

§ 325-14. NC Neighborhood Commercial District.

- A. NC Neighborhood Commercial District. It is the intent of this article to provide a district that permits the development of neighborhood convenience centers which can provide shopping and personal services for neighborhood residents. Each such district shall be located on an arterial, major collector or minor collector street as indicated by the Township Comprehensive Plan and serve a neighborhood trade area.
- B. Use regulations. Subject to § 325-124A below, a lot may be used for any one or more of the following purposes:
- (1) Retail stores and service establishments, including convenience markets, personal service shops, and shopping centers; provided that the gross floor area of any building for such use(s) in this district shall not exceed 12,000 square feet. Except where the property is adjacent to Pottstown Pike, the maximum floor area of any individual store or establishment, when part of a shopping center, shall not exceed 8,000 square feet, and the average floor area of all stores in a shopping center or the total square footage of any individual store in this district, not in a shopping center, shall not exceed 5,000 square feet. There shall be no sexually oriented businesses in this district. **[Amended 3-10-2004 by Ord. No. 310; 7-27-2011 by Ord. No. 391]**
 - (2) Offices.
 - (3) Neighborhood restaurants.
 - (4) Banks and related financial institutions.
 - (5) A single residential dwelling unit within the same building as an accessory use which is owner-occupied and is provided with a separate entrance.
 - (6) Uses allowed by Article X, Institutional District, subject to compliance with the provisions of that article. **[Added 10-14-2020 by Ord. No. 457]**
- C. Area and bulk regulations. The area and bulk regulations shall be based upon developable acreage unless stated otherwise. The following regulations shall apply to all uses permitted in the NC District: **[Amended 3-10-2004 by Ord. No. 310]**
- (1) Lot size (minimum): 30,000 square feet (gross acreage). **[Amended 3-10-2004 by Ord. No. 310]**

- (2) Building coverage (maximum): 20%
- (3) Total impervious coverage (maximum): 50%.
- (4) Green area (minimum): 50%.
- (5) Lot width at street line (minimum): 100 feet.
- (6) Lot width at building line (minimum): 100 feet.
- (7) Front yard (minimum): 60 feet.
- (8) Side yard (minimum): 25 feet.
- (9) Rear yard (minimum): 30 feet.
- (10) Height (maximum): 35 feet. **[Amended 10-11-2017 by Ord. No. 439]**

D. Design standards.

- (1) Standards provided in Article IX, Common Regulations, and Article XVII, Signs, shall apply.
- (2) No use shall emit any odor or produce noise perceptible at or beyond the lot lines as outlined in § 325-41 of this chapter.
- (3) No use shall be permitted which adversely affects the health, safety and/or welfare of the residents of West Whiteland Township.
- (4) All uses in this district shall be subject to a requirement that connection is made to public water and centralized sewage facilities.
- (5) Particular emphasis shall be placed upon traffic circulation and aesthetics, including architecture, landscaping and screening so as to assure the proper blending of uses in this district with surrounding residential uses.