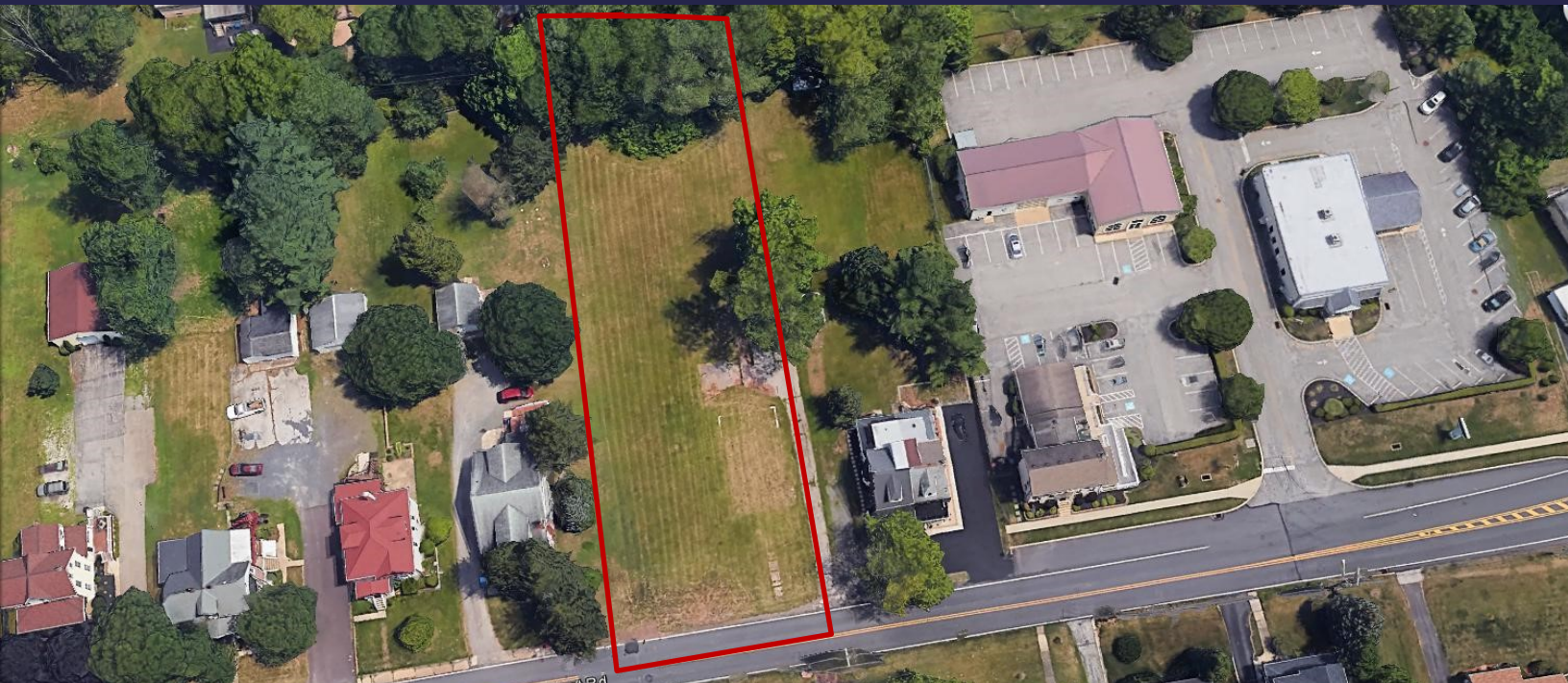


# 0.77 ± ACRES AVAILABLE FOR SALE



## 1218 Egypt Rd, Oaks, PA

### Sale Price: \$299,900

#### OVERVIEW:

Frontage: 112.5' feet on Egypt Rd  
Utilities: Public Water & Public Sewer  
Zoning: VCO (Village Commercial and Office)  
Township: Upper Providence (Montgomery County)  
Tax ID: 610001300007; 61-44-35  
2015 Traffic Count: 17,844 VPD Cross street: Black Rock Rd



**LOCATION:** The property is located in Upper Providence Twp. With easy access to Routes 422, 29, and 76. It is also near the Greater Philadelphia Expo Center in Oaks shopping center that includes Target, Regal Cinemas, The Dump, and other stores and restaurants.

**DEVELOPMENT:** The development plan for this property from 2002 includes 3,535 SF building and 19 parking spaces. New zoning may allow a larger building and parking area. Zoning allows 3,800 SF ± office, some retail, and two apartments on second floor.

#### Contact:

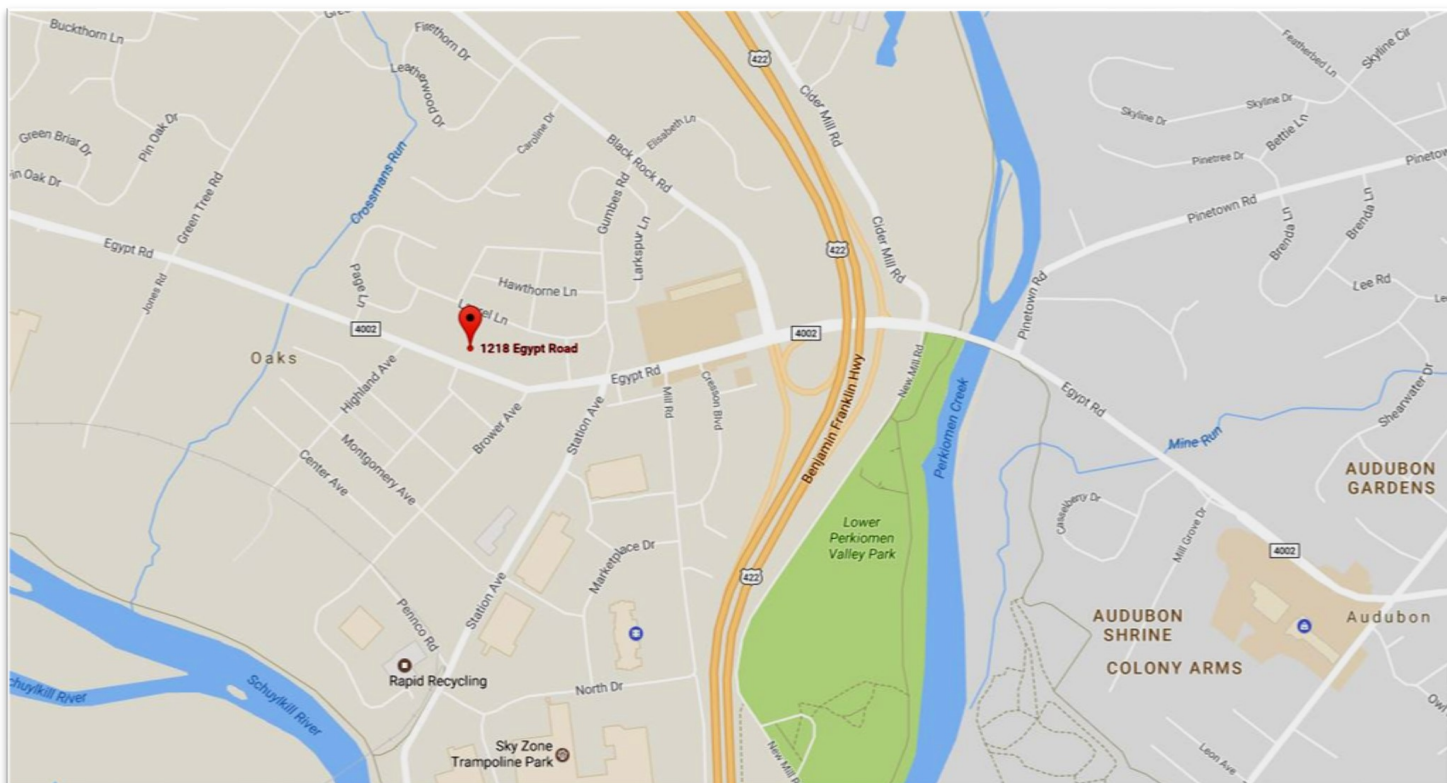
Phil Earley, CCIM  
610.225.0900  
philearley@liebermanearley.com

**LIEBERMAN EARLEY & COMPANY**  
The Meadows 485 Devon Park Drive Suite 110 Wayne, PA 610.688.4300

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.



1218 Egypt Rd, Oaks | 0.77 Acres ±

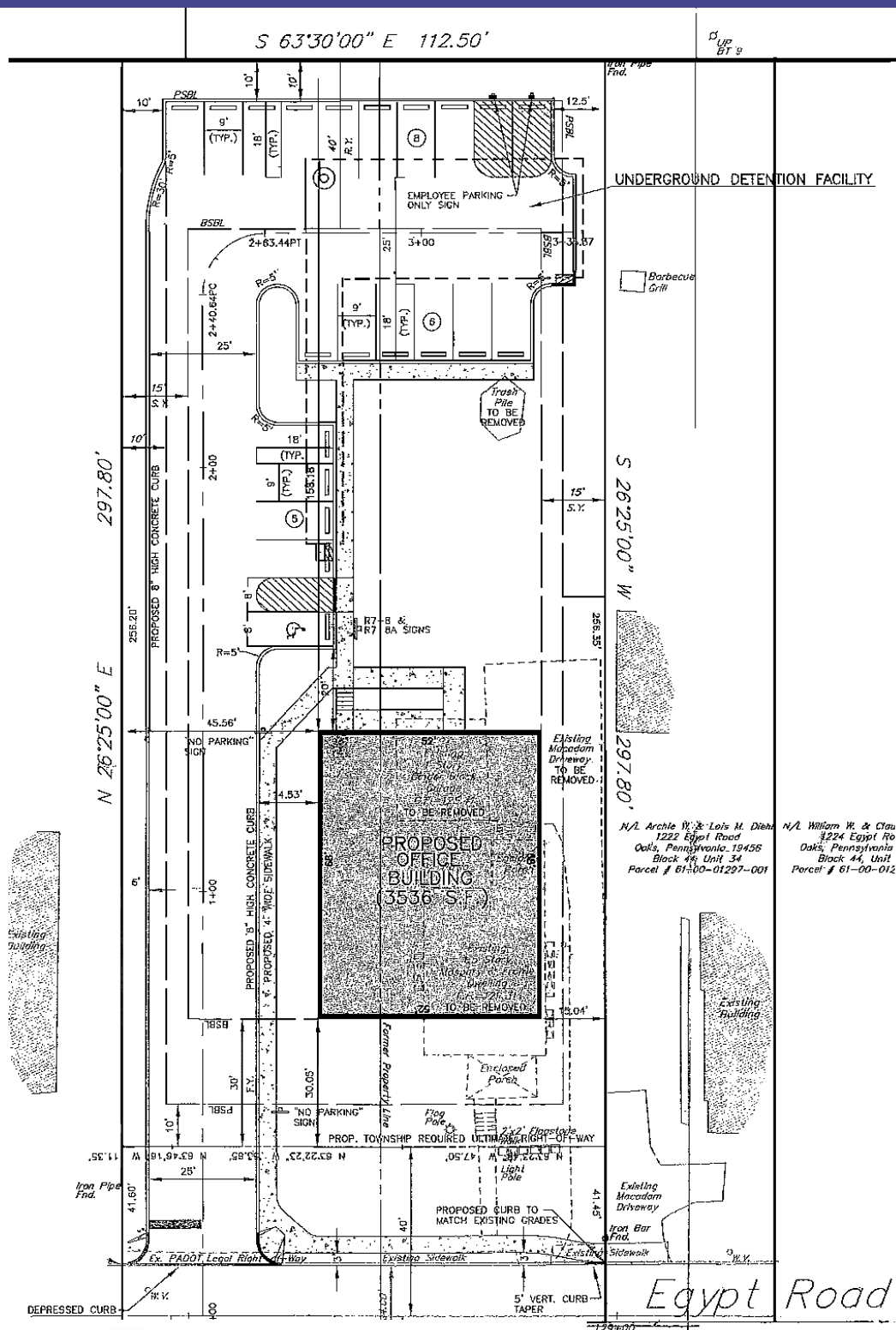


**LIEBERMAN EARLEY & COMPANY**

485 Devon Park Drive Suite 110 Wayne, PA  
610.688.4300 (F) 610.688.4544

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# 1218 Egypt Rd, Oaks | 0.77 Acres ± 2002 Plan Prior to improved Zoning Change



## LIEBERMAN EARLEY & COMPANY

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*Township of Upper Providence, PA  
Wednesday, February 15, 2017*

## Chapter 182. Zoning

### Article XIII.A. VCO Village Commercial and Office District

[Added 9-16-2013 by Ord. No. 529]

#### § 182-96.1. Legislative intent.

In expansion of the statement of community development objectives contained in § 182-2 of this chapter, it is hereby declared to be the intent of this article with respect to the Village Commercial and Office District to encourage the development or redevelopment of limited commercial and office uses while preserving the neighborhood character and residential nature to areas of Upper Providence Township. The permitted uses will meet personal service needs of the village areas within the Township and will reflect the magnitude of development needed to support the surrounding residential village areas.

#### § 182-96.2. Permitted uses.

- A. Any one of the following uses is permitted on a lot within the Village Commercial and Office Zoning District:
- (1) Antique store without outside storage or display.
  - (2) Bed-and-breakfast.
    - (a) Must be conducted out of an existing single-family detached dwelling.
    - (b) Two parking spaces shall be provided for the resident innkeeper, one additional space shall be provided for each guest room, and one additional space for each employee during the highest staffing period.
    - (c) Guest stays are limited to one continuous seven-day period.
  - (3) Business or professional office, sole practitioner with ancillary staff.
  - (4) Music, dance, art, or martial arts studio, or studio of similar use.
  - (5) Live/work units for artisans, professionals, and personal service providers.
  - (6) Personal service shops such as barbers, hairdressers, dry cleaners/laundries (limited to pickup only; no on-site facilities), and self-service/coin-operated laundry operations (without a dry-cleaning component).
  - (7) Restaurant, cafe or similar establishment without curbside pickup, drive-in/-through facilities or outdoor eating space.
  - (8) Repair shop for jewelry, watches and clocks, optical goods, household electronics, and musical, professional, or scientific instruments.
    - (a) Retail sales are permitted at these establishments, but limited to that good which is repaired on site.
  - (9) Single-family detached homes within existing structures.

- (10) An accessory use on the same lot with and customarily incidental to any of the above uses.
  - (11) Residential uses, as a secondary use to the above uses, with the following provisions:
    - (a) All residential uses shall be above street level on a commercial establishment.
    - (b) Parking shall be the cumulative of all parking requirements outlined in Article **XXII**, Off-Street Parking and Loading.
    - (c) No more than two residential units shall be permitted per structure.
  - (12) As a conditional use and subject to the standards outlined in § **182-204** and as listed below, any use of the same general character, but not specifically named, as those uses set forth in Subsection **A(1)** through **(10)**, herein:
    - (a) In the judgment of the Township Board of Supervisors, the proposed use will not generate a significantly greater amount of traffic volume than those uses specifically named, based upon recommendation of Township staff or professionals.
    - (b) The use will not generate noise, noxious odors, air pollution or glare, nor result in pedestrian-vehicular conflict or create any other conditions hazardous to the health, safety and welfare of the village area.
    - (c) Any necessary loading and unloading operations shall be carried on within or contiguous to the facade of any conditional use structure.
  - (13) No-impact home-based business in accordance with the standards set forth in § **182-21.3** herein.
- B. On any lot greater than 1/2 acre (greater than 21,780 square feet), any one of the following uses is permitted on a lot within the Village Commercial and Office Zoning District:
- (1) Business or professional office, studio, or public utility office.
  - (2) Doctor, dentist, orthodontist or other similar professional medical office with four or fewer practitioners, with ancillary staff.
  - (3) Restaurant, cafe, or similar establishment with outdoor eating facilities and/or curbside pickup and without drive-in/-through facilities.
    - (a) Outdoor eating space shall show that the eating space will not impede pedestrian flow, parking, or other traffic.
    - (b) A restaurant use may have either curbside pickup or a walk-up window, but not both facilities.
    - (c) Walk-up windows must be at least 15 feet from the end of pavement for any parking space or drive aisle.
    - (d) Curbside pickup facilities shall be labeled "curbside pickup" and shall not be included as part of the required number of parking spaces under Article **XXII**, Off-Street Parking and Loading.
  - (4) Retail sale of goods in an individual store with less than 10,000 square feet of gross floor area. Retail sales cannot include prescription drug stores, household supplies and furnishings, or general merchandise stores.
  - (5) An accessory use on the same lot with and customarily incidental to any of the above uses.
  - (6) Residential uses, as a secondary use to the above uses, with provisions as outlined in Subsection **A**.
  - (7) As a conditional use any combination of two uses listed within Subsection **A**, herein, and subject to the requirements of § **182-204** and the following:
    - (a) All uses must be contained within a single structure.
    - (b) Parking facilities between the two uses shall be shared to the greatest extent possible.



- (c) Both uses shall have individual entrances, and if feasible those entrances shall be on the front (street side) of the building.
  - (8) As a conditional use any use of the same general character, but not specifically named, as those uses set forth in Subsection **B(1)** through **(6)**, and subject to the requirements listed within Subsection **A(10)** and § **182-204**.
- C. On any lot greater than one acre (greater than 43,560 square feet), any one of the following uses is permitted on a lot within the Village Commercial and Office Zoning District:
- (1) Automotive garage, with all repairs or other work completed indoors. Sales of gasoline are strictly prohibited.
  - (2) Banks or other financial institutions without drive-through facilities.
  - (3) Business or professional office, in a single building, with no more than four individual tenants.
  - (4) Club, fraternal organization or lodge.
  - (5) Retail sale of goods in an individual store with a maximum of 10,000 square feet gross floor area. Retail sales can include prescription drug stores without drive-through facilities, household supplies and furnishings, and general merchandise.
  - (6) An accessory use on the same lot with and customarily incidental to any of the above uses.
  - (7) Residential uses, as a secondary use to the above uses, with provisions as outlined in Subsection **A**.
  - (8) As a conditional use any combination of uses listed within Subsections **A**, **B**, and **C** herein, and subject to the requirements of § **182-204** and the following:
    - (a) All uses must be contained within a single structure.
    - (b) Parking requirements shall be cumulative for all uses and shared to the greatest extent possible.
    - (c) All uses shall have individual entrances, and if feasible those entrances shall be on the front (street side) of the building.
  - (9) As a conditional use any use of the same general character, but not specifically named, as those uses set forth in Subsection **C(1)** through **(8)**, and subject to the requirements listed within Subsection **A(10)** and § **182-204**.
- D. On any lot greater than three acres (greater than 130,860 square feet), any of the following uses are permitted on a lot within the Village Commercial and Office Zoning District:
- (1) Day-care facility.
  - (2) A retail store, food market, or garden shop.
    - (a) Outdoor eating space may be provided in conjunction with a food market as a conditional use subject to the requirements of § **182-204**, and compliance with the following:
      - [1] Pedestrian flow, parking, or other traffic is not impeded.
      - [2] Is not within 150 feet of a residential zoning district.
      - [3] No outdoor speakers are permitted.
      - [4] Is not larger than 20% of the gross floor area of the food market.
  - (3) Indoor fitness, recreation, or entertainment use, provided the gross floor area devoted to said use does not exceed 20,000 square feet.
  - (4) Theater for the performing arts, excluding a movie theater.

- (5) Any combination of those uses outlined within Subsections **A, B, C,** and **D** herein, and subject to the following requirements:
    - (a) The uses may be in separate buildings; however, the design and overall appearance of buildings must be harmonious and fit within the context of the surrounding neighborhood and comply with the design requirements contained within § **182-96.3C(7)**, herein, and the design guidelines, § **154-36.3**, of Chapter **154**, Subdivision and Land Development.
  - (6) As a conditional use a bank or other financial institution with drive-through facilities, subject to the requirements of § **182-204** and the following:
    - (a) Banks or other financial institutions must abut one of the following:
      - [1] Two collector or higher classification streets as shown on the Township's Ultimate Right-of-Way Map on file in the Township offices.
      - [2] A collector or higher classification street (as shown on the Ultimate Right-of-Way Map) and a public or private road with average annual daily trips in excess of 6,500. [The applicant shall show average annual daily trips as part of the required traffic study; reference § **182-96.3A(5)**.]
    - (b) Drive-through facilities must have direct access to a private road or collector or higher road as classified by the Upper Providence Township Ultimate Right-of-Way Map on file at the Township offices.
    - (c) Drive-through facilities are limited to one lane with a drive-up window, one additional lane served by a teller, and one freestanding ATM lane.
    - (d) Drive-through facilities are limited to the hours of operation between 8:00 a.m. and 7:00 p.m.; ATM hours are not restricted.
  - (7) As a conditional use a restaurant, cafe, or similar establishment may include drive-through facilities subject to the requirements of § **182-204** and the following:
    - (a) The proposed restaurant or similar establishment must abut one of the following:
      - [1] Two collector or higher classification streets as shown on the Township's Ultimate Right-of-Way Map on file in the Township offices.
      - [2] Two collector or higher classification streets (as shown on the Ultimate Right-of-Way Map) or the combination of two public or private roads with average annual daily trips in excess of 7,500, individually. [The applicant shall show average annual daily trips as part of the required traffic study; reference § **182-96.3A(5)**.]
    - (b) Drive-through facilities must have direct access to a private road or collector or higher road as classified by the Upper Providence Township Ultimate Right-of-Way Map on file at the Township offices.
    - (c) Drive-through facilities should be screened from adjacent uses through the use of landscaping material or other acceptable material at the discretion of the Township Board of Supervisors as recommended by the Township professionals.
    - (d) Drive-through facilities shall not be in any front yard areas.
    - (e) The Board of Supervisors may limit the hours of operation for drive-through facilities at its discretion.
- E. Prohibited uses; seasonal displays.**
- (1) The following uses are strictly prohibited on any parcel within the Village Commercial and Office Zoning District:
    - (a) Automotive sales.

- (b) Outdoor storage. The use of outdoor areas, parking areas, or areas abutting a residential zone or use for any type of storage is prohibited. The use of semitrailers, metal storage or shipping containers or temporary storage buildings for temporary storage or during a loading or unloading procedure is permitted only in designated loading areas.
- (2) Retail uses may use front yard areas for the purpose of seasonal displays. Seasonal displays are considered those displays that are in place for less than 60 days.