

FOR SALE
±12.98 ACRE INDUSTRIAL SITE
425 S. MUDDY CREEK ROAD, DENVER, PA



SALIENT INFORMATION

LOCATION: 425 South Muddy Creek Road, Denver, PA 17517
East Cocalico Township, Lancaster County

WATER: Public (East Cocalico Water Authority)

SEWER: Public (East Cocalico Sewer Authority)

ZONING: (I-1) Light Industrial

TRAFFIC COUNTS: S. Muddy Creek Road: 1,888 vehicles per day in both directions

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
Population	1,290	15,099	38,893
Households	458	5,437	13,768
Household Income	\$93,710	\$92,958	\$92,420

DISTANCE TO: Philadelphia: 60 miles Baltimore: 93 miles Lancaster: 21 miles
Harrisburg: 48 miles Reading: 16 miles

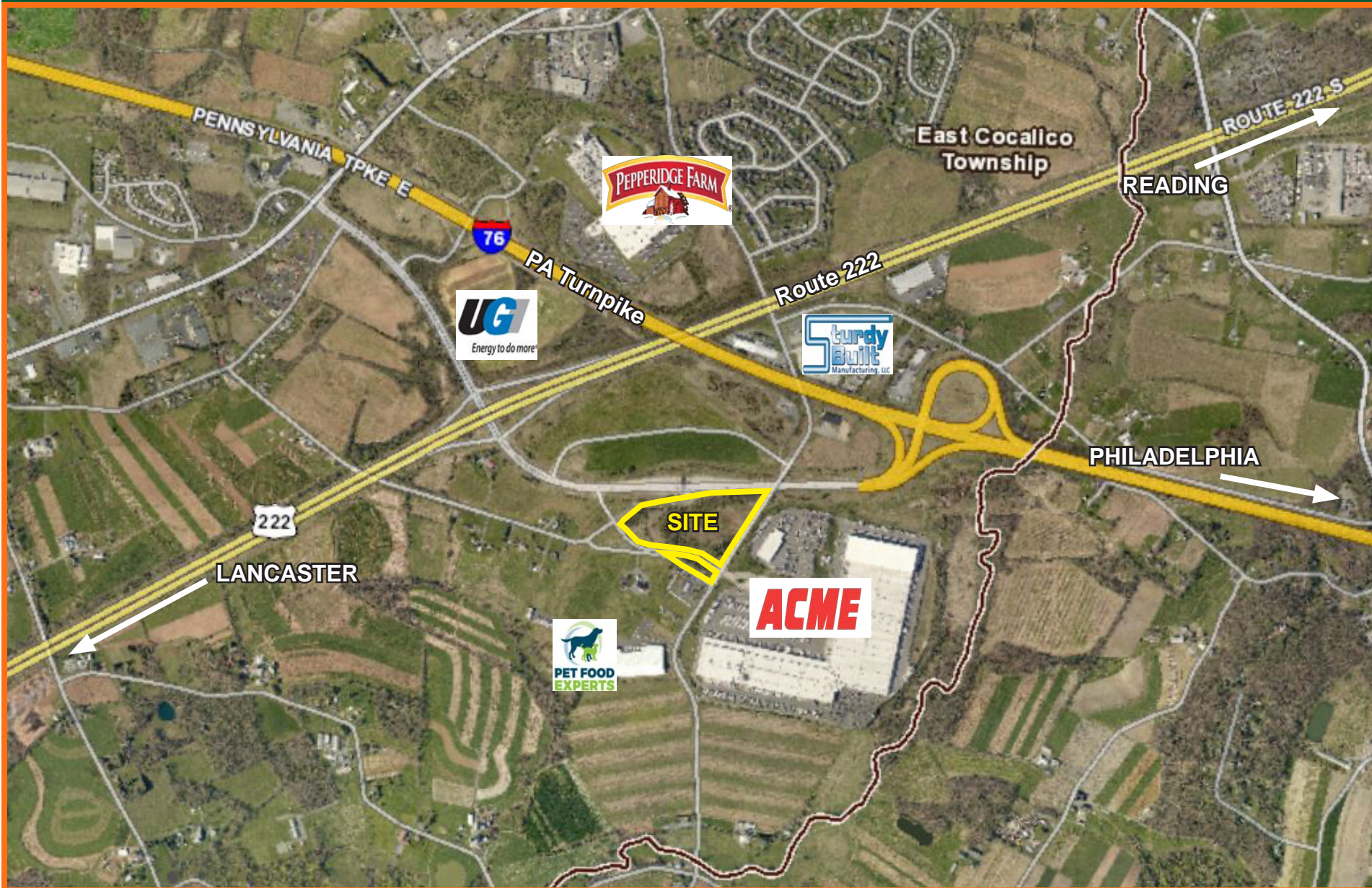
ANNUAL REAL ESTATE TAXES (ESTIMATED): ± \$10,629.61 (2020-2021)

LOT SIZE: ± 12.98 Acres

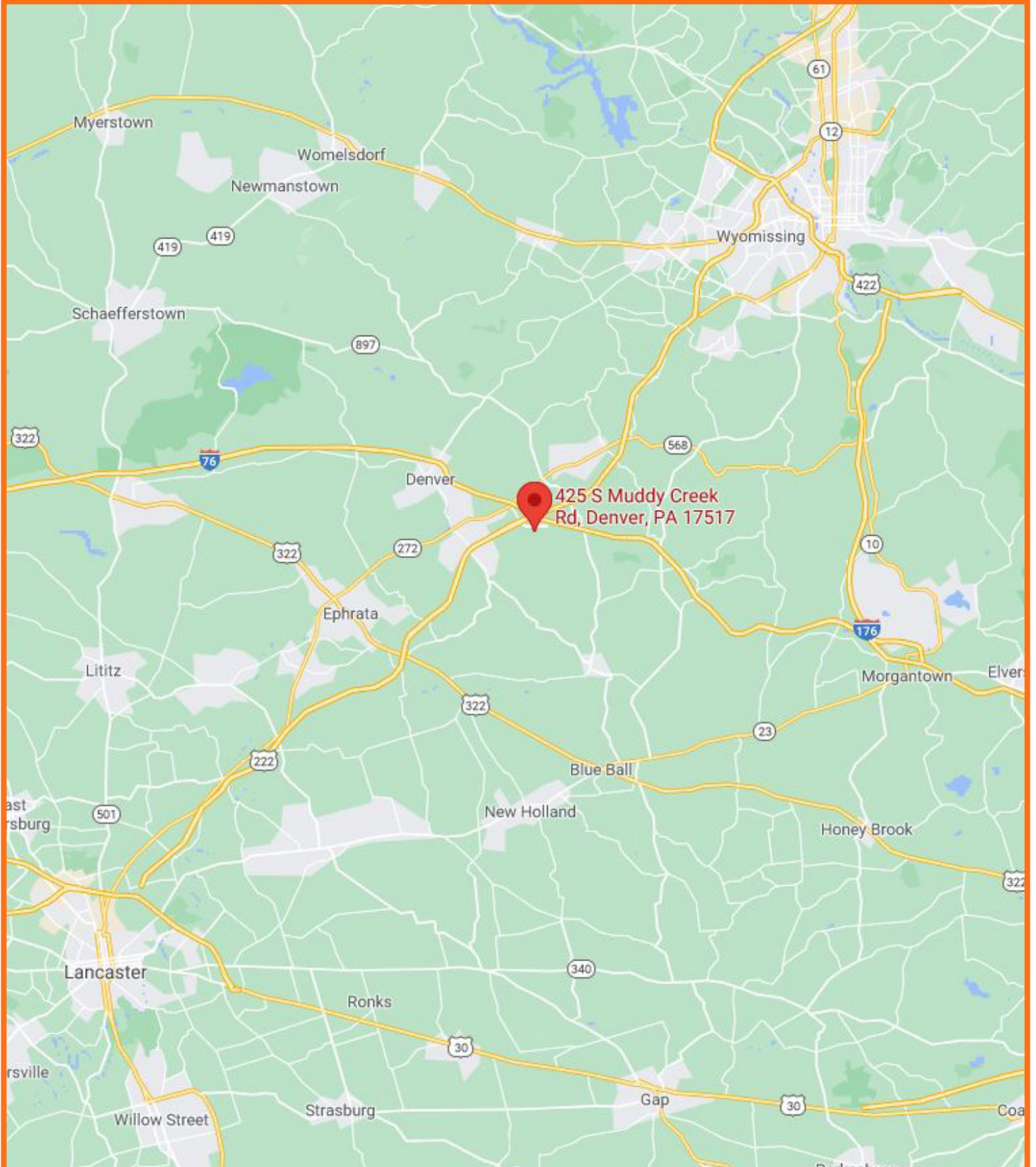
PRICING: \$1,350,000

NOTES: Prime industrial site with immediate access to PA Turnpike and Route 222. Site was previously approved for ±117,000 square foot industrial building. NPDES Permit active through February 27, 2023. Some permits will require renewal.

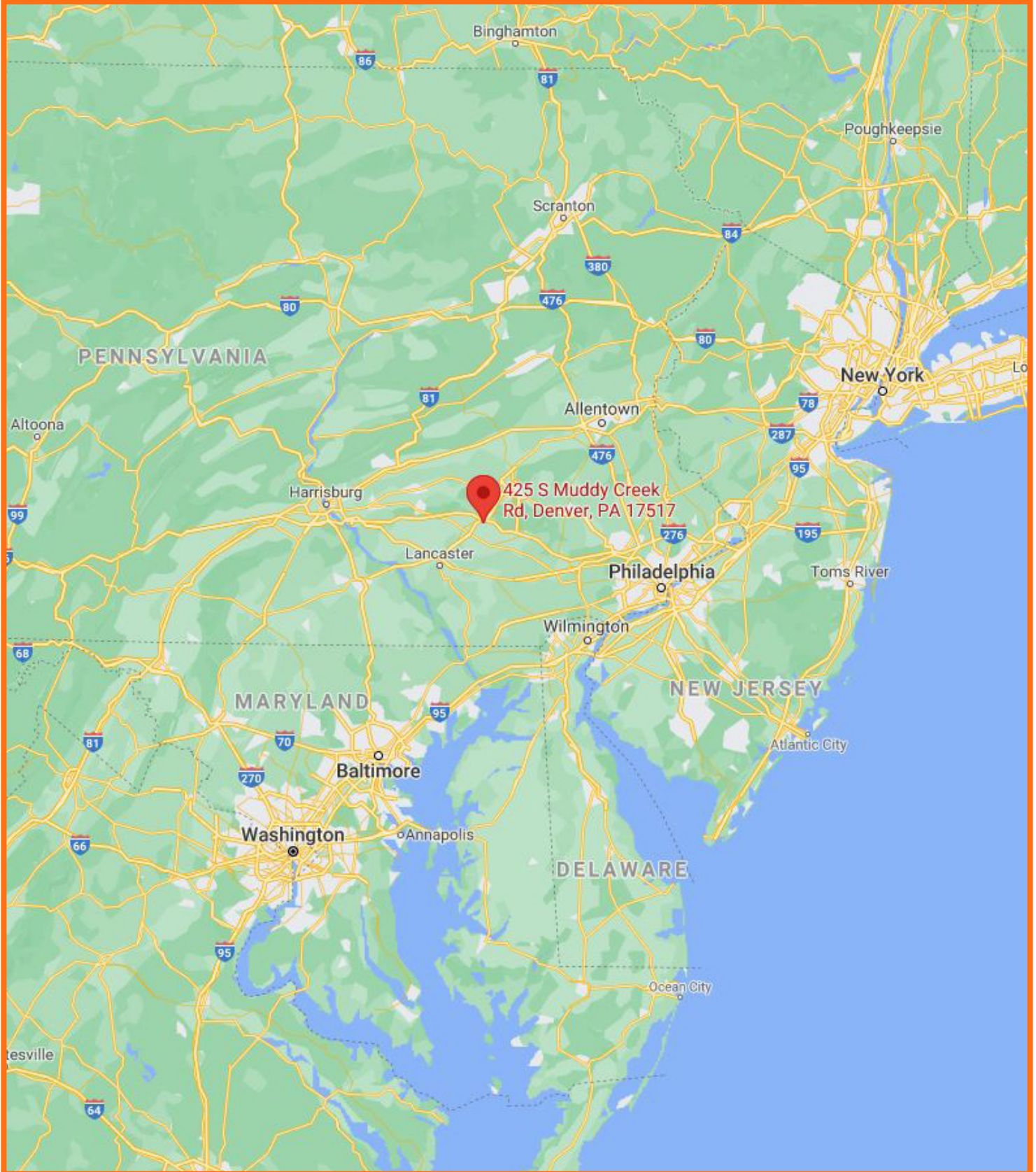
AERIAL



LOCAL MAP



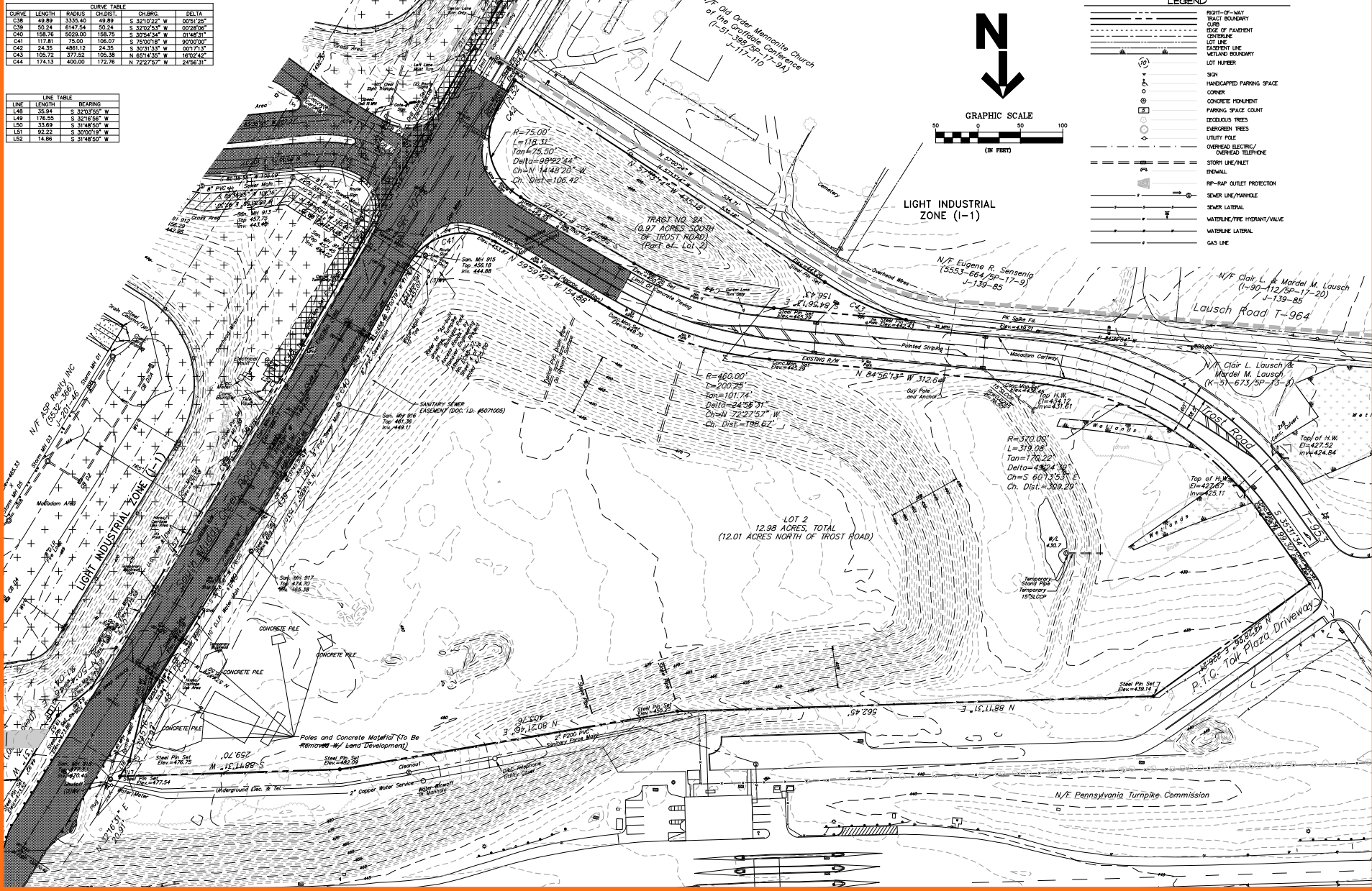
REGIONAL MAP



SITE PLAN

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C38	48.89	3355.40	49.89	S 32°10'22" W 009°1'25"
C39	50.24	6147.54	50.24	S 32°02'53" W 002°8'06"
C40	198.76	5029.00	198.75	S 32°24'54" W 01°46'11"
C41	117.81	75.00	108.07	S 74°00'18" W 80°00'00"
C42	24.35	4881.19	14.35	S 20°31'55" W 001°7'13"
C43	105.72	377.52	105.38	N 65°14'55" W 10°24'42"
C44	174.13	400.00	172.76	N 22°27'57" W 24°36'31"

LINE TABLE		
LINE	LENGTH	BEARING
L48	36.94	S 32°03'55" W
L49	176.55	S 32°16'56" W
L50	33.69	S 31°46'50" W
L51	92.22	S 30°50'19" W
L52	14.86	S 31°48'50" W

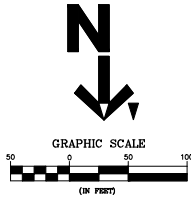
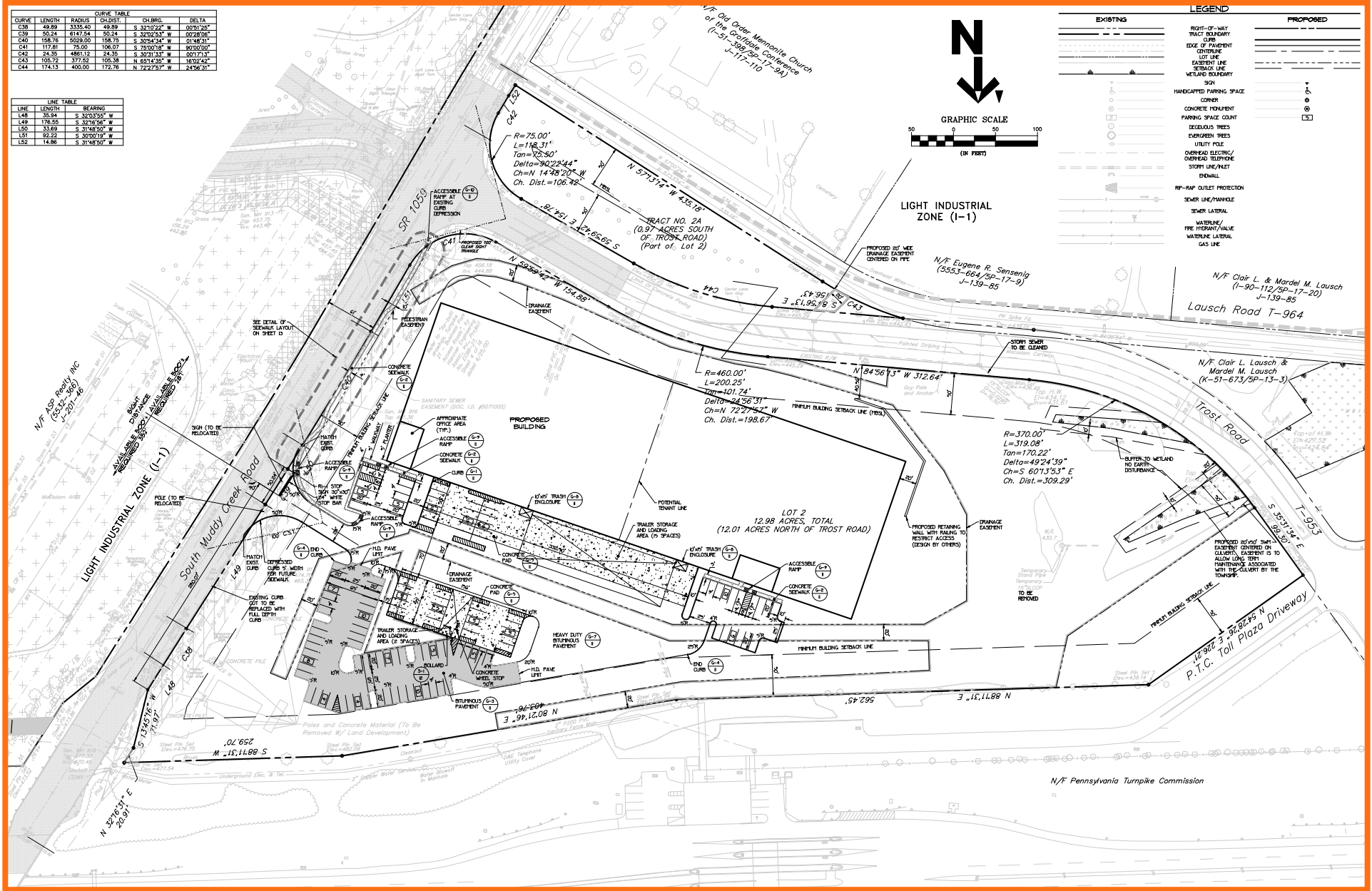


LEGEND	
(Symbol)	RIGHT-OF-WAY
(Symbol)	TRACT BOUNDARY
(Symbol)	EDGE OF PAVEMENT
(Symbol)	CONTOUR
(Symbol)	LOT LINE
(Symbol)	SECTION LINE
(Symbol)	WETLAND BOUNDARY
(Symbol)	LOT NUMBER
(Symbol)	SIGN
(Symbol)	HANDICAPPED PARKING SPACE
(Symbol)	CORNER
(Symbol)	CONCRETE FOOTING
(Symbol)	PARKING SPACE COUNT
(Symbol)	DECIDUOUS TREES
(Symbol)	EVERGREEN TREES
(Symbol)	UTILITY POLE
(Symbol)	OVERHEAD ELECTRIC/ OVERHEAD TELEPHONE
(Symbol)	STORM LINE/VALET
(Symbol)	DEWALL
(Symbol)	RP-RAP OUTLET PROJECTION
(Symbol)	SEWER LINE/HANDHOLE
(Symbol)	SEWER LATERAL
(Symbol)	WATERLINE/FIRE HYDRANT/VALVE
(Symbol)	WATERLINE LATERAL
(Symbol)	GAS LINE

PROPOSED BUILDING PLAN

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C38	49.89	3335.40	49.89	S 32°10'22" W 00°01'25"
C39	50.34	6147.54	50.34	S 32°02'25" W 00°28'00"
C40	158.74	2029.00	158.73	S 30°04'34" W 01°04'11"
C41	117.81	75.00	108.07	S 75°00'18" W 80°00'00"
C42	24.30	4861.12	24.30	S 30°21'33" W 00°17'31"
C43	105.72	377.52	105.38	N 65°14'30" W 18°02'42"
C44	174.13	400.00	172.78	N 72°27'57" W 24°56'31"

LINE TABLE		
LINE	LENGTH	BEARING
L48	35.94	S 32°03'55" W
L49	178.55	S 32°03'55" W
L50	33.69	S 31°48'50" W
L51	92.22	S 30°20'19" W
L52	14.86	S 31°48'50" W



LEGEND	
EXISTING	PROPOSED
RIGHT-OF-WAY TRACT PROPERTY	RIGHT-OF-WAY TRACT PROPERTY
CURB	CURB
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CENTRE LINE	CENTRE LINE
EASTERN LINE	EASTERN LINE
SETRACK LINE	SETRACK LINE
WETLAND BOUNDARY	WETLAND BOUNDARY
SIGN	SIGN
HANDICAPPED PARKING SPACE	HANDICAPPED PARKING SPACE
CORNER	CORNER
CONCRETE MONUMENT	CONCRETE MONUMENT
PARKING SPACE COUNT	PARKING SPACE COUNT
DECEASED TREES	DECEASED TREES
DORMANT TREES	DORMANT TREES
UTILITY POLE	UTILITY POLE
OVERHEAD ELECTRIC/ OVERHEAD TELEPHONE	OVERHEAD ELECTRIC/ OVERHEAD TELEPHONE
STORM LINE/PALET	STORM LINE/PALET
ENDWALL	ENDWALL
IN-RAMP OUTLET PROTECTION	IN-RAMP OUTLET PROTECTION
SEWER LINE/HANDHOLE	SEWER LINE/HANDHOLE
SEWER LATERAL	SEWER LATERAL
WATERLINE/ OVERHEAD TELEPHONE	WATERLINE/ OVERHEAD TELEPHONE
WATERLINE LATERAL	WATERLINE LATERAL
GAS LINE	GAS LINE

LEGAL DESCRIPTION

TRACT NO. 1:

BEGINNING at a concrete monument on the western right-of-way corner of Pennsylvania State Highway S.R. 1059, known as South Muddy Creek Road; thence along the western right-of-way line of Pennsylvania State Highway S.R. 1059, known as South Muddy Creek Road, the seven (7) following courses and distance, viz: (1) South thirty-two degrees three minutes fifty-five seconds West (S 32° 03' 55" W), a distance of thirty-five and ninety-four hundredths feet (35.94') to a point; (2) by a curve deflecting to the left, having a radius of three thousand three hundred thirty-five and forty hundredths feet (3,335.40'), a delta angle of zero degrees fifty-one minutes twenty-five seconds (00° 51' 25"), a distance along the arc of forty-nine and eighty-nine hundredths feet (49.89'), a chord bearing and distance of South thirty-two degrees ten minutes twenty-two seconds West (S 32° 10' 22" W), a distance of forty-nine and eighty-nine hundredths feet (49.89') to a point; (3) South thirty-two degrees sixteen minutes fifty-six seconds West (S 32° 16' 56" W), a distance of one hundred seventy-six and fifty-five hundredths feet (176.55') to a point; (4) by a curve deflecting to the left, having a radius of six thousand one hundred forty-seven and fifty-four hundredths feet (6,147.54'), a delta angle of zero degrees twenty-eight minutes six seconds (00° 28' 06"), an arc length of fifty and twenty-four hundredths feet (50.24'), a chord bearing and distance of South thirty-two degrees two minutes fifty-three seconds West (S 32° 02' 53" W), a distance of fifty-and twenty-four hundredths feet (50.24') to a point; (5) South thirty-one degrees forty-eight minutes fifty seconds West (S 31° 48' 50" W), a distance of thirty-three and sixty-nine hundredths feet (33.59') to a point; (6) by a curve deflecting to the left, having a radius of five thousand twenty-nine and zero hundredths feet (5,029.00'), a delta angle of one degree forty-eight minutes thirty-one seconds (01° 48' 31"), an arc length of one hundred fifty-eight and seventy-five hundredths feet (158.76'), a chord bearing and distance of South thirty degrees fifty-four minutes thirty-four seconds West (S 30° 54' 34" W), a distance of one hundred fifty-eight and seventy-five hundredths feet (158.75') to a point; and (7) South thirty degrees zero minutes nineteen seconds West (S 30° 00' 19" W), a distance of ninety-two and twenty-two hundredths feet (92.22') to a point; thence leaving the western right-of-way line of Pennsylvania State Highway S.R. 1059, known as South Muddy Creek Road, and along the northern right-of-way line of Township Road, known as Trost Road, the six (6) following courses and distances, viz: (1) by a curve deflecting to the right, having a radius of seventy-five and zero hundredths feet (75.00'), a delta angle of ninety degrees zero minutes zero seconds (90° 00' 00"), an arc length of one hundred seventeen and eighty-one hundredths feet (117.81'), a chord bearing and distance of South seventy-five degrees zero minutes nineteen seconds West (S 75° 00' 19" W), a distance of one hundred six and seven hundredths feet (106.07') to a point; (2) North fifty-nine degrees fifty-nine minutes forty-two seconds West (N 59° 59' 42" W) a distance of one hundred fifty-four and eighty-eight hundredths feet (154.88') to a point; (3) by a curve deflecting to the left, having a radius of four hundred sixty and zero hundredths feet (460.00'), a delta angle of twenty-four degrees fifty-six minutes thirty-one seconds (24° 56' 31"), an arc length of two hundred and twenty-five hundredths feet (200.25'), a chord bearing and distance of North seventy-two degrees twenty-seven minutes fifty-seven seconds West (N 72° 27' 57" W), a distance of one hundred ninety-eight and sixty-seven hundredths feet (198.67') to a point; (4) North eighty-four degrees fifty-six minutes thirteen seconds West (N 84° 56' 13" W), a distance of three hundred twelve and sixty-four hundredths feet (312.64') to a point; (5) by a curve deflecting to the right, having a radius of three hundred seventy and zero hundredths feet (370.00'), a delta angle of forty-nine degrees twenty-four minutes thirty nine seconds (49° 24' 29"), an arc length of three hundred nineteen and eight hundredths feet (319.08'), a chord bearing and distance of North sixty degrees thirteen minutes fifty-three seconds West (N 60° 13' 53" W), a distance of three hundred nine and twenty-nine hundredths feet (309.29') to a point; (6) North thirty-five degrees thirty-one minutes thirty-four seconds West (N 35° 31' 34" W), a distance of ninety-nine and thirty hundredths feet (99.30') to a point; thence leaving Trost Road and along the southern right-of-way line of the Pennsylvania Turnpike, the six (6) following courses and distances, viz: (1) North fifty-four degrees twenty-eight minutes twenty-six seconds East (N 54° 28' 26" E), a distance of two hundred twenty-six and twenty-one hundredths feet (226.21') to a point; (2) North eight-eight degrees eleven minutes thirty-one seconds East (N 88° 11' 31" E), a distance of five hundred sixty-two and forty-five hundredths feet (562.45') to a point; (3) North eighty degrees twenty-one minutes forty-six seconds East (N 80° 21' 46" E), a distance of four hundred three and seventy-six hundredths feet (403.76') to a point; (4) North eighty-eight degrees eleven minutes thirty-one seconds East (N 88° 11' 31" E), a distance of two hundred fifty-nine and seventy hundredths feet (259.70') to a point; (5) South thirty-two degrees sixteen minutes thirty-one seconds West (S 32° 16' 31" W) a distance of twenty and ninety-one hundredths feet (20.91') to a point; and (6) South thirteen degrees forty-five

LEGAL DESCRIPTION

minutes sixteen seconds West (S 13° 45' 16" W), a distance of seventy-one and ninety-seven hundredths (71.97') to a point, to the POINT OR PLACE OF BEGINNING.

CONTAINING IN AREA twelve and one hundredth acres (12.01 Acres) of land.

TRACT NO. 2:

BEGINNING at a corner marked by a concrete monument on the western right-of-way line of Pennsylvania State Highway S.R. 1059, known as South Muddy Creek Road, said point being on the south side of Township Road known as Trost Road, South thirty-one degrees forth-eight minutes fifty seconds West (S 31° 48' 50" W), a distance of fourteen and eight-six hundredths feet (14.86') to a point on the northern right-of-way line of existing Township Road known as Lausch Road; thence along Township Road known as Lausch Road, the two (2) following courses and distances, viz: (1) North fifty-seven degrees thirteen minutes fourteen seconds West (N 57° 13' 14" W) a distance of four hundred thirty-five and eighteen hundredths feet (435.18') to a point; and (2) by a curve deflecting to the left, having a radius of three hundred seventy-seven and fifty-two hundredths feet (377.52'), a delta angle of sixteen degrees two minutes forty-two seconds (16° 02' 42"), a distance along the arc of one hundred five and seventy-two hundredths feet (105.72') to a point being the intersection of the northern existing right-of-way line of Township Road known as Lausch Road and the southern right-of-way line of Township Road known as Trost Road; thence along Township Road known as Trost Road, the five (5) following courses and distances, viz: (1) South eighty-four degrees fifty-six minutes thirteen seconds East (S 84° 56' 13" E) a distance of one hundred fifty-six and forty-three hundredths feet (156.43') to a point; (2) by a curve deflecting to the right, having a radius of four hundred and zero hundredths feet (440.00'), a delta angle of twenty-four degrees fifty-six minutes thirty-one seconds (24° 56' 31"), an arc length of one hundred seventy-four and thirteen hundredths feet (174.13'), a chord bearing and distance of South seventy-two degrees twenty-seven minutes fifty-seven seconds East (S 72° 27' 57" E) a distance of one hundred seventy-two and seventy-six hundredths feet (172.76') to a point; (3) South fifty-nine degrees fifty-nine minutes forty-two seconds East (S 59° 59' 42" E) a distance of one hundred fifty-four and seventy-eight hundredths feet (154.78') to a point; (4) by a curve deflecting to the right, having a radius of seventy-five and zero hundredths feet (75.00'), a delta angle of ninety degrees twenty-two minutes forty-four seconds (90° 22' 44"), a distance along the arc of one hundred eighteen and thirty-one hundredths feet (118.31'), a chord bearing and distance of South fourteen degrees forty-eight minutes twenty seconds East (S 14° 48' 20" E), a distance of one hundred six and forty-two hundredths feet (106.42') to a point; and (5) by curve deflecting to the right, having a radius of four thousand eight hundred sixty-one and twelve hundredths feet (4,861.12'), a delta angle of zero degrees seventeen minutes thirteen seconds (00° 17' 13"), a distance along the arc of twenty-four and thirty-five hundredths feet (24.35'), a chord bearing and distance of South thirty degrees thirty-one minutes thirty-three seconds West (S 30° 31' 33" W), a distance of twenty-four and thirty-five hundredths feet (24.35') to the POINT OR PLACE OF BEGINNING.

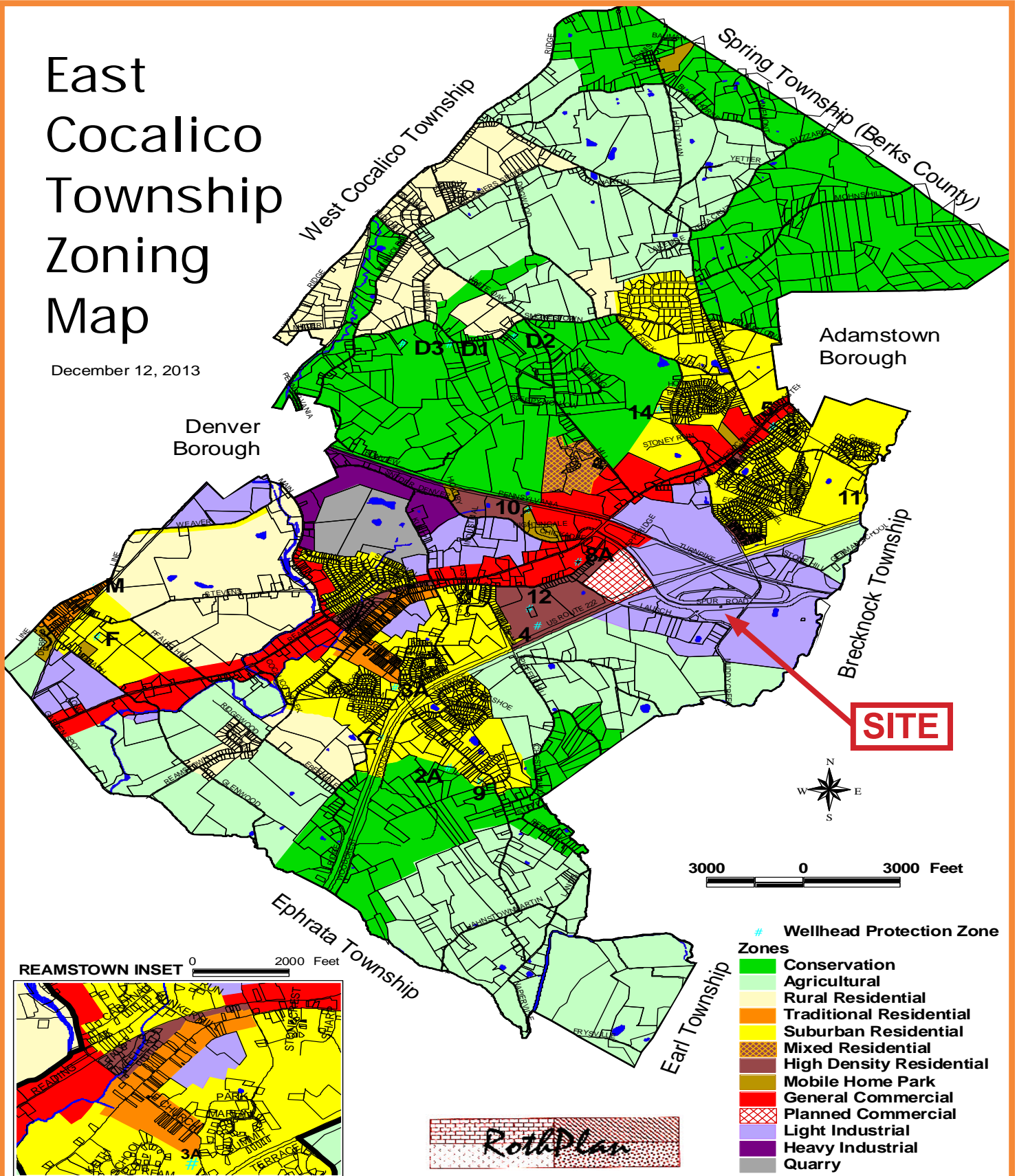
CONTAINING IN AREA zero and ninety-seven hundredths acres (0.97 Acres) of land.

SUBJECT to all existing rights of way, conditions, easements, restrictions, rights, agreements, notes and other matters of record, including, but not limited to, those disclosed on Schedule II of Instrument No. 5139704.

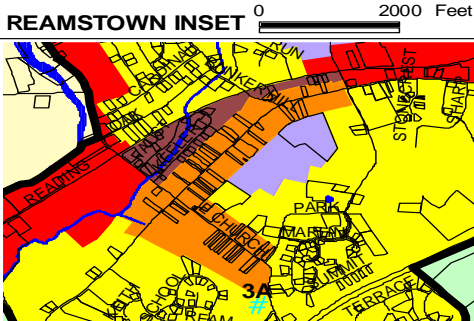
ZONING MAP

East Cocalico Township Zoning Map

December 12, 2013



- # Wellhead Protection Zones
- 1 Conservation
 - 2 Agricultural
 - 3 Rural Residential
 - 4 Traditional Residential
 - 5 Suburban Residential
 - 6 Mixed Residential
 - 7 High Density Residential
 - 8 Mobile Home Park
 - 9 General Commercial
 - 10 Planned Commercial
 - 11 Light Industrial
 - 12 Heavy Industrial
 - Quarry



ZONING

§ 220-23. Light Industrial Zone (I-1).



- A. Purpose. This zone provides for a range of light industrial activities that contribute to the well-being of the Township by diversifying its economy and providing valuable employment opportunities. The required lot sizes have been kept small to accommodate the start-up industries that are likely to emerge; however, larger industrial parks have also been permitted. These areas have been located near existing public utility service areas and along major roads. Design standards have been imposed to create attractive site designs and moderate the objectionable impacts associated with industrial uses. Substantial setbacks are used to protect adjoining residences.
- B. Permitted uses.
- (1) Agriculture (excluding commercial livestock and commercial produce operations), subject to the applicable standards listed in § 220-12 of this chapter;
 - (2) Bookbinding, printing and publishing operations;
 - (3) Excavation contractors;
 - (4) Facilities for the commercial processing and warehousing of agricultural products;
 - (5) Facilities for the warehousing, sales and service of agricultural vehicles, equipment, feed, or supplies;
 - (6) Forestry uses;
 - (7) Health and recreation clubs;
 - (8) Laboratories for medical, scientific or industrial research and development;
 - (9) Machine shop;
 - (10) Manufacturing, packaging, storage and/or wholesaling of the following:

ZONING

§ 220-23

§ 220-23

- (a) Furniture, cabinets, fixtures, office supplies, and other household appointments;
 - (b) Scientific, specialized and technical instruments and equipment;
 - (c) Audiovisual components, computers, vending machines, electronic equipment and video games;
 - (d) Finished textile products;
 - (e) Brushes, brooms and combs;
 - (f) Hot tubs, spas, saunas, and swimming pools;
 - (g) Jewelry, and other precious metals;
 - (h) Photographic, lighting and timekeeping equipment;
 - (i) Small household appliances, excluding major appliances;
 - (j) Musical instruments and sporting equipment;
 - (k) Cosmetics, toiletries and pharmaceuticals;
 - (l) Optical, dental, and medical supplies and equipment;
 - (m) Small or novelty products from prepared materials;
 - (n) Paints, varnishes, lacquers, enamels, adhesives, and allied solvents; and
 - (o) Vehicles and machinery normally associated with domestic use (e.g., recreation vehicles, personal trailers, personal vehicle trailers, livestock trailers and other similar vehicles.
- (11) Municipal services and public utilities structures;
- (12) Offices;
- (13) Processing, packaging, storage and/or wholesaling of food products excluding:
- (a) Breweries and distilleries;
 - (b) Pickling processes;
 - (c) Rendering or slaughtering operations; and
 - (d) Sugar refineries.

ZONING

§ 220-23

§ 220-23

- (14) Recycling collection facilities as an accessory use, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than 300 square feet;
- (15) Repair shops for products permitted to be manufactured in this zone;
- (16) Sales, storage and/or wholesaling of the following:
 - (a) Home and auto related fuels;
 - (b) Nursery and garden materials, and stock;
 - (c) Contractor supplies; and
 - (d) Lumber, tile, carpet, electrical, plumbing, heating, air conditioning, roofing, siding, doors, windows, and other structural components of buildings.
- (17) Sign makers;
- (18) Small engine repair shops;
- (19) Veterinary offices or animal hospitals;
- (20) Vocational and mechanical trade schools;
- (21) Welding shops;
- (22) Minor municipal service or utility facilities; **[Added 2-15-2006 by Ord. No. 2006-03¹]**
- (23) Local planned center (see § 220-121.1). **[Added 10-1-2008 by Ord. No. 2008-03²]**
- (24) Adaptive use with more than one principal use of a building that existed on October 6, 2008; or adaptive use with more than one principal use of a building that gained land development approval after October 6, 2008; both subject to the requirements listed in § 220-129.1. of this chapter. **[Added 10-1-2008 by Ord. No. 2008-03]**

ZONING

§ 220-23

§ 220-23

- (25) Shops for contractors of plumbing, heating, air-conditioning, electrical, roofing, flooring, glass and windows, insulation, carpentry and cabinetmaking, and other structural components of buildings; **[Added 10-3-2019 by Ord. No. 2019-07³]**
 - (26) Community gathering facilities, special event facilities, and banquet and social halls. **[Added 10-3-2019 by Ord. No. 2019-07]**
 - (27) Accessory uses customarily incidental to the above permitted uses including accessory retail sales of products produced on-site so long as the sales area is no more than 10% of the total building area or 3,000 square feet, whichever is less, and accessory day-care facilities, as defined herein.
- C. Special exception uses (subject to the review procedures of § 220-142C).
- (1) Automobile, boat, farm machinery, recreational vehicle and trailer sales, service and/or repair facilities (see § 220-69). **[Amended 10-1-2008 by Ord. No. 2008-03]**
 - (2) Billboards (see § 220-71).
 - (3) Communication towers and equipment (see § 220-82).
 - (4) Heavy equipment sales, service and repair, such as excavation machinery, commercial trucks, tractor trailers, buses, mobile homes and other similar machinery (see § 220-94). **[Amended 10-1-2008 by Ord. No. 2008-03]**
 - (5) Mass transportation depots (see § 220-104).
 - (6) Mini-warehouses (see § 220-106).
 - (7) Municipal service ventures (see § 220-129).
 - (8) Recycling stations for paper, glass, plastic, and metal products (see § 220-114).
 - (9) Truck or motor freight terminals (see § 220-124).
 - (10) Warehousing and wholesale trade establishments (see § 220-126).

ZONING

§ 220-23

§ 220-23

- (11) Regional planned center (see § 220-121.1). **[Added 10-1-2008 by Ord. No. 2008-03]**
- (12) Power generation facilities (see § 220-129.2). **[Added 6-19-2014 by Ord. No. 2014-05]**
- (13) Wind and/or solar farms (see § 220-129.3). **[Added 6-19-2014 by Ord. No. 2014-05]**
- D. Conditional uses (subject to the review procedures of § 220-151 of this chapter).
 - (1) Automobile auctions and/or automobile parking or storage compounds (see § 220-67); and
 - (2) Off-track betting parlors (see § 220-112).
- E. Lot area requirements. Unless otherwise specified, each use within this zone shall have a minimum lot size of 43,560 square feet.
- F. Maximum lot coverage: 75%.
- G. Minimum lot width: 200 feet.
- H. Minimum setback requirements (principal and accessory uses).
 - (1) Front yard setback. All buildings, structures (except permitted signs), off-street loading areas, dumpsters and outdoor storage areas shall be set back at least 40 feet from the adjoining right-of-way, except that the front yard setback shall be 50 feet when adjoining lands are directly opposite a residential zone. All parking lots shall be set back at least 20 feet from any adjoining right-of-way. The required front yard setbacks vary for properties that conform to the Township's Corridor Assessment Policy. **[Amended 10-3-2019 by Ord. No. 2019-09]**
 - (2) Side yard setbacks. All buildings, structures (except permitted signs), dumpsters, and off-street loading areas shall be set back at least 30 feet from any side property lines. All outdoor storage areas and off-street parking lots shall be set back at least 20 feet from any side lot lines, unless joint parking lots and/or loading areas are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities.
 - (3) Rear yard setback. All buildings, structures, dumpsters, and off-street loading areas shall be set back at least 30 feet from

ZONING

§ 220-23

§ 220-23

any rear property lines. All outdoor storage areas and off-street parking lots shall be set back at least 20 feet from any rear lot lines.

- (4) Residential buffer strip. Any use adjoining land within a residential zone, or across a road from land within a residential zone, shall maintain a fifty-foot setback for buildings, structures, dumpsters, outdoor storage areas, off-street loading, and off-street parking areas from the residential zone. All of these setback areas shall be devoted to landscaping. (See § 220-44.)
- (5) Accessory recreation uses. These facilities can be developed in any side or rear yard to within 25 feet of any property line.
- (6) Lots improved and used prior to December 8, 2003. For lots that were lawfully improved with buildings and structures prior to December 8, 2003, and which lots, buildings and structures do not comply with the current required setbacks or have other dimensional nonconformities, the Board of Supervisors during the land development approval and review process may authorize a reduction in the front, side and rear yard setbacks, a reduction in the residential buffer strip and other modifications to site design requirements to allow for reasonable use and expansion of properties developed prior to December 8, 2003; provided that adjoining residentially zoned and used properties shall be adequately screened from any proposed expansion. **[Added 10-3-2019 by Ord. No. 2019-07]**
 - I. Maximum permitted structural height. The height of any principal or accessory structure shall not exceed 50 feet, except that those uses listed in § 220-34 of this chapter may extend up to a maximum of 75 feet when erected upon or as an integral part of a building. No part of any structure exceeding 50 feet in height shall be located closer to the nearest property line than its height.
 - J. Off-street loading. Off-street loading shall be provided, as specified in § 194-31 of Chapter 194, Subdivision and Land Development. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street.
 - K. Off-street parking. Off-street parking shall be provided, as specified in § 220-42 of this chapter.

ZONING

§ 220-23

§ 220-23

- L. Signs. Signs shall be permitted, as specified in § 220-45 of this chapter.
- M. Driveway and access drive requirements. All driveways serving single-family dwellings shall be in accordance with § 220-40 of this chapter. All access driveways serving other uses shall be in accordance with § 194-28 of Chapter 194, Subdivision and Land Development.
- N. Screening. A visual screen must be provided along any adjoining lands with an existing residence and/or within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See § 220-44 of this chapter.)
- O. Landscaping.
 - (1) Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See § 220-44 of this chapter.)
 - (2) A minimum twenty-foot-wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.
- P. Waste products. Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of 50 feet from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed within a fenced or masonry enclosure, equipped with a self-latching door or gate.
- Q. Industrial operations standards. All industrial operations shall be in compliance with any Commonwealth of Pennsylvania and/or federal government regulations, as required by the most recent regulations made available from these governmental bodies. For a listing of some regulations refer to § 220-48 of this chapter.
- R. Outdoor storage. Within the (I-1) Zone, outdoor storage is permitted, provided all outdoor storage areas are screened from adjoining roads and properties, and they comply with all of those setbacks specifically imposed thereon, listed in this section.
- S. All uses permitted within this zone shall also comply with the applicable general provisions in Article III of this chapter.

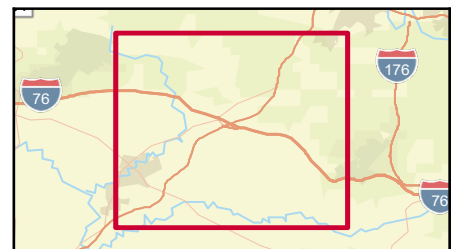
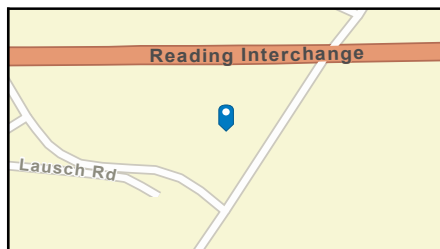
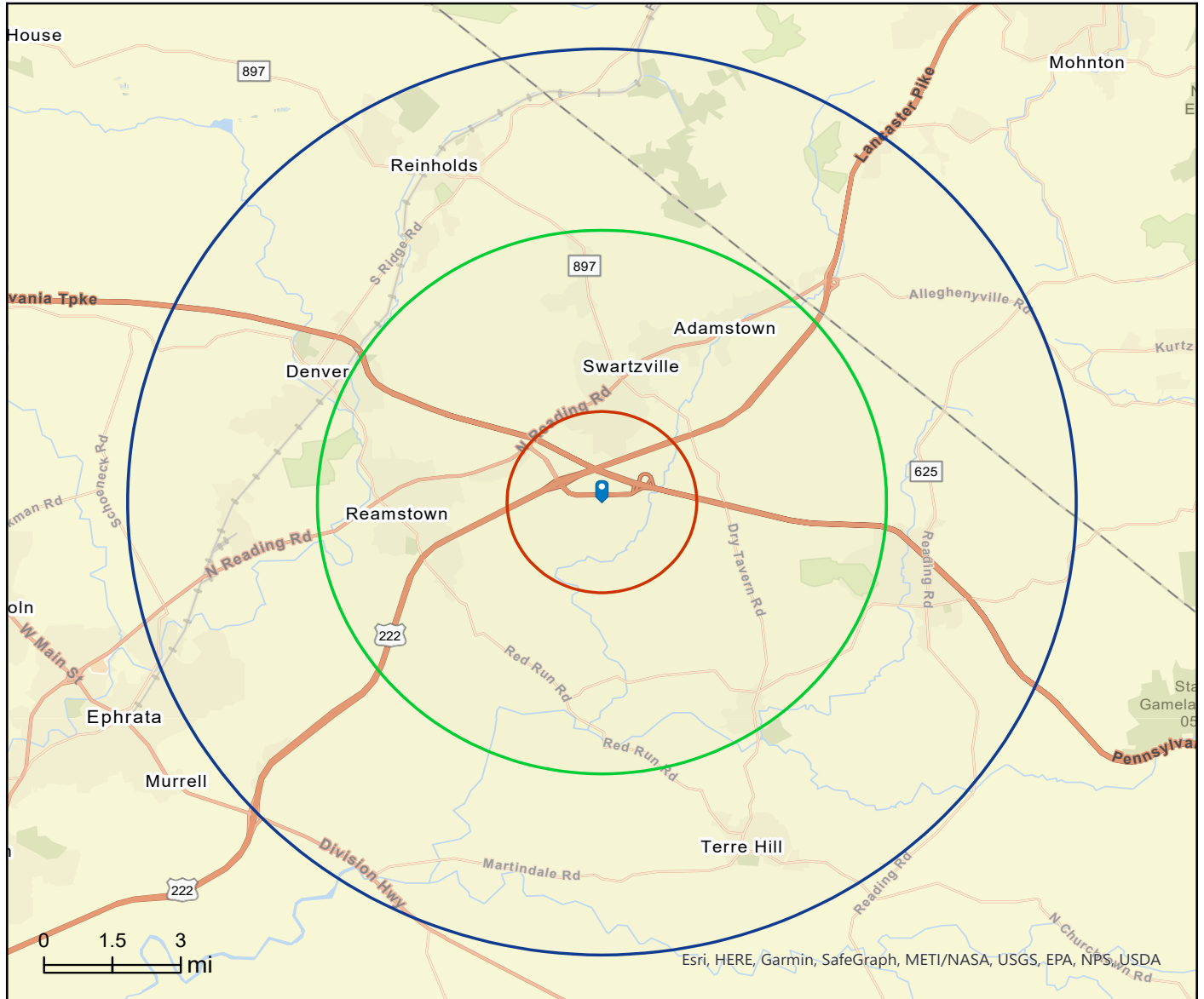
DEMOGRAPHICS



Site Map

425 S Muddy Creek Rd, Denver, Pennsylvania, 17517
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.21347
Longitude: -76.08211



DEMOGRAPHICS



Executive Summary

425 S Muddy Creek Rd, Denver, Pennsylvania, 17517
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.21347
Longitude: -76.08211

	1 mile	3 miles	5 miles
Population			
2000 Population	1,222	13,455	34,713
2010 Population	1,252	14,359	36,772
2020 Population	1,290	15,099	38,893
2025 Population	1,314	15,600	40,112
2000-2010 Annual Rate	0.24%	0.65%	0.58%
2010-2020 Annual Rate	0.29%	0.49%	0.55%
2020-2025 Annual Rate	0.37%	0.65%	0.62%
2020 Male Population	50.2%	50.2%	50.0%
2020 Female Population	49.8%	49.8%	50.0%
2020 Median Age	42.3	39.9	39.0

In the identified area, the current year population is 38,893. In 2010, the Census count in the area was 36,772. The rate of change since 2010 was 0.55% annually. The five-year projection for the population in the area is 40,112 representing a change of 0.62% annually from 2020 to 2025. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 42.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	91.4%	93.5%	93.9%
2020 Black Alone	1.6%	1.0%	1.1%
2020 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2020 Asian Alone	4.8%	3.1%	2.2%
2020 Pacific Islander Alone	0.2%	0.1%	0.0%
2020 Other Race	0.9%	0.9%	1.0%
2020 Two or More Races	1.2%	1.2%	1.5%
2020 Hispanic Origin (Any Race)	2.9%	3.0%	3.6%

Persons of Hispanic origin represent 3.6% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 17.9 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	102	105	104
2000 Households	427	4,661	11,837
2010 Households	444	5,166	12,986
2020 Total Households	458	5,437	13,768
2025 Total Households	466	5,620	14,205
2000-2010 Annual Rate	0.39%	1.03%	0.93%
2010-2020 Annual Rate	0.30%	0.50%	0.57%
2020-2025 Annual Rate	0.35%	0.66%	0.63%
2020 Average Household Size	2.82	2.78	2.82

The household count in this area has changed from 12,986 in 2010 to 13,768 in the current year, a change of 0.57% annually. The five-year projection of households is 14,205, a change of 0.63% annually from the current year total. Average household size is currently 2.82, compared to 2.82 in the year 2010. The number of families in the current year is 10,583 in the specified area.

DEMOGRAPHICS



Executive Summary

425 S Muddy Creek Rd, Denver, Pennsylvania, 17517
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.21347
Longitude: -76.08211

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	10.4%	11.5%	11.8%
Median Household Income			
2020 Median Household Income	\$80,371	\$76,066	\$75,523
2025 Median Household Income	\$90,668	\$82,447	\$80,700
2020-2025 Annual Rate	2.44%	1.62%	1.33%
Average Household Income			
2020 Average Household Income	\$93,710	\$92,958	\$92,420
2025 Average Household Income	\$106,831	\$104,232	\$103,286
2020-2025 Annual Rate	2.66%	2.32%	2.25%
Per Capita Income			
2020 Per Capita Income	\$34,636	\$33,588	\$32,568
2025 Per Capita Income	\$39,464	\$37,677	\$36,411
2020-2025 Annual Rate	2.64%	2.32%	2.26%
Households by Income			

Current median household income is \$75,523 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$80,700 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$92,420 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$103,286 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$32,568 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$36,411 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	188	171	165
2000 Total Housing Units	433	4,803	12,158
2000 Owner Occupied Housing Units	384	3,851	9,719
2000 Renter Occupied Housing Units	43	810	2,118
2000 Vacant Housing Units	6	142	321
2010 Total Housing Units	449	5,375	13,480
2010 Owner Occupied Housing Units	384	4,151	10,481
2010 Renter Occupied Housing Units	60	1,015	2,505
2010 Vacant Housing Units	5	209	494
2020 Total Housing Units	464	5,667	14,312
2020 Owner Occupied Housing Units	387	4,247	10,863
2020 Renter Occupied Housing Units	71	1,190	2,905
2020 Vacant Housing Units	6	230	544
2025 Total Housing Units	472	5,854	14,763
2025 Owner Occupied Housing Units	393	4,428	11,257
2025 Renter Occupied Housing Units	73	1,192	2,947
2025 Vacant Housing Units	6	234	558

Currently, 75.9% of the 14,312 housing units in the area are owner occupied; 20.3%, renter occupied; and 3.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 13,480 housing units in the area - 77.8% owner occupied, 18.6% renter occupied, and 3.7% vacant. The annual rate of change in housing units since 2010 is 2.70%. Median home value in the area is \$214,098, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.27% annually to \$228,015.