

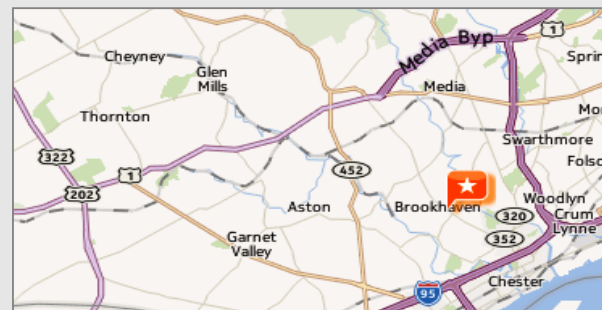
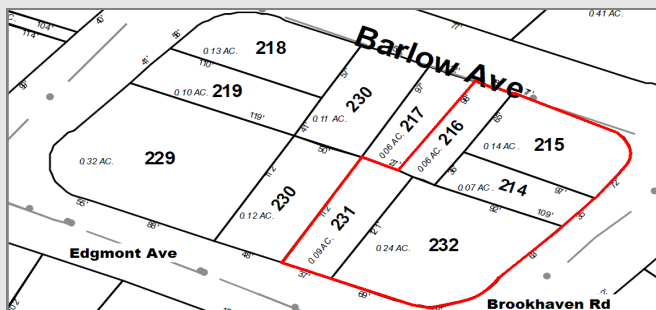
Commercial Development Opportunity

Approximately 25,000 + SF Commercial Ground
Corner of Edgmont Ave & Brookhaven Rd.



Offered at \$1,200,000.00

- Busy Commercial Corner
- 5 contiguous parcels
- Permitted retail uses include:
Retail, Bank, Office etc.
- Curb cuts on 3 sides
- High traffic count
- Dense commercial area
- Traffic light location
- Great signage visibility
- Recently assembled



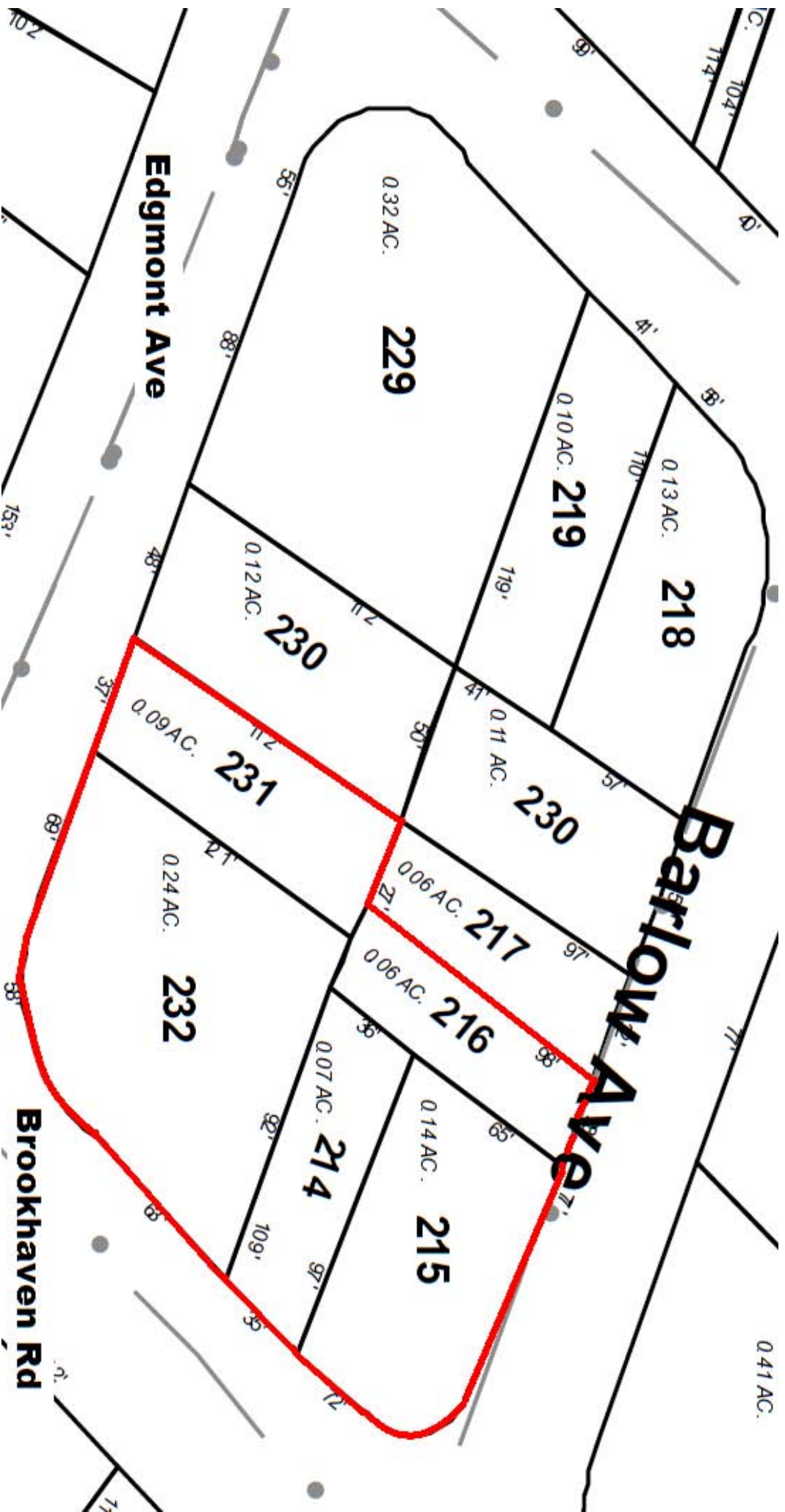
FOR ADDITIONAL INFORMATION PLEASE CONTACT:

SCOTT
REALTY GROUP

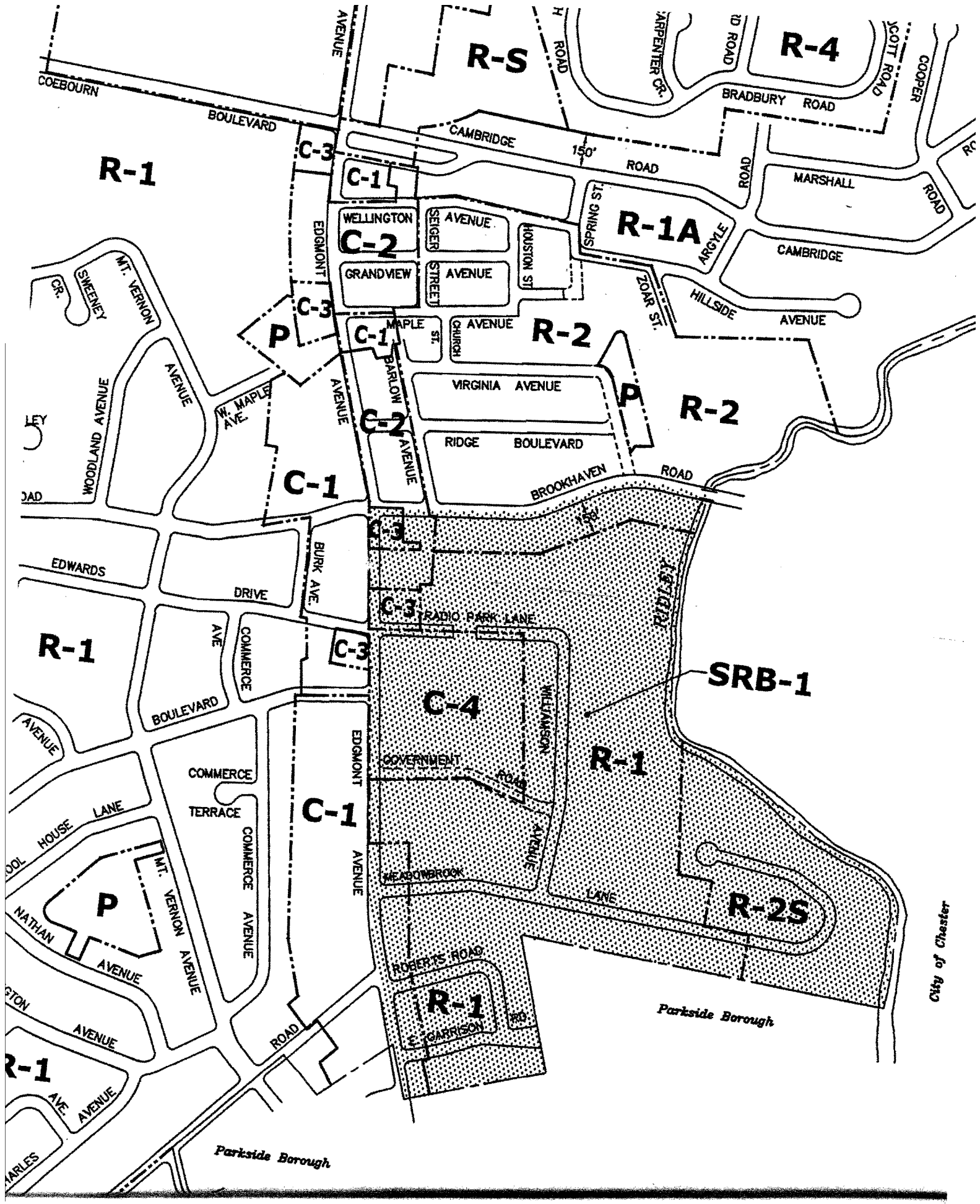
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City of Chester

Parkside Borough

Parkside Borough

CHAPTER 1260
C-2 Commercial District

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|-------------------------------------|---|
| 1260.01 Application of regulations. | 1260.05 Business to be completely enclosed. |
| 1260.02 Permitted uses. | |
| 1260.03 Front yard depth. | 1260.06 Objectionable conditions. |
| 1260.04 Off-street parking. | |

CROSS REFERENCES

- Commercial vehicles in nonresidential districts -
see TRAF. 440.09
- General provisions and definitions - see P. & Z.
Ch. 1240
- Administration, enforcement and penalty - see
P. & Z. Ch. 1242
- District established - see P. & Z. 1244.01
- Nonconforming uses - see P. & Z. Ch. 1272
- Provisions applicable to all districts - see P. & Z.
Ch. 1274

1260.01 APPLICATION OF REGULATIONS.

In C2 Commercial Districts, the following regulations shall apply.
(Ord. 368. Passed 5-9-77.)

1260.02 PERMITTED USES.

A building may be erected, altered or used, and a lot or premises may be used, for any of the following purposes:

- (a) Any use permitted in R1 and R2 Residential Districts;
- (b) Any use permitted in a C-1 District except the following which are prohibited within this C-2 District:

Automobile, truck, bus or motorcycle sales, service or rental shop	Beverage distributor
Automobile body repair shop or paint shop	Pool hall
Automobile seatcover, top or muffler repair or replacement shop	Boat sales and service shop
	Adult book store
	Moving storage warehouse
	Record shop

Ice house	Welding sales and service shop
Fast food service establishment	Kennels
Bowling alley	Lawn mower sales and service shop
Building material sales and storage establishment	Massage parlor
Camping motor home sales and service	Meatpacker
Car wash	Nursing home
Rug cleaning shop	Packing and filling service shop
Bakery	Pawnbroker
Candy confectionery store	Pet shop
Florist	Recreation center
Day nursery	Restaurant
Catering establishment	Beauty and barber schools, etc.
Drug store	Employment agency
Funeral parlor	Cleaner and dryer and laundromat
Fuel oil heating contractor	Copy printing and duplicating shop
Garden center sales and service establishment	Food store and delicatessen
Plate and automobile glass repair shop	Dance studio
Miniature golf course	Music studio
Greenhouse	Decalcomania
Hardware store	Department store
Shoe repair shop	Junk yard
Vending machine company	Service station
Ice cream store	Sign company
Machine shop and machine sales establishment	Theater
	Tire dealer
	Tire service
	Upholsterer
	Donut shop

- (c) Signs when erected and maintained or painted in letters or cartoons on any building in accordance with Chapter 1440 of the Building and Housing Code and signs advertising a business or other permitted use when located on the site where such use is conducted, provided that the signs do not exceed two in number or more than thirty square feet in area for each fifty feet in width of the site at the building line; and
- (d) Any use of the same general character as hereinbefore specifically permitted when authorized as a special exception.
(Ord. 368. Passed 5-9-77.)

1260.03 FRONT YARD DEPTH.

There shall be a front yard on each street on which the lot abuts, the depth of which shall be at least forty feet.

(Ord. 368. Passed 5-9-77.)

CHAPTER 1258
C-1 Commercial District

1258.01	Application of regulations.	1258.05	Business to be completely enclosed.
1258.02	Permitted uses.	1258.06	Objectionable conditions.
1258.03	Proximity of buildings to lot lines.		
1258.04	Off-street parking; handicapped spaces; parking facilities on adjacent property.		

CROSS REFERENCES

Commercial vehicles in nonresidential districts - see TRAF. 440.09
 General provisions and definitions - see P. & Z. Ch. 1240
 Administration, enforcement and penalty - see P. & Z. Ch. 1242
 District established - see P. & Z. 1244.01
 Nonconforming uses - see P. & Z. Ch. 1272
 Provisions applicable to all districts - see P. & Z. Ch. 1274

1258.01 APPLICATION OF REGULATIONS.

In C-1 Commercial Districts, the following regulations shall apply.
 (Ord. 368. Passed 5-9-77.)

1258.02 PERMITTED USES.

(a) For purposes of this section, "restaurant" means any place or premises used for the sale, dispensing or serving of food, refreshments or beverages, where the customer is normally provided with an individual menu and is served the food, refreshments or beverages by a restaurant employee at the table or counter at which such items are consumed. (Ord. 601. Passed 8-14-95.)

(b) A building may be erected, altered or used, and a lot or premises may be used, for any of the following purposes and for no other:

- (1) Any use permitted in R1A and R1 Residence Districts;
- (2) A store, office, studio, bank, financial institution, telegraph office, restaurant, tea room, fraternal organization, lodge or club;
- (3) A theater, bowling alley, greenhouse or mortuary;
- (4) A confectionery or bakery;
- (5) A hand laundry, tailor, shoe repair shop or laundromat;
- (6) A newspaper or job printing shop;
- (7) A plumbing, pipefitting, carpentry, cabinet making, furniture, upholstery, blacksmith, tinsmith, roofing, electrical, radio or television shop;

- (8) Signs when erected and maintained or painted in letters or cartoons on any building in accordance with Chapter 1440 of the Building and Housing Code; and signs advertising a business or other permitted use when located on the site where such use is conducted, provided that the signs do not exceed two in number or more than thirty square feet in area for each fifty feet in width of the site at the building line;
- (9) An accessory use on the same lot with the use customarily incidental to any permitted use; and
- (10) Any use of the same general character as hereinbefore specifically permitted when authorized as a special exception.
(Ord. 368. Passed 5-9-77.)

1258.03 PROXIMITY OF BUILDINGS TO LOT LINES.

No building shall be erected or altered on any lot closer than forty feet from the building line abutting on any street. (Ord. 368. Passed 5-9-77.)

1258.04 OFF-STREET PARKING; HANDICAPPED SPACES; PARKING FACILITIES ON ADJACENT PROPERTY.

(a) There shall be provided on the same lot or in a contiguous lot constituting another Commercial District, at the time of the construction or expansion of any building or structure, one parking space for every 200 square feet of gross sales floor area or area serving customers. For purposes of this section, each parking space shall be not less than nine feet wide and eighteen feet long. The required parking area shall be measured exclusive of interior driveways or maneuvering areas. Each parking space shall be graded, properly drained, maintained in good condition, clearly line-stripped, adequately illuminated during night use and paved in accordance with the provisions of Chapter 1438 of the Building and Housing Code. All parking areas shall be separated from the street or from adjacent Residential Districts by a landscaped planting strip not less than five feet in width.

(b) Reserved spaces designated for use by handicapped persons and located as close as possible to the main entrance of the building shall be provided. Such spaces shall be considered part of the required spaces and shall be appropriately marked as handicapped spaces.

(c) In all cases where it is sought to use adjacent premises for parking facilities, the applicant or owner shall be required to enter into an appropriate agreement, duly acknowledged, for recording reciting that the property on which the establishment is erected and the adjacent premises are both owned by the applicant, that both properties are located within a Commercial District, that both properties are to be used in relation to each other and that neither property shall be sold separately or encumbered, unless other provisions for compliance with this section have been entered into in writing and fully approved by Council.
(Ord. 601. Passed 8-14-95.)

Sect. 603 (j)).

The municipal zoning ordinance is the principal tool for implementing the comprehensive plan and can provide a framework for the preservation and revitalization of communities. The following sections provide recommendations for zoning ordinance revisions to enable the Boroughs to implement the comprehensive plan and set the stage for revitalization. DCPD can apply for grant monies from DCED's Land Use Planning and Technical Assistance Program (LUTAP) to fund the majority of the cost associated with preparation of updated ordinances for all three Boroughs.

Brookhaven Borough

The Brookhaven Zoning Ordinance was adopted in 1993 and due to its age and some shortcomings in its content and structure a new, revised ordinance needs to be adopted. Some of the deficiencies include:

- Districts do not contain statements of intent and often contain incompatible uses and exclude uses that should be allowed.
- There are too many commercial districts – five (5) – which should be consolidated into two or three, and the uses allowed within the consolidated districts need to allow a mix of uses.
- There are no administrative procedures for review of special exceptions as well the Zoning Hearing Board in general.
- There is a need for additional definitions as well as the updating of those that are currently provided.

Upland Borough

The Ordinance is inadequate and needs to be completely revised. Some of the principal deficiencies and omissions are: