

PROPERTY INFORMATION PACKAGE

MUTUAL
REAL ESTATE
CORPORATION



1630 OLD YORK ROAD
SUITE 100
(215) 784-9100 • FAX (215) 784-9540

PROPERTY ADDRESS

330 W. STREET ROAD
WARMINSTER, PA 18974

(CURRENTLY TIERNEY AUTO SALES AND SERVICE)

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS

Summary of Pertinent Information

SUBJECT: Current Location for Tierney Auto Sales and Service

PROPERTY TYPE: Commercial Mixed Use Offices for Lease

LOCATION: 330 W. Street Road
Warminster, PA 18974

TOWNSHIP: Warminster Township

COUNTY: Bucks

STATE: Pennsylvania

ZONING: C-1 Commercial (Including the 2 Adjacent Parcels).

TAX PARCEL #s: 49-019239, 49-019231, 49-019231-001

LOT SIZE: ±1.853 Acres for all three parcels, including two houses on the property, which can be razed. The existing Tierney Motors operation is currently occupying approximately 1.2 acres of land with a commercial automotive showroom service building.

BUILDING SIZE: ± 4,300 Square Feet

BUILDING EXPANDIBILITY: With the expansion up to 1.853 acres, the building footprint can be increased to ±20,197 square feet, per the Current Warminster Township Zoning Code.

FRONTAGE: ±300 Linear Feet along Street Road

LOCATION: The facility is located on Route 132 (Street Road) in Warminster Township, Bucks County, within one mile of the Montgomery County border, less than one mile from Route 263 (York Road), and three and one quarter miles from Route 611. This location provides easy access to Doylestown to the north, Trevoise via I-95 to the east, Horsham/Willow Grove (Pennsylvania Turnpike exit) to the south, and Route 309 to the west.

SITE DESCRIPTION: Modern commercial automobile office, showroom, and service department building. Approximately fifty percent of the building is finished for use as office and showroom area. The remainder of the building is used for service and contains six (6) overhead doors [one (1) in the front and five (5) in the rear].

EXTERIOR: This building is constructed of masonry concrete block. The showroom has large glass storefront windows along the front and east side of the building. The overhead door in the front is clear paned glass. The overhead doors in the rear are steel. There are separate doorways leading

into the showroom area and into the service area. Halogen spotlights are placed around the outside of the building. Additionally, there are halogen spotlights on poles, throughout the parking lot. There are also security cameras overseeing the front and the rear of the building.

INTERIOR: The interior of the building is divided into three areas. The showroom is \pm 1,500 square feet of open area, with large glass windows and 16 foot ceilings. There are acoustical ceiling tiles and fluorescent lighting. There is \pm 930 square feet of offices, on two floors, between the showroom and the service area. The service area is divided into five bays and is \pm 1,840 square feet. The bays have 16-foot ceilings. There are no built-in vehicle lifts. This area has six overhead doors and two other entrance doors.

BUILDING AGE: Built in 1995.

ROOF: Flat roof, built in 1995.

LAVATORIES: There are two lavatories centrally located between the showroom and service areas and next to the office area.

LIGHTING: Fluorescent lighting.

HVAC: Building has both Heating and Air Conditioning.

ELECTRIC SERVICE: 220 Amp service

SECURITY: Has outside surveillance cameras.

SPRINKLER SYSTEM: None.

PARKING: Approximately 100 parking spaces and can be expanded.

NOTABLE AMENITIES:

- Prominently located with \pm 300 linear feet of frontage along Street Road, which allows for excellent visibility and marquee signage.
- Ample Parking.
- Can be utilized for a multitude of uses.

TAXES:	<u>Parcel 1</u>	<u>Parcel 2</u>	<u>Parcel 3</u>
Borough:	\$ 2,153.00	\$ 334.00	\$ 434.00
School:	\$13,693.00	\$ 2,127.00	\$ 2,765.00
County:	<u>\$ 2,768.00</u>	<u>\$ 430.00</u>	<u>\$ 559.00</u>
Total :	\$18,614.00	\$ 2,891.00	\$3,758.00

Total Taxes: \$25,263.00- (\$5.88 per square foot per annum, based upon the footprint of Parcel 1 [2011]).

ANNUAL OPERATING EXPENSES: Estimated to be \pm \$19,000.00- (\$4.42 per square foot per annum for Parcel 1 [2010]).

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OVERVIEW OF LOT WITH FRONTAGE

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FRONT VIEW

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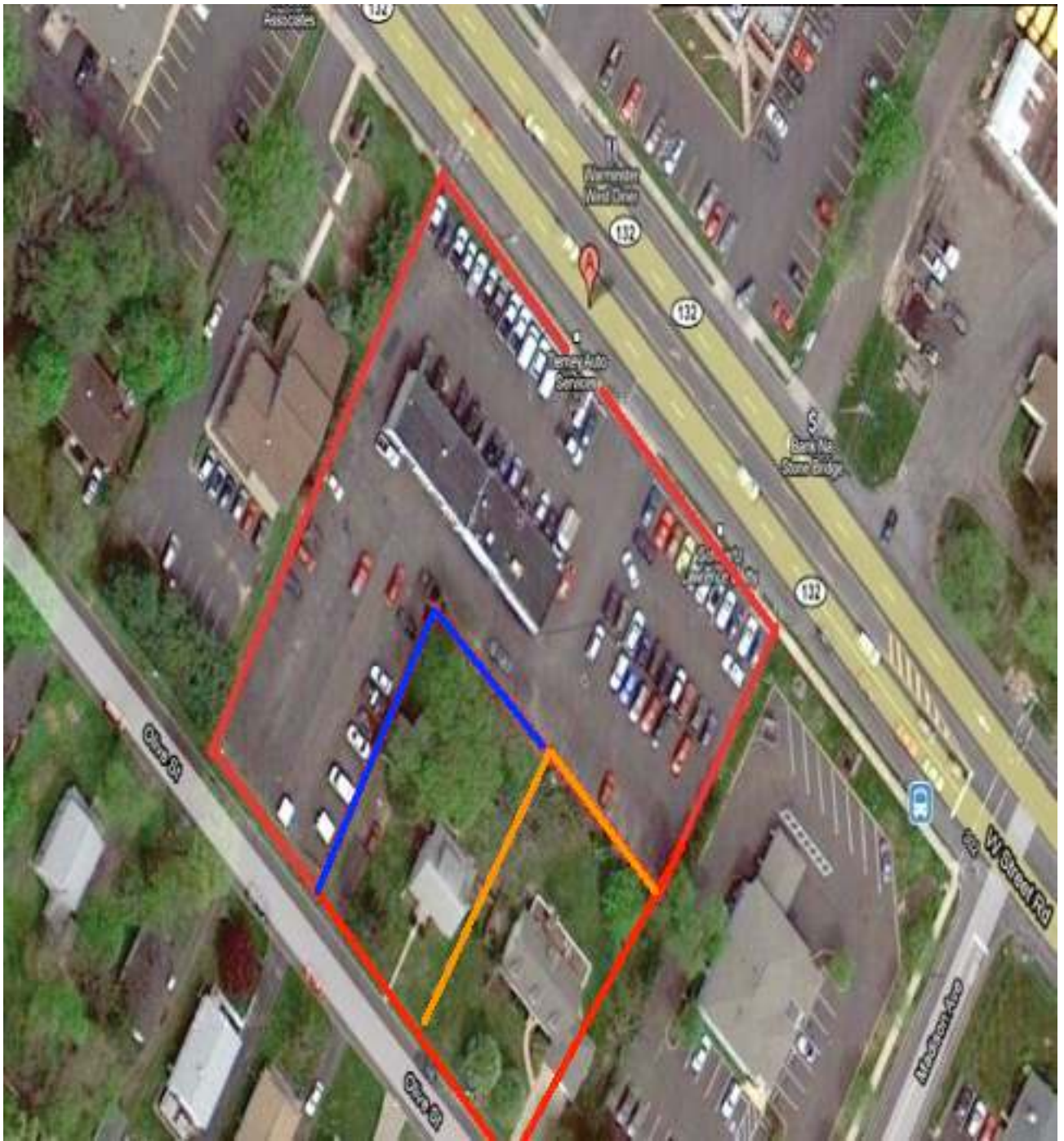
SIDE VIEW

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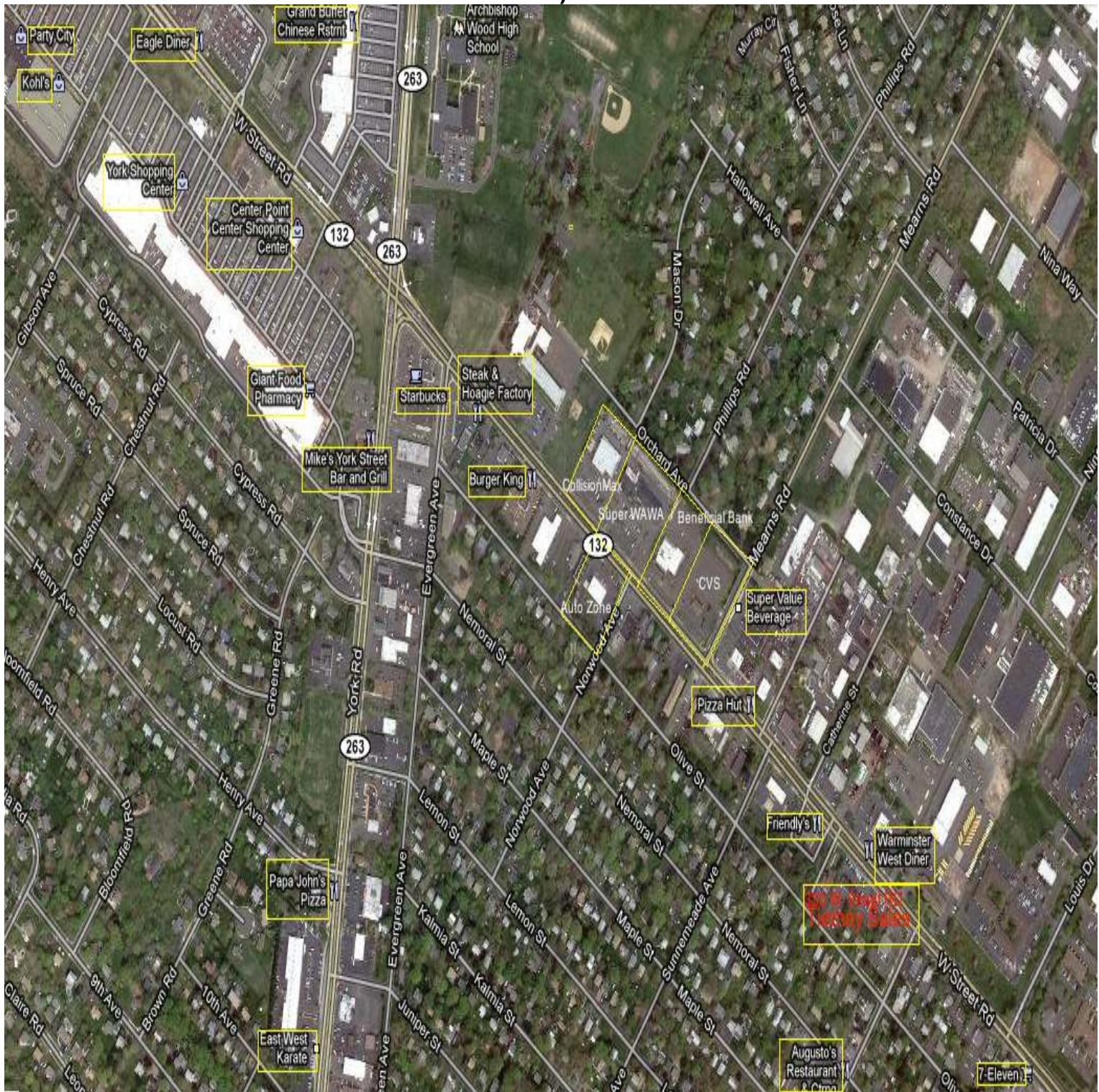
REAR VIEWS

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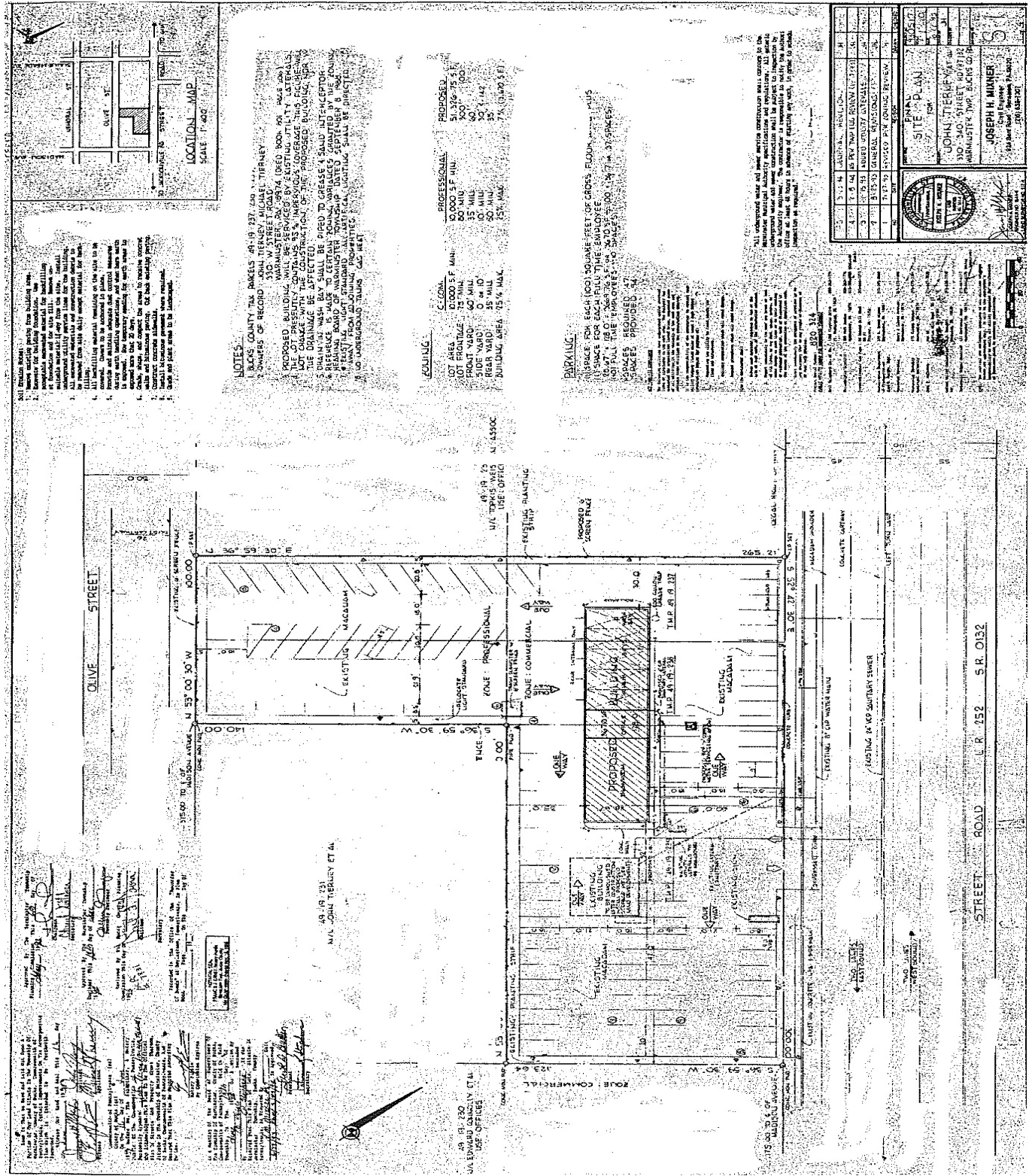
AERIAL VIEW OF PROPERTY

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RETAIL NEAR 330 W. STREET ROAD

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SITE PLAN

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Traffic Count Report

330 W Street Rd, Warminster, PA 18974

Building Type: Retail
 Secondary: General Freestanding
 GLA: 4,300 SF
 Year Built: 1995
 Total Available: 4,300 SF
 % Leased: 100%
 Rent/SF/Yr: Negotiable



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W Street Rd	Catherine St	0.03 NW	2004	32,000	AAAT	.04
2 E Street Rd	Madison Ave	0.02 S	2006	32,000	AAAT	.07
3 Mearns Rd	Patricia Dr	0.02 SW	2006	7,100	AAAT	.44
4 E Street Rd	Evergreen Ave	0.08 NW	2006	32,000	AAAT	.48
5 York Rd	Juniper St	0.05 N	2006	26,000	AAAT	.58
6 Jacksonvill Rd	Van Horn Dr	0.07 SW	2006	15,000	AAAT	.65
7 Jacksonvill Rd	Eagle Dr	0.05 NE	2006	17,000	AAAT	.71
8 York Rd	Roberts Rd	0.03 N	2004	22,000	AAAT	.86
9 York Rd	Prospect Rd	0.00	2004	30,000	AAAT	.96
10 York Rd	Prospect Rd	0.03 N	2004	30,000	AAAT	.96

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Daytime Employment Report

1 Mile Radius

330 W Street Rd, Warminster, PA 18974

Building Type: **Retail**
 Secondary: **General Freestanding**
 GLA: **4,300 SF**
 Year Built: **1995**


Total Available: **4,300 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	757	8,101	11
Total Retail	151	2,005	13
Home Improvement Stores	17	383	23
General Merchandise Stores	7	48	7
Food Stores	13	96	7
Auto Dealers and Gas Stations	14	87	6
Apparel and Accessory Stores	6	21	4
Furniture and Home Furnishings	24	736	31
Eating and Drinking Places	41	453	11
Miscellaneous Retail Stores	29	181	6
Finance-Insurance-Real Estate	68	338	5
Banks, Saving and Lending Inst.	21	102	5
Security Brokers and Investments	5	21	4
Insurance Carriers and Agencies	19	75	4
Real Estate-Trust-Holding Co.	23	140	6
Services	279	2,270	8
Hotels and Lodging	2	33	17
Motion Picture and Amusement	10	58	6
Health Services	32	255	8
Legal Services	7	40	6
Educational Services	10	274	27
Auto Services	31	137	4
Other Services	187	1,473	8
Agriculture/Mining	18	120	7
Construction	75	325	4
Manufacturing	60	1,579	26
Transportation, Comm./Pub Util.	28	179	6
Wholesale Trade	66	1,001	15
Government	12	284	24
Daytime Population	8,101		
Daytime Population/Business	11		
Residential Population	8,636		
Residential Population/Business	11		

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Demographic Detail Report

330 W Street Rd, Warminster, PA 18974						
Building Type: Retail	Total Available: 4,300 SF					
Secondary: General Freestanding	% Leased: 100%					
GLA: 4,300 SF	Rent/SF/Yr: Negotiable					
Year Built: 1995						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2015 Projection	8,494		81,693		168,512	
2010 Estimate	8,636		80,780		166,742	
2000 Census	8,617		75,591		158,007	
Growth 2010 - 2015	-1.70%		1.10%		1.10%	
Growth 2000 - 2010	0.20%		6.90%		5.50%	
2010 Population by Age	8,636		80,780		166,742	
Age 0 - 4	612	7.09%	5,002	6.19%	10,435	6.26%
Age 5 - 9	602	6.97%	4,998	6.19%	10,788	6.47%
Age 10 - 14	578	6.69%	4,996	6.18%	11,141	6.68%
Age 15 - 17	344	3.98%	3,257	4.03%	7,169	4.30%
Age 18 - 20	303	3.51%	2,710	3.35%	5,630	3.38%
Age 21 - 24	423	4.90%	3,724	4.61%	7,134	4.28%
Age 25 - 34	1,192	13.80%	9,700	12.01%	18,587	11.15%
Age 35 - 44	1,235	14.30%	11,238	13.91%	23,107	13.86%
Age 45 - 49	701	8.12%	6,606	8.18%	13,984	8.39%
Age 50 - 54	614	7.11%	6,273	7.77%	13,513	8.10%
Age 55 - 59	490	5.67%	5,052	6.25%	11,012	6.60%
Age 60 - 64	414	4.79%	4,176	5.17%	8,867	5.32%
Age 65 - 74	626	7.25%	6,442	7.97%	12,818	7.69%
Age 75 - 84	377	4.37%	4,585	5.68%	8,751	5.25%
Age 85 and over	124	1.44%	2,022	2.50%	3,807	2.28%
Age 16 and over	6,725	77.87%	64,678	80.07%	131,988	79.16%
Age 18 and over	6,500	75.27%	62,527	77.40%	127,209	76.29%
Age 21 and over	6,197	71.76%	59,818	74.05%	121,579	72.91%
Age 65 and over	1,127	13.05%	13,049	16.15%	25,376	15.22%
Median Age	37.20		40.50		40.60	
Average Age	37.50		40.00		39.60	

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Demographic Detail Report

330 W Street Rd, Warminster, PA 18974						
Radius	1 Mile		3 Mile		5 Mile	
2010 Population By Race	8,636		80,780		166,742	
White	7,088	82.08%	72,157	89.33%	148,046	88.79%
Black or African American	439	5.08%	2,807	3.47%	7,467	4.48%
American Indian and Alaska Native	26	0.30%	159	0.20%	264	0.16%
Asian	312	3.61%	2,970	3.68%	6,684	4.01%
Native Hawaiian and Pacific Islander	7	0.08%	39	0.05%	57	0.03%
Other Race	555	6.43%	1,555	1.92%	2,041	1.22%
Two or More Races	209	2.42%	1,095	1.36%	2,184	1.31%
2010 Population by Hispanic Origin	8,636		80,779		166,743	
Not Hispanic or Latino	7,553	87.46%	77,117	95.47%	161,130	96.63%
Hispanic or Latino:	1,083	12.54%	3,663	4.53%	5,612	3.37%
Mexican	297	3.44%	816	1.01%	1,138	0.68%
Puerto Rican	528	6.11%	1,761	2.18%	2,556	1.53%
Cuban	15	0.17%	119	0.15%	251	0.15%
Other Hispanic or Latino	243	2.81%	966	1.20%	1,668	1.00%
2010 Age 5+ Language at Home	8,025		75,777		156,308	
Speak Only English	7,024	87.53%	69,341	91.51%	142,774	91.34%
Speak Asian or Pacific Island	127	1.58%	1,169	1.54%	2,757	1.76%
Speak IndoEuropean	295	3.68%	3,229	4.26%	7,340	4.70%
Speak Spanish	522	6.50%	1,795	2.37%	2,838	1.82%
Speak Other Language	57	0.71%	243	0.32%	599	0.38%
2010 Median Age, Male	35.70		39.00		39.30	
2010 Average Age, Male	36.30		38.50		38.40	
Median Age, Female	38.70		41.90		41.70	
Average Age, Female	38.70		41.40		40.80	
2010 Population by Employment Status (Age 16+)	6,726		64,678		131,988	
In Armed Forces	28	0.42%	544	0.84%	850	0.64%
Civilian, Employed	4,167	61.95%	40,583	62.75%	83,953	63.61%
Civilian, Unemployed	403	5.99%	3,475	5.37%	7,194	5.45%
Not In Labor Force	2,128	31.64%	20,076	31.04%	39,991	30.30%
2010 Population by Occupation Classification (Age 16+)	4,167		40,582		83,953	
Blue Collar	927	22.25%	6,857	16.90%	12,469	14.85%
White Collar	2,493	59.83%	28,562	70.38%	61,858	73.68%
Service	747	17.93%	5,163	12.72%	9,626	11.47%

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Demographic Detail Report

330 W Street Rd, Warminster, PA 18974					
Radius	1 Mile		3 Mile		5 Mile
2000 Population by Marital Status (Age 15+)	6,843		65,783		134,378
Total, Never Married	2,054	30.02%	17,802	27.06%	34,817 25.91%
Married	3,710	54.22%	38,548	58.60%	82,072 61.08%
Widowed	379	5.54%	4,176	6.35%	7,571 5.63%
Divorced	700	10.23%	5,257	7.99%	9,918 7.38%
Males Divorced	247		1,719		3,208
Females Divorced	363		2,581		4,972
Males, Never Married	1,069		8,241		15,888
Females Never Married	808		6,765		13,581
2010 Population by Education	5,774		56,094		114,446
Less Than 9Th Grade	178	3.08%	1,164	2.08%	2,021 1.77%
Some High School, No Diploma	648	11.22%	3,348	5.97%	5,429 4.74%
High School Graduate (Includes Equivalency)	2,279	39.47%	19,418	34.62%	35,021 30.60%
Some College, No Degree	1,176	20.37%	10,678	19.04%	21,624 18.89%
Associate Degree	329	5.70%	4,114	7.33%	8,594 7.51%
Bachelor Degree	779	13.49%	11,320	20.18%	26,308 22.99%
Advanced Degrees	385	6.67%	6,052	10.79%	15,449 13.50%
2010 Population by Occupation (Age 16+)	4,913		45,746		93,577
Management, Business, & Financial	1,361	27.70%	15,218	33.27%	32,034 34.23%
Professional & Related Occupations	109	2.22%	2,036	4.45%	4,238 4.53%
Services	2,375	48.34%	18,344	40.10%	36,830 39.36%
Sales & Office	412	8.39%	4,814	10.52%	10,868 11.61%
Farming, Fishing, and Forestry	10	0.20%	50	0.11%	75 0.08%
Construction and Extraction, Maint	227	4.62%	1,946	4.25%	3,566 3.81%
Production & Transportation	419	8.53%	3,338	7.30%	5,966 6.38%
2010 Workers by Travel Time to Work (Age 16+)	4,195		41,128		84,804
Less Than 15 Minutes	1,322	31.51%	10,317	25.09%	20,496 24.17%
15 to 29 Minutes	1,359	32.40%	13,855	33.69%	27,605 32.55%
30 to 44 Minutes	644	15.35%	7,603	18.49%	16,173 19.07%
45 to 59 Minutes	410	9.77%	4,274	10.39%	9,515 11.22%
60+ Minutes	460	10.97%	5,079	12.35%	11,015 12.99%

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Demographic Detail Report

330 W Street Rd, Warminster, PA 18974			
Radius	1 Mile	3 Mile	5 Mile
Households			
2015 Projection	3,224	31,728	62,620
2010 Estimate	3,256	31,261	61,736
2000 Census	3,173	28,836	57,609
Growth 2010 - 2015	-1.00%	1.50%	1.40%
Growth 2000 - 2010	2.60%	8.40%	7.20%
2000 Households by HH Size	3,174	28,836	57,610
1-Person Households	667 21.01%	6,866 23.81%	12,015 20.86%
2-Person Households	998 31.44%	9,507 32.97%	18,905 32.82%
3-Person Households	610 19.22%	4,880 16.92%	10,049 17.44%
4-Person Households	531 16.73%	4,609 15.98%	10,072 17.48%
5-Person Households	226 7.12%	2,001 6.94%	4,519 7.84%
6-Person Households	103 3.25%	708 2.46%	1,490 2.59%
7 or more Person Households	39 1.23%	265 0.92%	560 0.97%
2010 Average Household Size	2.65	2.56	2.67
2010 Households by HH Income	3,256	31,261	61,736
Income Less than \$15,000	187 5.74%	1,559 4.99%	2,568 4.16%
Income: \$15,000 - \$24,999	244 7.49%	1,953 6.25%	3,287 5.32%
Income: \$25,000 - \$34,999	257 7.89%	2,223 7.11%	3,666 5.94%
Income: \$35,000 - \$49,999	349 10.72%	3,625 11.60%	6,646 10.77%
Income: \$50,000 - \$74,999	744 22.85%	6,927 22.16%	12,694 20.56%
Income: \$75,000 - \$99,999	639 19.63%	5,517 17.65%	10,532 17.06%
Income: \$100,000 - \$149,999	694 21.31%	7,158 22.90%	15,351 24.87%
Income: \$150,000 - \$249,999	111 3.41%	1,900 6.08%	5,491 8.89%
Income: \$250,000 - \$499,999	29 0.89%	339 1.08%	1,264 2.05%
Income: \$500,000 or more	2 0.06%	60 0.19%	237 0.38%
2010 Avg Household Income	\$76,837	\$83,208	\$93,881
2010 Med Household Income	\$68,844	\$72,127	\$78,602
2010 Per Capita Income	\$29,144	\$32,121	\$34,972
2010 Occupied Housing	3,256	31,262	61,736
Owner Occupied	2,080 63.88%	22,044 70.51%	47,986 77.73%
Renter Occupied	1,176 36.12%	9,218 29.49%	13,750 22.27%

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Demographic Detail Report

330 W Street Rd, Warminster, PA 18974						
Radius	1 Mile		3 Mile		5 Mile	
2010 Housing Value - Owner Occupied	2,081		22,043		47,987	
Value Less than \$20,000	1	0.05%	54	0.24%	56	0.12%
Value \$20,000 - \$39,999	6	0.29%	79	0.36%	105	0.22%
Value \$40,000 - \$59,999	14	0.67%	43	0.20%	80	0.17%
Value \$60,000 - \$79,999	9	0.43%	61	0.28%	78	0.16%
Value \$80,000 - \$99,999	16	0.77%	82	0.37%	145	0.30%
Value \$100,000 - \$149,999	81	3.89%	636	2.89%	1,097	2.29%
Value \$150,000 - \$199,999	234	11.24%	1,825	8.28%	4,152	8.65%
Value \$200,000 - \$299,999	1,199	57.62%	10,414	47.24%	18,667	38.90%
Value \$300,000 - \$399,999	468	22.49%	6,480	29.40%	14,083	29.35%
Value \$400,000 - \$499,999	39	1.87%	1,369	6.21%	4,815	10.03%
Value \$500,000 - \$749,999	11	0.53%	764	3.47%	3,604	7.51%
Value \$750,000 - \$999,999	0	0.00%	137	0.62%	666	1.39%
Value \$1,000,000 or more	3	0.14%	99	0.45%	439	0.91%
2010 Med Housing Val-Owner Occupied	\$261,649		\$282,172		\$298,128	
2000 Housing Units by Units in Structure	3,318		29,517		58,856	
1 Unit Attached	607	18.29%	3,118	10.56%	7,385	12.55%
1 Unit Detached	1,964	59.19%	18,611	63.05%	39,895	67.78%
2 Units	154	4.64%	867	2.94%	1,692	2.87%
3 - 19 Units	470	14.17%	4,336	14.69%	6,345	10.78%
20 - 49 Units	39	1.18%	1,153	3.91%	1,370	2.33%
50 or more Units	70	2.11%	1,352	4.58%	2,054	3.49%
Mobile Home or Trailer	8	0.24%	74	0.25%	109	0.19%
Boat, RV, Van, Etc.	6	0.18%	6	0.02%	6	0.01%
2010 Housing Units by Yr Built	3,454		32,369		63,645	
Built 1999 to Present	90	2.61%	3,067	9.48%	5,907	9.28%
Built 1995 to 1998	47	1.36%	916	2.83%	2,733	4.29%
Built 1990 to 1994	9	0.26%	1,054	3.26%	3,288	5.17%
Built 1980 to 1989	261	7.56%	2,537	7.84%	7,914	12.43%
Built 1970 to 1979	710	20.56%	5,995	18.52%	10,932	17.18%
Built 1960 to 1969	900	26.06%	8,320	25.70%	13,716	21.55%
Built 1950 to 1959	816	23.62%	6,322	19.53%	11,308	17.77%
Built 1940 to 1949	402	11.64%	2,390	7.38%	3,884	6.10%
Built 1939 or Earlier	219	6.34%	1,768	5.46%	3,963	6.23%
2010 Median Year Built	1963		1967		1969	

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333 W. Street Road and the 2 adjacent parcels behind it, in Warminster, PA. Zoning is C-1

OFFICIAL ZONING MAP

Zoning Districts

C-1- Commercial District	R2- Residential District
C-2- Commercial District	R3- Residential District
IO- Industrial/ Office District	R4- Residential District
I- Heavy Industrial District	AGC- Age Qualified Community District
G- Government Use District	CCRC- Continuing Care Retirement Community
R1- Residential District	CCRC-2- Continuing Care Retirement Community

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Part 11
C1 –Commercial-1 Districts

§1100 Permitted Uses – A building may be erected or used and a lot may be used or occupied for any of the purposes listed in this Section subject to additional requirements of applicable provisions of this and other Township ordinances.

A. The following uses are permitted by right:

B.

Use 2	Lawn and garden center
Use 10	Place of worship
Use 11	Public or private school
Use 12	Library or museum
Use 15	Private club or lodge
Use 16	Community center
Use 18	Adult day care
Use 20	Nursing home, personal care facility, assisted living facility, or convalescent home
Use 24	Medical or dental office/clinic
Use 25	Business or professional office
Use 27	Retail shop
Use 28	Service business
Use 29	Bank, savings and loan association
Use 30	Restaurant
Use 31	Repair shop
Use 32	Mortuary or funeral home
Use 33	Hotel
Use 34	Indoor commercial entertainment
Use 35	Outdoor private recreation
Use 37	Veterinary office
Use 42	Trade or professional school
Use 46	Banquet/catering facility
Use 48	Limited personal service
Use 49	Equipment rental or motor vehicle leasing
Use 50	Emergency services
Use 52	Railway/transportation station
Use 55	Utility operating facility
Use 80	Accessory drive-through facility

C. The following uses are permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of Part 26 of this Chapter: None

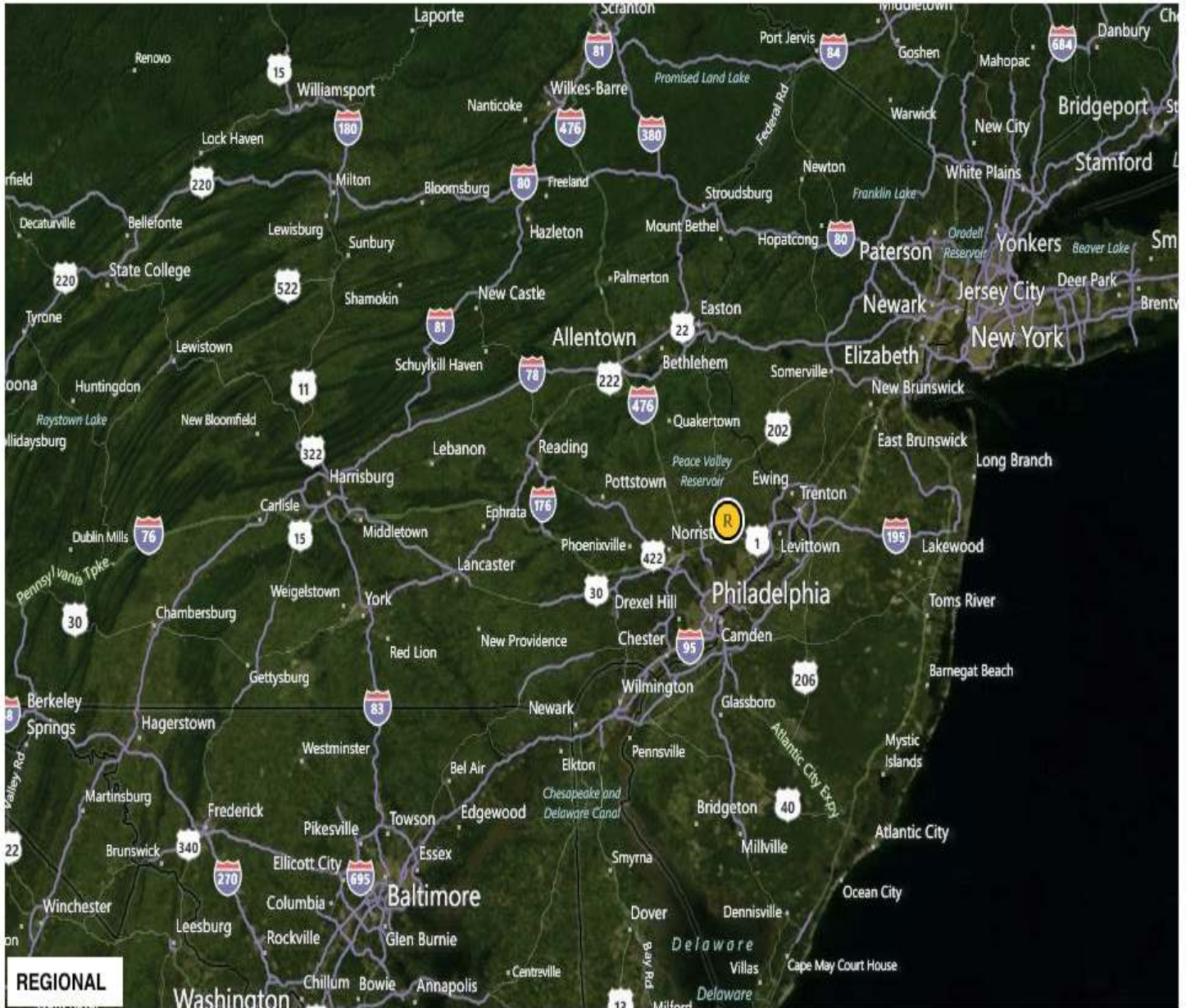
D. The following uses are permitted as Conditional Uses when authorized by the Board of Supervisors in accordance with the terms of Part 25 of this Chapter:

Use 17	Day care center
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Use 38	Motor vehicle fueling station
Use 39	Car wash
Use 40	Motor vehicle sales
Use 41	Motor vehicle repair garage
Use 44	Large retail store
Use 47	Shopping center
Use 53	Public or private parking garage
Use 54	Cellular telecommunications facility
Use 74	Non-residential accessory building or structure
Use 75	Motor vehicle fuel pumps
Use 77	Non-residential wind energy system

§1101 Area and Dimensional Requirements - All uses shall comply with the area and dimensional requirements listed in this section, unless a greater area or dimensional requirement is stated in Part 16, Use Regulations, for the specific use, in which case the requirements of Part 16 shall apply.

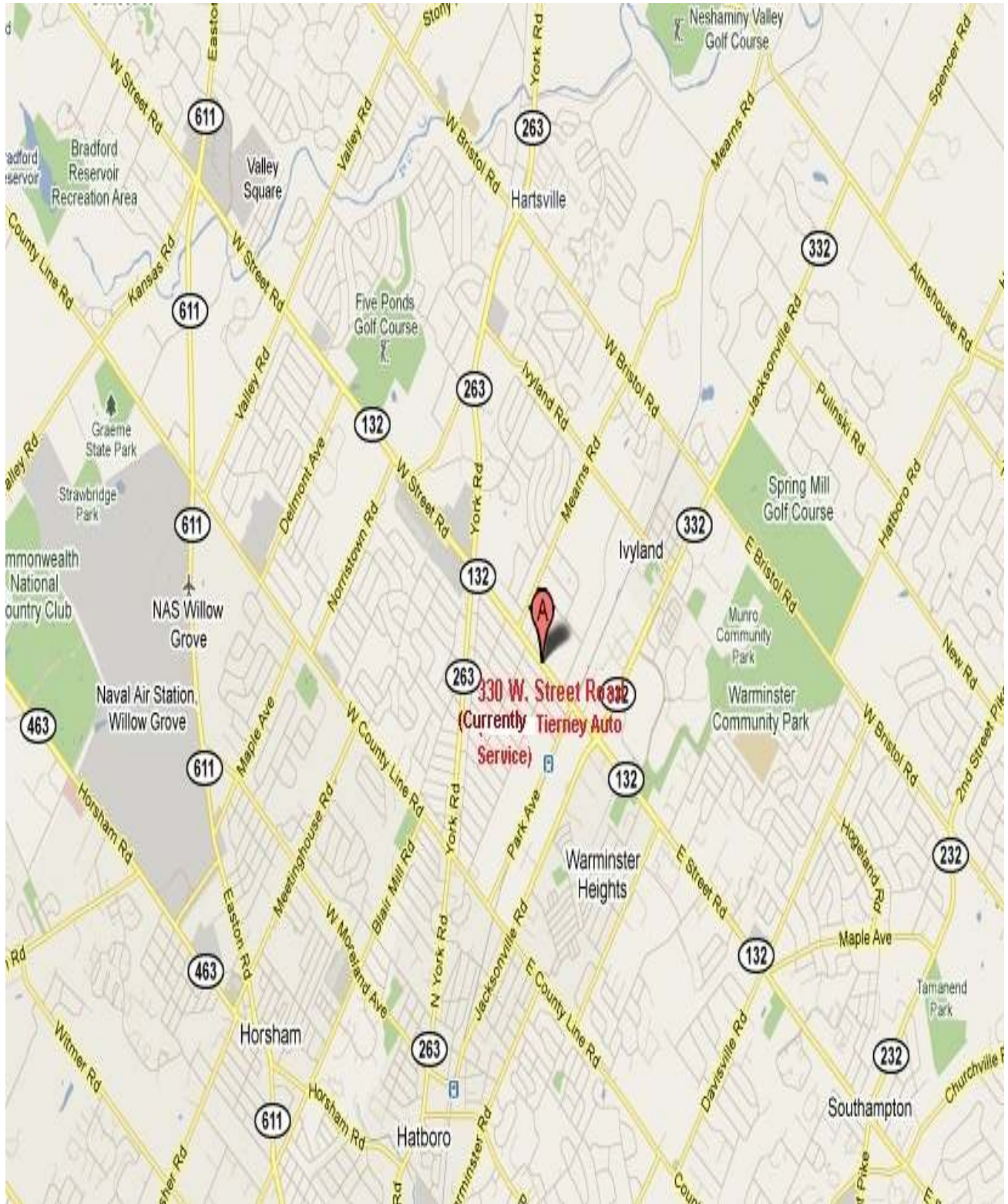
- A. Minimum Lot Area. Each lot shall contain an area of not less than fifteen thousand (15,000) square feet with a width of not less than eighty (80) feet at the front property line.
- B. Building Area. Not more than twenty-five (25) percent of the area of each lot shall be occupied by building.
- C. Front Yards. There shall be a front yard along each street on which a lot abuts which shall be not less than thirty-five (35) feet in depth.
- D. Side Yards. Unless otherwise provided in this Chapter, each side yard shall be not less than ten (10) feet in width.
- E. Rear Yard. Unless otherwise provided in this Chapter, there shall be a rear yard on each lot which shall be not less than thirty-five (35) feet in depth.
- F. Buffer Yards. Along any zoning district boundary line or use, a buffer yard shall be provided which shall be not less than twenty-five (25) feet in width measured from such boundary line or from the street line where such street constitutes the district boundary line and shall be in accordance with the provisions of this Chapter. Such buffer yards may be conterminous with any required yard in this district and in case of conflict, the largest yard requirement shall apply.
- G. Off-street parking and loading space, pedestrian walkways and motor vehicle access shall be provided in accordance with the provisions of this Chapter.
- H. Impervious Surface Ratio. No more than fifty (50) percent of the total lot area shall be covered with impervious surface.



R 330 W. STREET ROAD

REGIONAL MAP

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LOCAL MAP

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