

FOR SALE
26.54 ACRES

1400-

Uhler Road
EASTON, PA

\$3,500,000

PROPERTY FEATURES

- Generous zoning
- Outside storage, trucking & more!
- Located on major connector road
- All utilities at site
- Owner is a site developer
- Will sell subject to approvals

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SERVICES OFFERED

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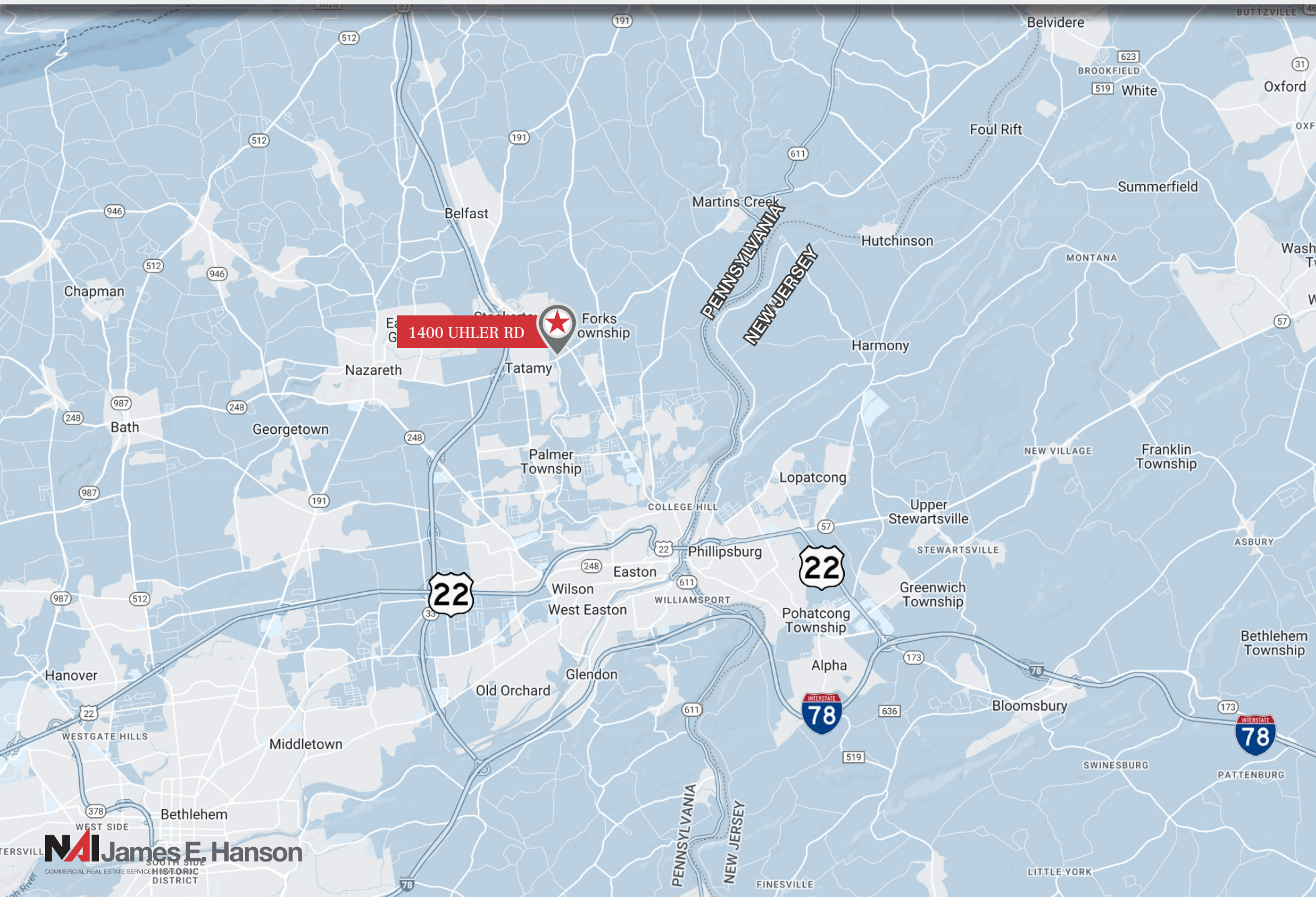
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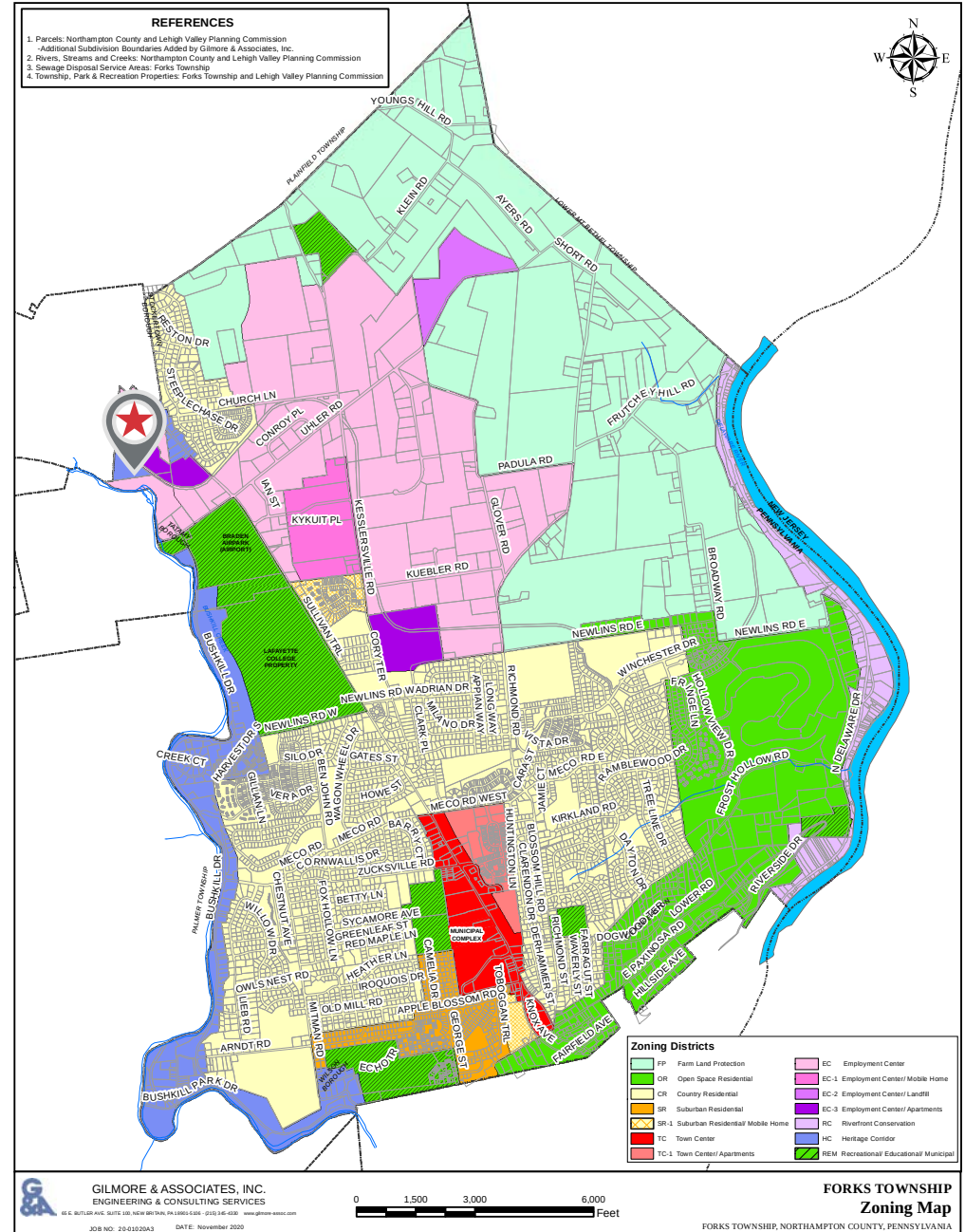
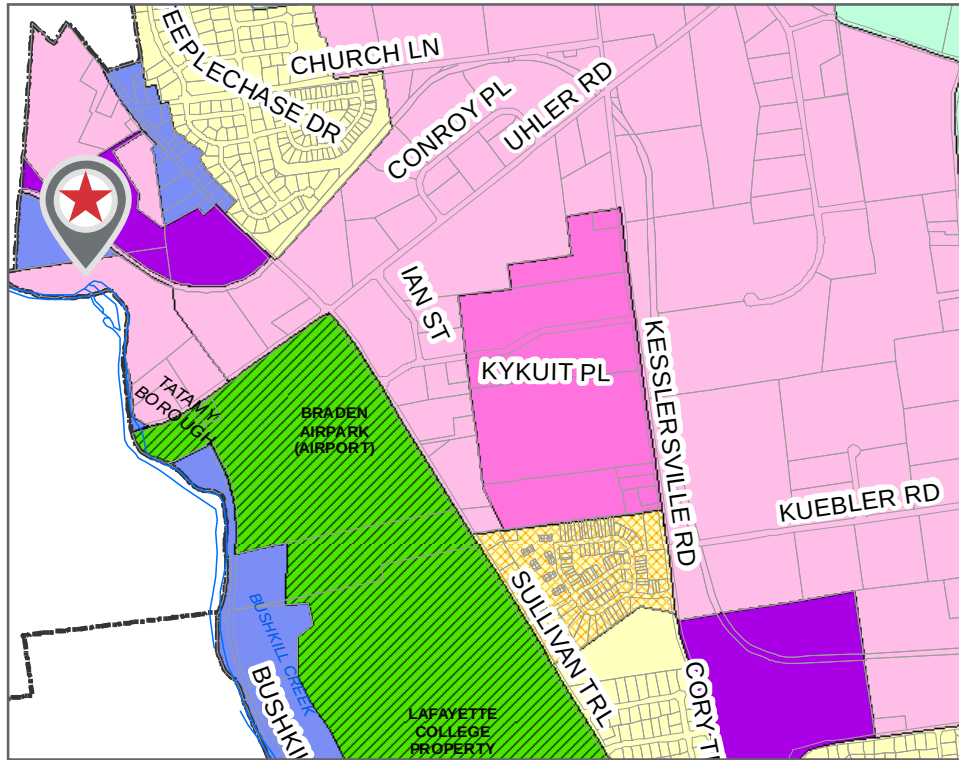
REGIONAL MAP

1400 Uhler Road
EASTON, PA



ZONING MAP

1400 Uhler Road
EASTON, PA



ZONING USES

1400 Uhler Road
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EC Employment Center District.

In the EC Employment Center Districts, the following regulations shall apply:

A. Use regulations. Only the following uses shall be allowed:

(1) Uses by right. Only the following uses shall be permitted by right: (See also Article V.)

A-1 Agriculture

A-3 Forestry

A-4 Greenhouse

A-6 Kennel

A-9 Accessory farm business

C-5 Day-care center

C-9 Municipal facility

C-11 Place of worship

C-13 Recreational facility

D-1 Medical office/clinic

D-2 Office

D-3 Professional services

D-4 Office park/corporate center

E-10 Farmers market

E-14 Mini warehouse

E-21 Service business

E-25 Veterinary office

F-1 Utility operating facility

F-2 Emergency services

F-3 Passenger terminal

F-4 Essential services

G-1 Building materials sale/equipment storage

G-2 Contractor service

G-7 Manufacturing, including only the following products, and provided that such uses do not involve hazardous chemical operations: (See also under conditional uses.)

Food and beverage products for humans

Apparel and textile products Paper, furniture and wood products, other than paper pulp mill

Assembly, packaging or finishing of products manufactured elsewhere

Computers and electronics and electrical equipment

Transportation vehicles and equipment

Sporting goods, toys, games, jewelry, silverware, musical instruments or signs

Medical and scientific equipment, supplies and instruments

Pharmaceuticals and medicines

Gaskets

G-8 Planing mill

G-10 Printing

G-13 Research

G-15 Trades

G-17 Wholesale/warehouse with a total building floor area of such uses on the lot of less than 100,000 square feet. A use that involves warehousing and distribution activities of any size as accessory to on-site manufacturing, assembly and processing shall not be regulated as Use G-17, but instead shall be regulated as the applicable manufacturing, assembly or processing use.

H-1 Light or general home occupation within an existing dwelling

H-3 Residential accessory structure or use as accessory to an existing dwelling

H-5 Customarily incidental accessory building or use

H-7 Temporary structures and uses

H-15 Residential solar energy system

H-16 Nonresidential solar energy system

ZONING USES

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(2) Uses by conditional approval. Only the following uses shall be allowed as a conditional use: (See also Article IX, Conditional Uses, and Article V, Use Regulations.)

[Amended 4-20-2017 by Ord. No. 349]

A-7 Farm support facility

B-17 Continuing care facility

C-12 Private organization/club

E-1 Adult entertainment

E-3 Automotive accessories

E-4 Automotive repair or shop

E-6 Convenience store

E-7 Restaurant, without drive-through service.

E-8 Restaurant with drive-through service, which shall only be allowed if the use is set back a minimum of 1,000 feet from a residential or FP District and the use abuts an arterial or collector street

E-11 Financial establishment, which may include drive-through service

E-13 Large retail store

E-15 Motel, hotel or inn

E-16 Neighborhood shopping facility

E-18 Repair shop

E-19 Retail trade and service, provided such use does not comprise more than 5% of the total floor area on any lot

E-20 Gas station

E-22 Specialty-cultural shopping facility

E-23 Shopping center

E-24 Tavern

E-27 Grocery store

E-28 Academic clinical research center

E-29 Dispensary facility

E-30 Medical marijuana delivery vehicle office

F-5 Commercial communications tower

G-3 Food processing

G-4 Fuel storage and distribution

G-6 Lumberyard

G-7 Manufacturing, other than types of manufacturing that are listed as by right uses

G-9 Planned industrial development

G-11 Quarry

G-12 Scrapyard or refuse facility

G-16 Truck terminal

G-17 Wholesale/warehouse, with a total building floor area of such uses on the lot of 100,000 square feet or greater. A use that involves warehousing and distribution activities of any size as accessory to on-site manufacturing, assembly and processing shall not be regulated as Use G-17, but instead shall be regulated as the applicable manufacturing, assembly or processing use.

G-18 Airport/heliport. Any airport shall have a maximum hard-surface runway length of 3,000 feet.

G-20 Grower/processor facility

H-6 Outside storage as accessory to an allowed principal use. In no case shall outdoor storage exceed 25% of the total lot area of a lot.

(3) Uses by special exception. Only the following uses shall be allowed as special exception uses: (See also Article XII, Zoning Hearing Board, and Article V, Use Regulations.)

C-2 Cemetery

C-7 Hospital

C-8 Library or museum

(4) Signs. Signs shall be permitted in accordance with Article VIII.