

FOR SALE

+/- 1.0 ACRE COMMERCIAL SITE
Intercourse, PA

CONCEPTUAL BUILDING - FRONT ELEVATION

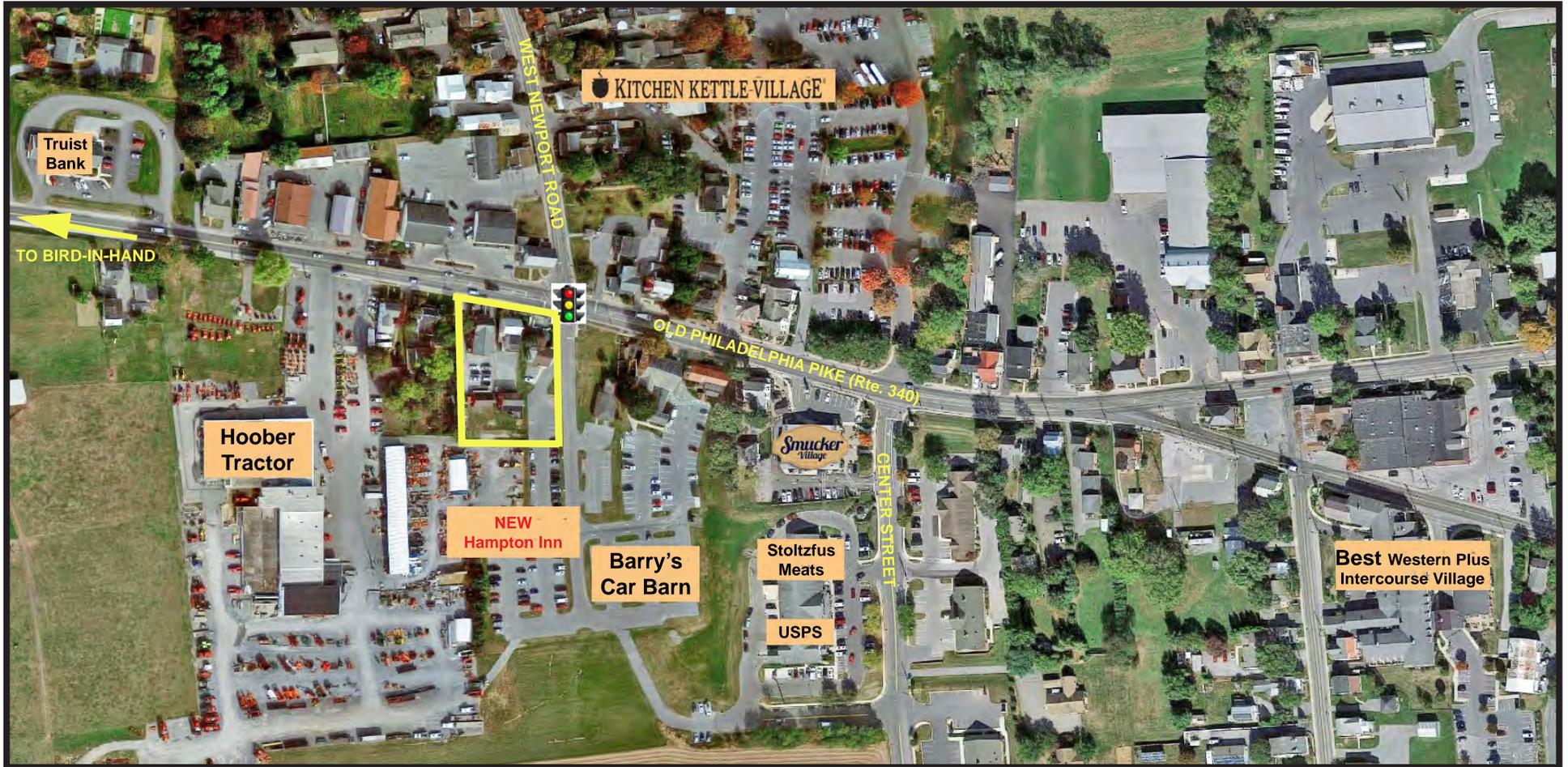


SALIENT INFORMATION

LOCATION:	3474 Old Philadelphia Pike, Unit #2 (PA Route 340), Intercourse, PA 17534 Leacock Township, Lancaster County		
WATER:	Public		
SEWER:	Public		
ZONING:	C-1 Commercial / Village Overlay Zone	<i>Permitted uses include: Retail up to 10,000 GSF, Restaurants with Seating of 250 or Less, Businesses & Professional Offices, Medical & Dental, Bake Shops, among others</i>	
TRAFFIC COUNTS:	Old Philadelphia Pike (PA Route 340):	19,572 vehicles per day in both directions (Aug., 2025)	
	West Newport Road (PA Route 772):	4,294 vehicles per day in both directions (Sept., 2024)	
DEMOGRAPHICS:		1 Mile	3 Mile
	Population	1,589	8,895
	Households	607	2,809
	Household Income	\$105,660	\$106,760
ANNUAL REAL ESTATE TAXES (ESTIMATED):	± \$2,210.00 (estimated as undeveloped)	TAX ACCOUNT:	350-729011-0-0002
LOT SIZE:	± 1.0 acre (to be conveyed as condo site)	Build-to-Suite Building Size:	7,500 SF (1 to 3 units)
PARKING:	43 spaces on site. Additional shared parking available for 100+ spaces.		
PRICING:	\$1,100,000		



AERIAL MAP



APPROVED SITE DESIGN



CONCEPTUAL BUILDING

REAR ELEVATION



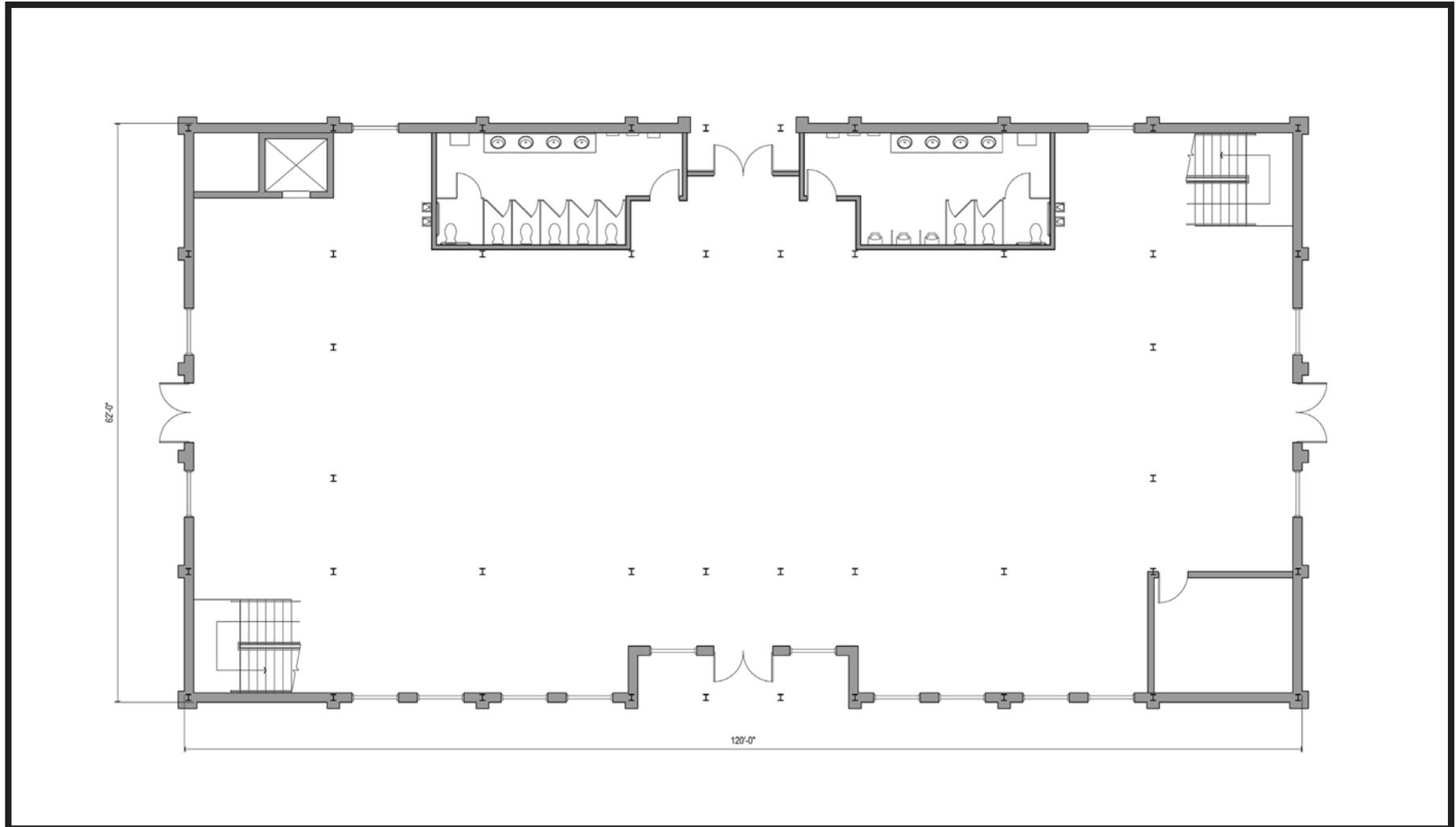
CONCEPTUAL BUILDING

SIDE ELEVATION



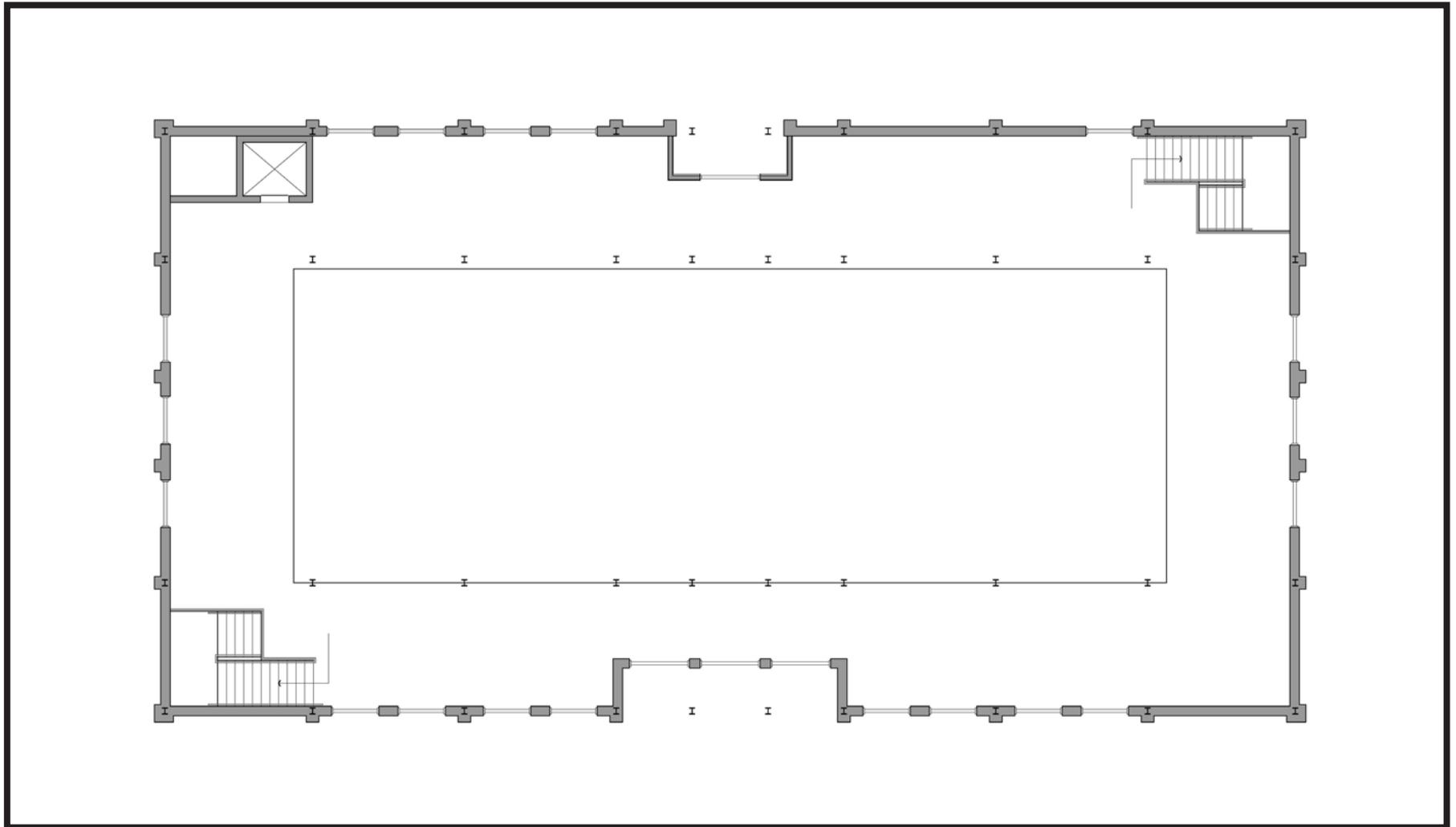
CONCEPTUAL PLAN

FIRST FLOOR
+/- 7,500 SF
(subdividable into 2 or 3 spaces)



CONCEPTUAL PLAN

SECOND FLOOR MEZZANINE



DEVELOPMENT PROFORMA

INVESTMENT COSTS:

Site Purchase Price	\$1,100,000
Conceptual Building Plan Construction at \$140/SF	1,050,000
Site Costs	75,000
Soft Costs	25,000

Total	\$2,250,000

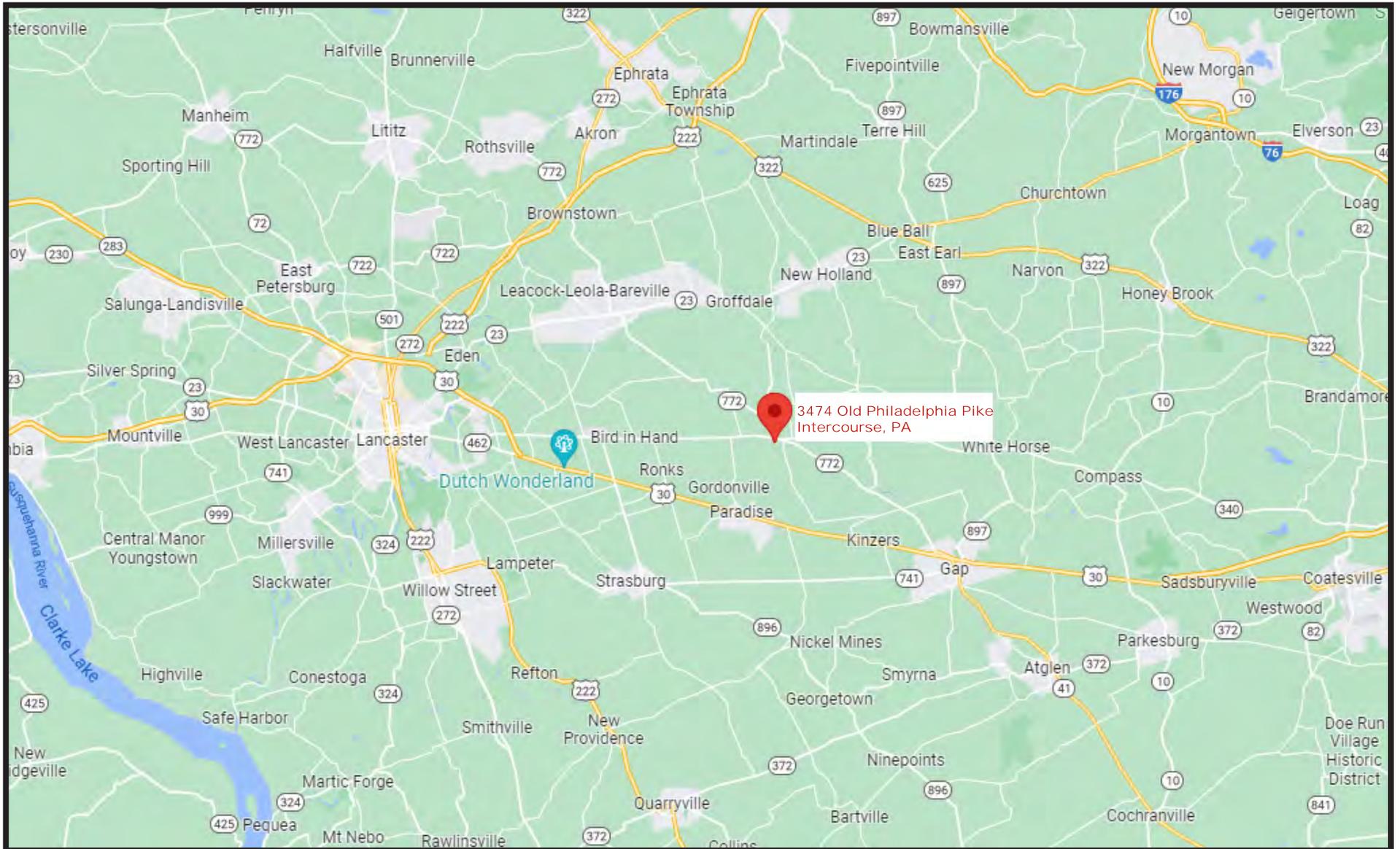
PROFORMA LEASE:

7,500 SF at \$30/SF NNN = \$225,000/year

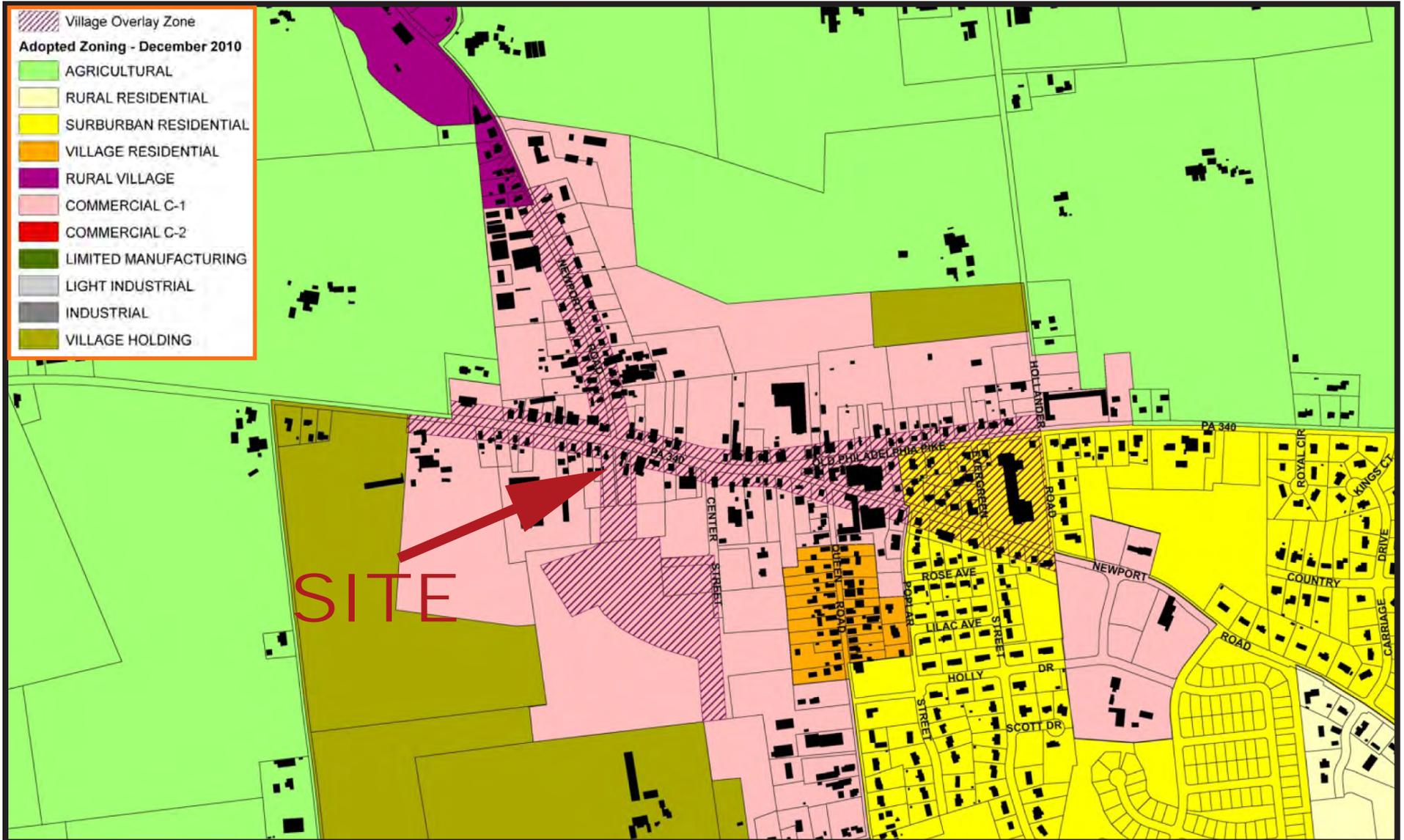
RETURN ON INVESTMENT:

\$225,000 divided by \$2,250,000 = 10.00% Cash on Cash ROI

LOCAL MAP



ZONING MAP - LEACOCK TWP



ZONING

§ 310-64. Purpose.

The purpose of the (C-1) Commercial Zone is to provide for locally based commercial and retail needs in the Intercourse and Bird-in-Hand areas and, therefore, generally permits those enterprises which may be supported by the local population and satisfactorily served by the existing transportation network.

§ 310-65. Permitted uses.

- A. One new dwelling unit when in combination with a business use.
- B. Municipal buildings and uses, subject to the provisions of § 310-202.
- C. Firehouses and similar public buildings, subject to the provisions of § 310-202.
- D. Business and professional offices.
- E. Day-care facilities, subject to the provisions of § 310-182.
- F. Banks and other financial institutions.
- G. Museums.
- H. Medical and dental clinics.
- I. Funeral homes, subject to the provisions of § 310-190.
- J. Confectionery and bakery shops.
- K. Personal service shops.
- L. Retail shops up to 10,000 GSF of floor area, including shops with demonstration/exhibition areas related to the production of the product(s) being sold on the premises.
- M. Self-service laundromats, subject to the provisions of § 310-234.
- N. Nursery and garden centers, subject to the provisions of § 310-231.
- O. Outdoor sales and display, subject to the provisions of § 310-206 (related to retail).
- P. New restaurants with seating for 250 or less or expansions of existing restaurants to a cumulative number of seats of 250 or less, subject to the provisions of § 310-233.
- Q. New hotels or motels containing 10 rooms or less or expansions of existing hotels or motels that add less than 10 additional rooms, subject to the provisions of § 310-195.
- R. Vacation rental houses, subject to the provisions of § 310-225.
- S. Elder cottage housing units on lots of five acres or greater, subject to § 310-183.
- T. No-impact home-based businesses, subject to the provisions of § 310-204.

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- U. Domestic pets; provided, however, that kennels shall not be permitted.
- V. Alternative energy sources, subject to the provisions of § 310-125.¹
- W. Forestry, subject to the provisions of § 310-153.²
- X. Accessory uses incidental to the above permitted uses.
- Y. Signs, subject to the provisions of Article XX.

§ 310-66

§ 310-66. Special exception uses.

The following uses are permitted, when special exceptions are granted by written approval of the Zoning Hearing Board. In granting any special exception, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this chapter, as it may deem necessary to implement the purposes of this chapter.

- A. Conversion apartment houses, not to exceed three units in the structure, subject to the requirements of § 310-181.
- B. Apartments/townhouses, subject to the requirements of § 310-224.
- C. Boardinghouses, subject to the requirements of § 310-172.
- D. Churches, synagogues and other places of worship, provided that the use does not exceed five acres and subject to the provisions of § 310-176.
- E. Schools (including all types of commercial schools), subject to the provisions of § 310-217.
- F. Nursing, rest or retirement homes, subject to the requirements of § 310-215.
- G. Bed-and-breakfast establishments, subject to the requirements of § 310-170.
- H. Taverns, subject to the requirements of § 310-222.
- I. Veterinary office and animal hospital, but not including kennels, subject to the provisions of § 310-168.
- J. Indoor recreation facilities, subject to the provisions of § 310-212.
- K. Outdoor recreation facilities, subject to the provisions of § 310-212.
- L. Amusement arcades, subject to the provisions of § 310-167.
- M. Indoor theaters and auditoriums, subject to the provisions of § 310-212.
- N. Miniature golf, subject to the provisions of § 310-191.
- O. Convenience stores, subject to the provisions of § 310-180.

1. Editor's Note: Added at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

2. Editor's Note: Added at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

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- P. Shops for contractors and craftsmen (i.e., electrician, plumber, blacksmith, etc.), subject to the provisions of § 310-235.
- Q. More than one new dwelling unit when in combination with a business use, subject to the provisions of § 310-230.
- R. Home improvement and building supply stores, subject to the provisions of § 310-229.
- S. Parking lots as principal uses, subject to the provisions of § 310-232.
- T. Parking at off-site locations, subject to the provisions of § 310-207.
- U. Warehouses accessory to permitted retail use, subject to the provisions of § 310-227.
- V. Home occupations, subject to the provisions of § 310-193.
- W. Double-family dwellings, subject to the provisions of § 310-130.
- X. Elder cottage housing units on lots of less than five acres, subject to the provisions of § 310-183.
- Y. Off-premises advertising signs, subject to the provisions of § 310-266.
- Z. Bus shelters, related uses, subject to the provisions of § 310-173.
- AA. Accessory buildings and uses customarily incidental to the above uses.

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§ 310-67. Conditional uses.

The following uses are permitted when conditional uses are granted by written approval of the Board of Supervisors. In granting any conditional uses, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this chapter, as it may deem necessary to implement the purposes of this chapter.

- A. Retail shops with no size limitation, including shops with demonstration/exhibition areas related to the production of the product(s) being sold on the premises.
- B. New restaurants with seating for more than 250 or expansions of existing restaurants to a cumulative number of seats of more than 250.
- C. New hotels or motels containing more than 10 rooms or expansions of existing hotels or motels that add 10 or more additional rooms, subject to the provisions of § 310-195.
- D. Nightclubs and similar places of entertainment, subject to the provisions of § 310-203.

§ 310-68. Prohibited uses.

The following uses are specifically prohibited within the C-1 Commercial Zone:

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- A. Any process of manufacture, assembly or treatment which is not clearly incidental to a retail business conducted on the premises or which normally constitutes a nuisance by reason of odor, noise, dust or smoke, even if incidental to a retail business conducted on the premises.
- B. Lumber and coal yards, building material storage yards, contractor's equipment storage yards, and commercial warehouses, except where these uses are within a completely enclosed structure.
- C. The storage of volatile products, except those which are used on the premises in the conduct of the business on the premises.

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§ 310-69. Height and area regulations of principal buildings.

- A. Maximum height: 40 feet.
- B. Minimum lot area. Minimum lot area is as follows, unless a different minimum lot size is required for a use permitted by right, by special exception or by conditional use:
 - (1) The minimum lot area for single-family detached dwellings or other principal nonresidential buildings when not served by public sanitary sewer shall be one acre, unless a larger lot area is required to meet all applicable setbacks and Pennsylvania Department of Environmental Protection (DEP) requirements for the location of on-site water supply and sewage disposal facilities, including replacement system location.
 - (2) The minimum lot area for single-family detached dwellings or other principal nonresidential buildings when served by public sanitary sewer shall be 7,500 square feet.
 - (3) The minimum lot area for townhouse dwellings shall be 4,000 square feet for each dwelling unit, if served by public sanitary sewer facilities.
 - (4) The minimum lot area for conversion apartment houses shall be based on a minimum of 5,000 square feet per dwelling unit, if served by public sanitary sewer facilities, and provided that the minimum lot size shall be 20,000 square feet.
- C. Minimum lot width.
 - (1) The minimum lot width for those lots that are served neither by public sanitary sewers nor public water facilities shall be 150 feet at the building setback line.
 - (2) The minimum lot width for single-family detached dwellings and other principal nonresidential buildings served by public sewers shall be 75 feet at the building setback line.
 - (3) The minimum lot width for townhouse dwellings served by public sewers shall be 24 feet at the building setback line for each dwelling unit.

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- (4) The minimum lot width for conversion apartment houses served by public sewers shall be 100 feet at the building setback line.
- (5) Specific uses may require a greater minimum lot width.
- D. Minimum lot depth: 100 feet.
- E. Front yard minimum depth.
 - (1) The minimum building setback line from all streets shall be in compliance with the requirements of Article XVII, § 310-127; provided, however, that the minimum distance shall be 50 feet from the center line of the street.
 - (2) In developed areas, the minimum building setback line requirements may be reduced in order that the building may be in proper relation to adjacent buildings, subject to § 310-127D.
- F. Minimum side yard.
 - (1) Single-family detached dwellings and other principal nonresidential buildings shall have two side yards, neither of which shall be less than 10 feet in width.
 - (2) Townhouse dwellings shall have a side yard not less than 10 feet on each end house in a row.
 - (3) Conversion apartment houses shall have two side yards, neither of which shall be less than 10 feet in width.
- G. Rear yard. Rear yards shall be a minimum of 30 feet in depth.
- H. Interior yards (open space between groups of townhouses or apartment buildings) shall be provided as follows:
 - (1) When front to front, rear to rear, or front to rear, parallel buildings shall have 50 feet between faces of the building. If the front or rear faces are obliquely aligned, the above distance may be decreased by not more than 10 feet at one end, if increased by similar or greater distance at the other end.
 - (2) A yard space of 50 feet is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of 25 feet.
- I. Maximum lot coverage. Not more than 60% of the area of the lot shall be covered by buildings.

§ 310-70. Height and yard requirements of accessory buildings with building footprint not exceeding 200 square feet.

The following regulations apply to unattached buildings for accessory uses with a building footprint not exceeding 200 square feet.

- A. Maximum height: 20 feet.

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- B. Front yard minimum depth. The minimum building setback line from all streets shall be that distance as required for principal buildings, plus an additional 15 feet.
- C. Minimum side yard: 10 feet.
- D. Minimum rear yard: six feet.

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§ 310-71. Height and yard requirements of accessory buildings with building footprint of 200 square feet or greater.

The following regulations apply to unattached buildings for accessory uses with a building footprint of 200 square feet or greater.

- A. Maximum building height: 26 feet from the lowest finished floor elevation. In the case of a sloping lot, this maximum building height may be increased by special exception, subject to the following considerations:
 - (1) The proposed building shall not be offensive to any adjacent residential uses; and
 - (2) In no case shall the height of the building exceed 35 feet from the lowest finished floor elevation.
- B. Minimum yard setbacks.
 - (1) Front: the minimum front yard setback shall be equal to the distance required for principal buildings.
 - (2) Side: 10 feet.
 - (3) Rear: six feet.
 - (4) Where the proposed accessory building will be located adjacent to an existing residential use or a residential zoning district boundary line, the side and/or rear yard setback shall be the required minimum or a distance equal to the height of the accessory building, whichever is greater.

§ 310-72. Additional design standards for nonresidential buildings.

Landscaping and planting shall be provided for a depth of 15 feet along all residential lots, zoning district boundaries, and street rights-of-way exclusive of access locations. Buffer planting shall be provided along the side and rear of any commercial lot adjoining any residential lot and shall include a suitable and uninterrupted evergreen planting of sufficient height and density to give maximum screening, in accordance with the requirements of Chapter 265, Subdivision and Land Development.

§ 310-73. Conformance to performance standards for commercial and industrial uses.

All commercial and/or industrial operations shall be limited by the standards of § 310-128 of this chapter.

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§ 310-58. Special exception uses in Village Overlay Zone.

The following uses are permitted when special exceptions are granted by written approval of the Zoning Hearing Board. In granting any special exceptions, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this chapter, as it may deem necessary to implement the purposes of this chapter.

- A. Elder cottage housing units on lots of less than five acres, subject to the provisions of § 310-183.
- B. Nursing, rest or retirement homes, subject to the requirements of § 310-215.
- C. Bed-and-breakfast establishments, subject to the requirements of § 310-170.
- D. Day-care facilities, subject to the provisions of § 310-182.
- E. Retail shops from 2,000 to 4,000 GSF of floor area.
- F. Self-service laundromats, subject to the provisions of § 310-234.
- G. Nursery and garden centers, subject to the provisions of § 310-231.
- H. Restaurants, subject to the provisions of § 310-233.
- I. Funeral homes, subject to the provisions of § 310-190.
- J. Indoor recreation facilities, subject to the provisions of § 310-212.
- K. Indoor theaters and auditoriums, subject to the provisions of § 310-212.
- L. Double-family dwellings, subject to the provisions of § 310-130.
- M. Parking at off-site locations, subject to the provisions of § 310-207.
- N. Home occupations, subject to the provisions of § 310-193.
- O. Bus shelters, related uses, subject to the provisions of § 310-173.
- P. Accessory buildings and uses customarily incidental to the above uses.

§ 310-59. Conditional uses in Village Overlay Zone.

The following uses are permitted when conditional uses are granted by written approval of the Board of Supervisors. In granting any conditional uses, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this chapter, as it may deem necessary to implement the purposes of this chapter.

- A. Retail shops greater than 4,000 GSF of floor area.
- B. Hotels, motels, subject to the provisions of § 310-195.

§ 310-60. Height and area regulations of principal buildings.

Height and area regulations of principal buildings shall conform to the requirements of

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the underlying zoning district, with the following exceptions:

- A. The front building setback line shall be located at a distance of 10 feet from the curbline. In developed areas, the minimum building setback line requirements may be reduced in order that the building may be in proper relation to adjacent buildings, subject to § 310-127D. However, in no case shall the front yard setback be less than six feet from the curbline.
- B. Principal buildings shall have two side yards, neither of which shall be less than six feet in width.
- C. Where two adjacent property owners have entered into a written, recordable agreement (in a form satisfactory to the Township), the minimum side and/or rear yard setbacks may be waived for the purpose of constructing joint access drive and/or off-street parking facilities.

§ 310-61. Height and yard requirements of accessory buildings.

Height and area regulations of accessory buildings shall conform to the requirements of the underlying zoning district, with the following exceptions:

- A. Minimum side yard setback for accessory buildings shall be six feet.

§ 310-62. Minimum off-street parking requirements.

Off-street parking shall be provided in accordance with Article XIX of this chapter, with the following exceptions:

- A. Off-street parking spaces in the Village Overlay Zone shall not be located closer to the front lot line than the face of the principal building or the building closest to the street, regardless of its location in relation to the street. Off-street parking located in any side yard or in the building area to the side of the principal building shall be screened from the street in accordance with the screening requirements of Chapter 265, Subdivision and Land Development.

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§ 265-35.1. Village Overlay Zone Uniform Design Guidelines. [Added 9-5-2017 by Ord. No. 141]

Development within the Village Overlay Zone shall be designed in accordance with the following planning, engineering and architectural guidelines.

A. Land use and development.

- (1) The development shall consider the goals, objectives, and policies established within the Leacock Township Comprehensive Plan and the Village Overlay Design Standards, as further defined in Appendix 15 of the Chapter.¹
- (2) The development shall be considered as integrated use considering the other land uses, architectural features and streetscape improvements within the Village Overlay Zone.
- (3) The applicant shall be responsible for designing, permitting and constructing all necessary site improvements that are required by the Township in order to accommodate the proposed use within the Village Overlay Zone.

B. Architecture.

- (1) The buildings and structures shall be designed to enhance the existing architectural and streetscape characteristics in accordance with the design requirements of the Village Overlay Zone.
- (2) All sides of a building shall be architecturally consistent with the front facade and facades visible from the street or adjacent properties shall have the same architectural features and style as the front facade.
- (3) Buildings, structures, landscaping and streetscape improvements shall be designed in an effort to and integrate, reflect and/or enhance the visual, historic and cultural character of the Village Overlay Zone.
- (4) Buildings, structures and site improvements shall be located in a manner to mitigate visual, noise and traffic impacts with existing residential uses that are within residential zoning districts.
- (5) The shape of an opening, its proportion relative to the size of the building, how it functions, how it is divided, and the rhythm of openings within a structure must be specific to the building style and consistent with the design theme and architectural style.
- (6) Architectural elements such as dormers, cupolas, chimneys, porches, decks, awnings, bays, colonnades, brackets, stoops, benches, gazebos, enclosures, garages, sheds, carports, canopies, and other such design elements shall be specific to the building style and consistent with the design theme and architectural style. Applicants shall reference the National Park Services Preservation Briefs for further guidance and information related to

1. Editor's Note: Appendix 15 is included as an attachment to this chapter.

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development of plans for additions, renovations, and new construction.

- (7) Buildings shall include a variety of architectural design features such as recesses, openings, windows, details and/or variable materials in order to avoid creating massive or monotonous building facades.
- (8) Rooflines shall be pitched and not appear flat when viewed from public streets or adjoining properties. All roof-mounted equipment including HVAC, electrical, venting or other mechanical equipment shall be contained or concealed as part of the architectural design.
- (9) Historic elements and features of existing buildings shall be restored, preserved and maintained. New construction, additions or alterations of an existing building shall be reviewed and considered for historic elements and features by the Board of Supervisors as part of the land development plan application.
- (10) Buildings that are considered to be in deplorable, unsafe or structurally unsound condition shall be reviewed by the Township Engineer and/or Code Enforcement Officer.

C. Site and building design.

- (1) The front facade of the building shall be orientated towards the street with the highest functional classification in terms of vehicular and pedestrian traffic volumes.
- (2) Alternative building setback and orientation requirements may be considered, provided that the applicant can demonstrate the following: that the design of the building meets the objectives of the Village Overlay Zone; that any reduction of the building setback requirements has been approved by the adjoining landowners; and that the design shall not disrupt any common facilities or utilities.
- (3) When buildings are to be located on a corner of intersecting streets, the entrance of the building shall be located on the corner with an enhance element or feature, which is consistent with the design theme and architectural style.
- (4) When buildings are proposed of a similar size and volume to existing residential structures, new construction should emulate the density and scale of surrounding structures, including porches, floor-to-floor heights, window spacing, shutter forms, roof pitch and configuration, and historic ornamentation.
- (5) When buildings are proposed of a new design, building walls should provide appropriate fenestration to ensure visual interest and shadow lines which relate to establish forms and characteristics found in the Village Overlay Zone or other regional precedents.

D. Pedestrian and vehicular circulation.

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- (1) All transportation and pedestrian improvements shall be designed considering all regional transportation impact studies and/or regional streetscape improvement plans.
 - (2) New curb cuts shall be minimized in order to reduce traffic conflicts and vehicular congestion. Where appropriate, shared or common access drives shall be utilized to minimize curb cuts. Shared or common access drives shall be designed to have a definitive point of ingress and egress with sufficient area to accommodate the permitted turning movements.
 - (3) Traffic calming measures, including speed control, volume control, road alignments and traffic management techniques, shall be considered as part of the land development plan application in order to improve safety, pedestrian accessibility and vehicular mobility. The traffic calming measures shall be designed in accordance with the Village Overlay Design Standards and/or the Pennsylvania Department of Transportation Traffic Calming Handbook.
 - (4) All permitted uses shall be designed to encourage and accommodate transportation and pedestrian traffic as well as to provide for safe and convenient modes for pedestrian movements to destination points within the Village Overlay Zone.
 - (5) The location of buildings shall be appropriately orientated to encourage pedestrian access within the Village Overlay Zone.
- E. Off-street parking and loading.
- (1) Porous paving may be considered for the proposed off-street parking and loading spaces provided that the design and paving composition complies with the provisions for stormwater management; that the soils and geological features have suitable characteristics for infiltration; that a maintenance program has been established with sufficient funds held in an escrow account; and that the structural integrity has not been compromised.
 - (2) Bicycle racks and stands shall be located in a designated area along the sides or rear of the principal building and shall not interfere with pedestrian or vehicular movements.
- F. Curbs, sidewalks and crosswalks.
- (1) Curbs and sidewalks shall be designed and installed as an integrated network along public and private roads within the Village Overlay Zone in order to accommodate pedestrian movements.
 - (2) Curbs may be placed along public and private roads within the Village Overlay Zone.
 - (3) All proposed sidewalks shall be a minimum of five feet and a maximum of 10 feet in width.
 - (4) Crosswalks shall be at least six feet in width and provide for safe movements

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of pedestrians across any vehicular thruway, either public or private.

- (5) Curbs, sidewalks, handicapped ramps and crosswalks shall be designed and constructed in accordance with the Americans with Disabilities Act.
- (6) All proposed sidewalks, curbs and crosswalks shall be designed and constructed in accordance with the provisions and specifications established by the Village Overlay Design Standards and the Township's Building Code.

G. Landscaping.

- (1) Street trees and other aesthetic landscaping improvements shall be incorporated into the streetscape design of the development in order to implement the requirements of the Village Overlay Zone.
- (2) Unless otherwise directed by the Board of Supervisors, all proposed street trees shall not be located within the legal right-of-way line or within the designated clear sight triangle involving a street intersection or access drive.
- (3) All developments shall include trees, buffer yards and landscaping features that shall be integrated as part of overall site improvements in order to mitigate noise, light, odor and the visual appearance of paved surfaces.
- (4) Street trees, landscaping materials and buffer yards shall be integrated as part of the design of the buildings and site improvements, which shall be located in a manner to mitigate visual, noise and traffic impacts.
- (5) The selected street trees, landscaping materials and buffer yards shall comply with the minimum requirements specified by the Township. The size, type, caliper, spacing and location of the street trees shall be considered by the Board of Supervisors. Where compliance cannot be achieved, or if a reduction or modification to the provisions is to be considered, the applicant shall be required to pay a fee in lieu of the specified provisions.

H. Lighting.

- (1) Decorative streetlights shall be considered and strategically located at consistent intervals. Any existing streetlights which interfere with the location of the required sidewalk network shall be relocated. The size, type and location of the streetlights shall comply with the Village Overlay Design Standards and other pertinent plans adopted by the Township.
- (2) All decorative streetlights and other sources of illumination shall be designed with a diffused light source in order to prevent glare or excess lighting produced within a visual field that is significantly greater than the light to which the human eye can readily adapt to without causing annoyance, discomfort or loss of visibility for any period of time.
- (3) All streetlights shall be designed as a full cutoff fixture, whereas, the light distribution pattern from the source results in no illumination projected at or above the horizontal plane at the bottom of the light source or fixture.

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- (4) The required streetlights shall comply with the minimum requirements specified by the Township. As part of the land development plan application, the size, type, spacing and location of the streetlights shall be considered by the Board of Supervisors. Where compliance cannot be achieved, or if a reduction or modification to the provisions is to be considered, the applicant shall be required to pay a fee in lieu of the specified provisions.

I. Streetscape design.

- (1) Special attention to the gateways and main entrance(s) to the Village Overlay Zone. The use of streetscape improvements, low-impact lighting, banners, welcome signs, water features and/or landscaping enhancements shall be provided and considered as a prominent feature for all uses and developments within the Village Overlay Zone.
- (2) Provisions for street furniture, including public benches, tables, clocks and waste receptacles shall be considered as part of the land development plan. All such street furniture shall be privately owned and maintained. The type and location of the proposed street furniture shall be subject to the Village Overlay Design Standards.
- (3) Provisions for public transportation facilities, including bus stops, bus shelters, taxi stands, park and ride facilities, and other similar features shall be considered as part of the land development plan. The design and location of any proposed public transportation facilities shall be subject to the approval of the Board of Supervisors.
- (4) Unless otherwise directed by the utility company providing service, all proposed utilities shall be installed underground and within a utility easement or right-of-way.

J. Outdoor storage and refuse disposal.

- (1) All dumpsters shall be located in the rear yard of the property and shall be contained within a secured area that is compatible with the architectural style of the building. All such areas shall be screened with secured fencing and landscaping materials. All containers shall be verminproof and have adequate storage capacity to accommodate the projected volumes of solid waste.
- (2) Shopping cart corrals shall be required for commercial or retail uses, which may provide shopping carts as part of their normal operations. The proposed shopping cart corrals shall be located within the designated off-street parking area and shall be designed not to interfere with vehicular or pedestrian traffic.
- (3) Vending or self-service machines shall not be located along the front facade of the building or street to which the principal building has frontage. All proposed vending or self-service machines shall be located inside the building or outside the rear of the building in close proximity to the off-street parking area.

K. Signs.

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- (1) All permitted signs shall comply with the Village Overlay Design Standards and the provisions of the Township's Zoning Ordinance.² The total number and size of all signs within the Village Overlay Zone shall be limited to avoid clutter and to serve the basic needs of the use.
 - (2) Off-site advertising signs and/or billboards shall be prohibited within the Village Overlay Zone.
- L. Optional design and site development improvements.
- (1) The design requirements and site development improvements specified for the Village Overlay District are intended to provide general direction to all applicants seeking to subdivide, improve, develop and/or redevelop land within the Village Overlay Zone.
 - (2) The Board of Supervisors may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision and/or land development plan.

2. Editor's Note: See Ch. 310, Zoning.

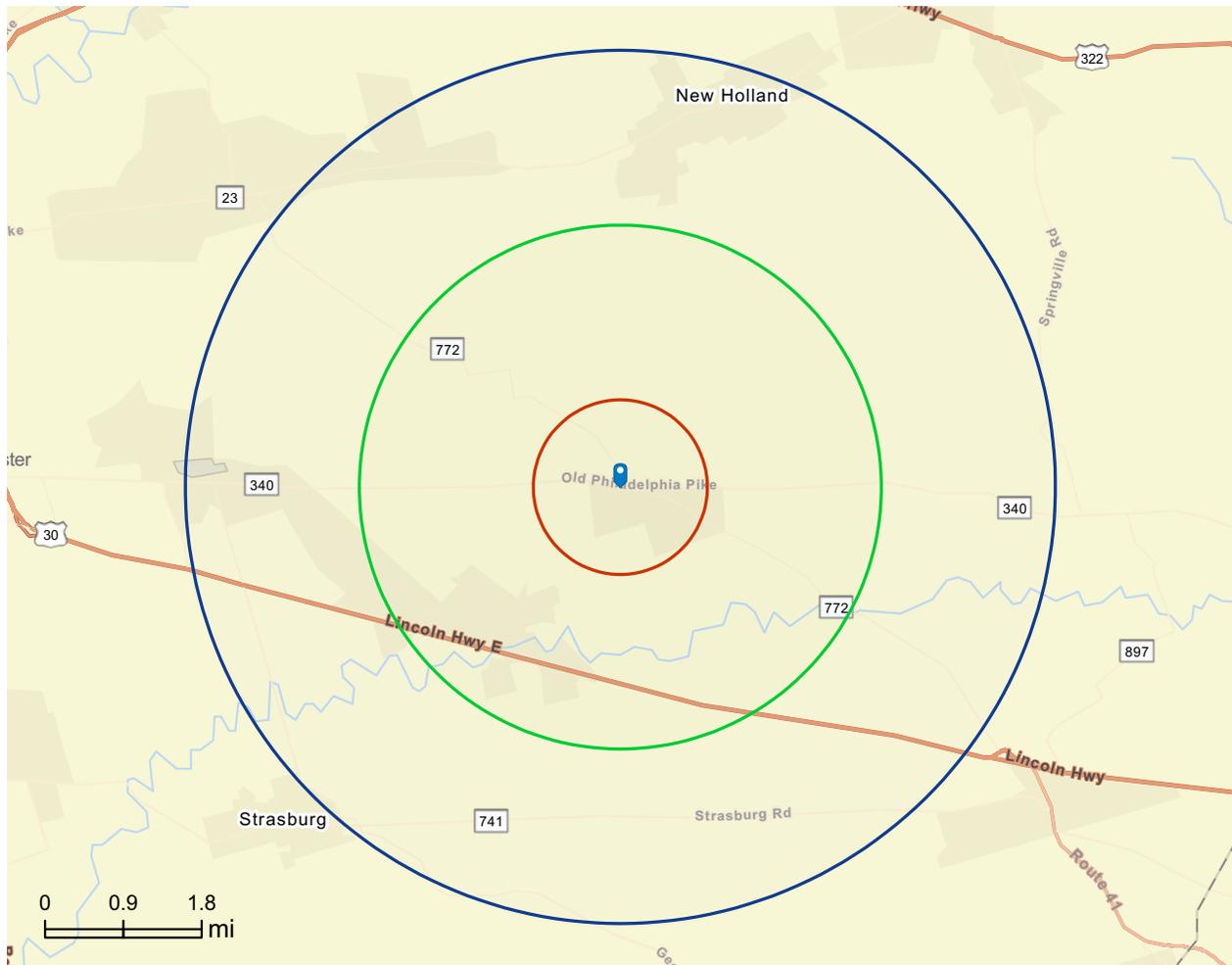
DEMOGRAPHICS

Site Map

3474 Old Philadelphia Pike, Intercourse, Pennsylvania, 17534 Z
3474 Old Philadelphia Pike, Intercourse, Pennsylvania, 17534
Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 40.03862
Longitude: -76.11121



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DEMOGRAPHICS

Executive S

3474 Old Philadelphia Pike, Intercourse, Pennsylvania, 17534 2
 3474 Old Philadelphia Pike, Intercourse, Pennsylvania, 17534
 Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	1,417	8,283	27,743
2020 Population	1,587	8,936	29,501
2025 Population	1,597	8,977	29,797
2030 Population	1,591	8,987	29,903
2010-2020 Annual Rate	1.14%	0.76%	0.62%
2020-2025 Annual Rate	0.12%	0.09%	0.19%
2025-2030 Annual Rate	-0.08%	0.02%	0.07%

Age	1 mile	3 miles	5 miles
2025 Median Age	34.7	32.4	36.0
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	94.9%	92.6%	88.7%
Black Alone	0.3%	1.1%	1.9%
American Indian Alone	0.3%	0.3%	0.2%
Asian Alone	0.7%	0.7%	2.0%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	1.4%	2.1%	2.9%
Two or More Races	2.4%	3.1%	4.3%
Hispanic Origin	3.3%	4.6%	6.7%
Diversity Index	15.7	21.6	30.8

Households	1 mile	3 miles	5 miles
2010 Total Households	515	2,515	9,344
2020 Total Households	606	2,811	9,962
2025 Total Households	607	2,871	10,239
2030 Total Households	607	2,890	10,343
2010-2020 Annual Rate	1.64%	1.12%	0.64%
2020-2025 Annual Rate	0.03%	0.40%	0.52%
2025-2030 Annual Rate	0.00%	0.13%	0.20%
2025 Average Household Size	2.63	3.13	2.89
Wealth Index	124	106	87

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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DEMOGRAPHICS

Executive Summary | 3474 Old Philadelphia Pike, Intercourse, Pennsylvania, 17534 2 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	27.5%	28.2%	28.2%

Median Household Income			
2025 Median Household Income	\$98,551	\$93,926	\$82,143
2030 Median Household Income	\$110,947	\$106,748	\$93,479
2025-2030 Annual Rate	2.40%	2.59%	2.62%

Average Household Income			
2025 Average Household Income	\$122,273	\$118,275	\$102,877
2030 Average Household Income	\$139,315	\$132,333	\$113,773

Per Capita Income			
2025 Per Capita Income	\$38,748	\$37,769	\$35,617
2030 Per Capita Income	\$44,277	\$42,486	\$39,647
2025-2030 Annual Rate	2.70%	2.38%	2.17%

Income Equality			
2025 Gini Index	39.8	40.0	41.7

Socioeconomic Status			
2025 Socioeconomic Status Index	54.8	47.8	47.8

Housing Unit Summary			
Housing Affordability Index	82	80	80
2010 Total Housing Units	528	2,651	9,797
2010 Owner Occupied Hus (%)	68.0%	64.5%	65.2%
2010 Renter Occupied Hus (%)	32.0%	35.5%	34.8%
2010 Vacant Housing Units (%)	2.5%	5.1%	4.6%
2020 Housing Units	618	2,946	10,421
2020 Owner Occupied HUs (%)	70.8%	64.6%	64.9%
2020 Renter Occupied HUs (%)	29.2%	35.4%	35.1%
Vacant Housing Units	4.2%	4.7%	4.3%
2025 Housing Units	620	3,001	10,682
Owner Occupied Housing Units	72.5%	66.5%	66.8%
Renter Occupied Housing Units	27.5%	33.5%	33.2%
Vacant Housing Units	2.1%	4.3%	4.2%
2030 Total Housing Units	620	3,019	10,778
2030 Owner Occupied Housing Units	446	1,953	7,034
2030 Renter Occupied Housing Units	161	936	3,309
2030 Vacant Housing Units	13	129	435

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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