



**394 W. LINFIELD TRAPPE ROAD  
LIMERICK TOWNSHIP, MONTGOMERY COUNTY  
ROYERSFORD, PENNSYLVANIA**

**PROPERTY DESCRIPTION:** 17.05+/- acres, zoned Office/Limited Industrial.

Ideal development parcel amid strong activity for flex, medical, automotive, office and residential.

**TOPOGRAPHY:** Mostly level site and essentially free of vegetation.

**UTILITIES:**

Water:	Pennsylvania American Water Company
Sewer:	Limerick Township Sewer Department
Gas:	PECO Energy Company
Electric:	PECO Energy Company

**ZONING:** O/LI - Office/Limited Industrial District.

Permitted uses include:

- *Industrial*
- *Office*
- *Flex / Mixed Use*
- *Health Care*
- *Pharmaceutical*
- *Education*
- *Corporate Headquarters*
- *Scientific Industrial Research*
- *Engineering*
- *Manufacturing*
- *Day Care*



**TAX PARCEL NUMBER:** 37-00-02461-004

**REAL ESTATE ASSESSMENT:** \$366,650 (2015)

**REAL ESTATE TAXES:** \$3,462 (2015)

**FLOOD PLAIN:** The site is not located within the 100 year flood plain per the FEMA Flood Insurance Rate Map No. 42091C020BE, effective date December 19, 1996.

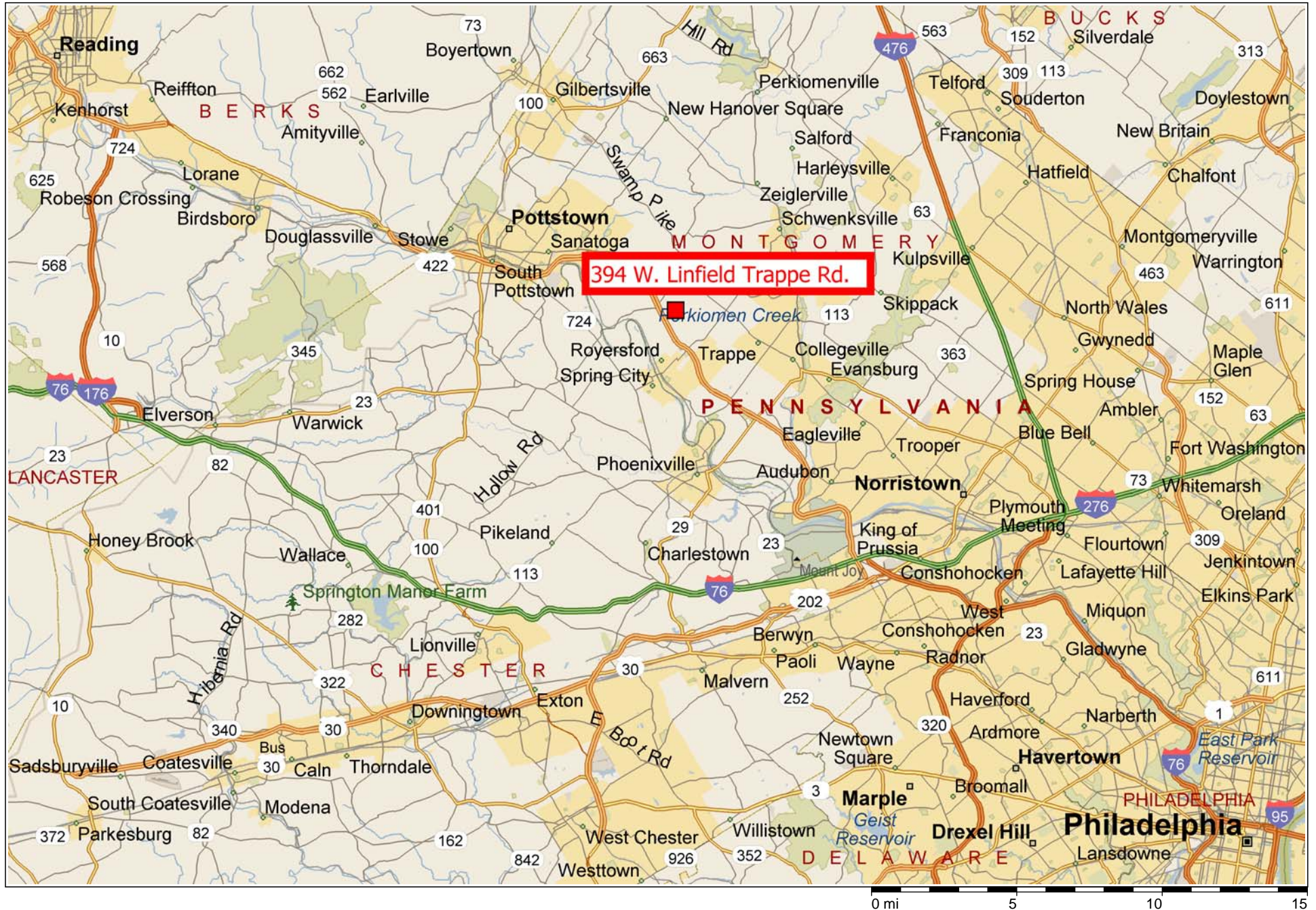
**LOCATION:** Located adjacent to the Limerick/Linfield Interchange of the Route 422 Expressway offering immediate access to the Pennsylvania Turnpike (I-276), I-76, Route 363, 202, 100 and 29.

Many nearby amenities include lodging adjacent to site - Hampton Inn - and a wide array of retail conveniences and desirable housing options.

**CORPORATE NEIGHBORS:** Phoenixville Hospital – Outpatient & Surgery Center  
Penn Medicine  
Rothman Institute Patient Care Center  
Physicians Care Surgical Hospital  
Main Line Health  
Quest Diagnostics  
Pfizer Pharmaceutical  
GlaxoSmithKline Pharmaceutical  
Dow Chemical  
Seastar Solutions  
3M Corporation  
Iron Mountain



## 394 W. Linfield Trappe Road, Royersford, PA





This is a detailed street map of the Pottstown, Pennsylvania area. The Schuylkill River flows through the center of the map. A red box highlights the address '394 W. Linfield Trappe Rd.' located near Barlow Heights. The map shows a network of roads including the Pottstown Expressway, Limerick Center Road, and various local streets like Main Street and Township Line Road. Other labeled locations include Pottstown, Sanatoga, Limerick, Royersford, Spring City, and Trappe. Landmarks such as Fricks Lock and Firestone Tire and Rubber Co. are also marked. A scale bar at the bottom indicates distances in miles.

## **Chapter 184. ZONING**

### **Article XXII. O/LI Office/Limited Industrial District**

#### **§ 184-154. Intent.**

It is the intent of this article to:

- A. Provide standards and criteria for office and limited industrial development in appropriate areas of the Township in accord with the Township's Comprehensive Plan.
- B. Provide sufficient land area to meet the Township's anticipated future needs for office and limited industrial development, allow for a range of choices of sites and strengthen the Township's economic base.
- C. Provide employment centers with ease of access from interchanges of the Pottstown Expressway, Route 422, and to encourage interconnection of office and limited industrial development between those interchanges.
- D. Locate employment centers with convenient access from the Township's population centers.
- E. Protect adjacent residential areas from adverse visual and traffic impacts of office and limited industrial development.
- F. Encourage development of unified, integrated office and limited industrial parks to accommodate a variety of individual uses.
- G. Ensure adequate buffering of adjacent districts and land uses.
- H. Protect against development congestion by limiting the bulk of buildings in relation to each other and to the land area around them.
- I. Protect against offensive noise, vibrations, odors and other nuisances through use of strict performance standards.
- J. Provide for ancillary service-oriented and commercial uses which complement the office and limited industrial development in the district, without giving the district a predominantly commercial character.
- K. Provide for aviation facilities of importance to the Township and the region, in such a manner as to ensure safe operations and avoid conflicts with adjacent uses.
- L. Encourage an attractive visual environment along the Route 422, Pottstown Expressway, corridor.
- M. Encourage preservation of areas needed for future interchange improvements.
- N. Encourage development in an efficient, environmentally sensitive, mutually supportive manner.

#### **§ 184-155. Permitted uses.**

In the Office/Limited Industrial District, the following uses shall be permitted:

- A. Offices, corporate headquarters and administrative centers.
- B. Scientific or industrial research or engineering facilities.
- C. Manufacturing, testing, repair and ancillary storage or distribution of materials, goods, foodstuffs or products. However, any bulk storage or bulk manufacture of highly hazardous chemicals or substances shall require special exception approval, and provided that the following uses shall be specifically prohibited in the O/LI District:

**[Amended 11-4-1998 by Ord. No. 198]**

- (1) Manufacture of asphalt.
- (2) Slaughterhouse or animal rendering plant.

D. Storage, warehousing and/or distribution of materials, goods, foodstuffs or products, provided that:

**[Amended 6-2-1998 by Ord. No. 196]**

- (1) As a principal use, conditional use approval shall be required if the total floor area of the building exceeds 100,000 square feet. Storage, warehousing and/or distribution that is clearly accessory to a principal permitted by right manufacturing use shall not need conditional use approval.
- (2) A trucking company terminal shall not be permitted.
- (3) The following uses shall be specifically prohibited in the O/LI District:

**[Added 11-4-1998 by Ord. No. 198]**

- (a) Outdoor storage that occupies more than 20% of the lot area.
- (b) Outdoor storage as the principal use of a property.
- (c) Junkyards.
- (d) Salvage yards.

E. Printing, publishing, lithography and similar processes.

F. Radio and/or television studios and transmission facilities.

G. Public utility facility.

**[Amended 12-21-1999 by Ord. No. 206]**

H. Planned office and/or industrial parks in compliance with § 184-158 herein.

I. Accessory uses and buildings appropriate to the primary permitted uses.

J. Agricultural uses and related buildings meeting the requirements of § 184-71A(4).

**[Amended 6-2-1998 by Ord. No. 196]**

K. Day-care centers not housed in manufacturing buildings, storage facilities or any other permitted uses as described in Subsections **D** and **E** above.

L. Motor vehicle garage or repair shop, not to include body repair work or painting.

**[Added 9-4-2012 by Ord. No. 334]**

## § 184-156. Conditional uses.

The following are permitted as conditional uses when approved in compliance with the procedures, standards and criteria contained in this chapter:

A. Wholesale, warehouse, storage or distribution center, including transportation depot, in a building of 100,000 square feet or larger of floor area, in compliance with the following:

- (1) The main road serving the facility shall meet the standards or be improved by the applicant to meet the standards for at least a collector street, as established in Chapter 155, Subdivision and Land Development.
- (2) Minimum lot size and lot width shall be 10 acres and 400 feet.

B. Uses as part of planned development.

- (1) The following shall be permitted as part of a planned office and/or industrial park development in compliance with the requirements of Subsection **B(2)** below:
  - (a) Financial institutions.
  - (b) Retail stores.
  - (c) Restaurants.
  - (d) Medical or dental offices.
  - (e) Hotels.
  - (f) Large-scale indoor or outdoor commercial recreation facilities such as bowling alleys, skating rinks, fitness centers, tennis and/or racquet clubs.
  - (g) Hospitals.

**[Added 6-2-1998 by Ord. No. 196]**

(2) Requirements.

- (a) The applicant shall provide sufficient evidence to show that the use will be supportive and complementary to the park development.
- (b) Vehicular access shall be only from roads internal to the office/industrial park.
- (c) Dimensional standards of § 184-157, Class One herein, shall apply.
- (d) The requirements of § 184-158, Planned office and/or industrial parks, shall apply.

C. Uses independent of planned developments.

(1) The following uses shall be permitted on individual lots, independent of office/industrial park development, in compliance with the requirements of Subsection C(2) below:

- (a) Vehicular sales and ancillary repairs, excluding vehicle body repair and motor vehicle painting.

**[Amended 9-21-2010 by Ord. No. 318]**

- (b) Lumberyards; sales of building materials and other home supplies.
- (c) Nurseries; sales of agricultural and garden supplies.
- (d) Veterinarians; animal boarding facilities.
- (e) Hotels; motels.
- (f) Large-scale indoor or outdoor commercial recreation facilities, such as bowling alleys, skating rinks, fitness centers, tennis and/or racquet clubs.

(2) Requirements.

- (a) The lot used shall front on and provide direct vehicular access to an arterial street, as established in Chapter 155, Subdivision and Land Development.
- (b) The dimensional standards for Class Two in § 184-157 shall apply.

**[Amended 6-2-1998 by Ord. No. 196]**

(c) Vehicular access.

[1] Not more than one access point per 500 feet to an arterial street is permitted, unless a traffic study provides convincing evidence otherwise and upon the recommendation of the Township Engineer. *Editor's Note: Former Subsection C(2)(c)[2], regarding use of shared access drives and marginal access streets, which immediately followed this subsection, was repealed 5-1-2001 by Ord. No. 225.*

- (d) No display of merchandise is permitted within the ultimate right-of-way. Any outdoor display area must be separated from the ultimate right-of-way by a buffer strip at least 15 feet wide, planted in grass, low-growing shrubs or other landscape material, in compliance with the Township's landscaping standards.

D. (Reserved) *Editor's Note: Former Subsection D, which provided for planned commercial centers as a conditional use, was repealed 11-4-1998 by Ord. No. 198.*

E. Airport, in compliance with the following:

(1) Tract size and boundary requirements:

- (a) Minimum tract size shall be 100 acres.
- (b) Maximum tract size shall be 250 acres.
- (c) Airport boundaries shall be as shown on the official airport layout plan as approved by the Pennsylvania Department of Transportation and the Federal Aviation Administration.

(2) Any airport operation shall be conducted under and subject to all licensing, safety and applicable airport design criteria and regulations of the Federal Aviation Administration and the Pennsylvania Department of Transportation, Bureau of Aviation.

(3) The operation of all aircraft shall be subject to all applicable state and federal regulations, including control of noise, vibration and emissions.

(4) Any building to be constructed within an airport shall be set back at least 200 feet from any runway and shall conform to all other dimensional standards of this article.



- (5) Airport uses. In an airport operation, structures, buildings or improvements may be erected or used and the lot area may be used or occupied for any of the following purposes:
- (a) Aircraft runways.
  - (b) Aircraft taxiways.
  - (c) Aircraft parking and tie-down areas.
  - (d) Hangars.
  - (e) The sale, storage, repair, development, installation, fabrication and maintenance of aircraft, aircraft accessories and aircraft parts.
  - (f) Training for repair and maintenance of aircraft and aircraft accessories.
  - (g) Flight training facilities.
  - (h) The sale and storage of fuels and lubricants for aircraft and support equipment, in compliance with § **184-83G** herein and all applicable state and federal regulations.
  - (i) Facilities for aircraft painting and washing.
  - (j) Terminal facilities.
  - (k) Aircraft rental.
  - (l) Navigational and/or guidance systems.
  - (m) Automobile rental.
  - (n) Restaurant facilities.
  - (o) Administrative offices related to other permitted uses.

## § 184-157. Dimensional standards.

The following dimensional standards apply within the Office/Limited Industrial District:

- A. On tracts of at least 15 acres, a planned office and/or industrial park may be developed, in compliance with the Class One standards in Subsection **D** below and § **184-158** of this chapter.
- B. Tracts of land to be developed independent of a planned office and/or industrial park for uses permitted in § **184-155** herein shall comply with the Class Two standards in Subsection **D** below.
- C. Tracts of land to be developed independent of a planned office and/or industrial park for conditional uses permitted in § **184-156** herein shall comply with the lot size and width standards specified for those uses and the other dimensional standards for Class Two in Subsection **D** below.
- D. Table of Dimensional Standards.

**[Amended 6-2-1998 by Ord. No. 196; 7-13-2006 by Ord. No. 261; 6-14-2007 by Ord. No. 276; 5-20-2010 by Ord. No. 314]**

<b>Standard</b>	<b>Class One</b>	<b>Class Two</b>
Minimum lot area (acres)	1, with minimum average lot area of 2	3
Minimum lot width (feet)	200	300
Maximum impervious coverage for all uses	Net building acreage (NBA) or 70% of lot area, whichever is less	Net building acreage (NBA) or 70% of lot area, whichever is less
Maximum building coverage (percentage of net buildable acreage)		
Warehouse, storage as a primary use	35%	35%



<b>Standard</b>	<b>Class One</b>	<b>Class Two</b>
All other uses	35%	35%
Minimum green area for all uses (percentage of lot area)	35%	35%
Maximum floor area ratio	0.40	0.40
Building setbacks (feet)		
From ultimate right-of-way of a street	50	50
From a lot boundary abutting a residential district	100	100
From any other lot line	30	30
Parking, service area or internal driveway setbacks (feet)		
From ultimate right-of-way of a street	30	30
From a lot boundary abutting a residential district	30	50
From a lot boundary abutting a nonresidential district	10, unless shared	12, unless shared
From a building (except loading docks)	10	10
Maximum building height (feet)	35 <sup>1</sup>	35 <sup>1</sup>
Maximum number of stories	3	3

**NOTES:**

<sup>1</sup> The thirty-five-foot height may be increased to 45 feet or three stories, whichever is less, if such additional height would be located a minimum of 200 feet from a residential district. If any building involves three or more stories, it shall be fully sprinklered, in accordance with the current Building Code of Limerick Township, as amended.

- E. Compatibility with residential districts. Where a portion of a building or land area used for manufacturing or for loading, unloading or parking of three or more tractor-trailer trucks at one time is proposed within 400 feet of a residential district, the following additional requirements shall apply:

**[Added 6-2-1998 by Ord. No. 196]**

- (1) In no case shall a required buffer yard be less than 50 feet in width. A required buffer yard shall include a landscaped earth berm with a minimum height of five feet and a maximum slope on

the residential side of three to one. All required buffer plantings shall be on the residential side of the berm, and all security fencing shall be on the industrial side of the berm.

**[Amended 12-20-2011 by Ord. No. 327]**

- (2) Any such building area and truck area shall be set back a minimum of 200 feet from a residential district boundary.

F. All outdoor storage shall meet the screening requirements provided in § 155-27.1 of the Subdivision and Land Development Ordinance, or the successor section.

**[Added 11-4-1998 by Ord. No. 198]**

## **§ 184-158. Planned office and/or industrial parks.**

Development of planned office and/or industrial parks shall comply with the following:

- A. The tract must have direct access to an arterial or major collector street, or the applicant shall upgrade the connecting local street to meet those street standards.
- B. Although building lots within a tract may be individually sold and developed, the development shall be designed with unified standards for building design, landscaping, lighting and access to interior roads. These standards shall be submitted in the form of protective covenants which shall be binding upon developers of individual lots.
- C. A development agreement shall be executed between the applicant and the Township for development of the entire park, to include:
- (1) Generalized internal road layout and access points to surrounding roads, on-site and off-site road improvements.
  - (2) Stormwater management facilities.
  - (3) Existing landscape material and other natural amenities to be protected.
  - (4) Standards for building design, landscaping, lighting and access to interior roads, in the form of protective covenants.
- D. As each building lot is developed, a land development plan as required by Chapter 155, Subdivision and Land Development, shall be submitted for Township review.
- E. All building lots shall have direct access to interior roads, rather than to exterior streets, although emergency access to exterior streets may be permitted where no other alternatives are feasible.

## **§ 184-159. Traffic impact analysis.**

A traffic impact analysis, as defined and regulated in this chapter, shall be submitted by the applicant for the following types of development in the Office/Limited Industrial District:

- A. All subdivisions or land developments involving a gross tract area of 15 acres or more, including planned commercial centers and planned office and/or limited industrial parks.
- B. Individual uses listed in § 184-156, Conditional uses, and § 184-155, Permitted uses, herein, under both the following conditions:
- (1) When proposed independent of a planned office and/or limited industrial park or a planned commercial center.
  - (2) When expected to generate 50 or more vehicular trips per peak hour using the latest Institute of Transportation Engineers trip-generation standards.

## **§ 184-160. Community impact analysis.**

A community impact analysis, as defined and regulated in this chapter, shall be submitted by the applicant for the following types of development in the Office/Limited Industrial District.

- A. All subdivisions or land developments involving a gross tract area of 15 acres or more, including planned commercial centers and planned office and/or limited industrial parks.
- B. Individual uses listed in § 184-156, Conditional uses, when proposed independent of a planned office and/or limited industrial park or a planned commercial center.

C. Individual uses listed in § **184-155**, Permitted uses, when proposed independent of a planned office and/or limited industrial park or a planned commercial center, when located on a lot of 10 or more acres in gross area.