



HIGHLANDS CORPORATE CENTER  
HIGHLANDS BOULEVARD  
LOTS 32 - 35  
COATESVILLE, PA 19320



Brian Davison, CCIM  
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► Office/Retail Land for Sale



Phase II Office/Retail  
 Highlands Corporate Center  
 Highlands Boulevard  
 Lots 32 - 35  
 Coatesville, PA 19320

**Available Acres**  
 8.4 acres

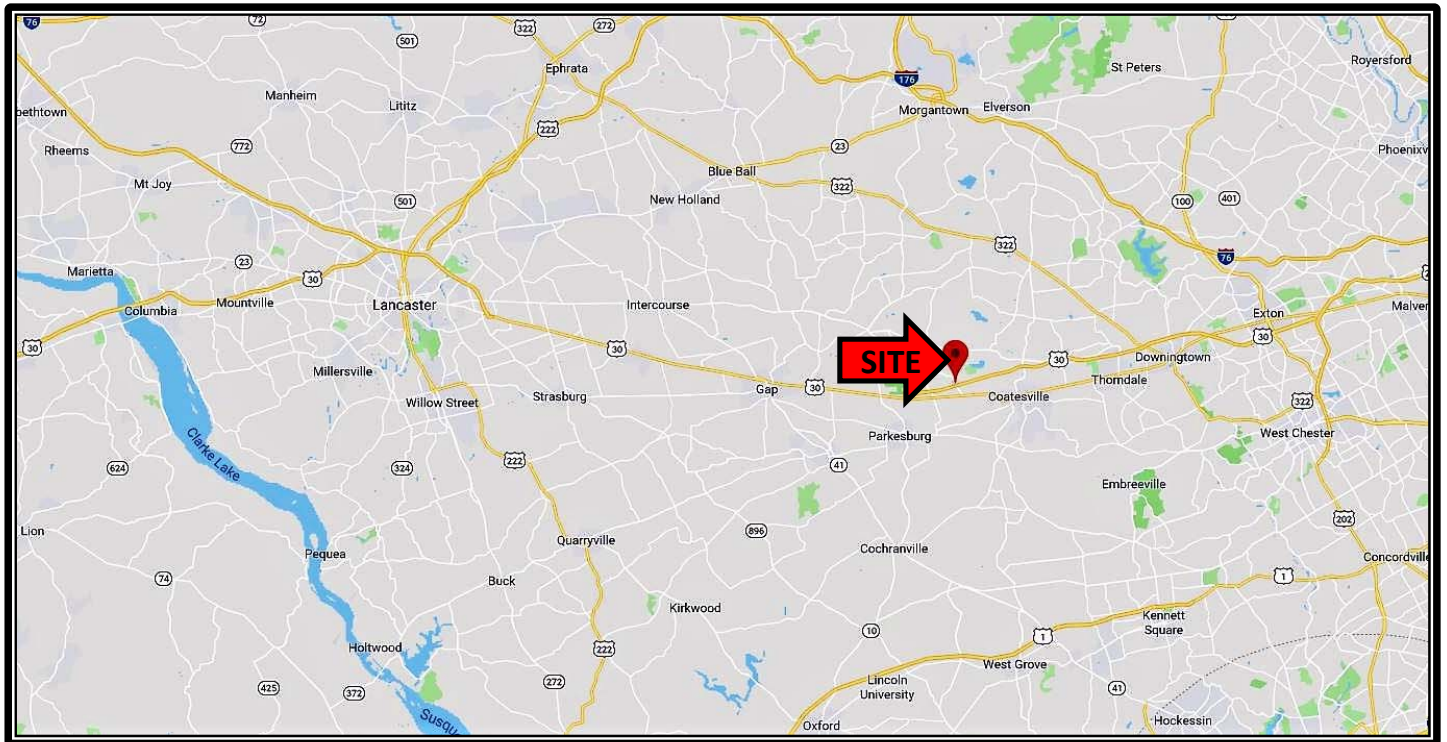
**Sale Price**  
 \$1,470,000  
 \$175,000/acre

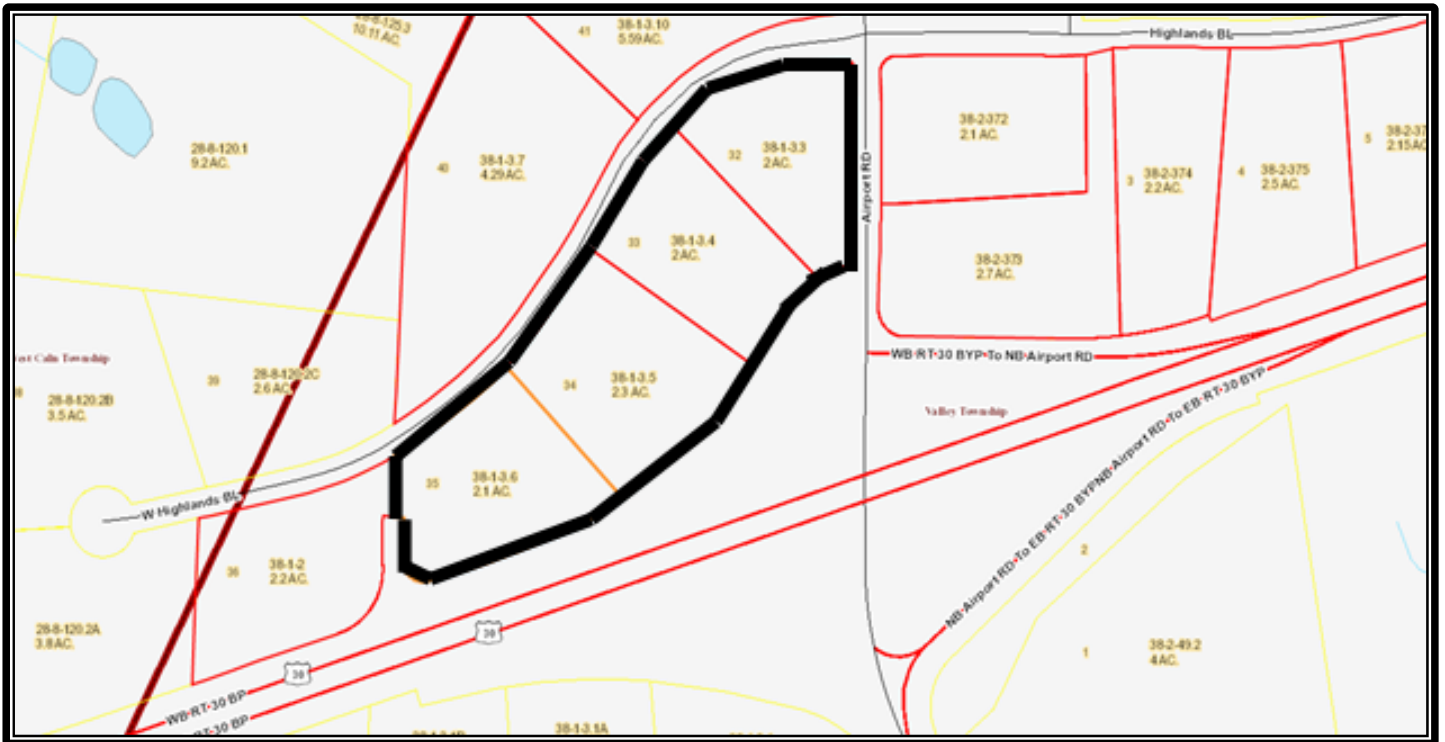
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**Description**  
 Must use High Construction Company.

Total Acreage	8.4 acres
Zoning	Planned Development (PD)
Topography	Pad ready
Tax Account#	3801 00030300, 3801 00030400 3801 00030500, 3801 00030600
Deed Reference	6282 246
Municipality	Valley Township
County	Chester County
Water	Public to site
Sewer	Public to site







# Valley Township Zoning Ordinance

This section intentionally left blank.

## **§208. PLANNED DEVELOPMENT ZONE (PD).**

1. Purpose. This zone seeks to accommodate and promote mixed-use employment centers at suitable suburban locations. A wide range of office, research, light industry, warehousing and related commercial services are permitted to encourage the provision of new economic activities within the Township in a regional context. Lot area requirements have been established to allow for the start-up of new businesses that could not afford to purchase expansive plant sites. Design standards have been imposed to maintain an attractive campus-like setting within the zone and as viewed from adjoining roads and areas. Special planning-review procedures and standards have been imposed to assure an integrated development pattern that is functional, efficient and attractive. Sustainability measures and best practices including provisions for renewable energy are encouraged. Finally, strict screening and buffering regulations are aimed at protecting adjoining residential areas.
2. Permitted Uses. The following principal uses and their accessory uses are permitted by-right provided the use complies with all supplemental development, design, and use regulations in this Chapter:

- A. Offices.
- B. Laboratories for medical, scientific or industrial research and development.
- C. Manufacturing of the following:
  - (1) Cosmetics, toiletries and pharmaceutical.
  - (2) Electronic communication equipment and computers.
  - (3) Small household appliances, excluding major appliances.
  - (4) Scientific and technical instruments.
  - (5) Photographic, lighting and time-keeping equipment.
  - (6) Jewelry and precious metal plating.
  - (7) Musical instruments and sporting goods.
  - (8) Textiles and finished garments.
  - (9) Small or novelty products from prepared materials (excluding metals).
- D. Assemblage of furniture from prefinished parts and materials.
- E. The stamping or extrusion of small metal or plastic products.
- F. The packaging of small products.
- G. Bookbinding, photocopying, printing and publishing operations.
- H. Beverage bottling or distributing.
- I. Hospitals, medical or dental clinics (not including group care facilities or group homes) and further provided that no overnight accommodations be located within the sixty (60) and greater decibel noise contour zone(s) for the Chester County Airport as identified on the current Chester County Airport Map.
- J. Studios and instructional facilities.
- K. Retail store/sales.
- L. Health and recreation clubs, provided no outdoor activity area shall be within one hundred (100) feet of any property line and any accessory uses are not directly accessible without passing through the clubhouse.

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- M. Hotels and motels.
  - N. Restaurants and taverns (not including fast food restaurants or nightclubs).
  - O. Private schools.
  - P. Airports.
  - Q. Aircraft and aviation support facilities:
    - (1) Aircraft parts sales and manufacturing.
    - (2) Aircraft sales and manufacturing.
    - (3) Aircraft avionics shops.
    - (4) Aircraft paint shops.
    - (5) Aircraft hangars for storage of aircraft.
  - R. Aircraft and aviation training facilities.
  - S. Rental car businesses not including rental of moving trucks, box trucks, or trailers.
  - T. Limousine and chauffer dispatch facilities.
  - U. Emergency medevac facilities.
  - V. Firefighting, emergency medical technician (EMT), and ambulance facilities.
  - W. Passive recreation and parks.
  - X. Convenience store.
  - Y. Forestry uses, subject to the standards listed in §317 of this Chapter.
3. Special Exception Uses. The following principal uses and their accessory uses are permitted by special exception, provided that a special exception is approved by the Zoning Hearing Board in accordance with the procedures listed in §605.C of this Chapter, and the use complies with all supplemental development, design, and use regulations in this Chapter:
- A. Car washes. (See §410.)

4. Conditional Uses. The following principal uses and their accessory uses are permitted by conditional use, provided that a conditional use is approved by the Board of Supervisors in accordance with the procedures listed in §705 of this Chapter, and the use complies with all supplemental development, design, and use regulations in this Chapter:
  - A. Any other use, not the same as, but which is nevertheless similar in character and impact as those uses listed above, provided that such use is approved as a conditional use according to the regulations contained within §705 of this Chapter.
  - B. Convenience commercial centers that are designed and located to primarily serve those persons employed within the PD Zone. (See §417.)
  - C. Warehousing and wholesale trade establishments. (See §445.)
  - D. Indoor recreation facilities, except for riding academies or stables. (See §415.)
  - E. Heliports.
  - F. Billboards within seventy-five (75) lineal feet of the Route 30 Bypass right-of-way. (See §315.6.)
  - G. Active recreation. (See §415.)
  - H. Wireless communications facilities. (See §416.)
  - I. Fast food restaurants. (See §418.)
  - J. Controlled-environment agriculture. (See §451.)
  - K. Community center. (See §452.)
  - L. Conference center. (See §453.)
5. Minimum Lot Area. Two (2) acres.
6. Minimum Lot Width. One hundred seventy-five (175) feet as measured at the building setback line.
7. Maximum Building and Lot Coverage. No more than fifty (50) percent of the total lot area may be covered by a building or buildings, and no more than seventy (70) percent of the lot shall be covered by impervious surfaces.
8. Minimum Front Yard. No building shall be located closer than fifty (50) feet from any adjoining street right-of-way line.



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9. Minimum Side Yard. Thirty-five (35) feet total with no less than fifteen (15) feet on either side.
10. Minimum Rear Yard. Thirty (30) feet.
11. Maximum Permitted Height. Forty (40) feet except that the height of a building may exceed this requirement if one (1) foot of additional required setback is applied to each yard for each additional foot of building height above forty (40) feet, and adequate fire protection is assured to all floors of the building.
12. Minimum Landscape Strip. Each lot developed in this district shall include a minimum (10) ten foot wide landscape strip along all lot lines. Such landscape strip shall be used solely for the location of ornamental landscaping, including a combination of vegetative materials such as trees, shrubs, and ground cover. However, this required landscape strip can be excluded along one (1) side or rear lot line for that area devoted to a joint parking lot shared by adjoining uses. In this instance, the area of required landscape strip shall be relocated elsewhere on the site.
13. Minimum Interior Landscaping. In addition to the required landscape strip described above, no less than ten (10) percent of the total lot area shall be devoted to interior landscaping. Interior landscaping shall be dispersed throughout off-street parking lots and around proposed structures. Interior landscaping shall include a combination of vegetative materials including trees, shrubs and ground cover.
14. Outdoor Storage. No outdoor storage (including, but not limited to, commercial trucks) is permitted within the front yard. All outdoor storage areas shall be completely enclosed by a six (6) foot high fence or wall. In addition, the outdoor storage areas and fence and/or wall shall be screened from adjoining roads and properties. If materials are stacked or piled above a height of six (6) feet, additional vegetative screening height shall also be provided to assure visual blockage of such materials from adjoining roads and properties.
15. Buffer Strip. Along any C zone or residential zone, a buffer yard of not less than fifty (50) feet in width shall be provided which shall be landscaped and on which shall be placed shrubbery, trees or other suitable plantings sufficient to constitute an effective screen between the PD and adjacent area. Screening shall be defined as described in §314 of this Chapter.
16. Off-Street Loading. Off-street loading shall be provided as specified in §313 of this Chapter.
17. Off-Street Parking. Off-street parking shall be provided as specified in §312 of this Chapter.
18. Signs. Signs shall be permitted as specified in §315 of this Chapter.
19. Access Drive Requirements. All access drives shall be in accordance with §311 of this

Chapter.

20. Waste Products. Dumpsters used for domestic garbage may be permitted within the side or rear yard. All dumpsters shall be completely enclosed and visually screened on all sides with fencing and/or walls for the full height of the dumpster. All dumpsters shall be setback at least fifty (50) feet from all lot lines.
21. All uses permitted within this zone shall also comply with the general provisions in Part 3 of this Chapter.
22. Commercial Operations Standards. All commercial 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.
23. Special Review Procedures. Within the PD zone the following two (2) stage development review process shall be employed:
  - A. Stage 1 – Concept Master Plan. Prior to, or coincidental with, the approval of a land development for any use or for development of any area contained within the PD Planned Development Zone, a concept master plan shall be approved by the Board of Supervisors after review by the Township Planning Commission. The Township Planning Commission shall provide its recommendation to the Board of Supervisors within thirty (30) days after receipt of the submission of the concept master plan application; should the Township Planning Commission fail to make such recommendations within this time frame, the Board of Supervisors may render its decision without receipt of the Planning Commission's recommendations. Such concept master plan shall be submitted by the applicant and shall include a textual and/or graphic description of the following items:
    - (1) The location, boundaries, dimensions, acreage and ownership of the land to be included within the proposed use.
    - (2) The general types and mixture of uses proposed for the site. (If possible, a schematic drawing of proposed use types shall be provided.)
    - (3) The road network contained upon the site including major points of access, intersections and any traffic improvements proposed to accommodate the proposed use.
    - (4) The name, location, centerline and present right-of-way width of all abutting streets.
    - (5) Physical characteristics of the site including areas with slopes exceeding fifteen (15) percent, the one hundred (100) year floodplain, wetlands, endangered or threatened species, habitats, archaeological resources, historic sites and significant stands of mature trees.

- (6) Any regional facilities that are proposed and will serve more than one (1) lot within the proposed development. Such facilities may include storm water management devices, open space areas, pedestrian pathways, railroad sidings, sewer or water utilities and etc.
- (7) Other information illustrating that the basic concept of the proposed uses is well-integrated, functional, efficient and attractive.

B. Stage 2 – Site Development Plan.

- (1) Prior to the granting of any building permit for a use within the PD Planned Development Zone, a site development plan shall be reviewed by the Township Engineer. Should the Engineer determine that the site development plan does not comply with the approved concept master plan, or any applicable regulation, the Zoning Officer shall deny the permit. Such site development plan shall include the following:
  - (a) Any information necessary to demonstrate compliance with all applicable regulations contained within this Chapter.
  - (b) A textual and graphic description of how the proposed use(s) complies with the concept master plan approved for the proposed development.
  - (c) The stormwater management calculations and information necessary to demonstrate compliance with the “Valley Township Stormwater Management Ordinance”; all information regarding stormwater management that has been approved for prior site development within the overall concept master plan.
  - (d) Information demonstrating compliance with the approved land development plan for the proposed use.
- (2) If the applicant believes that the Zoning Officer has unduly denied the permit, a hearing shall be conducted by the Zoning Hearing Board (See §605.E) to determine if the site development plan complies with the approved concept master plan.



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