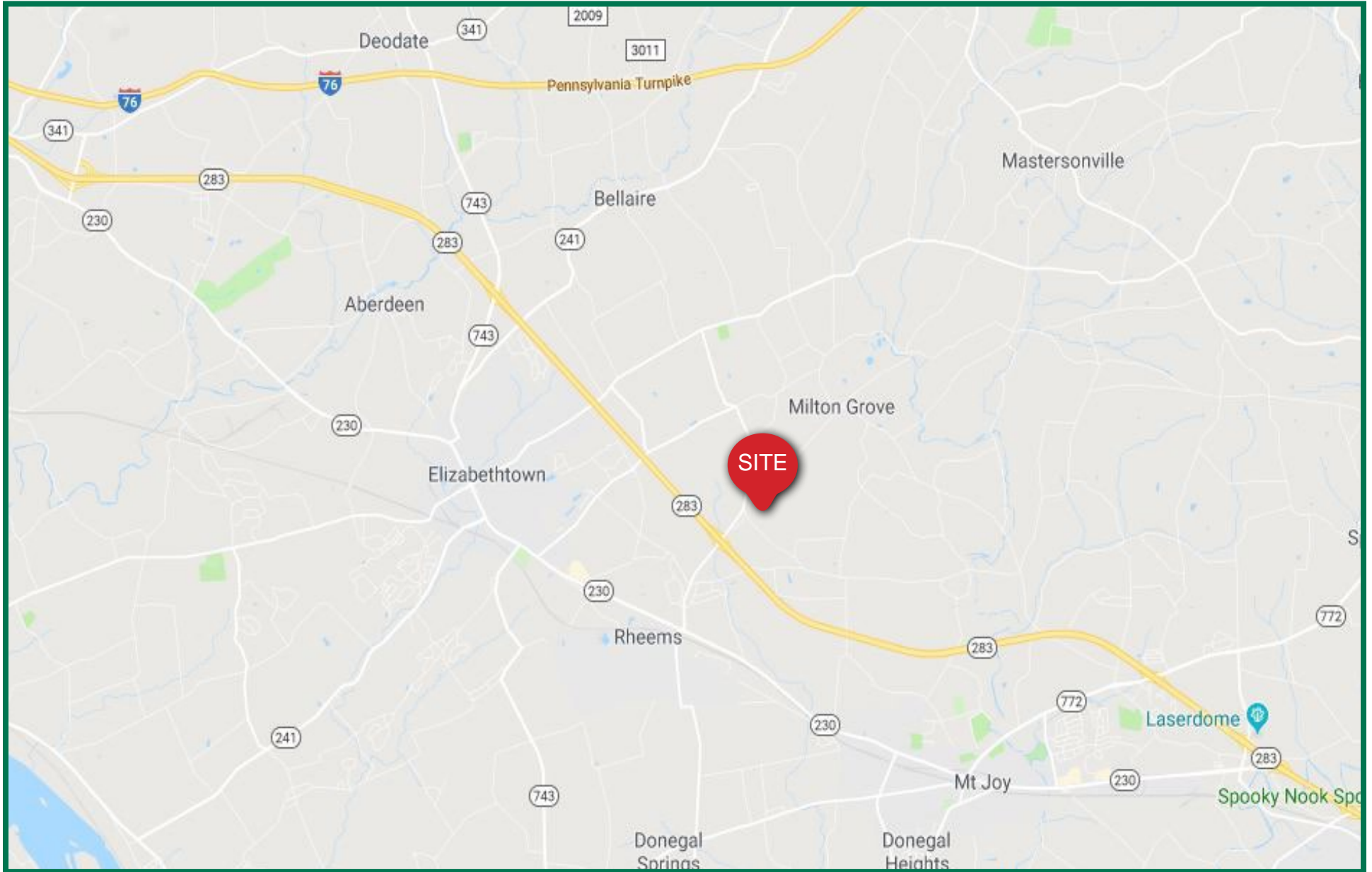
Remarks

Public: 19.6 + Acres of land zoned Light Industrial. Located less than one (1) mile North of Route 283 at the Cloverleaf Road interchange. Ideal for warehouse, distribution, light manufacturing, contractors businesses, and many other industrial uses. Property is currently enrolled in Clean and Green and Buyer will be responsible for payment of all rollback taxes.

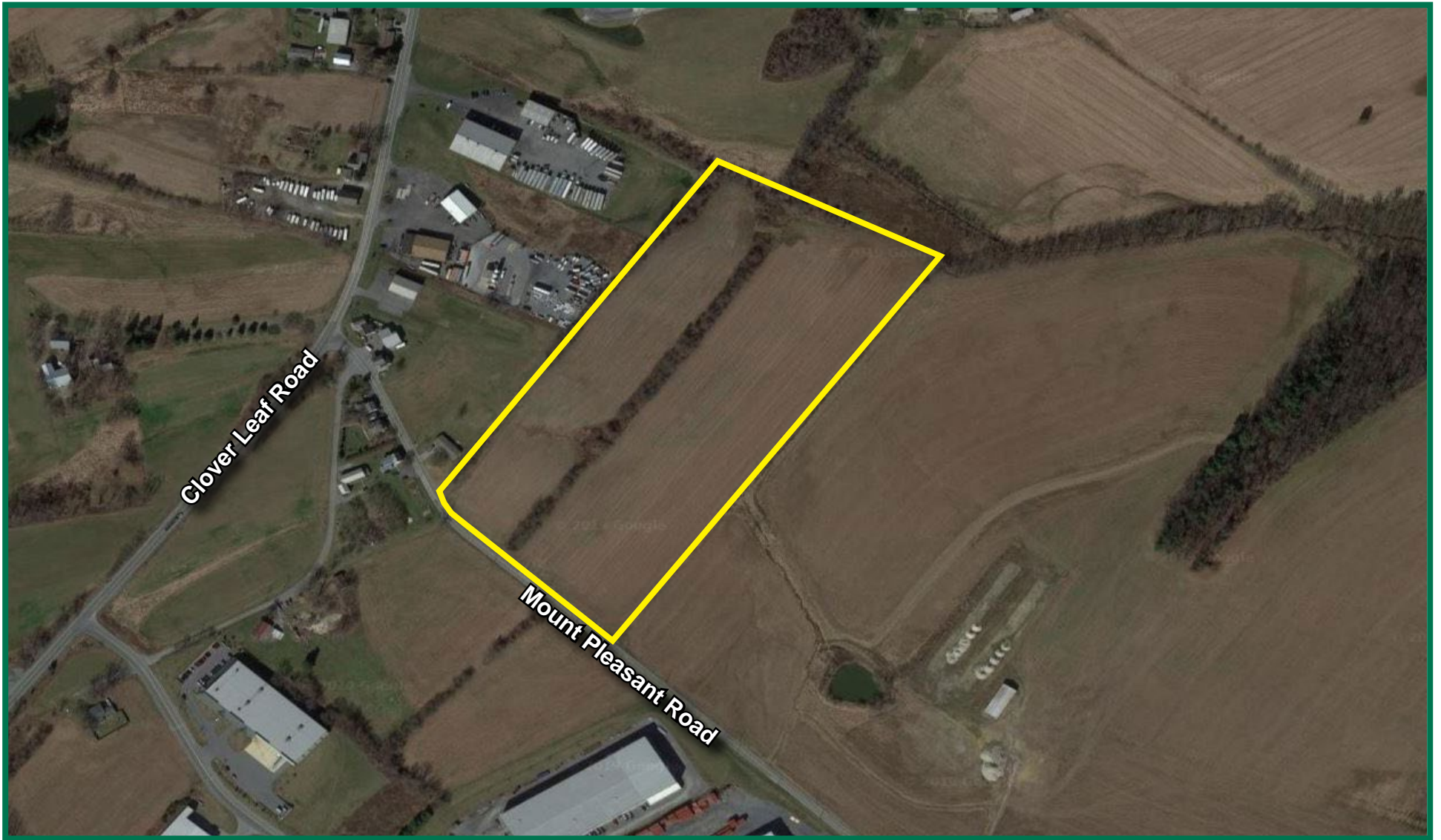
**Mount Pleasant Road
Mount Joy, PA
Regional Map**



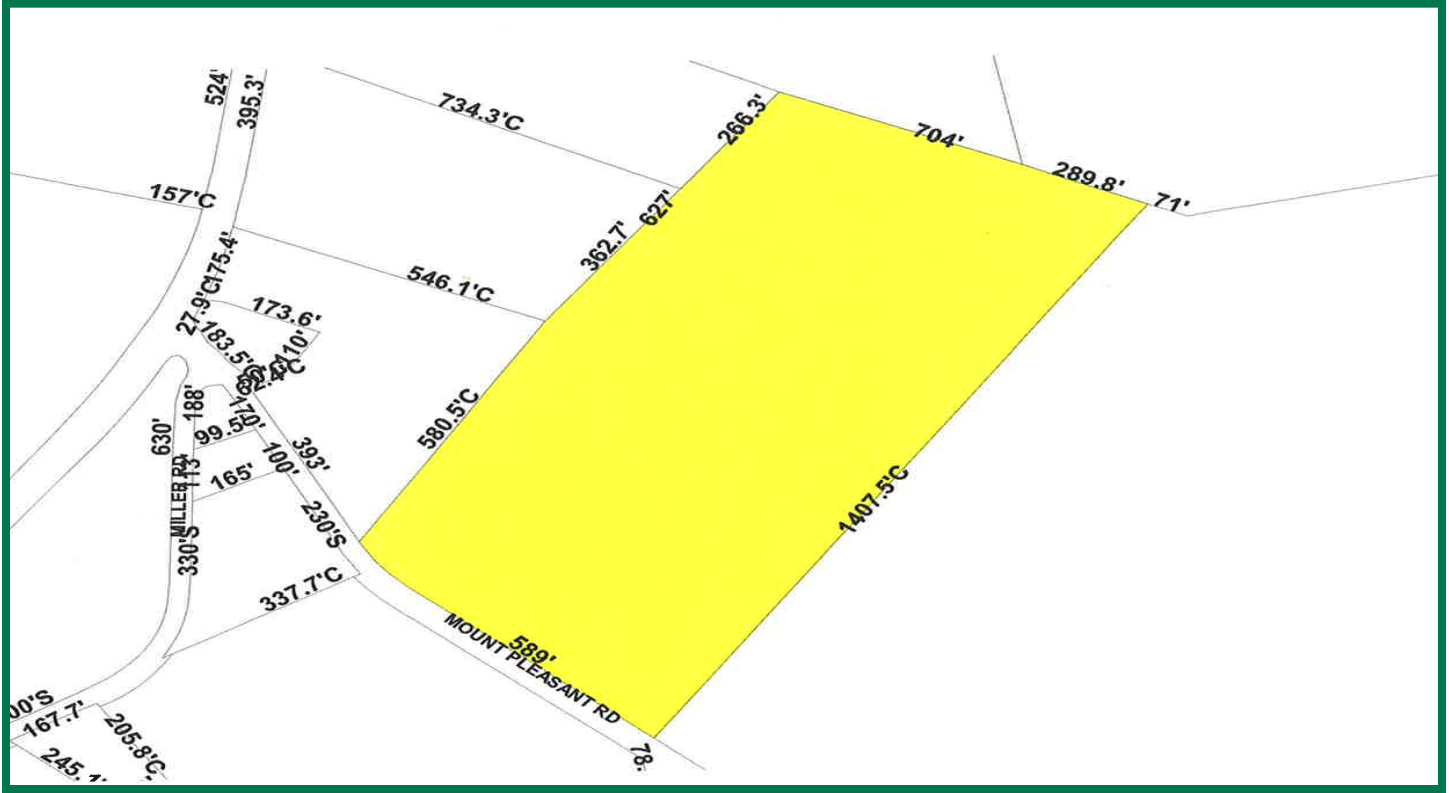
Mount Pleasant Road
Mount Joy, PA
Local Map



Mount Pleasant Road
Mount Joy, PA
Aerial



**Mount Pleasant Road
Mount Joy, PA
GIS Information**



Identify Results:

Account	461-46607-0-0000
Tax Map No.	4618E 5 32
Owner	MILLER DAVID E 1001 E OREGON RD LITITZ, PA 17543
Deed Acres	19.40
Calculated Acres	19.71
Location	MOUNT PLEASANT RD
Municipality	MOUNT JOY TOWNSHIP
School District	DONEGAL
Land Use Code	801 VACANT LAND - AGRICULTURAL ACTIVITIES
Zoning District	LI LIGHT INDUSTRIAL
Land Assessment	\$294,800
Building Assessment	\$0
Total Assessment	\$294,800
Last Sale Date	12/20/1951
Last Sale Price	\$12,000
Deed Book Page	S-410265
Census Tract No.	10600
ADC Map Page	3236

Mount Pleasant Road Mount Joy, PA Survey

MAP OF BOUNDARY SURVEY
OF
DAVID MILLER ESTATE
PARCEL # 410-46607-0-0000
IN
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PA



LEGEND:
 P/B = POINT OF BEGINNING
 (D) = DEED
 (C) = CALCULATED
 (M) = MEASURED
 (R) = RECORDED SUBDIVISION PLAT
 (P/A) = PROPERTY LINE (P/A)
 (M/S) = MOUNT JOY FORMER
 (D/L) = POINT ON LINE
 (L) = LOCUS OF POINT
 (R/W) = RIGHT-OF-WAY
 (B) = BOOK
 (V) = VOLUME
 (P) = PAGE
 (I) = INSTRUMENT
 (A) = AREA
 (S) = SQUARE FEET
 (E.P.) = EDGE OF PAVEMENT

AREA:
 19.664 ACRES (856,560 SQ.FT.)
 INCLUDING RIGHTS-OF-WAY AND EASEMENTS

LEGAL DESCRIPTION: (AS PREPARED BY THE SURVEYOR)

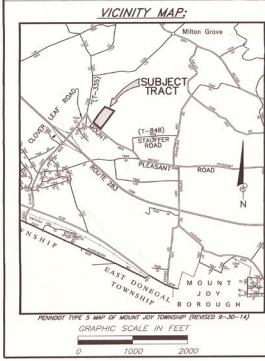
ALL THAT CERTAIN tract of land lying southwest of Cloverleaf Road (T-135) in the northeast side of Mount Pleasant Road (SR-4010), being parcel 410-46607-0-0000, in the Township of Mount Joy, County of Lancaster, Commonwealth of Pennsylvania, as depicted on a Map of Boundary Survey of David Miller Estate, prepared by D.C. Goin Associates, Inc., Drawing No. CC-2930, dated August 17, 2016, Project No. 4730-01, and being more particularly described as follows:

From a POINT OF BEGINNING at a stone at the most northeasterly corner of lands, now or formerly, of Elvin B. and Clarence M. Boll, as described in Deed Book 3054, Page 54 (Subdivision Plan J-175-41), said stone being a common corner with lands, now or formerly, of Richard Partners, LLC, as described in Deed Book 2017, Page 211 (Subdivision Plan J-102-114 and J-191-104); thence run along said lands of Richard Partners, LLC, and lands, now or formerly, of L&J Investments, LLC, as described in Deed Instrument 5749483 (Subdivision Plan J-191-104), North 38 degrees 49 minutes 37 seconds East, a distance of 629.08 feet to a 10 inch tree with rebar in trunk, said course having passed over a 3/4 inch rebar with two inch aluminum cap, stamped "D.C. GOIN ASSOCIATES, INC." at a distance of 266.41 feet from the end of said course, thence run along lands, now or formerly, of Ronald S. and Fern L. Keener, as described in Deed Instrument 6132028 (Subdivision Plan J-214-103) and lands, now or formerly, of Gerald M. and Regina K. Musser and Rodney L. and Rebecca N. Mossley, as described in Deed Instrument 5131335 (Subdivision Plan J-214-103), South 45 degrees 08 minutes 35 seconds East, a distance of 643.88 feet to the remains of an old fence post, being the northeasterly corner of lands, now or formerly, of Franklin B. Greiner, Jr., as described in Deed Instrument 5023247; thence run along said lands of Greiner, South 28 degrees 27 minutes 27 seconds West, a distance of 1431.26 feet to a May nail in Mount Pleasant Road (SR-4010), being the most southwesterly corner of said lands of Greiner, having passed over a 3/4 inch rebar at a distance of 22.26 feet from the end of said course, said rebar marking the northeasterly right-of-way line of said road, thence run in and through the heart of said road, along lands, now or formerly, of Franklin Greiner, Jr., as described in Deed Instrument 5702075 (Subdivision Plan J-234-14), North 48 degrees 24 minutes 07 seconds West, a distance of 309.05 feet to a May nail at corner of lands, now or formerly, of David H. and Dorothy M. Stricker, as described in Deed Book N, Volume 59, Page 1145; thence run along said lands of Stricker, North 23 degrees 58 minutes 01 seconds West, a distance of 44.80 feet to the most southerly corner of aforementioned lands, now or formerly, of Elvin B. and Clarence M. Boll, said corner being marked by a rebar nail that lies 0.16 feet South and 0.12 feet West of said corner, thence departing Mount Pleasant Road, run along the southeasterly line of said lands of Boll, passing by an old fence post at a distance of 27.6 feet from the beginning of the following and final course, North 32 degrees 52 minutes 51 seconds East, a distance of 588.95 feet to the POINT OF BEGINNING.

ABOVE DESCRIBE LANDS CONTAINING a gross area of 19.664 acres (856,560 square feet).
 A135647Legal Description-Map-David Miller Estate.doc

- SURVEYOR'S NOTES:**
1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED COORDINATED SYSTEM BASED ON A PREVIOUS SURVEY BY THIS FIRM, PROJECT NUMBER 3677-26, AS DEPICTED ON SUBDIVISION PLAN BOOK J-234, PAGE 14, DATED SEPTEMBER 2015. LAST REVISION DATE OF 1/19/20. D.C. GOIN COORDINATE FILE S:\13642-Drawn\13628\3677.cad.
 2. THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MARK THE BOUNDARY LINES OF PARCEL 410-46607-0-0000 AS DESCRIBED IN DEED BOOK S, VOLUME 11, PAGE 268, VERTICAL LOCATIONS WERE NOT A PART OF THE SCOPE OF SURVEY.
 3. THE FIELD SURVEY ON WHICH THE BOUNDARY LINES ARE BASED UPON WAS MADE ON THE GROUND ON AUGUST 4TH AND 5TH, 2016.
 4. THIS BOUNDARY SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 5. OWNERSHIP INFORMATION AND DEED REFERENCES SHOWN HEREON WERE COMPILED FROM THE LANCASTER COUNTY RECORDED DEEDS REFERENCE.
 6. IMPROVEMENTS (ABOVE OR BELOW GROUND) WERE NOT LOCATED.
 7. THE MISSING CORNERS IN OR ALONG MOUNT PLEASANT ROAD WERE SET ON 8/10/16 AS DEPICTED AND LABELED HEREON.
 8. THIS SURVEY WAS PERFORMED AT THE SAME TIME AS ADJOINING LANDS TO THE EAST, REFERENCE PROJECT NO. 3569-01.
 9. THE 2012 AERIAL IMAGERY USED TO SUPPLEMENT THIS SURVEY HAS BEEN DOWNLOADED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS WEBSITE, IMAGE FILE # 3000300006.

Signature of Jeffrey M. Jopchak, PLS
 JEFFREY M. JOPOCHAK, PLS
 PROFESSIONAL LAND SURVEYOR
 PENNSYLVANIA REGISTRATION NO. SU075264
 Date: 8/10/16



OWNER	REVISIONS
DAVID MILLER ESTATE	
THE DAVID E. MILLER ESTATE	
303 W. MARKET ROAD LITZ, PA 17543	
461-46607-0-0000	
PROJECT NO. 4730-01	
DRAWN BY: JAU	
CHECKED BY: JAU	
DRAWING NO. CC-2930	
SHEET NO. 1 OF 1	

REGISTERED PROFESSIONAL ENGINEERS
djohn
 ASSOCIATES, INC.
 25 W. MARKET STREET
 MOUNT JOY, PA 17550-0718
 PHONE: 717-653-1998
 FAX: 653-1998

PROJECT NO. 4730-01
 SCALE: AS SHOWN
 DATE: 8/10/16
 SHEET NO. 1 OF 1

MAP
 BOUNDARY SURVEY
 OF
 DAVID MILLER ESTATE
 PARCEL #
 461-46607-0-0000
 IN
 MOUNT JOY TOWNSHIP
 LANCASTER COUNTY, PA

Mount Pleasant Road
Mount Joy, PA
Clean & Green Information

LANCASTER COUNTY
BOARD OF ASSESSMENT APPEALS

COUNTY COMMISSIONERS
JOSH PARSONS
DENNIS STUCKEY
CRAIG LEHMAN

150 N QUEEN ST
Suite 310
LANCASTER, PA 17603
TELEPHONE: 717-299-8381
FAX: 717-299-8376

WEB SITE: www.co.lancaster.pa.us/ta

Lancaster County Assessment Office Act 319 Administration
Clean and Green Rollback Tax and Interest Estimate
Information only

MEMBERS OF BOARD
RICHARD CORNOGG
J. SCOTT ULRICH
JAMES WENTZ JR

JOHN MAVRIDES
Director of Assessment

MELVIN E NEWCOMER
Solicitor

Requested by: Daniel Berger, Jr/US Commercial Realty
Requested on: 7/12/2019
Email: danjr@uscommercialrealty.net
Phone Number: 717-419-0901
fax: N/A
Notice of Transfer received: N/A
Settlement date: N/A

Property Owner Name: David E Miller

Property Account Number: 461-46607-0-0000
Act 319 Application Number: 010363

	tax	interest	TOTAL
Municipality Tax and Interest Due =	\$2,593.67	\$360.96	\$2,954.63
County Tax and Interest Due =	\$4,012.80	\$638.25	\$4,651.05
School District Tax and Interest Due =	\$24,411.40	\$3,774.74	\$28,186.14
Total Tax and Interest Due for Rollback =	\$31,017.87	\$4,773.95	\$35,791.82

Notes and comments: The rollback tax and interest calculations provided in this correspondence are for information purposes and are valid until the end of the tax cycle, **December 31, 2019**. **A Notice of Transfer 30 days prior to the date of change in use is required, at which time the Statement will be issued.**

**Mount Pleasant Road
Mount Joy, PA
Municipal Officials**

Mount Joy Township

Township Offices:

8853 Elizabethtown Road, Elizabethtown, PA 17022

Phone: (717) 367-8917

Fax: (717) 367-9208

<https://www.mtjoytwp.org>

Board of Supervisors

Chair – Gerald G. Cole

Vice-Chair – Debra E. Dupler

Member – Gerald F. Becker

Member – Lisa S. Heilner

Member – David W. Sweigart, III

Zoning Hearing Board

Chair – Thomas Campbell

Vice Chair – James Hershey

Secretary – Gregory Hitz, Sr.

Alternate Member – Robert Newton, Jr.

Planning Commission

Chair – Richard Gates

Vice Chair – Delmar Oberholtzer

Secretary – Kevin Baker

Member – Gerald Becker

Member – John Dice

Member – Lisa Heilner

Member – Michael McKinne

Parks and Recreation

Chair – Jeff Phillippe

Vice-Chair – John Felix

Secretary – Don Bush

Member – Karen Boyer

Member – William Duncan

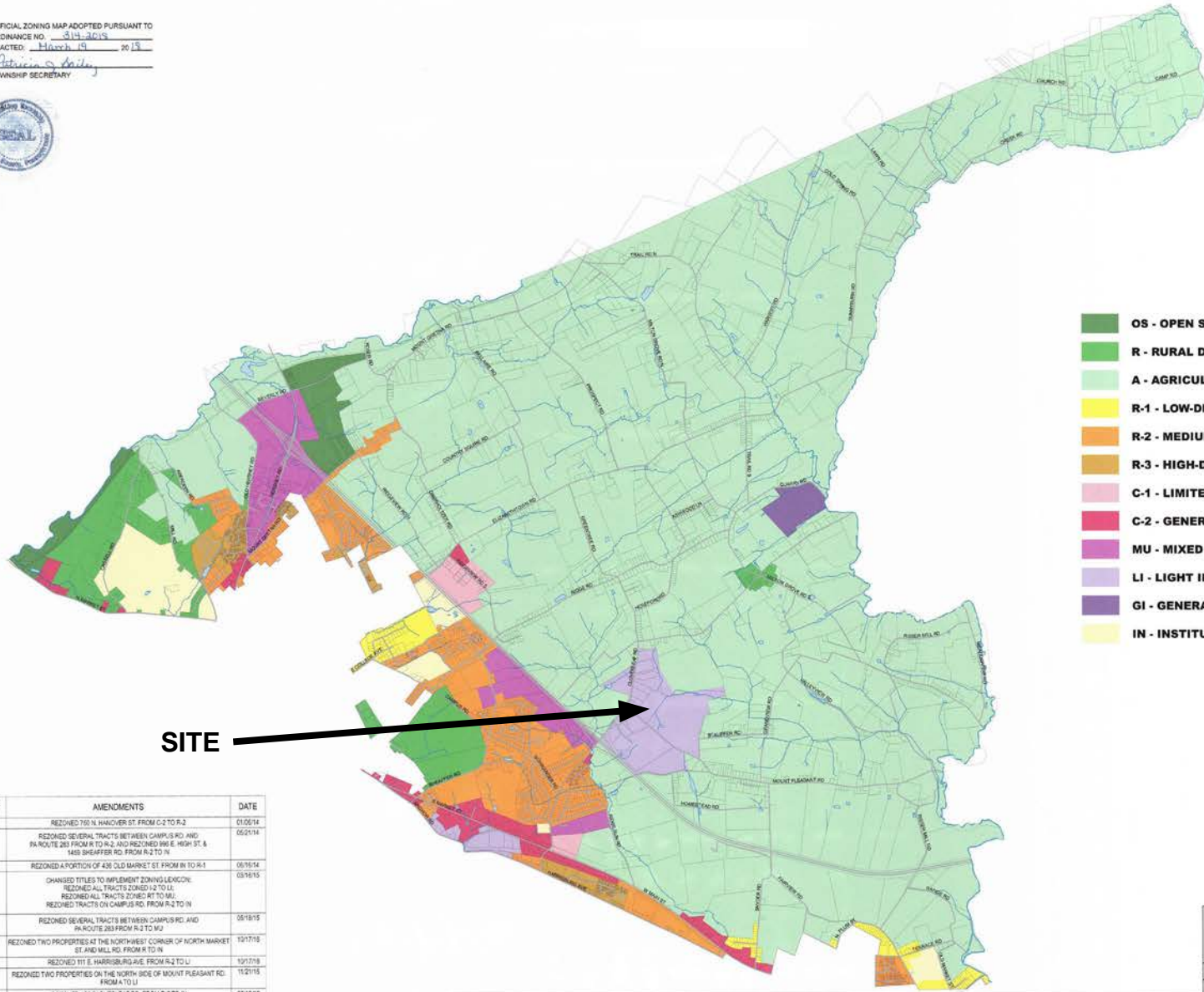
School District

Donegal

717-653-1447

Mount Pleasant Road Mount Joy, PA Zoning Map

OFFICIAL ZONING MAP ADOPTED PURSUANT TO
ORDINANCE NO. 314-2018
ENACTED March 19, 2018
Patricia A. Miller
TOWNSHIP SECRETARY



- OS - OPEN SPACE AND CONSERVATION DISTRICT
- R - RURAL DISTRICT
- A - AGRICULTURAL DISTRICT
- R-1 - LOW-DENSITY RESIDENTIAL DISTRICT
- R-2 - MEDIUM-DENSITY RESIDENTIAL DISTRICT
- R-3 - HIGH-DENSITY RESIDENTIAL DISTRICT
- C-1 - LIMITED COMMERCIAL DISTRICT
- C-2 - GENERAL COMMERCIAL DISTRICT
- MU - MIXED USE DISTRICT
- LI - LIGHT INDUSTRIAL DISTRICT
- GI - GENERAL INDUSTRIAL DISTRICT
- IN - INSTITUTIONAL DISTRICT

SITE →

ORDINANCE NUMBER	AMENDMENTS	DATE
204 - 2014	REZONED 760 N. HANOVER ST. FROM C-2 TO R-2	01/06/14
205 - 2014	REZONED SEVERAL TRACTS BETWEEN CAMPUS RD. AND PA ROUTE 283 FROM R TO R-2 AND REZONED 896 E. HIGH ST. & 1455 SHIFFER RD. FROM R-2 TO IN	05/21/14
206 - 2014	REZONED A PORTION OF 438 OLD MARKET ST. FROM IN TO R-1	06/16/14
293 - 2015	CHANGED TITLES TO IMPLEMENT ZONING LEGEND: REZONED ALL TRACTS ZONED I-2 TO LI REZONED ALL TRACTS ZONED M-2 TO MU REZONED TRACTS ON CAMPUS RD. FROM R-2 TO IN	03/16/15
294 - 2015	REZONED SEVERAL TRACTS BETWEEN CAMPUS RD. AND PA ROUTE 283 FROM R-2 TO MU	05/18/15
337 - 2016	REZONED TWO PROPERTIES AT THE NORTHWEST CORNER OF NORTH MARKET ST. AND MILL RD. FROM R TO IN	12/17/16
338 - 2016	REZONED 111 E. HARRISBURG AVE. FROM R-2 TO LI	12/17/16
373 - 2016	REZONED TWO PROPERTIES ON THE NORTH SIDE OF MOUNT PLEASANT RD. FROM A TO LI	11/21/16
314 - 2018	REZONED 425 CLOVERLEAF RD. FROM R-2 TO IN	03/19/18



SOURCE OF BASE MAPPING: LANCASTER COUNTY GIS DEPARTMENT



MOUNT JOY TOWNSHIP
8553 ELIZABETHTOWN ROAD
ELIZABETHTOWN, PA 17022
(717) 367-4817
WWW.MTJOYTPA.ORG
ZONING MAP
AS AMENDED THROUGH MARCH 19, 2018



Mount Pleasant Road
Mount Joy, PA
Zoning Information

§ 135-161. District purpose. [Amended 3-16-2015 by Ord. No. 293-2015]

This district seeks to provide for a wide range of light industrial and office development within the designated growth area, while avoiding heavy industrial uses that are mostly likely to cause nuisances and hazards; to also provide for commercial uses compatible with neighboring residential areas; to encourage a coordinated interior road system; and to control noise and annoyances.

§ 135-162. Permitted-by-right uses.

Permitted-by-right uses shall be as follows:

- A. Any form of agriculture, subject to the requirements of § 135-212, and further provided that the commercial keeping and handling of poultry, livestock and other animals shall not be maintained on tracts of less than 10 acres in size.
- B. Municipal uses.
- C. Offices and administrative activities in support of manufacturing or other industrial activity.
- D. Testing laboratories for experimental, research, testing or manufacturing in the medical, science or industrial related fields in accordance with § 135-261, not to exceed 30,000 square feet.
- E. Industrial uses involving warehousing, manufacturing, processing, packaging, production, wholesaling, storage, distribution, or repair of the following products, not to exceed 50,000 square feet:
 - (1) Furniture, cabinets, fixtures, office supplies, and other household appointments.
 - (2) Scientific, specialized and technical equipment and supplies.
 - (3) Audiovisual components, computers, vending machines, electronics, and video games.
 - (4) Finished textile products.
 - (5) Brushes, brooms and combs.
 - (6) Hot tubs, spas, saunas and swimming pools.
 - (7) Jewelry and other precious metals.
 - (8) Photographic, timekeeping and lighting equipment.

Mount Pleasant Road
Mount Joy, PA
Zoning Information

§ 135-162

§ 135-163

- (9) Musical instruments and sporting equipment.
- (10)Cosmetics, toiletries and pharmaceuticals.
- (11)Optical, dental and other medical supplies and equipment.
- (12)Small or novelty products from prepared materials (excluding those used from sheet metal)
- F. Parking lots.
- G. Bookbinding, printing and publishing facilities.
- H. Sign makers.
- I. Public utility service structures and buildings.
- J. Park-and-ride facilities for persons using mass transit or carpooling, when located within 1/2 mile of an interchange with an expressway or roadway classified as an arterial in § 135-301. **[Added 3-16-2015 by Ord. No. 293-2015]**
- K. Dwellings existing as of June 19, 2006. **[Added 3-16-2015 by Ord. No. 293-2015]**
- L. Home occupations and no-impact home-based businesses, in accordance with § 135-234. **[Added 3-16-2015 by Ord. No. 293-2015]**
- M. Accessory uses on the same lot with and customarily incidental to any of the above permitted uses. **[Amended 3-16-2015 by Ord. No. 293-2015]**
- N. Forestry and related uses, provided that the applicant provides copies of the permits and approvals from the DEP and/or any other applicable state or federal permit authorizing such use to occur. **[Amended 3-16-2015 by Ord. No. 293-2015]**

§ 135-163. Special exception uses.

The following uses are permitted when special exceptions are granted by written approval of the Zoning Hearing Board. In granting any special exception, the Board may attach certain conditions to its approval which it feels are necessary requirements in order to preserve and protect the character of the district in which the proposed use would locate. The burden shall be upon the applicant to prove that the approval of the application will not be detrimental to the health, safety and general welfare of the community.

Mount Pleasant Road
Mount Joy, PA
Zoning Information

§ 135-163

§ 135-163

- A. Testing laboratories for experimental, research, testing or manufacturing in the medical, science or industrial related fields in accordance with § 135-261, exceeding 30,000 square feet.
- B. Industrial uses involving warehousing, manufacturing, processing, packaging, production, wholesaling, storage, distribution, or repair of the following products, building area exceeding 50,000 square feet:
 - (1) Furniture, cabinets, fixtures, office supplies, and other household appointments.
 - (2) Scientific, specialized and technical equipment and supplies.
 - (3) Audiovisual components, computers, vending machines, electronics, and video games.
 - (4) Finished textile products.
 - (5) Brushes, brooms and combs.
 - (6) Hot tubs, spas, saunas and swimming pools.
 - (7) Jewelry and other precious metals.
 - (8) Photographic, timekeeping and lighting equipment.
 - (9) Musical instruments and sporting equipment.
 - (10)Cosmetics, toiletries and pharmaceuticals.
 - (11)Optical, dental and other medical supplies and equipment.
 - (12)Small or novelty products from prepared materials (excluding those used from sheet metal)
- C. Industrial uses involving warehousing, manufacturing, processing, packaging, production, wholesaling, storage, distribution, or repair of items not specifically referenced by § 135-162E.
- D. Miniwarehouses in accordance with § 135-245.
- E. Industrial park in accordance with § 135-237.
- F. Retail sales, storage, and/or wholesaling of home- and auto-related fuel subject to § 135-257.
- G. Machine, welding and small engine repair shops subject to § 135-242.

Mount Pleasant Road
Mount Joy, PA
Zoning Information

§ 135-163

§ 135-165

- H. Lumber-, coal- and fuel oil storage yards in accordance with § 135-241.
- I. Home improvement and building material sales in accordance with § 135-233.
- J. Contractors' equipment yards in accordance with § 135-223.
- K. Truck, bus and motor freight terminals in accordance with § 135-265.
- L. Commercial communications antenna meeting § 135-221, other than antenna permitted by right by such section.
- M. Cemeteries in accordance with § 135-251I, which may include a crematorium if such facility is set back a minimum of 200 feet from any land in a residential district.
- N. Kennels in accordance with § 135-239.
- O. Large-scale solar facilities subject to § 135-313D.
- P. Accessory uses on the same lot with and customarily incidental to any of the above permitted uses.

§ 135-164. Conditional uses.

(Reserved)

§ 135-165. Area and bulk requirements. [Amended 3-16-2015 by Ord. No. 293-2015]

- A. Building height.
 - (1) The minimum height for all principal buildings shall be 20 feet.
 - (2) An additional side yard setback of one foot shall be provided for every two feet, or fraction thereof, of increase in any principal nonresidential building height above 50 feet.
 - (3) An additional side yard setback of one foot shall be provided for every two feet, or fraction thereof, of increase in any principal residential building height above 35 feet.
 - (4) The maximum height for all accessory buildings shall be 20 feet.
 - (5) Buildings devoted to agricultural use shall be exempt from these height regulations.



Mount Pleasant Road
Mount Joy, PA
Zoning Information

§ 135-165

§ 135-165

B. Minimum lot area.

(1) Nonresidential uses. The minimum lot area for nonresidential uses shall be:

- (a) Forty thousand square feet if served by neither public sanitary sewer nor public water facilities;
- (b) Twenty thousand square feet if served by either public sanitary sewer or public water facilities; or
- (c) Fifteen thousand square feet if served by both public sanitary sewer and public water facilities.

(2) Residential uses. The minimum lot area for residential uses shall be:

- (a) The minimum lot area per dwelling unit which is not served by public sanitary sewer and public water facilities shall be 40,000 square feet; except that if a dwelling unit is served by public sanitary sewerage facilities, but not public water facilities, the minimum lot area per dwelling unit shall be 20,000 square feet.
- (b) The minimum lot area for single-family detached dwellings shall be 15,000 square feet if served by both public sanitary sewerage and public water facilities; otherwise, the minimum lot area shall be subject to the provisions of Subsection B(2) above.
- (c) The minimum area for semidetached dwellings shall be 10,000 square feet if served by both public sanitary sewer and public water facilities; otherwise, the minimum lot area shall be subject to the provisions of Subsection B(2) above if not served by public sanitary sewer and public water facilities.

C. Minimum lot width. The minimum lot width for all uses shall be as follows:

- (1) The minimum lot width for those lots that are served neither by public sanitary sewer nor public water facilities shall be 90 feet at the building setback line.
- (2) The minimum lot width for single-family detached dwellings and nonresidential principal buildings shall be 75 feet at the building setback line, subject to the provisions of Subsection C(1).

Mount Pleasant Road
Mount Joy, PA
Zoning Information

§ 135-165

§ 135-165

- (3) The minimum lot width for semidetached dwellings shall be 50 feet at the building setback line for each dwelling unit, subject to the provisions of Subsection C(1).
- D. Minimum lot depth. The minimum lot depth shall be 125 feet.
- E. Yards. Yards of the following minimum sizes shall be provided:
- (1) Front yard minimum depth.
- (a) The minimum front yard building setback line from all streets shall be 40 feet from the ultimate street right-of-way as designated by § 135-301, unless a more-stringent setback requirement applies to a particular use.
- (b) In developed areas, the minimum building setback line requirements may be adjusted by right so that the proposed building may be in proper relation to adjacent buildings. Under no circumstances shall a building be permitted to encroach any closer to the ultimate right-of-way than an adjacent building.
- (c) Off-street parking and outdoor storage areas shall contain a setback line of at least 15 feet from the ultimate street right-of-way. No off-street loading shall be permitted in the front yard.
- (2) Side yard. All buildings, off-street parking lots, loading areas and outdoor storage areas shall be set back at least 15 feet from each side lot line. If joint parking facilities are shared by adjoining uses, one of the side yard setbacks can be waived solely for parking and/or loading facilities.
- (3) Rear yard. Rear yards shall be a minimum of 30 feet in depth. Off-street parking lots, loading areas and outdoor storage areas shall be set back at least 15 feet from the rear lot line.
- (4) When a lot used or proposed to be used for industrial purposes within the LI District is adjacent to a residential district or a lot used for residential purposes, the minimum side yard and rear yard setback requirement shall be increased to 80 feet along such adjacent side or rear property line. All buildings, dumpster locations, parking areas, loading areas and outdoor storage areas shall comply with this requirement.
- F. Maximum lot coverage.
- (1) Maximum building coverage.

Mount Pleasant Road
Mount Joy, PA
Zoning Information

§ 135-165

§ 135-167

- (a) The total building coverage for nonresidential uses shall not exceed 60%.
- (b) The total building coverage for residential uses shall not exceed 25%.
- (2) Maximum impervious coverage.
 - (a) The total impervious coverage for nonresidential uses shall not exceed 70%.
 - (b) The total impervious coverage for residential uses shall not exceed 30%.

§ 135-166. Landscaping and screening requirements.

- A. Residential buffer strips. When an industrial use is located adjoining a residential district or a lot that is available for residential use, the required yards that share said boundary shall contain a residential buffer strip consisting of a mix of evergreen and deciduous trees to screen buildings, off-street parking and loading areas from view. The landscaping shall be planted in a minimum of two staggered rows for a more effective screening effect; the spacing of the trees shall be not more than one half the mature heights of the trees. No fewer than 60% of the trees planted shall be evergreen plantings. The minimum height of the trees at the time of planting shall be five feet and the minimum caliper of trees at the time of planting shall be two and a half inches. A comprehensive landscape plan showing the proposed landscaping elements shall be submitted with a Zoning Hearing Board application or an application for a subdivision and land development. If in the event a Zoning Hearing Board application or a subdivision and land development application is not required, the landscaping plan shall be submitted at the time for application of a zoning permit.
- B. Unless a greater requirement applies to a specific use or is required by Subsection A above, all yards shall contain a landscaping strip that is a minimum of 15 feet wide. If in the event a joint parking facility is used, the required landscaping strip may be waived for that portion of the side yard only. Landscaping strips shall be installed, maintained and contain appropriate materials in accordance with § 135-299.

§ 135-167. Supplemental use regulations.

- A. All uses shall comply with Article XXIII, General Regulations.