

**ARTICLE 10: VILLAGE MIXED USE (VMU) DISTRICT**

**SECTION 10.1      PURPOSE AND INTENT**

The purpose and intent of this district is to provide areas within the Township where traditional village-style development may occur through the development of a variety of complementary uses.

**SECTION 10.2      PERMITTED USES**

The following uses shall be permitted by right in the VMU District:

- A. Single-family dwellings.
- B. Duplex dwellings.
- C. Townhome dwellings.
- D. Licensed Family Day Care Home
- E. Open Air Businesses.
- F. Outdoor furnaces.
- G. Mobile Food Vendors.
- H. Parks.
- I. Public or private schools.
- J. Libraries.
- K. Banks and other lending institutions without drive-through facilities.
- L. Offices and personal service establishments.
- M. Restaurants, without drive-through facilities.
- N. Retail stores.
- O. Small Solar Energy Systems.

**SECTION 10.3      SPECIAL USES**

The following uses are permitted upon securing both a special use permit and site plan review approval:

- A. Multiple family dwellings
- B. Bed-and-breakfast establishments.
- C. Churches.
- D. Dry-cleaning and laundry facilities.

- E.** Contractors' establishments.
- F.** Licensed Group Day Care Home
- G.** Licensed Commercial Day Care
- H.** Drive-through businesses.
- I.** Hotels.
- J.** Motels.
- K.** Indoor recreation establishments.
- L.** Funeral homes.
- M.** Taverns, bars, and similar establishments known for serving as a social gathering place in which the general public is invited to congregate for purposes of socializing, which typically sell or furnish alcohol.
- N.** Theaters.
- O.** Planned unit developments.

#### **SECTION 10.4 DEVELOPMENT STANDARDS**

##### **A. Area Requirements**

- 1.** Residential Uses Other than Multi-Family Dwellings.
  - a.** Minimum parcel size: 10,000 square feet.
  - b.** Minimum lot width at front yard setback line: 50 feet.
  - c.** Minimum lot depth: 75 feet.
  - d.** Minimum yard dimensions:
    - i.** Front yard 25 feet.
    - ii.** Side yard: 7.5 feet.
    - iii.** Rear yard: 25 feet.
  - e.** Build-to line:
    - i.** On M-55: 50 feet.
    - ii.** On side streets: 25 feet, unless otherwise specified in the regulating site plan or approved street sections.
  - f.** Maximum building height: 30 feet.



- ii.** Water: adequate facilities to handle total build-out proposed and not endanger area groundwater quality.
- iii.** Traffic: proposed project will not cause the service at proposed entryways or nearby intersections to fall below Level C or Level D at peak times of the day in accordance with the Institute of Transportation Engineers standards of current adoption.
- iv.** Drainage: storm drainage resulting from a project shall be handled on site or in conformance with an approved area plan and with the county regulations governing storm drainage.
- v.** Physical conditions and natural features: local prominent features and attributes, such as streams, wood lots, and ridges, shall be preserved or enhanced where appropriate.