

Township of Penn, PA
Monday, January 29, 2024

Chapter 190. Zoning

Article IV. District Regulations

§ 190-404. NC Neighborhood Commercial.

- A. Purpose: The NC Neighborhood Commercial District is established in order to provide land for small-scale commercial uses, personal and professional services, planned mixed-use developments, multifamily residential, mixed-use structures with commercial uses on the first floor and residential on floors above, restaurants, arts and entertainment, and compatible support uses for the permitted principal uses.
- B. Permitted principal uses:
- (1) Agricultural operations.
 - (2) Automotive/convenience facility.
 - (3) Automobile service, sales and repair.
 - (4) Bed-and-breakfast.
 - (5) Business services.
 - (6) Care facility.
 - (7) Community center.
 - (8) Conventional drilling.
 - (9) Day-care center.
 - (10) Day-care home.
 - (11) Drive-through facilities.
 - (12) (Reserved)^[1]
[1] Editor's Note: Former Subsection B(12), Duplex, was repealed 11-16-2022 by Ord. No. 955.
 - (13) (Reserved)^[2]
[2] Editor's Note: Former Subsection B(13), Dwelling, multifamily, was repealed 11-16-2022 by Ord. No. 955.
 - (14) Financial institutions.
 - (15) Government facilities.
 - (16) (Reserved)^[3]
[3] Editor's Note: Former Subsection B(16), Group home, was repealed 11-16-2022 by Ord. No. 955.
 - (17) Health and fitness facilities.
 - (18) Medical office.
 - (19) Mixed-use structure.

- (20) Outdoor recreation commercial.
- (21) Personal service establishment.
- (22) Professional services.
- (23) Public parks and playgrounds.
- (24) Recreation facilities, membership.
- (25) Restaurants.
- (26) Retail, small (less than 5,000 square feet total floor area).
- (27) (Reserved)^[4]

[4] *Editor's Note: Former Subsection B(27), Single-family detached, was repealed 11-16-2022 by Ord. No. 955.*

(28) Timber harvesting.

(29) (Reserved)^[5]

[5] *Editor's Note: Former Subsection B(29), Triplex and quadplex, was repealed 11-16-2022 by Ord. No. 955.*

(30) Worship facilities.

C. Permitted accessory uses/structures: Those uses and structures that are customarily incidental to permitted principal uses on the same lot including, but not limited to:

- (1) Parking and loading areas and garages.
- (2) Storage buildings for goods on sale on the premises.
- (3) Identification signs.
- (4) Home-based business.
- (5) No-impact home-based business.

D. Conditional uses.

- (1) Hospitals and clinics.
- (2) Recreation facilities, membership.

E. Uses by special exception:

[Amended 2-21-2018 by Ord. No. 919]

- (1) Nontower WCF [when required by § **190-644B(3)**].

F. Dimensional standards:

(1) Minimum lot area:

- (a) Uses with both public water and sanitary sewerage: 7,500 square feet (1/6 acre) unless otherwise specified.
- (b) Uses without either public water or sanitary sewerage: 43,560 square feet (one acre) unless otherwise specified.

(2) Minimum required yards:

- (a) Front yard: 25 feet from closest property or right-of-way line.
- (b) Side yard: 10 feet except for interior units in a multiple-use structure, then zero side yards shall be permitted.
- (c) Rear yard: 15 feet from closest property line.

- (d) Accessory structures: 10 feet from closest side and rear lot lines.
- (3) Minimum frontage: Uses with both public sewer and water: 60 feet at the building line.
- (4) Maximum height:
 - (a) Principal structure: 45 feet.
 - (b) Accessory structure: 35 feet.
- (5) Lot coverage, all structures:
 - (a) Residential: 50%.
 - (b) Nonresidential: 65%.
- (6) Density: Maximum two dwelling units per acre for single-family residence, four dwelling units per acre for multifamily.
- (7) Parking: See Article **VI**.