

ARTICLE 11

VILLAGE CENTER DISTRICT (VC)

SECTION 1101. INTENT

The VC - Village Center District seeks to provide for a variety of land uses in a manner which encourages a village growth concept and which provides for both new development and the reuse of existing buildings in a manner that is consistent with the existing development pattern and building characteristics. This District represents those areas of the Township where public sewer and/or water facilities, if not currently provided, are most likely to be considered, and where higher density development could then be provided. Because of the existing mix of residential and commercial land uses within this District, it also seeks to accommodate the everyday commercial needs of the Township's local residents by allowing a variety of commercial land uses through the special exception process and by establishing specific criteria which seeks to buffer residential uses from commercial activity within the District.

SECTION 1102. PERMITTED USES

- A. Single family detached dwellings.
- B. Single family semi-detached dwellings.
- C. Two family detached (duplex) dwellings.
- D. Two family semi-detached dwellings.
- E. Single family attached dwellings (row houses/townhouses).
- F. Two family attached dwellings.
- G. Apartments
- H. Municipal uses.
- I. No-impact home-based businesses, subject to the conditions listed in Section 1922 of this Ordinance.
- J. Group family dwellings, subject to the conditions listed in Section 1918 of this Ordinance.
- K. Family day care homes, subject to the conditions listed in Section 1915 of this Ordinance.
- L. Communications antennas mounted on an existing public utility transmission tower, building, or other structure, including existing communication towers, and

communication equipment buildings, subject to the conditions listed in Section 1912 of this Ordinance.

- M. Forestry activities, subject to the conditions listed in Section 1620 of this Ordinance.
- N. Customary accessory uses and buildings incidental to any of the above permitted uses as provided for in Article 16 of this Ordinance.
- O. Elder Housing Unit (ECH) subject to the conditions listed in Section 1622 of this Ordinance.

SECTION 1103. SPECIAL EXCEPTION USES

The following uses are permitted, as Special Exceptions, upon issuance of a permit by the Zoning Hearing Board as provided in Article 19 of this Ordinance, and provided that the proposed use is not found to have an adverse effect on the welfare of the area due to noise, odor, dust, glare, lighting, traffic circulation, or design:

- A. Bed and breakfast establishments, subject to the conditions listed in Section 1909 of this Ordinance.
- B. Boarding houses, subject to the conditions listed in Section 1910 of this Ordinance.
- C. Churches and related uses, subject to the conditions listed in Section 1911 of this Ordinance.
- D. Home businesses, subject to the conditions listed in Section 1919 of this Ordinance.
- E. Nursing, rest, or retirement homes, subject to the conditions listed in Section 1923 of this Ordinance.
- F. Public and private schools, subject to the conditions listed in Section 1927 of this Ordinance.
- G. Amusement arcades, subject to the conditions listed in Section 1908 of this Ordinance.
- H. The following uses are permitted by Special Exception, provided that such uses are contained within a residential building as it existed on May 22, 2007, or are contained within a residential building with a building footprint of no more than one thousand five hundred (1,500) square feet, and an overall size of no more than three thousand six hundred (3,600) square feet of floor area:
 - 1. Stores for the commercial retailing of food, clothing, drugs, confectionery, hardware, sporting goods, household appliances, flowers, antiques, etc.

2. Personal services shops including barbershops, beauty parlors, tailors, shoe repair, dry cleaning (excluding dry cleaning plants), laundromats, etc.
3. Sit down restaurants, tearooms, cafes, and other places serving food and drink, but not including drive-in, drive through or fast food restaurants.
4. Business and professional offices.
5. Medical and/or dental offices or clinics and associated pharmacies.
6. Banks and other similar financial institutions.
7. Funeral homes.

Upon approval of the Zoning Hearing Board, the footprint of the existing building or structure may be expanded by not more than twenty-five (25) percent. The expanded footprint shall not extend closer to the front property line than the front façade of the existing building or structure and the expansion shall be architecturally compatible with the existing building.

- I. The following uses are permitted by Special Exception in a non-residential building that existed on a separate lot on May 22, 2007:
 1. Stores for the commercial retailing of food, clothing, drugs, confectionery, hardware, sporting goods, household appliances, flowers, antiques, etc.
 2. Shops for contractors of plumbing, heating, air conditioning, electrical, roofing, flooring, glass and windows, installation, carpentry, cabinetmaking, and other structural components of buildings.

Upon approval of the Zoning Hearing Board, the footprint of the existing building or structure may be expanded by not more than twenty-five (25) percent. The expanded footprint shall not extend closer to the front property line than the front façade of the existing building or structure and the expansion shall be architecturally compatible with the existing building.

- J. Day care centers, subject to the conditions listed in Section 1914 of this Ordinance.
- K. Parks, recreation areas and playgrounds, subject to the conditions listed in Sections 1917 and 1924 of this Ordinance.
- L. Mixed use buildings, subject to the conditions listed in Section 1921 of this Ordinance.
- M. Any other commercial use and its accessory uses or buildings which, in the opinion of the Zoning Hearing Board, are of the same general character as any of the above.