



FOR SALE

**OPERATIONAL
DAYCARE/COMMERCIAL
BUILDING**

119 CHESTER PIKE,
NORWOOD, PA 19074



PROPERTY HIGHLIGHTS

- +/- 2,000 SF Commercial Building with Frontage on Chester Pike
- Currently a Fully Functioning and Operational Education / Childcare Center
- Fully Fenced Outdoor Play Area / Additional Land
- Large On-Site Parking Lot
- Potential 2nd Floor Residential Conversion
- Highly Visible Building and Signage on Well Travelled Road
- Many Potential Adaptive Uses—Highway Commercial Zoning

SALE PRICE: \$400,000



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535 N. Church Street, West Chester, PA 19380



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****All zoning information should be independently verified with governing municipality**

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Article VII. HC Highway Commercial District

§ 300-41. District purposes.

The purposes of this district are to provide for a wide range of highway-oriented retail and service uses that serve both local and regional customers and allow sufficient space for automobile-related merchandising. A secondary purpose is to provide apartments above street-level commercial uses. Large-scale uses and those having greater impacts on the surrounding area are permitted as conditional uses only.

§ 300-42. Uses permitted by right.

Land, buildings, or premises shall be used by right for only one or more of the following uses. However, any use below with a lot area greater than 25,000 square feet shall require a conditional use permit.

- A. All uses permitted by right in the TC Town Center District.
- B. A drive-through business such as a restaurant, bank, or similar drive-through use, including a remote automated teller machine and standard walk-in or sit-down business.
- C. Caterer.
- D. Convenience store.
- E. Technological use, including data processing, telecommunications, broadcasting, laboratory, research and development, and similar uses.
- F. Establishment that contains both a workshop and a retail outlet or showroom, provided that the workshop is in the rear half of the building.
- G. Trade shop, such as electrician, carpenter, plumber, or similar practitioner.
- H. Laundry or laundromat.
- I. Beverage distributor.
- J. Business and professional office, such as dental, medical, physical therapy, accountant, lawyer, and similar professions.
- K. Municipal use, light impact.
- L. Municipal firehouse.
- M. Apartment above first floor only.
- N. Open space, park, or recreational area.

§ 300-43. Uses permitted by conditional use.

The following shall be permitted as conditional uses only, subject to the applicable provisions of Article XIV, Conditional Uses, and the specific sections cited below:

- A. Church or other religious use, including rectory, classrooms for religious instruction, or similar customary religious activities, subject to § 300-118.
- B. Sale, lease, repair, and painting of automobiles and trucks, subject to § 300-123.
- C. Gasoline service station, subject to § 300-124.
- D. Car wash, subject to § 300-125.
- E. Funeral home or mortuary, subject to § 300-126.
- F. Supermarket, subject to § 300-127.
- G. Child day-care center, as defined in Article II, subject to § 300-128.
- H. Private club, subject to § 300-129.

- L. Any use that is permitted by right in § 300-42 but has a lot area of 25,000 square feet or greater, subject to § 300-132.

- M. Any use of the same general character as those permitted in §§ 300-42 and 300-43. Such use shall be permitted by Borough Council upon the recommendation of the Planning Commission, shall be consistent with the purposes of the district, comply with the performance standards in Article XVI, and not be detrimental to the surrounding neighborhood. To determine if a proposed use is of the same general character as any of the listed permitted uses, Borough Council and the Planning Commission shall evaluate its impacts against the compatibility standards in Article XII, Specific Regulations.

§ 300-44. Accessory uses and structures.

- A. Off-street parking, subject to Article X.
- B. Sign, subject to Article XI and Appendix C.⁽¹⁾
(1) *Editor's Note: Appendix C is included at the end of this chapter.*
- C. Satellite antenna, subject to § 300-91.
- D. Storage, subject to §§ 300-85 and 300-95. Unhitched trailers shall not be permitted as a form of outdoor storage.
- E. Collection facility for recycling, subject to § 300-85.
- F. Deck, subject to § 300-92.
- G. Any accessory use on the same lot with and customarily incidental to any of the uses permitted above and not detrimental to the area.

§ 300-45. Dimensional regulations.

Unless otherwise specified, the following shall be minimum requirements:

- A. Lot area:
 - (1) Attached: 3,500 square feet.
 - (2) Detached: 10,000 square feet.
- B. Lot width:
 - (1) Attached: 30 feet.
 - (2) Detached: 75 feet.
- C. Front yard: not less than the average setback on the block or 10 feet.
- D. Side yard(s):
 - (1) Attached (end of row): 15 feet.
 - (2) Detached: 30 feet aggregate, 10 feet minimum.
- E. Rear yard: 20 feet.
- F. Building coverage:
 - (1) Attached: 60%, maximum.
 - (2) Detached: 45%, maximum.
- G. Impervious surface:
 - (1) Attached: 60%, maximum.
 - (2) Detached: 65%, maximum.
- H. Height: three stories or 40 feet.
- I. Shopping center dimensional regulations in accordance with § 300-137.

§ 300-46. Development regulations.

- A. All applicable provisions of Article X, Off-Street Parking and Loading, and Article XI, Signs, shall be followed. The Sign Design Guidelines in Appendix C shall be consulted prior to developing signs for any project.^[1]
[1] *Editor's Note: Appendix C is included at the end of this chapter.*
- B. Storage shall be permitted in accordance with §§ 300-85 and 300-95.
- C. Where feasible, deliveries shall be made to the rear of each building or row of buildings.
- D. All parking areas, driveways, and loading areas shall be lighted adequately for safety and convenience of customers, delivery vehicles, and other users. All lighting fixtures shall be shielded from street traffic and from abutting residential properties.
- E. No fluorescent, flashing lights shall be employed at any establishment in the HC Highway Commercial District. Simple neon lights such as those often used in restaurant windows shall be permitted.
- F. Where a new building or addition to an existing building is proposed, a planted visual screen as defined in Article II shall be provided at the boundary line with all residential districts.
- G. Landscaping shall be in accordance with § 300-96.
- H. Developers of new buildings with a footprint greater than 5,000 square feet shall consult the green building standards in Appendix D.^[2]
[2] *Editor's Note: Appendix D is included at the end of this chapter.*
- I. Design considerations shall be in accordance with § 300-101.



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BRINGING EXPERIENCE, PROFESSIONALISM, AND INTEGRITY
TO COMMERCIAL REAL ESTATE BROKERAGE

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