



616 E CYPRESS STREET | KENNETT SQUARE, PA 19348



FOR SALE
OFFICE OR MEDICAL BUILDING
KENNETT SQUARE, PA

Property HIGHLIGHTS

- 2,500 SF Fully ADA Accessible
- Ideal Retail/Office/Medical
- Multiple Offices/Treatment Rooms
- Waiting Area/Reception
- Large Kitchenette
- Front and Rear Entrance ADA Ramps
- Large Parking Lot with Overflow Parking Available
- Highly Visible Signage Position
- Large Attic Storage Area
- Attached Garage Storage

SALE PRICE:
\$637,500



Property PHOTOS



Property **OVERVIEW MAP**

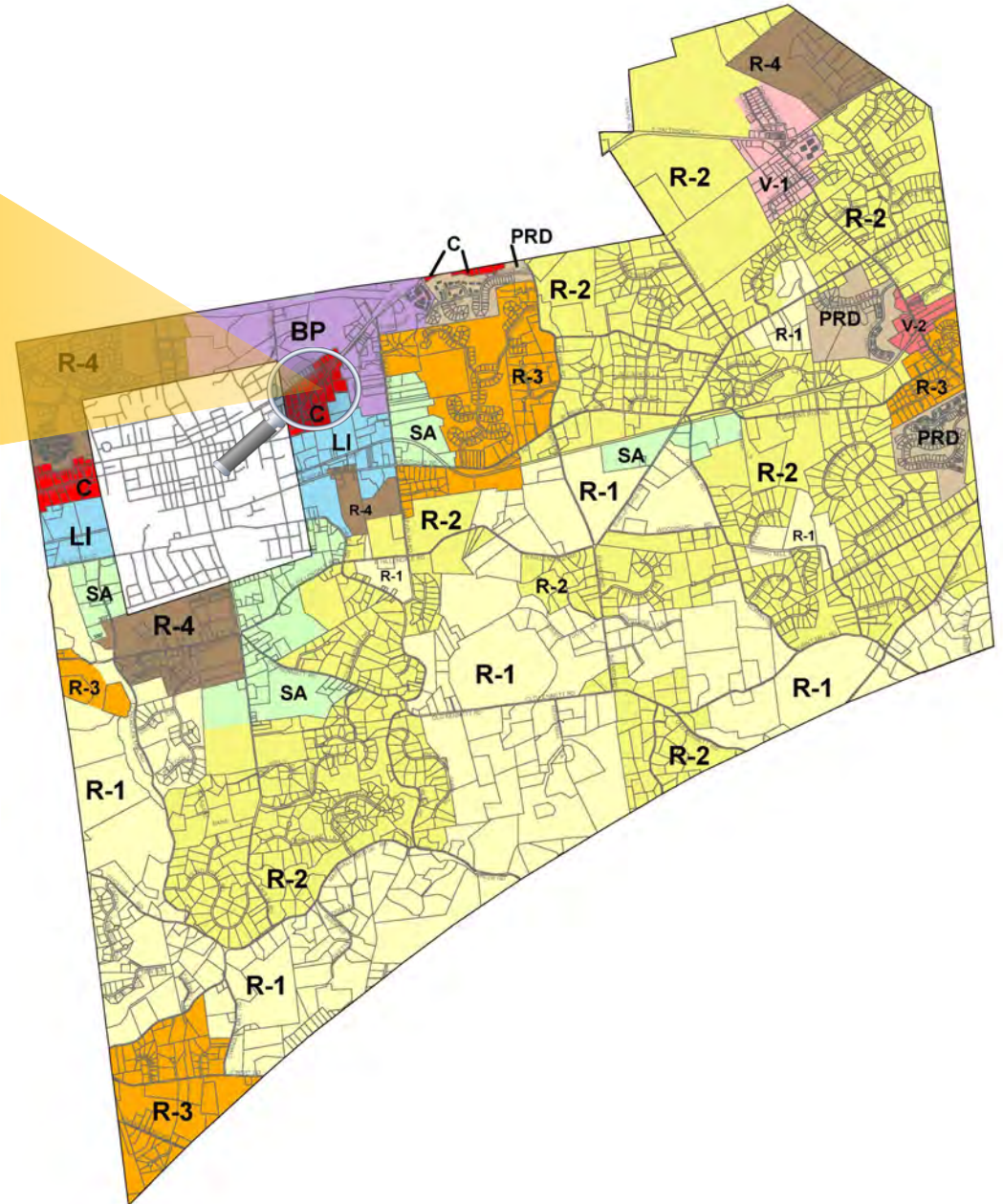
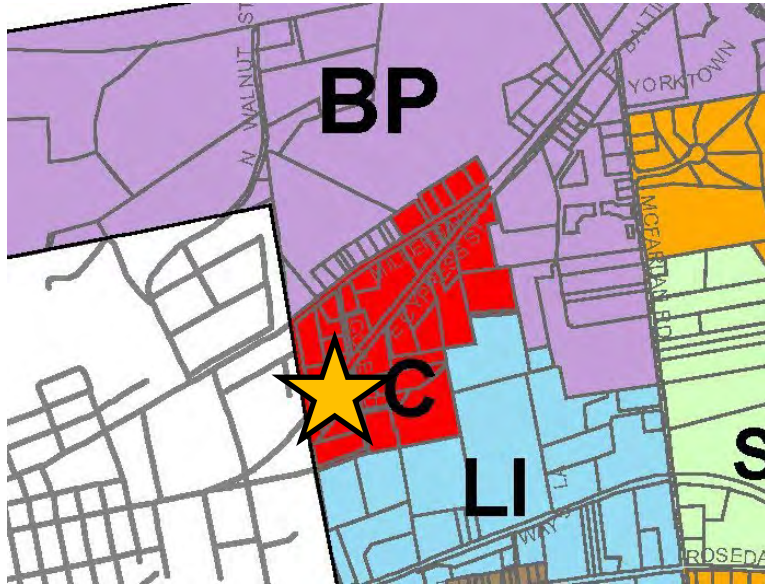


Kennett Twp. AREA MAP



ZONING MAP

**All zoning information should be independently
verified with governing municipality



ZONING: C
(COMMERCIAL)

ZONING INFORMATION

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(Ord. No. 164, 6-19-2006)

Secs. 240-904—240-999, - Reserved.

ARTICLE X, - C COMMERCIAL DISTRICT

Sec. 240-1000, - Purpose.

The C Commercial District has been established to provide opportunities for a wide range of commercial uses, particularly those involving the retail trade of goods and services. The district is designed to accommodate commercial establishments which complement commercial districts in the surrounding region and which strengthen the economic base of the Township. The district is also appropriate for a variety of age-restricted housing in pedestrian-oriented settings. In addition, it is the intent of the C Commercial District to achieve the applicable purposes and community development objectives as stated in Article I of this chapter. Further, it is the intent of this district to promote a mixed-use development for a combination of residential and non-residential uses set forth in a planned village.

(Ord. No. 164, 6-19-2006; [Ord. No. 221](#), § I(I), 1-21-2015; Ord. No. [280](#), § 2, 11-16-2018)

Sec. 240-1001, - Use regulations.

A. Uses permitted by right.

- (1) Retail establishment with a gross leasable floor area of 10,000 square feet or less, not including convenience store.
- (2) Personal service establishment with a gross leasable floor area of 10,000 square feet or less.
- (3) Business or professional office, including a medical or dental center, with a gross leasable floor area of 10,000 square feet or less.
- (4) Bank or other financial institution with a gross leasable floor area of 10,000 square feet or less.
- (5) Catering establishment.
- (6) Eating or drinking establishment without drive-through service with a gross leasable floor area of 10,000 square feet or less.
- (7) Single-family detached dwelling.
- (8) Funeral home.
- (9) Educational use in accordance with § 240-1915.
- (10) Religious use.
- (11) Museum, library, community center, or theater.
- (12) Public utility office.
- (13) Timber harvesting in accordance with § 240-1940.
- (14) Retirement Community-2 (RC-2) in accordance with § 240-1928 and § 240-1935.1.
- (15) Except as otherwise indicated in this chapter, accessory uses customarily incidental to any of the uses permitted in this district shall be permitted by right on the same lot as the principal use when in accordance with the applicable provisions for accessory uses of Article XIX, Supplemental Use Regulations. The following specific accessory use shall be permitted by right in this district subject to the criteria of Article XIX:
 - (a) No-impact home-based business in accordance with § 240-1918.
 - (b) Accessory apartment in accordance with § 240-1901B.
- (16) Municipal use.

(17) Medical marijuana dispensary.

(18) Planned Village pursuant to Sec. 240-201.

B. Uses permitted by special exception when authorized by the Zoning Hearing Board:

- (1) Reserved.
- (2) Child or adult day-care center in accordance with § 240-1910.
- (3) Minor public utility facility.
- (4) Club or lodge in accordance with § 240-1911.
- (5) Eating establishment with drive-through service in accordance with § 240-1914.
- (6) Hotel, motel or inn in accordance with § 240-1920.
- (7) The following accessory uses shall be permitted by special exception when on the same lot with the associated principal use and when in accordance with the applicable provisions of Article XIX, Supplemental Use Regulations:
 - (a) Family day-care home in accordance with § 240-1910.
 - (b) Home-based business in accordance with § 240-1918.

C. Uses permitted as a conditional use when authorized by the Board of Supervisors upon review of potential community impacts and subject to the criteria and procedures set forth in § 240-2509. The burden of establishing compliance with all such criteria and procedures shall be with the applicant.

- (1) Retail establishment exceeding 10,000 square feet of gross leasable floor area subject to the provisions of § 240-1937.
- (2) Convenience store with a gross leasable floor area of 6,000 square feet or less in accordance with § 240-1913.
- (3) Personal service establishment exceeding 10,000 square feet of maximum gross leasable floor area subject to the provisions of § 240-1937.
- (4) Business or professional office, including a medical or dental center, exceeding 10,000 square feet of gross leasable floor area subject to the provisions of § 240-1937.
- (5) Bank or other financial institution exceeding 10,000 square feet of gross leasable floor area subject to the provisions of § 240-1937.
- (6) Planned commercial development involving a combination of two or more uses permitted by right, by special exception, or by conditional use within the C Commercial District on a single lot or tract or within a single building. Individual uses otherwise permitted by special exception or by conditional use need not separately apply for special exception or conditional use approval where part of an application for conditional use approval for planned commercial development.
- (7) Multifamily dwellings in conjunction with planned commercial development, provided they occupy no more than 60 percent of the gross floor area within the planned commercial development and have a maximum density of eight dwelling units per acre. Adequate provision shall be made for private and semiprivate outdoor spaces available to residents, including play area for children, which are clearly separated from parking, loading and other access areas.
- (8) Commercial laundry, including self-service laundries and dry-cleaning establishments.
- (9) Automotive service station in accordance with § 240-1905.
- (10) Automotive sales and service.
- (11) Car wash.
- (12) Recreation area (outdoors) or recreational facility (indoors) in accordance with § 240-1932.
- (13) Country club in accordance with § 240-1911.
- (14) Communications towers in accordance with § 240-1912.
- (15) Reserved.

ZONING INFORMATION

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(16) Public use, excluding sanitary landfills, dumps and penal institutions.

(Ord. No. 164, 6-19-2006; [Ord. No. 221](#), § I(I), 1-21-2015; [Ord. No. 253](#), § I, 3-16-2016; [Ord. No. 272](#), § I(B), 10-4-2017; Ord. No. [280](#), § 3, 11-16-2018)

Sec. 240-1002. - Area and bulk regulations.

The following area and bulk regulations shall apply to all uses within the C Commercial District unless otherwise specified in this chapter:

A. Minimum lot size.

- (1) Individual use served by community or public sewer and water system: 20,000 square feet.
- (2) Individual use served by individual sewer system: One acre.
- (3) Planned commercial development: Three acres.

B. Minimum lot width.

- (1) Lots of less than one acre.
 - (a) Building line: 60 feet.
 - (b) Street line: 60 feet.
- (2) Lots of one acre or more.
 - (a) Building line: 100 feet.
 - (b) Street line: 100 feet.

C. Minimum front yard: 20 feet. Where parking is located within the minimum front yard, parking areas shall be separated from the public right-of-way by a landscaped buffer area at least ten feet in width and in accordance with a landscape plan satisfactory to the Board of Supervisors.

D. Minimum side yard width.

- (1) Each side yard: 15 feet.
- (2) Abutting residential district: 40 feet.

E. Minimum rear yard depth: 20 feet.

- (1) Abutting residential district: 40 feet.

F. Maximum building coverage: 35 percent.

G. Maximum lot coverage (total) impervious: 50 percent.

H. Maximum building height: 40 feet.

(Ord. No. 164, 6-19-2006)

Sec. 240-1003. - Additional standards.

For additional standards applicable to permitted uses in the C Commercial District, refer to Article XVIII, Natural Resource Protection Standards; Article XIX, Supplemental Use Regulations; Article XX, Design Standards; and Article XXI, Signs.

(Ord. No. 164, 6-19-2006)

Sec. 240-1004. - Standards/Requirements for Planned Village.

A. Minimum Overall Tract Size.

- (1) Three acres (gross) provided the tract may consist of two or more separate lots owned by separate entities that may share common driveways, parking and/or stormwater management facilities via necessary cross-access easements.

B. Contiguous or with access to E. Cypress Street or E. State Street within the Township.

C. Planned Village Combined Use Development Standards (to the extent these requirements conflict with any other requirements contained elsewhere within the Zoning Ordinance these regulations shall control and take precedence):

1. Minimum Lot Size.

- (1) 20,000 square feet.

2. Minimum Lot Width.

- (1) 60 feet.

3. Minimum Front Yard Setback.

- (1) Ten feet.

4. Minimum Side Yard Setback.

- (1) Ten feet.
- (2) 40 feet along an abutting residential district.

5. Minimum Rear Yard Setback.

- (1) 20 feet.
- (2) 40 feet along an abutting residential district.

6. Maximum Building Coverage.

- (1) 40% of gross tract area.

7. Maximum Lot Coverage (Total Impervious Surface).

- (1) 70% of gross tract area.

8. Minimum Building Height.

- (1) 20 feet.

9. Maximum Building Height.

- (1) 50 feet.

10. Parking Lot Design (and levels). At least ten percent of any parking facility shall be adequately landscaped in accordance the established Design Standards. Up to 25 percent shared parking shall be permitted with proper evidence of parking use compatibility. Where parking is located within the minimum front yard, parking areas shall be separated from the public ROW by a landscaped buffer area of at least ten feet in width or a street wall of no less than four feet in height and in accordance with established Design Standards.

11. Streetscape Design. All Street Frontages shall have Street Trees, Street Lights, Sidewalks, and Crosswalks across Curb Cuts. Boulevard entrances shall be in accordance the established Design Standards.

12. Building Design. All buildings shall emulate the character of traditional buildings, similar to those existing in Kennett Square Borough and in accordance the established Design Standards.

13. Open Space. A minimum of 30 percent open space of the gross tract area shall be provided within the project, and in accordance with the established Design Standards.

14. Mixed Used Percentages.

- (1) The permitted amounts of non-residential and residential percentages within the Planned Village development shall be a minimum of 20 percent of non-residential, and a minimum of 60 percent of residential.

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D. Townhouse Development Standards.

1. Minimum Tract Size: An adjusted lot area of not less than three acres (gross).
2. Density: The maximum density for townhouse development shall be ten dwelling units per gross acre.
3. Tract Setback: There shall be a minimum non-existing street tract setback for buildings of 50' around the entire property.
4. Tract Width: There shall be a minimum tract width of 100 feet at the building line.
5. Minimum Unit Width: Each townhouse dwelling unit shall have a minimum width of 18 feet.
6. Building to building setbacks shall be no less than the following:

Front to front:	50 feet
Front/Rear to side:	40 feet
Side to side:	20 feet
Rear to rear:	30 feet

7. The maximum number of dwelling units in a townhouse building shall be six, provided that no more than 25 percent of the townhome buildings have six units in a row.
8. The maximum linear dimension of any townhouse structure: 150 feet.
9. Building setbacks: Each townhouse dwelling unit shall be setback a minimum of 20 feet from all internal streets, roadways and ten feet from common parking areas.
10. Parking: Two off-street two parking spaces per townhouse unit shall be provided.
11. Decks, patios and steps thereto may only extend out in a perpendicular direction a maximum of ten feet from a wall within which is located and access door to said deck, patio or steps.
12. Perimeter buffers shall be in accordance with established Design Standards of this Subdivision and Land Development Ordinance.
13. Unit types: At least 50 percent of the townhouses shall be alley loaded.



CONTACT US

ERIC KUHN

Office: (484) 887-8202 | Ext. 101

EKuhn@PillarRealEstateAdvisors.com

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