

PROPERTY INFORMATION PACKAGE

**MUTUAL
REAL ESTATE
CORPORATION**



**1630 OLD YORK ROAD
SUITE 100
ABINGTON, PENNSYLVANIA 19001
(215) 784-9100 • FAX (215) 784-9540**

PROPERTY ADDRESS

**HELLER ROAD
AND
E. PUMPING STATION ROAD
RICHLAND TOWNSHIP**

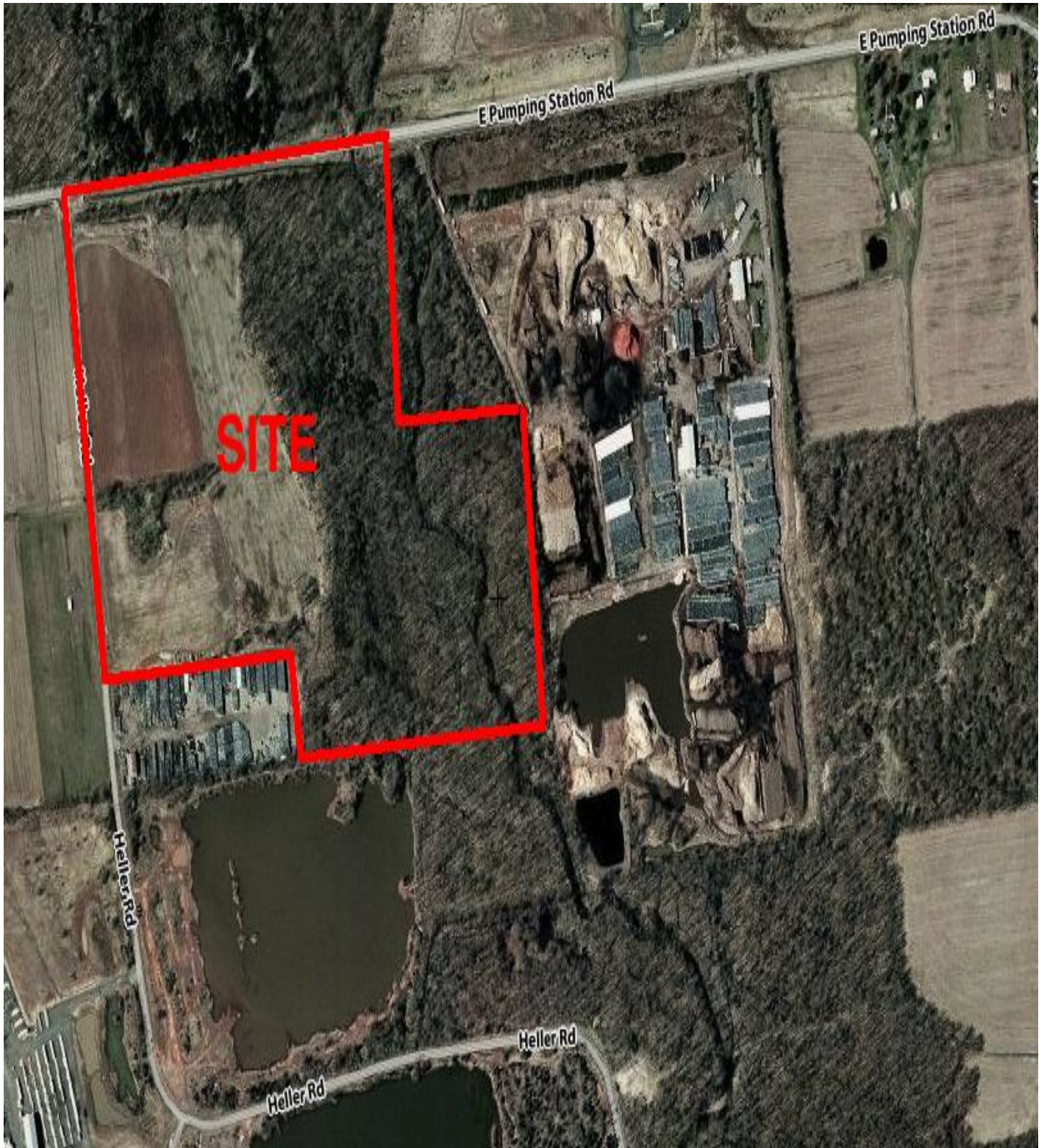
MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS

Summary of Pertinent Information

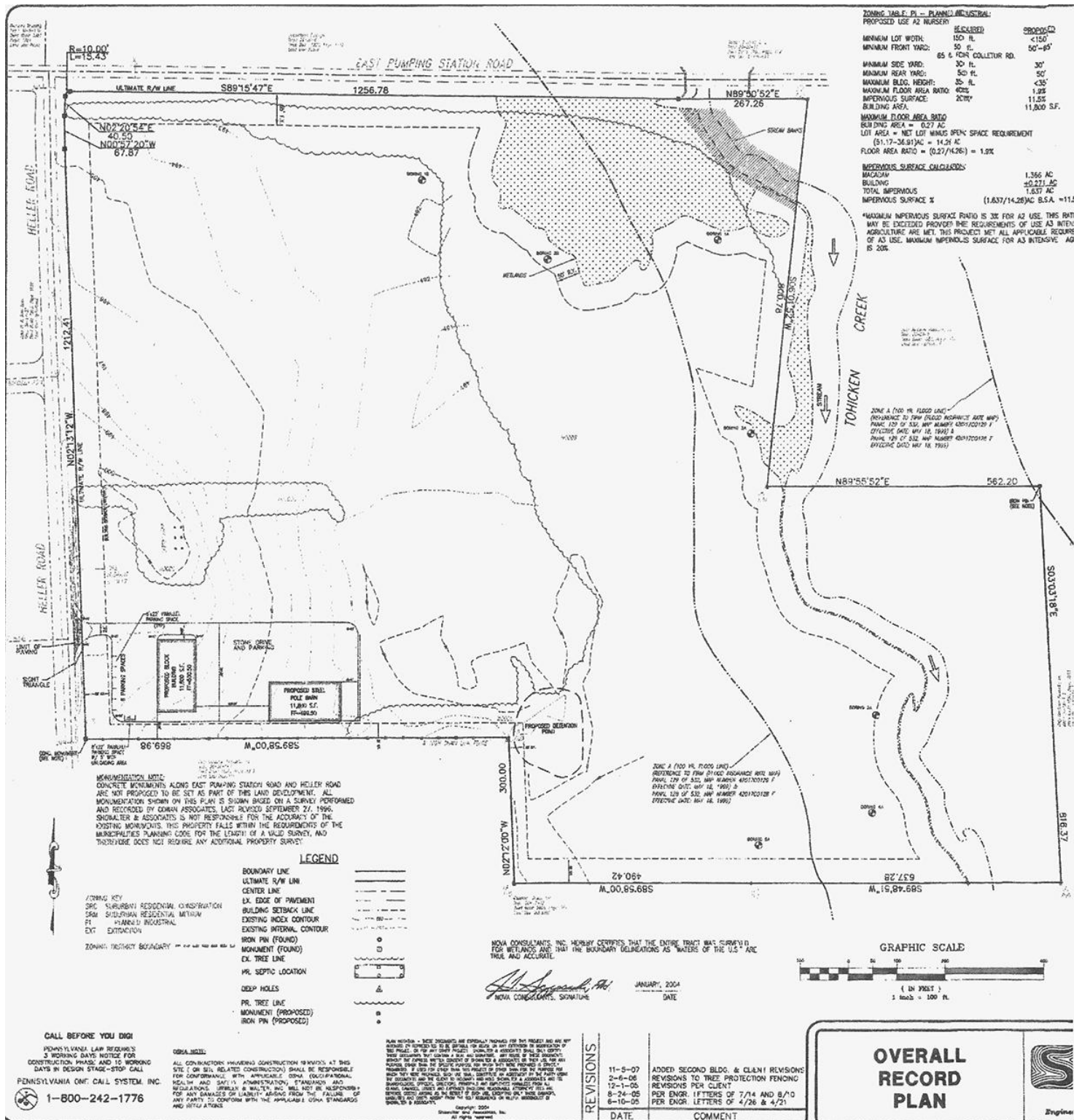
PROPERTY TYPE:	Approved light industrial development site of flat topography, partially cleared, with improved storm water draining and detention.
ADDRESS:	Heller Road and E. Pumping Station Road
TOWNSHIP:	Richland
COUNTY:	Bucks
ZONING:	PI (Planned Industrial)
LOT SIZE:	±58.64 acres
LOT DESCRIPTION:	Irregular shaped parcel of flat topography ground, partially cleared, improved with storm water draining and detention, approved for light industrial building complex.
FRONTAGE:	± 1,321 Linear Feet on Heller Road ±1,257 Linear Feet on E. Pumping Station Road
WATER:	On Site (Public water available)
SEWER:	Public sewer available
UTILITIES:	All other utilities to site.
TAX PARCEL:	36-029001
ASSESSMENTS:	\$10,600.00
TAXES:	\$1,918.00 (Total)
MISCELLANEOUS:	Conveniently located just past Quakertown. Within minutes of the PA Turnpike NE Extension Quakertown Exit and Routes 309, 663, 313 and 378. This parcel is approximately 10 miles from the I-78 Center Valley Exchange. The site is also located directly across Heller Road from the fully approved new US Cold Storage (40 acres) warehouse/distribution site.
PRICE:	\$39,900.00 per acre

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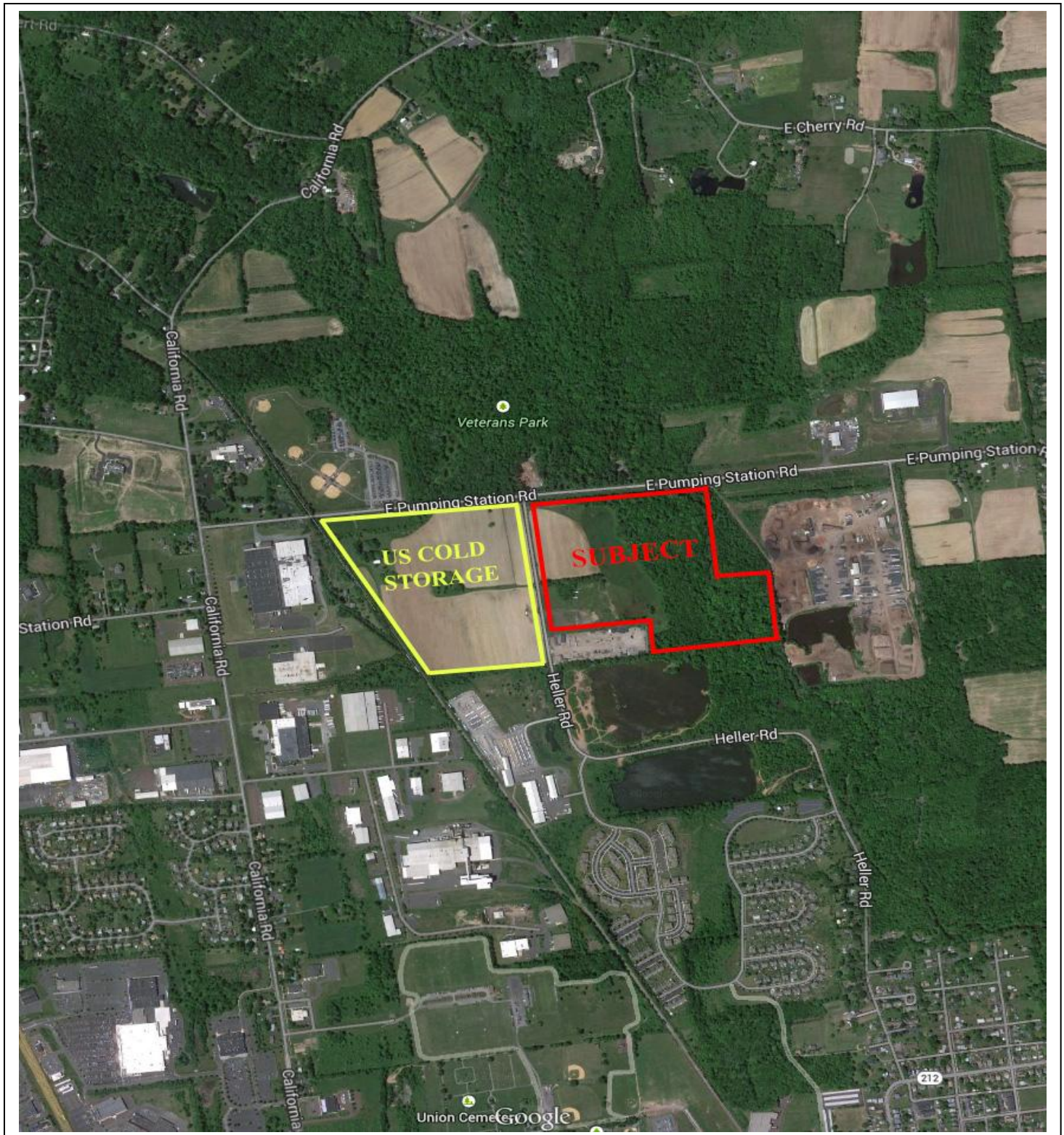
AERIAL

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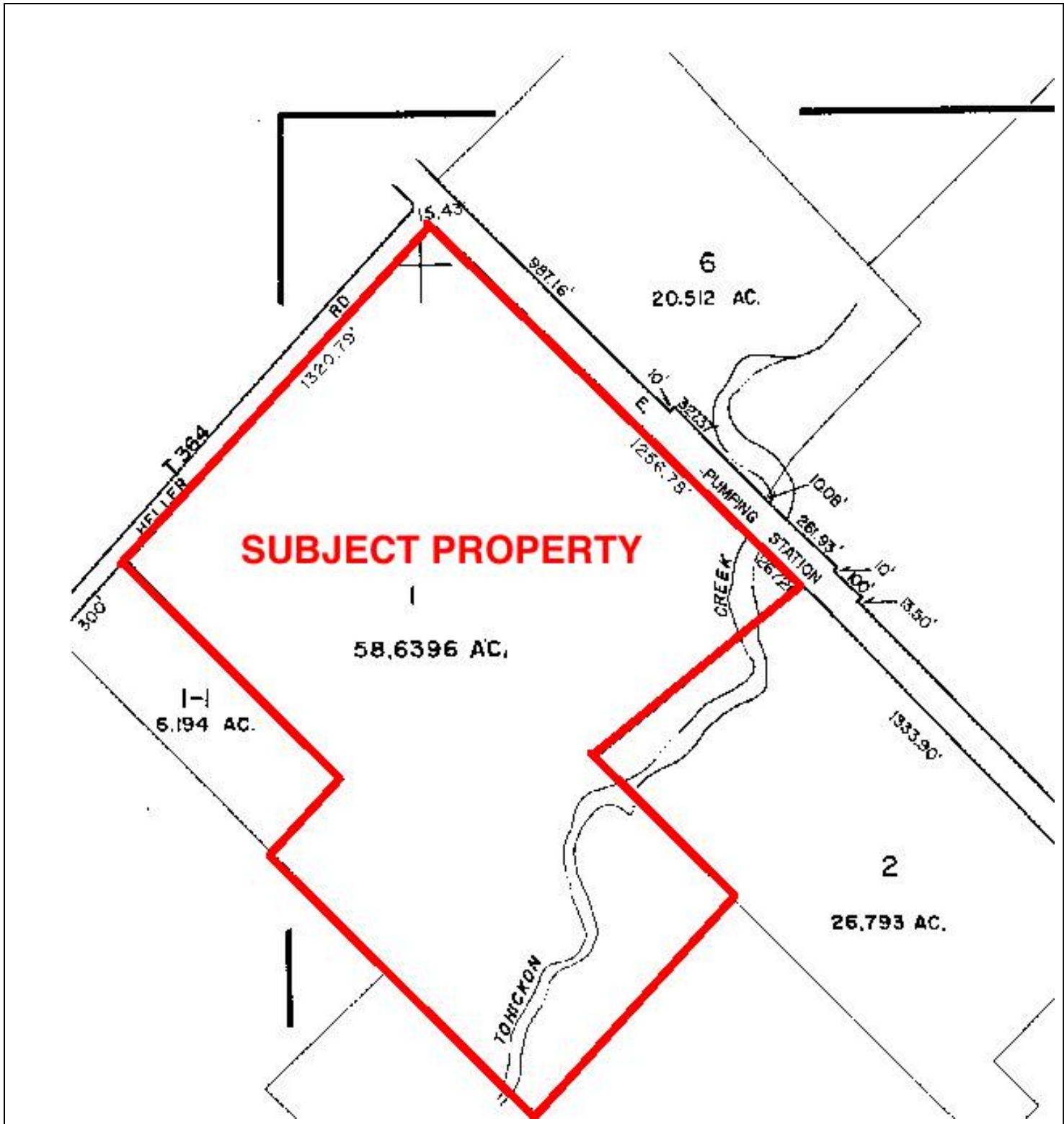
SITE MAP

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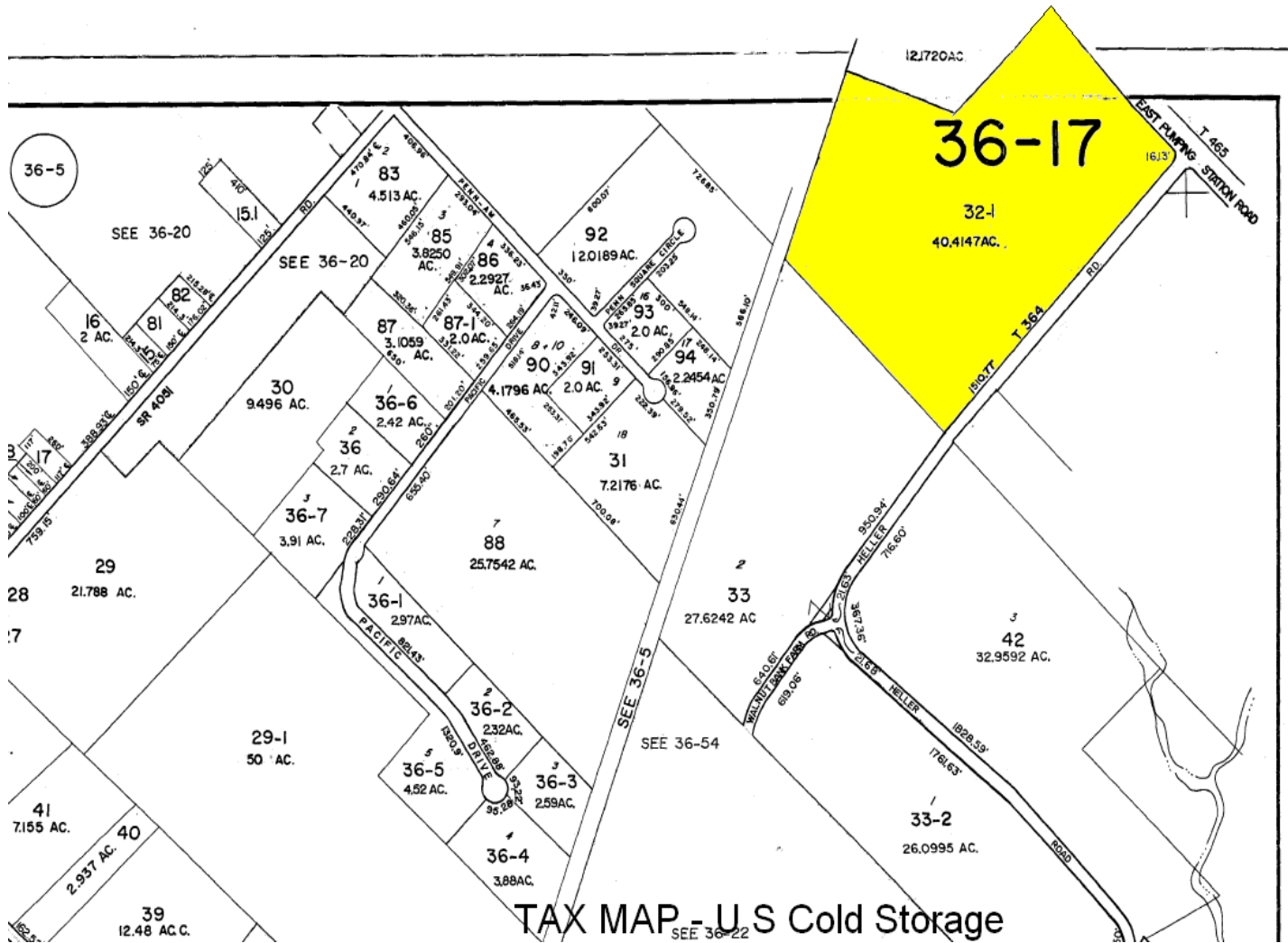
NEW US COLD STORAGE DEVELOPMENT SITE

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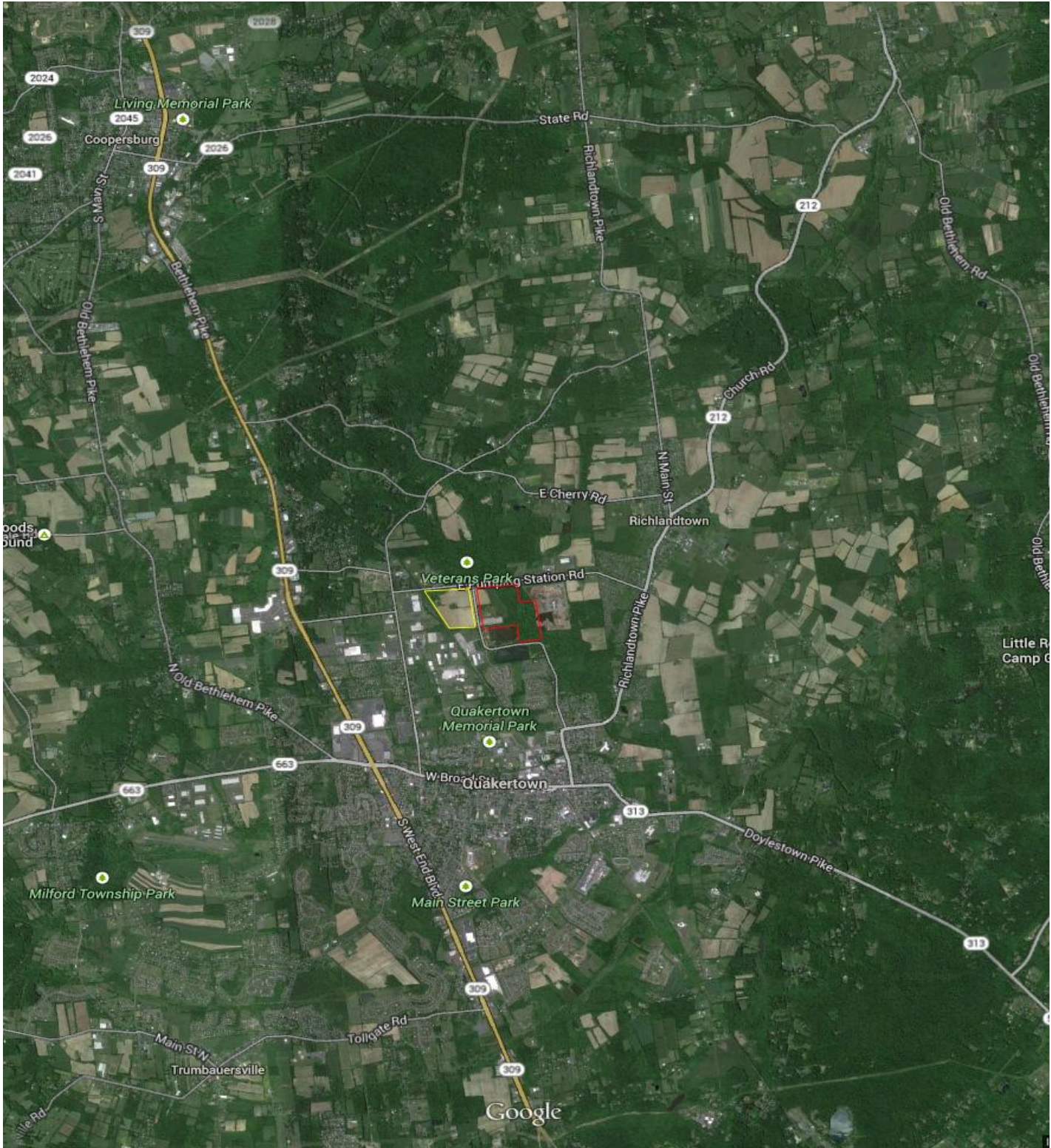


TAX MAP

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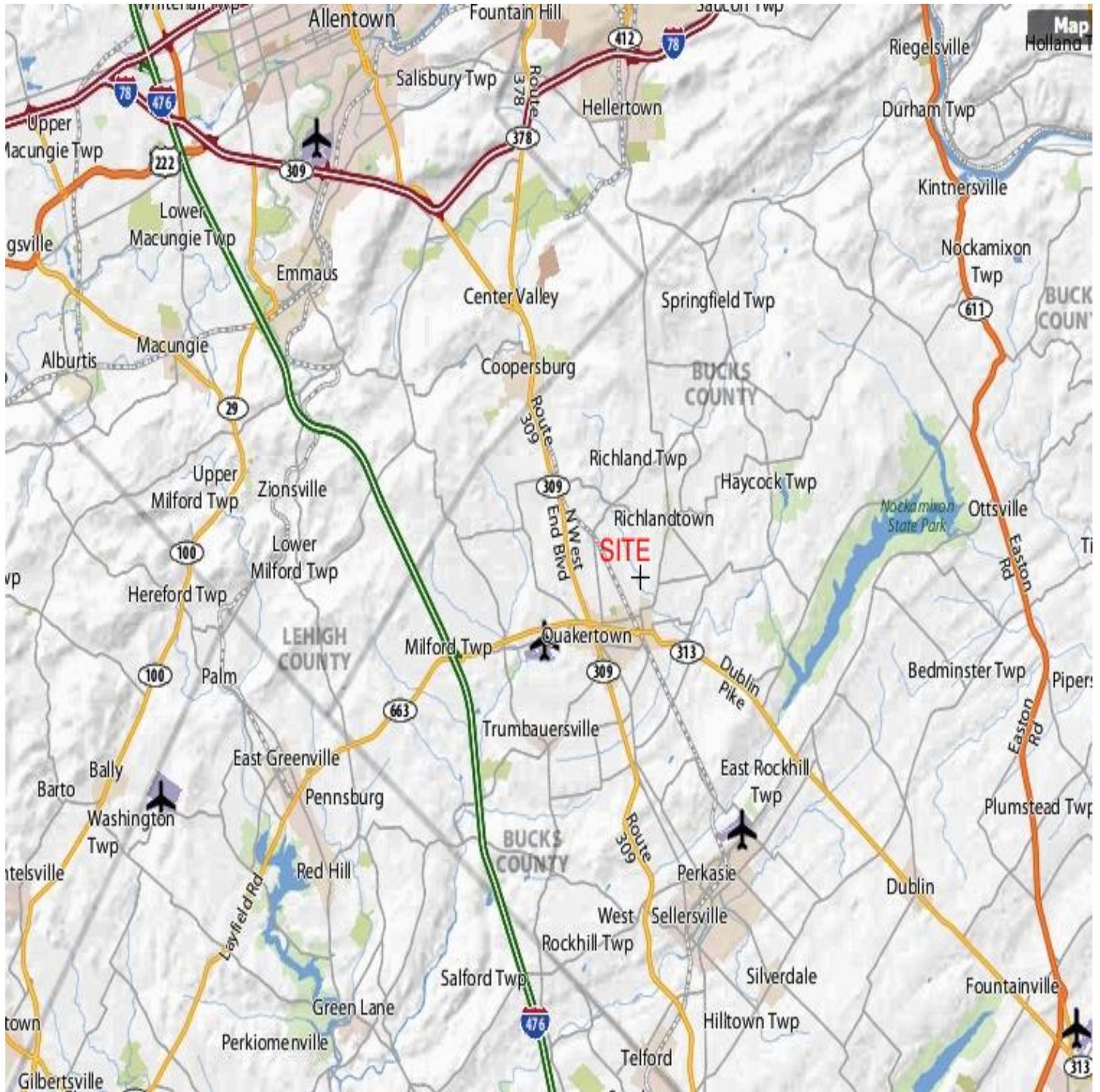


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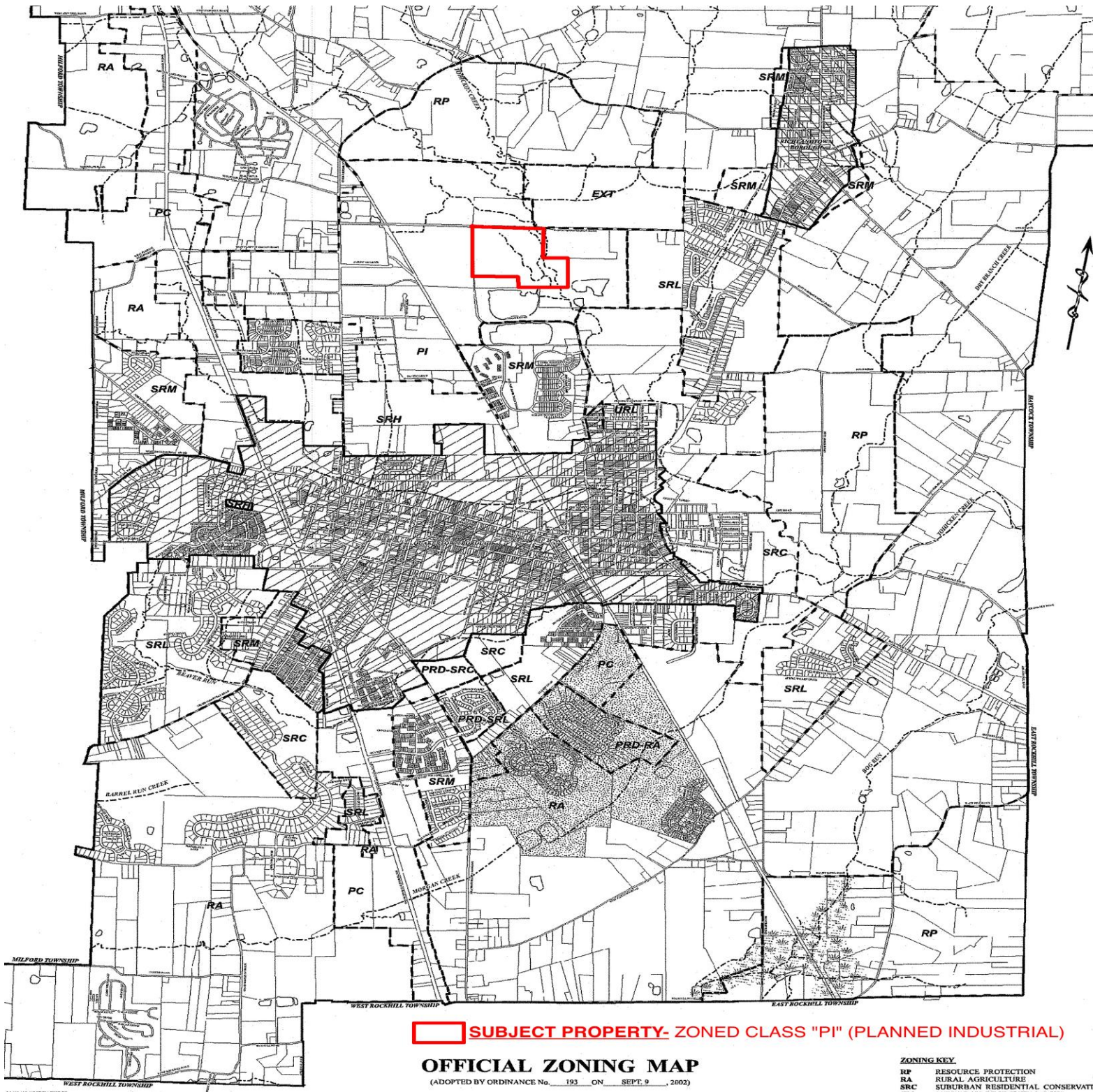
REGIONAL AERIAL

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REGIONAL MAP

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ZONING MAP

§27-401 Zoning §27-403

Part 4 Use Regulations

§27-401. Applicability of Regulations.

Except as provided by law or in this Chapter, in each district no building, structure or land shall be used or occupied except for the purposes permitted in §27-404 and for the zoning districts so indicated.

(Ord. 180, 3/29/1999, §400)

§27-402. Uses by Right, Special Exceptions, Conditional Uses, and Uses Not Permitted.

1. A use listed in §27-404 is permitted by right in any district denoted by the letter "P" subject to such requirements as may be specified in §27-405, and after a zoning permit has been issued in accordance with Part 10.

2. A use listed in §27-404 is permitted as a special exception in any district denoted by the letter "S," provided the Zoning Hearing Board authorizes the issuance of a zoning permit by the Zoning Officer, subject to the requirements of §27-405 and Part 11 and such further conditions as said Board may impose to insure the protection of adjacent uses, or the health, safety and general welfare.

3. A use listed in §27-404 is permitted as a conditional use in any district denoted by the letter "C," provided the Governing Body, having received a recommendation from the Planning Commission, grants the conditional use subject to the express standards set forth in Part 11 and such further conditions that the Governing Body may impose to insure the protection of adjacent uses, or the health, safety or general welfare.

4. A planned residential development is only permitted in districts denoted by the letters "PRD" in §27-404 when a zoning change is granted by the Governing Body subject to the provisions of Article VII of the Pennsylvania Municipalities Planning Code. (Act 247, as amended by Act 170) and Part 7 of this Chapter.

5. A use listed in §27-404 is not permitted in any district denoted by the letter "N."

6. On any parcel or tract of land, only one principal use shall be permitted, except where specifically permitted by this Chapter. (Ord. 180, 3/29/1999, §401)

§27-403. Uses Subject to Other Regulations.

1. Uses permitted by right or as special exceptions or conditional uses shall be subject, in addition to use regulations, to such regulations of yard, lot size, lot width, building area, easements, provisions for off-street parking and loading, and to such other provisions as are specified in other parts hereof.

2. The conversion of an existing structure to a permitted nonresidential use in a zoning district shall be permitted provided the character of the existing structure is maintained, the parking and other requirements for the particular use are met, and the §27-403 Township of Richland §27-403 buffer requirements of §27-515 are met. A new zoning permit is required each time a structure is converted to a different nonresidential use.

3. In particular, the laws of the Commonwealth and the regulations of the Bucks County Department of Health regarding waste disposal shall be adhered to. Further, no zoning permit shall be issued until approval is obtained from the Buck County Department of Health for sewage disposal or until a certification of the availability of public sewage service is obtained from the servicing authority. (*Ord. 180, 3/29/1999, §402*)

§27-404. Table of Use Regulations.

		RP	RA	SRC	SRL	SRM	SRH	URL	AQ	PC	PI	
A.	Agricultural Uses											
A1	General Farming	P	P	P	P	P	P	N	N	P	P	F
A2	Nursery	P	P	P	P	P	P	P	N	P	P	F
A3	Intensive Agriculture	C	P	N	N	N	N	N	N	P	P	F
A4	Forestry	P	P	P	P	P	P	P	N	P	P	F
A5	Riding Academy	P	P	P	C	C	C	C	N	P	P	F
A6	Commercial Kennel	C	C	N	N	N	N	N	N	N	N	M
A7	Agricultural Rental	N	S	N	N	N	N	P	N	P	N	M
A8	Farm Unit	P	P	P	P	P	P	P	N	P	P	F
A9	Farm Support Facility	N	P	N	N	N	N	P	N	P	P	M
	[<i>Ord. 186</i>]											
B.	Residential Uses											
B1	Single Family Detached	P	P	P	P	P	P	P	N	N	N	M
B2	Residential Conversion	P	P	P	P	P	P	P	N	N	N	M
B3	Rooming or Boarding House	N	N	N	N	S	S	S	N	N	N	M
B4	Single Family Detached Cluster	P	P	P	P	P	P	N	C	N	N	M
B5	Performance Standard Subdivision	N	N	P	P	P	P	P	C*	N	N	M

		RP	RA	SRC	SRL	SRM	SRH	URL	AQ	PC	PI	EX
B6	Mobile Home Park	N	N	N	P	P	P	N	N	N	N	N
B7	Planned Residential Development	N	N	PRD	PRD	PRD	PRD	N	N	N	N	N
B8	Urban Dwelling	N	N	N	N	N	N	P	N	N	N	N
B9	Life Care Facility	N	C	C	C	C	C	C	N	C	N	N
<i>[Ord. 186]</i>												
C.	Institutional and Recreational Uses											
C1	Place of Worship	P	P	P	P	P	P	P	N	P	P	P
C2	School	P	P	P	P	P	P	P	N	N	N	N
C3	Commercial School	N	N	N	N	N	N	N	N	P	P	N
C4	Library or Museum	N	N	N	N	P	P	P	N	P	P	N
C5	Recreational Facility	P	P	P	P	P	P	P	N	P	P	P
<i>[Ord. 186]</i>												
C6	Private Recreational Facility	S	S	S	S	S	S	S		S	N	N
C7	Golf Course	S	S	S	S	N	N	N		S	N	N
C8	Private Club	N	N	N	N	N	N	N		C	N	N
C9	Community Center	P	P	P	P	P	P	P		P	N	N
C10	Day Care Center	S	S	S	S	S	S	S		P	N	N

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		RP	RA	SRC	SRL	SRM	SRH	URL	AQ	PC	PI	EXT
C11	Hospital	C	C	N	N	N	N	N		N	N	N
C12	Nursing	N	C	C	C	C	C	C		C	N	N
C13	Halfway House	N	N	C	C	C	C	N		N	N	N
C14	Cemetery	N	P	N	N	N	N	N		N	N	N
C15	Recreational Camping Park	C	C	N	N	N	N	N		N	N	N
C16	Municipal Services	P	P	P	P	P	P	P		P	P	P
D. Offices												
D1	Office	N	N	N	N	N	C	C		P	P	N
D2	Medical Office	P	P	P	P	P	P	P		P	P	N
D3	Office Park	N	N	N	N	N	N	N		P	P	N
D4	Neighborhood Office Park [Ord.184]	N	N	N	C	N	N	N		P	P	N
E. Retail and Consumer Service Uses												
E1	Retail Shop	N	N	N	N	N	N	N		P	N	N
E2	Large Retail Store	N	N	N	N	N	N	N		P	N	N
E3	Service Business	N	N	N	N	N	N	N		P	N	N
E4	Financial Establishment	N	N	N	N	N	N	N		P	P	N
E5	Eating Place	N	N	N	N	N	N	N		P	P	N

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		RP	RA	SRC	SRL	SRM	SRH	URL	AQ	PC	PI	EXT
E6	Drive-Ins and Other Eating Places	N	N	N	N	N	N	N		P	C	N
E7	Repair Shop	N	N	N	N	N	N	N		P	P	N
E8	Funeral Home or Mortuary [<i>Ord. 217</i>]	N	C	N	N	N	N	N	N	P	N	N
E9	Motel, Hotel or Inn	N	N	N	N	N	N	N		P	N	N
E10	Indoor Entertainment	N	N	N	N	N	N	N		P	P	N
E11	Athletic Facility	N	N	N	N	N	N	N		P	P	N
E12	Outdoor Entertainment	N	N	N	N	N	N	N		P	N	N
E13	Tavern	N	N	N	N	N	N	N		P	N	N
E14	Lumber Yard	N	N	N	N	N	N	N		C	P	N
E15	Veterinary Office or Clinic	N	N	N	N	N	N	N		P	P	N
E16	Service Station	N	N	N	N	N	N	N		C	C	N
E17	Car Wash	N	N	N	N	N	N	N		P	N	N
E18	Automotive Sales	N	N	N	N	N	N	N		C	P	N
E19	Automotive Repair	N	N	N	N	N	N	N		C	P	N
E20	Truck Sales	N	N	N	N	N	N	N		N	P	N
E21	Parking Lot or Garage	N	N	N	N	N	N	N		P	N	N
E22	Multiple Commercial Use	N	N	N	N	N	N	N		C	N	N

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		RP	RA	SRC	SRL	SRM	SRH	URL	AQ	PC	PI	EXT
E23	Adult Commercial Use	N	N	N	N	N	N	N		N	C	N
E24	Outdoor Motion Picture Establishment	N	N	N	N	N	N	N		C	C	N
E25	Vehicular Track or Course	N	N	N	N	N	N	N		C	N	N
E26	Flea Market	N	N	N	N	N	N	N		C	N	N
E27	General Auction	N	N	N	N	N	N	N		P	N	N
E28	Livestock Auction	N	N	N	N	N	N	N		N	N	N
E29	Vehicle Auction	N	N	N	N	N	N	N		C	P	N
E30	Dwelling Combination	N	N	N	N	N	N	N		N	N	N
F.	Utility, Service and Transportation Uses											
F1	Utilities	S	S	S	S	S	S	S		S	P	S
F2	Emergency Services	C	C	C	C	C	C	C		C	C	N
F3	Terminal	N	N	N	N	N	N	N		P	P	S
F4	Airport or Heliport	N	N	N	N	N	N	N		N	S	N
F5	Commercial Commun. Tower and Antenna	C	C	C	N	N	N	N		C	C	C
G.	Industrial Uses											
G1	Manufacturing	N	N	N	N	N	N	N		N	P	N
G2	Research	N	N	N	N	N	N	N		N	P	N

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		RP	RA	SRC	SRL	SRM	SRH	URL	AQ	PC	PI	EXT
G3	Wholesale Business: Storage/Warehousing	N	N	N	N	N	N	N		C	P	N
G4	Mini-warehousing	N	N	N	N	N	N	N		P	P	C
G5	Printing	N	N	N	N	N	N	N		P	P	N
G6	Contracting	N	N	N	N	N	N	N		N	P	C
G7	Truck Terminal	N	N	N	N	N	N	N		N	P	N
G8	Crafts	N	N	N	N	N	N	N		C	P	N
G9	Mill	N	N	N	N	N	N	N		N	P	N
G10	Outside Storage	N	N	N	N	N	N	N		N	P	N
G11	Fuel Storage and Distribution	N	N	N	N	N	N	N		N	S	N
G12	Industrial Park	N	N	N	N	N	N	N		N	P	N
G13	Junk Yard	N	N	N	N	N	N	N		N	C	C
G14	Extractive Operation	N	N	N	N	N	N	N		N	C	P
G15	Resource Recovery Facility	N	N	N	N	N	N	N		N	C	N
G16	Municipal Waste Landfill	N	N	N	N	N	N	N		N	C	N
G17	Flex Building [Ord. 215]	N	N	N	N	N	N	N	N	N	P	P
H.	Accessory Uses											
H1a	Accessory Professional Office	S	S	S	S	S	S	S		P	P	N
H1b	Accessory Personal Services	S	S	S	S	S	S	S		P	P	N

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H1c	Accessory Instructional Services	P	P	P	P	P	P	P		P	P	N
H1d	Accessory Home Crafts	P	P	P	P	P	P	P		P	P	N
H1e	Accessory Family Day Care	P	P	P	P	P	P	P		P	P	N
H1f	Accessory Group Child Day Care	S	S	S	S	S	S	S		S	S	N
H1g	Adult Day Care Center	S	S	S	S	S	S	S		S	S	N
H1h	Accessory Trades	P	P	P	P	P	P	P		P	P	N
H1i	Accessory Repair Service and Other	S	S	S	S	S	S	S		P	P	N
H2	Residential Accessory Building, Structure or Use	P	P	P	P	P	P	P		P	P	N
H3	In-law Suite	P	P	P	P	P	P	P		N	N	N
<i>[Ord. 196]</i>												
H4	School Bus Shelter	P	P	P	P	P	P	P		P	P	P
H5	Dormitory	N	C	C	C	C	C	C		N	N	N
H6	Nonresidential Accessory Building	N	N	N	N	N	N	N		P	P	P
H7	Outside Storage and Display	N	N	N	N	N	N	N		P	P	P
H8	Temporary Structure or Use	P	P	P	P	P	P	P		P	P	P
H9	Temporary Community Event	C	C	C	C	C	C	C		C	C	C
H10	Air Landing Field	S	S	N	N	N	N	N		N	N	N

		RP	RA	SRC	SRL	SRM	SRH	URL	AQ	PC	PI	EXT
H11	Satellite Dish Antenna , Aerials, etc.	P	P	P	P	P	P	P		P	P	P
H12	Kennel - Hobby	P	P	P	P	P	P	P		N	N	N
H13	Noncommercial Kennel	P	P	P	P	P	P	P		P	P	P
H14	Bed and Breakfast	P	P	P	P	P	P	P		N	N	N
H15	Off-street Parking	P	P	P	P	P	P	P		P	P	P
H16	Signs	P	P	P	P	P	P	P		P	P	P

KEY:

P =	A use permitted by right
PRD =	A planned residential development is permitted subject to Part 4
C =	Use permitted as a conditional use
N =	A use is not permitted
S =	A use permitted by special exception
* =	In accordance with §27-614.1.A(2)

(Ord. 180, 3/29/1999, §403; as amended by Ord. 184, 9/27/1999, §1; by Ord. 186, 5/5/200, §1; by Ord. 196, 8/12/2002, §3; by Ord. 209, 11/24/2003, §1; by Ord. 215, 12/13/2004, §2; by Ord. 216, 1/24/2005, §1; and by Ord. 217, 5/9/2005, §1)