

SITE

FOR SALE

PROPOSED
56+ UNIT
APARTMENT
COMPLEX



Orchard Dr



ORRSTOWN
BANK

**DOLLAR
GENERAL**



Keeler Chiropractic



S Main St - Route 11

Chambersburg, Franklin County

3.24 ACRES - ZONED DISTRIBUTIVE COMMERCIAL HIGHWAY

Orchard Drive & Progress Road, Chambersburg PA 17201

For more information, please contact:

THIRY
COMMERCIAL

John Thiry, CCIM
Broker of Record
717 292 8400
jthiry@thirycommercial.com

PROPERTY DETAILS



SALE PRICE

\$295,000

SITE DATA

Total Area	±3.2400 Acres
County	Franklin
Municipality	Chambersburg Borough
Zoning	Distributive Commercial Highway
Public Utilities Available	Water, sewer, gas & electric
Tax ID	Lot 5 #04-1G02.-095.-000000
Real Estate Taxes	\$4,414.18

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EMPLOYERS
Greater Chambersburg

Franklin County Offices

Pinnacle Health

Chambersburg Crossings

Chambersburg Hospital

Chambersburg

SITE

Ventura Foods

Bri-Mar Manufacturing

Nursery Supplies Inc.

Geodis

Ingram Book Company

Martin's Famous Pastry Shoppe, Inc.

KMart Distribution

Chambersburg Cold Storage

Nitterhouse Concrete Products

Olympic Steel

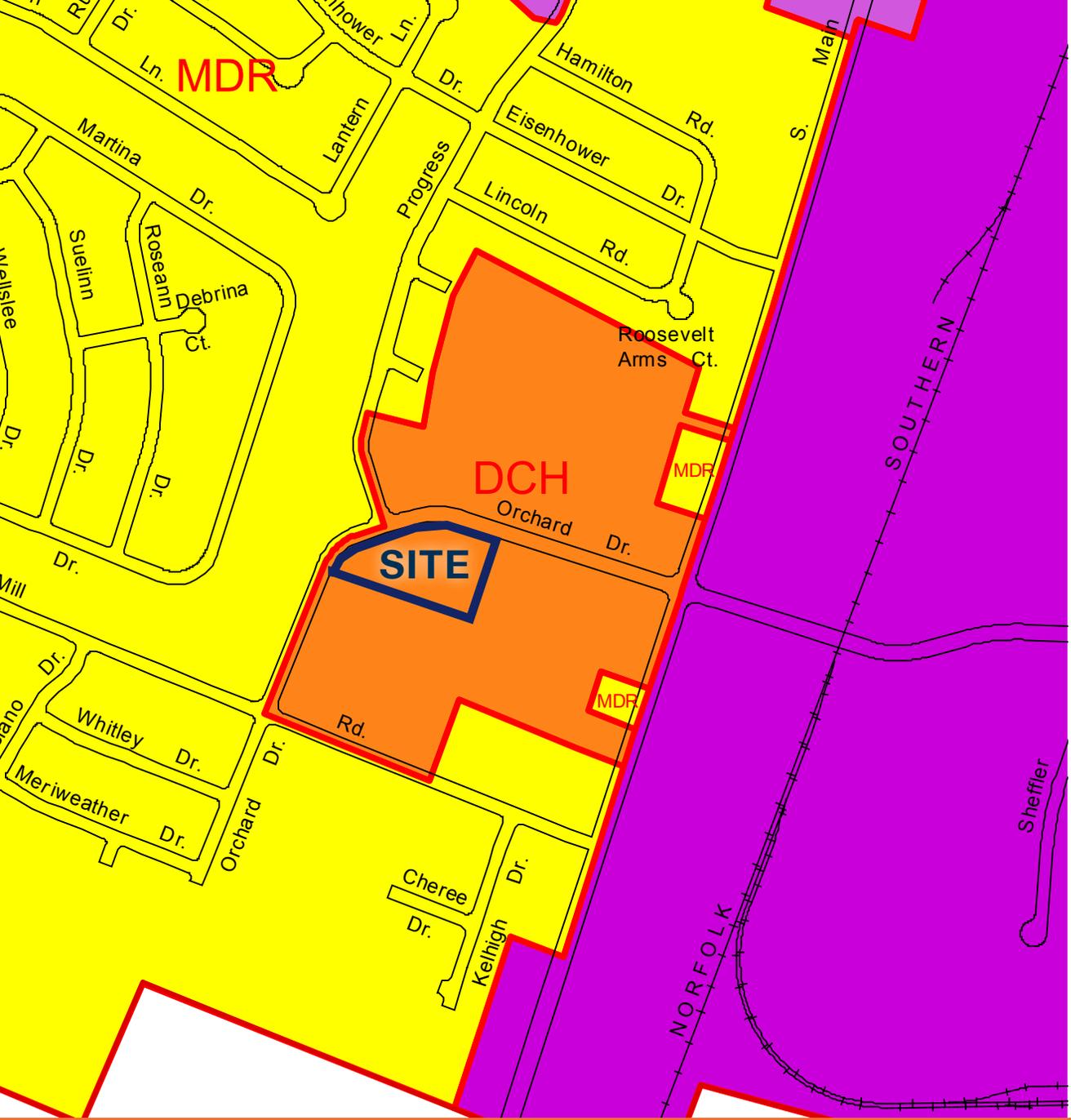
Ulta Distribution

Target Distribution

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ZONING MAP

Chambersburg Borough

LEGEND

— Borough Boundary Line

ZONING DISTRICTS

- LDR - Low Density Residential
- MDR - Moderate Density Residential
- CC - Central Core
- DCH - Distributive Commercial Highway
- DCN - Distributive Commercial Neighborhood
- PO - Professional Office
- HI - Health Institutional
- HC - Health Care Service
- MM - Medium Manufacturing
- HM - Heavy Manufacturing

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Article VI. Distributed Commercial - Highway*

§ 300-35. Uses permitted.

[Amended 10-12-1994 by Ord. No. 94-12; 12-14-1994 by Ord. No. 94-15]

A. Any use permitted in the Neighborhood Business District.

B. Amusement enterprises providing amusement or entertainment for a fee or admission charge, including theaters, dance halls, studios, bowling alleys, billiard and pool establishments, skating rinks, golf courses, miniature golf, tennis facilities (courts), health clubs, and commercial swimming pools, but no motorized recreational vehicles utilizing an internal combustion engine. The foregoing notwithstanding, nothing in this amendment is intended to prohibit existing amusement enterprises employing motorized recreational vehicles utilizing internal combustion engines from expanding their current activities involving such vehicles on property presently utilized for such recreational activities up to the existing property boundaries of the tract of land on which such activities are presently conducted and onto any adjacent tracts which, on the date of the first publication of this amendment, are owned by the same parties who own the land on which the above-referenced existing amusement enterprises are being conducted.

(1) No expansion of such activity shall be permitted onto any land not owned on the date of the first advertisement of this amendment by the owners of the land on which the existing amusement enterprise activities are being conducted.

(2) The foregoing notwithstanding, in the event the present owners of adjacent tracts of ground referenced above sell any of said tracts and, at the time of sale, the same are not used for amusement activities employing motorized recreational vehicles utilizing internal combustion engines, said subsequent owners shall not have the right to initiate such amusement enterprise activities on said tracts of ground. In all events, any such expansion of said amusement enterprise activities shall be subject to the restrictions relating to building setback requirements otherwise applicable in an area zoned Distributed Commercial - Highway.

C. Hotels, motels, lodging houses and boardinghouses.

[Added 10-19-2009 by Ord. No. 2009-18]

D. Clubs and lodges.

E. Any retail, wholesale, service, repair or storage activity, provided that no manufacturing shall be permitted except that which is incidental to the main business conducted on the lot, automotive service stations and public garages for the repair of motor vehicles but no automobile body shops. The foregoing notwithstanding, wholesale bakeries, wholesale food distribution activities, truck stops and truck terminals shall not be permitted uses. This notwithstanding, a truck dealership shall not be considered a truck stop or truck terminal. A garage that is accessory to a residential use cannot be used for automotive service stations or public garages for the repair of motor vehicles.

[Amended 5-18-2009 by Ord. No. 2009-10]

*Please see <https://ecode360.com/10696328> for full text of Borough of Chambersburg zoning ordinance.

F. Car washes.

G. Florists and nurseries, provided that all incidental equipment and supplies, including fertilizers and empty cans, are kept within the building.

H. Railway or bus passenger stations and express offices.

I. Accessory buildings and uses customarily incidental to the above uses.

J. Mobile home parks.

K. SIC Number 20, Food and Kindred Products.

[Added 2-27-2017 by Ord. No. 2017-02]

(1) SIC Number 20, Food and Kindred Products, as a use accessory to a permitted restaurant or retail principal use, except:

(a) SIC 2011, Meat Packing Plants.

(b) SIC 2013, Sausages and Other Prepared Meat Products.

(c) SIC 2015, Poultry Slaughtering and Processing.

(d) SIC 2041, Flour and Other Grain Mill Products.

(e) SIC 2044, Rice Milling.

(f) SIC 2045, Prepared Flour Mixes and Doughs.

(g) SIC 2046, Wet Corn Milling.

(h) SIC 2047, Dog and Cat Food.

(i) SIC 2048, Prepared Feed and Feed Ingredients for Animals and Fowls, Except Dogs and Cats.

(2) SIC Number 20, Food and Kindred Products, shall be permitted contingent upon the appropriate permits or licensing from state or federal regulators.

§ 300-35.1. Uses by special exception.

[Added 8-10-2015 by Ord. No. 2015-10]

A. Tower-based wireless communications facilities outside the rights-of-way on any land owned by the Borough, county, school district, state or federal government.

B. Category 4 mini-casinos.

[Added 2-26-2018 by Ord. No. 2018-05]

*Please see <https://ecode360.com/10696328> for full text of Borough of Chambersburg zoning ordinance.

Article V. Distributed Commercial - Neighborhood Business*

§ 300-31. Uses permitted.

[Amended 5-11-1994 by Ord. No. 94-4; 4-22-1998 by Ord. No. 98-4]

- A. Any use permitted in the Low- and Moderate-Density Residential Districts but not including single-family detached dwellings served by public rights-of-way or private service drives as detailed in § 300-28 of this chapter.
- B. Any permitted dwelling use in combination with a permitted business use.
- C. Stores for the retailing of food, drugs, confectionary, newspapers, hardware, bakery products, clothing, household appliances, flowers and house plants.
- D. Personal service shops, including barbers, beauty parlors, tailors, shoe repair and dry cleaning.
- E. Restaurants, tearooms, cafes and other places serving food or beverages.
- F. Tourist homes or mobile homes.
- G. Mortuary and undertaking establishments.
- H. Medical and dental clinics and laboratories.
- I. Banking, financial institutions and business and profession offices.
- J. Day-care center.
- K. Massage therapy business.
- L. Non-tower wireless communication facilities outside the rights-of-way.
- M. Any use of the same general character as any of the above permitted uses.
- N. An accessory use or building on the same lot and customarily incidental to any of the above permitted uses.
- O. Yard sale

§ 300-31.1. Uses by special exception.

[Added 10-19-2009 by Ord. No. 2009-18]

- A. Lodging houses and boardinghouses.
- B. Tower-based wireless communications facilities outside the rights-of-way on any land owned by the Borough, county, school district, state or federal government.

*Please see <https://ecode360.com/10696328> for full text of Borough of Chambersburg zoning ordinance.

Article IV. Moderate-Density Residential District*

§ 300-23. Uses permitted.

[Amended 4-22-1998 by Ord. No. 98-4]

A. Any use permitted by the Low-Density Residential District regulations:

- B. Single-family attached dwelling (row houses or townhouses), provided that such row or attached dwellings shall be constructed in a series of not more than eight dwelling units and that all units of the series shall be constructed at the same time.
- C. Two-family semidetached dwellings.
- D. Garden apartments.
- E. Uses which are of the same general character as those listed as permitted uses and will not be detrimental to the intended purpose of the district.
- F. No-impact home based business.
- G. Storage.

§ 300-24. Uses by special exception.

[Amended 5-27-1992 by Ord. No. 92-5; 7-13-2009 by Ord. No. 2009-15; 10-19-2009 by Ord. No. 2009-18; 10-25-2010 by Ord. No. 2010-19]

- A. Conversion apartments.
- B. Bed-and-breakfast residential use.
- C. Group housing developments.

*Please see <https://ecode360.com/10696328> for full text of Borough of Chambersburg zoning ordinance.

Article III. Low-Density Residential District*

§ 300-14. Uses permitted.

- A. Single-family detached dwellings.
- B. Single-family semidetached dwellings.
- C. Two-family dwellings.
- D. Governmental buildings and other government-owned public service facilities, including firehouses, utility buildings and buildings and structures accessory to government-regulated communications facilities.
- E. Customary farming operations, including nurseries, gardens, greenhouses and livestock and poultry raising, provided that no greenhouse, heating plant or building to house animals or poultry shall be permitted within 100 feet of any residential property line.
- F. No-impact home based business.
- G. Churches or similar places of worship, parish houses and convents.
- H. Public libraries and museums.
- I. Public, parochial or private school or institution for higher education.
- J. Public parks and playgrounds and municipal recreation areas.
- K. Yard sale
- L. Tower-based wireless communications facilities in the rights-of-way.
- M. Uses and buildings customarily accessory and incidental to any of the above permitted uses.
- N. Uses which are of the same general character as those listed as permitted uses and will not be detrimental to the intended purpose of the district.

§ 300-15. Uses by special exception.

[Amended 5-27-1992 by Ord. No. 92-5; 9-10-1997 by Ord. No. 97-14; 4-22-1998 by Ord. No. 98-4; 7-13-2009 by Ord. No. 2009-15; 10-25-2010 by Ord. No. 2010-19]

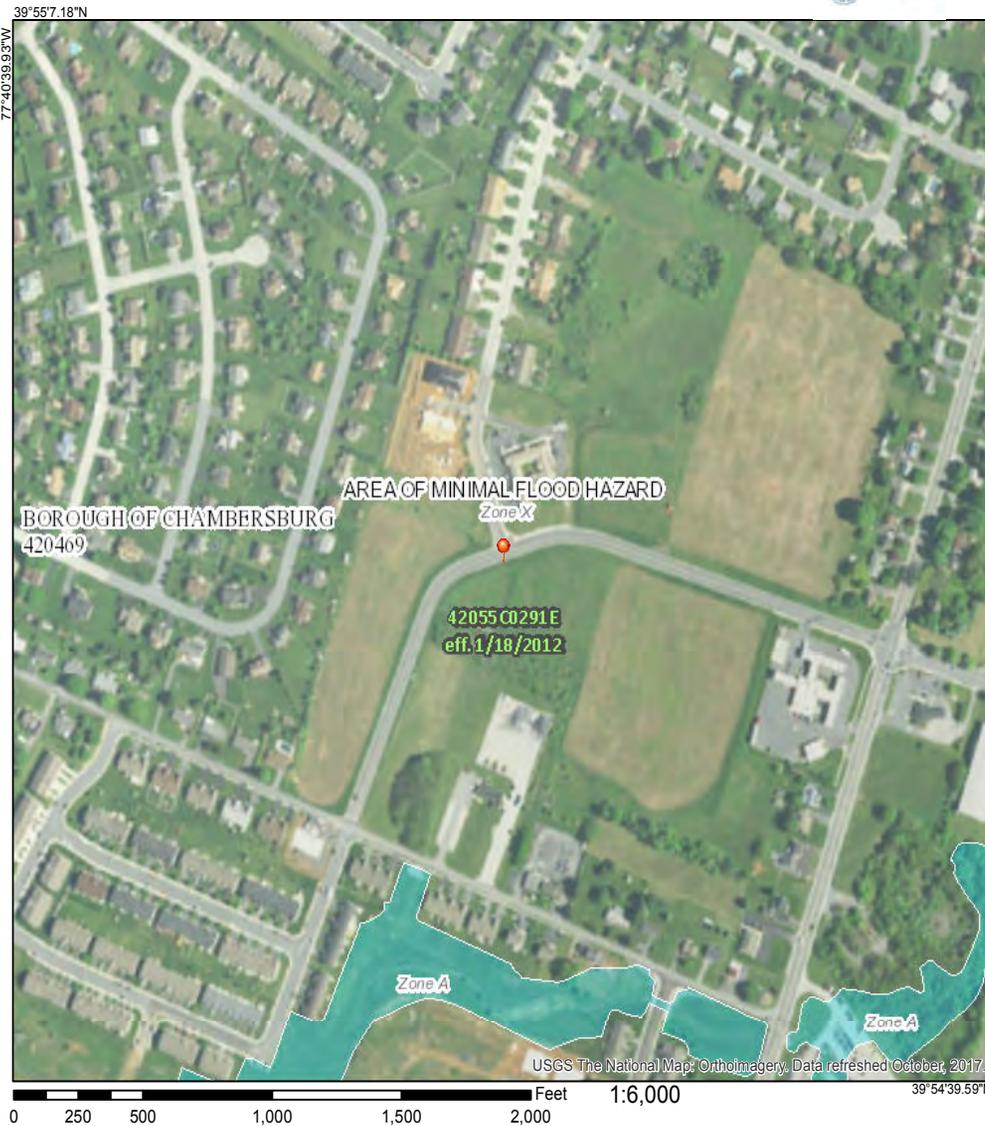
- A. Child or adult day-care home.
- B. Bed-and-breakfast residential use.
- C. Group housing developments.

*Please see <https://ecode360.com/10696328> for full text of Borough of Chambersburg zoning ordinance.

National Flood Hazard Layer FIRMette



FLOOD REPORT



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AD, AH, VE, AR
 - Regulatory Floodway

- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER AREAS**
 - Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D

- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- OTHER FEATURES**
 - 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
 - 17.5 Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature

- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/19/2019 at 1:59:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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