

BUILT TO SUIT

+/- 20,000 SF

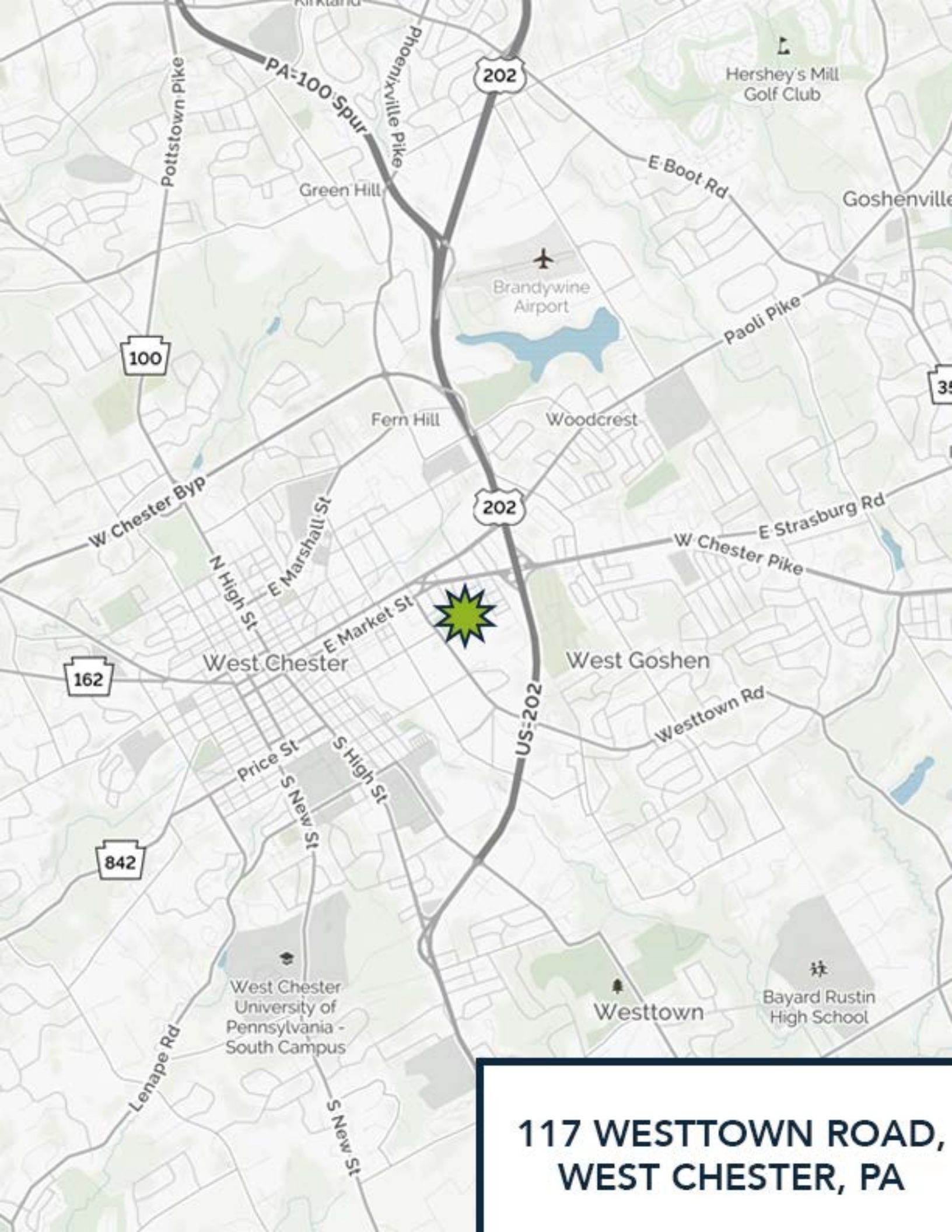


+/- 2 ACRES
PUBLIC UTILITIES

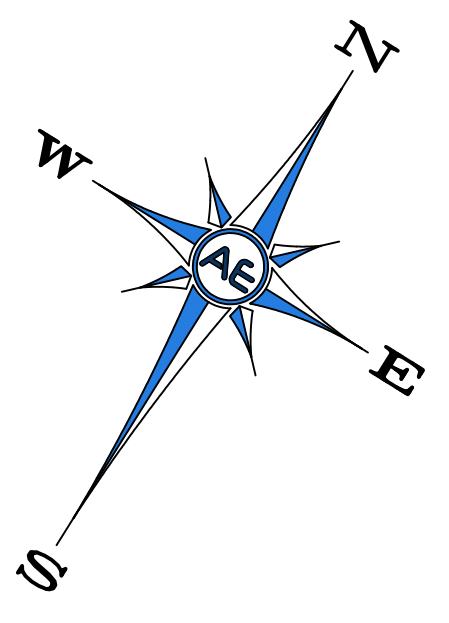


FLEXIBLE C5
GENERAL HIGHWAY
COMMERCIAL ZONING

IMMEDIATE
ACCESS TO
ROUTE 202
AND
ROUTE 3



**117 WESTTOWN ROAD,
WEST CHESTER, PA**



GROSS LOT AREA = 96,244.1 SF (2.187 ACRES)
NET LOT AREA = 87,181.6 SF (2.001 ACRES)

N 37°55'57" W 469.10'

N 58°56'56" E 343.97'

N 57°56'48" E 519.68'

N 97°55'59" E 455.03'

N 27°16'48" W 141.91'

N 27°16'48" W 441.85'

N 27°20'46" W 342.03'

N 58°01'11" E 803.70'

N 57°49'29" E 296.66'

N 39°02'09" W 215.08'

S 38°22'31" E 213.76'

WESTOWN ROAD

LAUBER ROAD

ELM AVE.

BEECH ALLEY

ORCHARD AVE.

SYCAMORE ALLEY

CEDAR AVE.

MAPLE LANE

WILSON AVE.

CIRCLE AVE.

MORRIS AVE.

MARGUERITE AVE.

UPI 52-5F-138
N/F SCANLON MARK S. JR.
& GREEN KATHERINE A.

UPI 52-5F-149
N/F HUSS BRIAN R.
& DEBRA L.

UPI 52-5F-150
N/F READING ERIN E.

UPI 52-5F-155
N/F DAY ROBERT W.
DANIELLE M.

UPI 52-5F-108.2
N/F WCOOP ASSOCIATES LP

UPI 52-5F-113
N/F JOHN W SORTON &
GAIL WRIGHT

UPI 52-5F-114
N/F HOM LAOMOI
LOT 4

UPI 52-5F-115
N/F PETER KOPEKAL

UPI 52-5F-116
N/F KUKODA THOMAS H.
& EILEEN S.

UPI 52-5F-130
N/F JOHN R. & PATRICIA A.
WRIGHT

52-5F-131
N/F MORTON JONATHAN M.

52-5F-132
N/F CHAMBERS RUTH C.

52-5F-133
N/F HINES LARRY R.
CAROL A.

52-5F-134
N/F DANIELLE S. VINCENT JR.
& DANIELLE S. VINCENT JR.

52-5F-135
N/F JAMES & MICHELLE L.

52-5F-136
N/F BOND THOMAS E.
& FANNON J.

52-5F-137
N/F BOND THOMAS E.
& DONNA J.

UPI 52-5F-142
N/F BOND THOMAS E.
& DONNA J.

UPI 52-5F-154
N/F NEDEL RAYMOND V.
& ANDEE HOLLY

52-5F-170
BEAZLEY KIMBERLY GIAGIANA

UPI 52-5F-175
N/F KELLY WYBENS ROBERT J.

UPI 52-5F-172
N/F THOMPSON MILBY

UPI 52-5F-173
N/F CHAMBERLAIN RONALD

UPI 52-5F-171
N/F BOND THOMAS E.
& DONNA J.

UPI 52-5F-177
N/F BERLANO JOHN R.
& SHIRIN L.

UPI 52-5F-178
N/F ANNA D. & LUTWIS THEODORE C.

UPI 52-5F-175
N/F KELLY WYBENS ROBERT J.

UPI 52-5F-50
N/F BARBARA S. DOMINIC G.

UPI 52-5F-51
N/F JOAN POWER & RYAN JAMES E.

UPI 52-5F-52
N/F SILVER HARRY J.
& LORNA J.

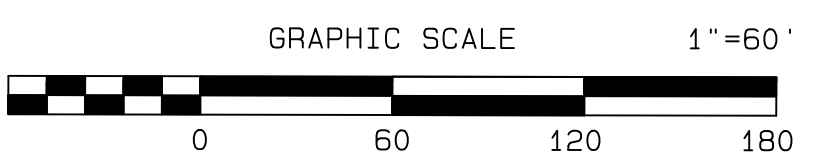
52-5G-56
N/F LOVE PATRICIA S.
RICHARD R.

52-5F-55
N/F YOUNG WARREN H.
& ROSE

52-5G-57
N/F LOVE RICHARD R. & PATRICIA S.

52-5G-57.1
N/F GAGNE MARC R. &
DUFFY ASHLEY P.

52-5G-58
N/F DUBINSKI BARRY J. & REBECCA T. D.



52-5-105
HOWARD BUSINESS
ASSOCIATES LLC

ARTICLE X
C-5 General Highway Commercial District

§ 84-32. Use regulations. [Amended 4-14-1992 by Ord. No. 2-1992; 10-24-1995 by Ord. No. 7-1995; 3-28-2001 by Ord. No. 4-2001; 5-9-2001 by Ord. No. 6-2001; 1-22-2003 by Ord. No. 1-2003; 8-10-2005 by Ord. No. 7-2005; 6-28-2006 by Ord. No. 6-2006; 6-28-2006 by Ord. No. 8-2006; 12-10-2008 by Ord. No. 10-2008; 11-14-2012 by Ord. No. 08-2012; 6-12-2013 by Ord. No. 03-2013; 6-12-2013 by Ord. No. 04-2013; 7-31-2013 by Ord. No. 09-2013; 9-11-2013 by Ord. No. 10-2013]

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:

- A. Retail sale of dry goods, variety and general merchandise, clothing, food, flowers, beverages, drugs, household supplies or furnishings, sale or repair of jewelry, watches and clocks, optical goods or musical, professional or scientific instruments.
- B. Cleaning and pressing shop with dry cleaning and pressing of clothing of walk-in retail customers of that shop only permitted as an accessory use on the premises where the total floor area of the entire establishment does not exceed 2,000 square feet; barbershops, hairdresser and such other shops for personal service.
- C. Offices.
- D. Restaurant and uses similar to a restaurant where food is prepared and served (including a catering business), provided that there shall be no drive-up or walk-up windows permitted for the sale or dispensing of food or food products.
- E. Laundromat not exceeding a total floor area of 2,000 square feet.
- F. Newspaper publishing and job printing.
- G. Undertaking establishment.
- H. Automobile and/or a truck leasing agency involving no sales activity on site, provided truck leasing shall not exceed trucks larger than two-axle van-type trucks or two-axle box-type trucks.
- I. Forestry, subject to the standards in § 84-57.8.
- J. Learning center.
- K. Accessory uses to the aforementioned permitted uses, including outdoor dining as an accessory use to a restaurant subject to the conditions in § 84-57.11 and a home-related business as an accessory use to an existing lawful nonconforming single-family detached dwelling.
- L. The following use shall be permitted as a special exception when authorized by the Zoning Hearing Board, subject to Article XVII of this chapter.

- (1) Dog day-care facility subject to the standards in § 84-57.14.
- M. The following uses shall be permitted as a conditional use when authorized by the Board of Supervisors subject to Article XVIII of this chapter. The area and bulk regulations, § 84-33 of this article, and design standards, § 84-34 of this article, shall apply to all uses permitted by conditional use in the C-5 General Highway Commercial District.
 - (1) Wholesale sales, storage or distribution.
 - (2) Gasoline service station.
 - (3) Car wash.
 - (4) Monument sales.
 - (5) Banks and financial institutions.
 - (6) Vehicular sales and service agency limited to the sale and/or leasing of new and/or used automobiles, two-axle van-type or two-axle box-type trucks and the operation of an automobile repair shop for such vehicles as an accessory use thereto.
 - (7) Motorcycle sales and the operation of a repair shop for the motorcycles as an accessory use thereto.
 - (8) Travel center with the accessory use of an automobile repair shop.
 - (9) Convenience store, subject to the standards of § 84-57.12.
 - (10) Pharmacy/drug store, subject to the standards of § 84-57.13.

§ 84-33. Area and bulk regulations. [Amended 6-28-2006 by Ord. No. 8-2006]

The following area and bulk regulations shall apply:

- A. Lot size: two acres minimum for vehicular sales and service agency for the sale and/or leasing of new vehicles; 40,000 square feet minimum for gasoline service stations, vehicular sales and service agency for the sale and/or leasing of used vehicles and motorcycle sales, supermarkets and car washes; 20,000 square feet minimum for all other uses.
- B. Lot width at street right-of-way line: 200 feet minimum for gasoline service stations, vehicular sales and service agency for the sale and/or leasing of new and used vehicles, supermarkets and car washes; 100 feet minimum on noncorner lots for all other uses; 125 feet minimum on corner lots for all other uses.
- C. Lot width at building line: 300 feet minimum.
- D. Lot coverage: 50% maximum for vehicular sales and service agency for the sale and/or leasing of new vehicles; 20% maximum for gasoline service stations; 40%

maximum on noncorner lots for all other uses; 30% maximum on corner lots for all other uses.

- E. Floor area ratio: 0.80 maximum.
- F. Building setback line: 50 feet minimum for vehicular sales and service agency for the sale and/or leasing of new vehicles; 40 feet minimum for all other uses.
- G. Setback for outdoor displays or parking facilities: 20 feet minimum. [**Amended 7-31-2013 by Ord. No. 09-2013**]
- H. Side yards: 30 feet minimum for vehicular sales and service agency for the sale and/or leasing of new vehicles; 15 feet minimum each side for all other uses.
- I. Rear yard: 50 feet minimum.
- J. Maximum building height: three stories, not to exceed 40 feet.
- K. Paved surface area: may not exceed 60% of total lot area for vehicular sales and service agency for the sale and/or leasing of new vehicles; may not exceed 55% of total lot area for all other uses.
- L. Green area (landscaped): 30% minimum for vehicular sales and service agency for the sale and/or leasing of new vehicles; 20% minimum for all other uses.

§ 84-34. Design standards.

The following design standards shall apply:

- A. Screening: as required by § 84-55A of this chapter or as directed by the Zoning Hearing Board.
- B. Storage: as required by § 84-55B of this chapter.
- C. Landscaping: as required by § 84-55C of this chapter.
- D. Loading: as required by § 84-55H of this chapter.
- E. Parking: as required by § 84-55I of this chapter.