

LIFESTYLE CENTER DEVELOPMENT SITE



Gilbertsville, PA
Douglass Twp

For SALE

56 +/- ACRES of

PRIME Frontage on Route 100 &
Access to Route 73

Including:

Mixed use/Multi Family/ Redisential/Retail,

ALL permitted uses

 **Continental Realty**
Serving Chester, Montgomery, Delaware and Bucks Counties

Call: **Matt Bergin** or
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Robert "Jason" Wright
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Section 2201. Permitted Uses. The following uses, and no others, are permitted.

1. Scientific or industrial research, engineering, testing or experimental laboratory or similar establishment for research, training or produce development provided the proposed use meets the requirements for Class I uses in Part 12 of this Chapter.
2. Offices, corporate headquarters and administrative buildings or centers provided the proposed use meets the requirements for Class I uses in Part 12 of this Chapter.
3. Mixed-use planned developments are allowed as a conditional use provided the proposed development meets the conditional use criteria specified in Section 2203 of this Part, as well as all other requirements of this Part. In a mixed-use planned development a building or group of buildings may be erected, altered or used and a lot may be used or occupied for any of the following uses or combination of the following uses and not others.
 - A. Offices, corporate headquarters and administrative buildings or centers.
 - B. Nursery schools, day care centers, group day care homes and family day care homes.
 - C. Retail commercial as otherwise permitted in Section 1103. Class 2 Permitted Uses.
 - D. Movie theaters and theaters for live stage performances or similar recreational and cultural establishments.
 - E. Banks or other financial institutions including drive-in facilities provided that:
 - 1) A minimum of six automobile waiting spaces or four spaces per teller, whichever is greater, shall be provided for each drive-in bank teller, remote teller window or drive-in automated teller machine.
 - 2) These spaces shall not interfere with parking spaces or internal circulation of the site.
 - F. Mid-rise apartments.
 - G. Garden apartments provided they meet the dimensional requirement of the R-4 Residential District contained in Section 604 of this Chapter.
 - H. Two-family and single-family attached dwelling units provided they meet the dimensional requirements of the R-3 Residential District contained in Sections 504 and 505 of this Chapter.
 - I. Hotels, tourist homes (bed and breakfast) or inns.
 - J. Civic uses, municipal offices, community centers and post offices.
 - K. Any accessory uses on the same lot with and customarily incidental to any of the above permitted uses including, but not limited to, parking structures.



High Visibility, on Route 100 & Route 73



Located in



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Population

1-mi.

3-mi.

5-mi.



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