

**Part 12**  
**VC VILLAGE CENTER DISTRICT**

**§ 27-1201. Purpose. [Ord. 01-09-18-1, 9/18/2001, § 1200]**

1. Purpose. The purpose of this District is to encourage a mix of uses, residential and nonresidential, in an arrangement and locations that will enhance and replicate traditional village development. Uses should be small in scale and designed to be consistent with existing village center development. These areas are also designed to accommodate multifamily development in a variety of housing types.
2. A building or structure may be erected or altered, to be used either in whole or in part, and a lot may be used or occupied for any of the following uses and no other, provided that such uses, buildings, or structures shall comply with such regulations as yards, lot sizes, lot width, building area, height, impervious surface, easements, buffer yards, off-street parking, and other requirements as specified by this Chapter.

**§ 27-1202. Permitted Uses. [Ord. 01-09-18-1, 9/18/2001, § 1201; as amended by Ord. 2004-01, 4/6/2004, Arts. V, VI and VII]**

1. Uses Permitted by Right: **[Amended Ord. No. 2020-04, 9/8/2020]**

A1	General Farming
A4	Forestry/Timber Harvesting
B1	Detached Dwelling
B4	Two-Family Dwelling
B5	Multifamily – Apartment
B6	Multifamily – Townhouse
B11	Accessory Dwelling
B12	Home Occupation
B14	Residential Accessory Building Structure or Use
B17	Short-Term Rentals
C1	Place of Worship
C3	Library or Museum
C7	Municipal Building or Use
D1	Public Recreational Facility
D3	Private Club
D4	Community Center
F1	Medical Office
F2	Veterinary Office
F3	Office
G2	Day Care Center

§ 27-1202

§ 27-1203

- G5 Village Oriented Shop
- G6 Service Business
- G7 Financial Establishment
- G8 Funeral Home
- G27 Dwelling in Combination with a Business
- I1 Nonresidential Accessory Building

2. Uses Permitted by Conditional Use: **[Amended by Ord. No. 2020-07, 11/10/2020]**

- C2 School
- B3 Land Preservation Subdivision with TDRs
- B18 Event Venue Use
- G9 Eating Place, in accordance with special requirements of this Section

3. Uses Permitted by Special Exception:

- B10 Residential Conversion
- B13 Bed and Breakfast
- E1 Utilities
- E2 Emergency Services
- G1 Commercial/Trade School
- G11 Tavern/Bar
- G12 Repair Shop
- G19 Hotel or Inn

**§ 27-1203. Area and Dimensional Requirements. [Ord. 01-09-18-1, 9/18/2001, § 1202; as amended by Ord. 2004-01, 4/6/2004, Art IX]**

1. All uses shall comply with the area and dimensional requirements listed in this Section. Area or dimensional requirements stated in § 27-304, Use Regulations, that directly conflict with this Section's requirements are superseded by these requirements:

A. All uses, except Uses B4, B5 and B6:

Minimum Lot Area	7,500 square feet*
Maximum Lot Area	2 acres*
Maximum Density	5 units/acre of base site area
Minimum Lot Width	75 feet
Maximum Impervious Surface Ratio	
Base Site Area	45%
Lot	50%

Minimum Yards

Front	5 feet
Sides	10 feet
Rear (commercial)	25 feet
Rear (residential)	40 feet

\* These requirements do not apply to Use A1, General Farming, and the minimum lot area standard listed under § 27-304, Subsection 1A, must be met.

B. Use B4:

- (1) Twin Dwelling: a structure containing two dwelling units that share only one wall in common:

Minimum Lot Area per Dwelling Unit	3,500 square feet
Maximum Density	5 units/acre of base site area
Minimum Lot Width per Dwelling Unit	35 feet
Maximum Impervious Surface Ratio	
Base Site Area	45%
Lot	50%

Minimum Yards

Front	5 feet
Side	10 feet
Rear	40 feet

- (2) Duplex Dwelling: a structure containing two dwelling units with one dwelling unit located above the other:

Minimum Lot Area per Dwelling Unit	5,000 square feet
Maximum Density	5 units/acre of base site area
Minimum Lot Width per Building	50 feet
Maximum Impervious Surface Ratio	
Base Site Area	45%
Lot	50%

Minimum Yards

Front	5 feet
Side	10 feet
Rear	40 feet

C. Uses B5 and B6:

§ 27-1203

§ 27-1204

Minimum Site Area	1 acre*
Maximum Site Area	9 acres*
Minimum Lot Area per Unit	2,000 square feet
Minimum Lot Width per Unit	20 feet
Maximum Density	5 units/acre of base site area
Minimum Open Space	0%
Minimum Street Frontage for Site	100 feet
Maximum Impervious Surface Ratio	
Base Site Are	45%
Lot	50%
Minimum Setback of Buildings	
Front	10 feet
Side	25 feet
Rear	25 feet
Parking Spaces	
Off-street	2 spaces per unit
Overflow	0.5 space per unit

\* In developments containing uses in addition to B5 or B6, only the land area devoted to Uses B5 and B6 is counted toward these site area requirements.

**§ 27-1204. Development Standards. [Ord. 01-09-18-1, 9/18/2001; as added by Ord. 2004-01, 4/6/2004, Art. X]**

1. Where a use fronts an existing street, the front yard setback shall be established so as to maintain the prevailing setback of existing buildings upon the same street within 300 feet of this use. This provision supersedes the applicable front yard setback required in § 27-1203.
2. Parking shall be located in the side or rear yards of buildings and not in the front yard or in front of the buildings. The use of alleys, where not already required by Township ordinances, is strongly encouraged.
3. Development within the VC District shall be designed to protect and preserve the character of the village it encompasses by employing design, scale, materials and architecture that is consistent with the historic character of that village. Architecture of proposed buildings shall be reviewed and approved by the Township as part of the development review process. Architectural drawings shall be submitted to the Township for each proposed building, structure, addition and/or renovation.
4. Use G9, Eating Place, shall be designed to fit into the Village District and shall meet the requirements of Use G5, Village Oriented Shop, in terms of size and other requirements.
5. Buffer yards are not required for adjacent roads in the VC District.
6. Developments containing or proposing six or more lots, units, uses or buildings shall comply with

- § 27-1204 the following requirements. Such developments within the VC District may be comprised entirely of single-family detached dwellings. No other single-use developments are allowed within the District. Developments that encompass or create six or more lots, units, uses and/or buildings and propose uses other than single-family detached dwellings shall contain a mix of uses. In such a mixed-use development, a minimum of 50% of the dwellings must be single-family detached dwellings. Every 4,000 square feet of commercial/nonresidential space, or part thereof, shall be considered a separate building/unit for this calculation. § 27-1204
7. Where a lot has frontage on two or more streets, the front facade of the primary building(s) on the lot shall face the street with the higher classification.
  8. Garages and parking areas shall be located at least 10 feet behind the front building facade of the dwelling they serve, excluding the front porch, if any.
  9. Use B3, Land Subdivision with TDRs.
    - A. Use B3, Land Preservation Subdivision with TDRs, is only permitted where transferable development rights are obtained to increase the density of the proposed development. Under this use, the density of the development may be increased to seven dwelling units per acre from five dwelling units per acre. For each dwelling unit added to the site above the five dwelling units per acre normally allowed, one transferable development right shall be acquired and transferred to the site. Every 4,000 square feet of commercial/nonresidential space or part thereof shall be considered a separate dwelling unit for this calculation.
    - B. Any use allowed with the VC District by right, conditional use or special exception may be included within a B3, Land Preservation Subdivision with TDRs, provided that such use conforms with the applicable area and dimensional criteria set forth in § 27-1203 of this Part.
    - C. All requirements generally applicable to a specific use shall apply to that use when constructed as a part of a B3, Land Preservation Subdivision with TDRs, except density requirements may be modified as set forth in Subsection 9A above.
    - D. A B3, Land Preservation Subdivision with TDRs, will be approved only where the benefits and purposes of the area to be preserved through the transfer of development rights meets Township goals of land preservation.
    - E. A B3, Land Preservation Subdivision with TDRs, is only permitted where TDRs are used to increase the density of a proposed development. Properties eligible for sending TDRs are defined in Part 28 and are limited to properties enrolled in the Township's Agricultural Security Area or properties nominated for preservation by the Township.