

Article VI. Commercial Districts

§ 600. VC-1 Village Commercial 1 District.

[Amended effective 11/25/2002 by JMZO Ord. 2002-1, Article IV; adopted 11/20/2002. Amended effective 11/25/2002 by JMZO Ord. 2002-13, § 1.M; adopted 11/20/2002. Amended effective 10/2/2006 by JMZO Ord. 2006-09, §§ V-X; adopted 9/27/2006. Readopted effective 6/23/2007 by JMZO Ord. 2007; adopted 6/18/2007.]

In the VC-1 Village Commercial 1 Districts, the following regulations shall apply:

- A. Use Regulations. A building 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 shall comply with such regulations as yard, lot size, lot width, building area and height, impervious surfaces, easements, buffer yards, off-street parking, and other provisions as are specified in other Articles herein.
1. Uses by Right. Any of the following uses shall be permitted, provided the Use Regulations, Article VIII, of this Ordinance have also been met:
 - a. Single-family Detached Dwelling, use B-1.
 - a.1. Forestry, use A-3.
 - b. (Reserved)
 - c. (Reserved)
 - d. (Reserved)
 - e. Commercial School, use C-3.
 - f. Recreational Facility, use C-5.
 - g. (Reserved)
 - h. Municipal Building, use C-14.
 - i. Office, use D-1.
 - i.1. Medical Office, use D-2.
 - j. (Reserved)
 - k. Retail Store, use E-1.
 - l. Service Business, use E-3.
 - m. Financial Establishment, use E-4.
 - n. Eating Place, use E-5.
 - o. Repair Shop, use E-7.
 - p. (Reserved)

- q. (Reserved)
 - r. Emergency Services, use F-2.
 - s. Residential Accessory Structure, use H-3.
 - t. Boarding, use H-4.
 - u. Accessory Building, use H-5.
 - v. Temporary Structure, use H-7.
 - w. Swimming Pool, use H-8.
 - x. Accessory Retail, use H-9.
 - y. Dwelling in combination with a business, use H-10.
 - z. Microwave Antenna for Television Receiving only Satellite Earth Stations, use H-12.
 - aa. No-Impact Home-Based Business, use H-2.
 - bb. Use H-19, Accessory Solar Energy Equipment.
[Added effective 6/9/2013 by JMZO Ord. 2013-02, adopted 6/4/2013.]
 - cc. Use H-20, Accessory Outdoor Wood-Fired Boilers.
[Added effective 4/11/2013 by JMZO Ord. 2013-03, adopted 4/6/2013.]
 - dd. Use H-15.A, Roadside Stands.
[Added effective 7/27/2014 by JMZO Ord. 2014-01, adopted 7/23/2014.]
2. Uses by Conditional Approval. Any of the following uses shall be considered permitted, provided the conditions for conditional use approval have been met in accordance with Article XIII, in addition to Article VIII, Use Regulations, of this Ordinance:
- a. Bed and Breakfast, use H-11.
 - a.1. School, use C-2.
 - b. Child Care Facility, use C-10.
 - c. Communications Antenna, use I-1.
 - d. Communications Equipment Building, use I-2.
3. Uses by Special Exception. Any of the following uses shall be permitted as a special exception when authorized by the Local Zoning Hearing Board in accordance with Article XV and the Use Regulations, Article VIII, of this Ordinance:
- a. Residential Conversion, use B-16.
 - b. Place of Worship, use C-1.
 - c. Community Center, use C-9.
 - d. (Reserved)
 - e. Specialty-Cultural Shopping Facility, use E-14.
 - f. Tavern, use E-17.
 - g. Funeral Home, use E-19.
 - h. Utility Office, use F-4.
 - i. Utility Operating Facility, use F-1.

- j. Medical Marijuana Dispensary, use E-29.
[Added effective 12/9/2018 by JMZO Ord. No. 2017-02, adopted 12/4/2018.]
- k. Motor Vehicle Fueling and Convenience Store, use E-30, provided that use E-30 shall be permitted only on properties fronting on Taylorsville Road or Pennsylvania Route 532.
[Added effective 9/23/2020 by JMZO Ord. No. 2020-02, adopted 9/23/2020.]

4. Signs shall be permitted in accordance with Article XI.

- B. Table of Area and Dimensional Requirements. The following area and dimensional regulations shall apply:
[Amended effective 9/23/2020 by JMZO Ord. No. 2020-02, adopted 9/23/2020.]

Use	Minimum Lot Area (1)	Minimum Lot Width at Building Setback Line (feet)	Maximum Impervious Surface Ratio (2)	Maximum Building Height (feet)	Minimum Yards (feet)		
					Front (4)	Side (both) (3)	Rear (2) (5)
All uses except use E-30	1 acre	150	0.50	35	50	30	50
Use E-30	1.2 acres	150	0.50	35	50/25	30	50

Footnotes:

- (1) For any lot occupied by a building with a dwelling, the minimum lot size shall apply to each dwelling unit.
- (2) Not more than 50% of the lot area may be occupied by buildings, unless by special exception.
- (3) Buildings existing as of the effective date of this Ordinance which can be lawfully extended or altered under the provisions of this Ordinance may be so altered or extended provided that no portion of such a building shall be built closer than 20 feet to a municipal parking facility. No part of any new building erected on land abutting the said lot shall be built closer than 20 feet to any municipal parking facility. When applicable, the governing body may, in its discretion, require a cyclone fence (or other suitable barrier) having a height of not more than five feet with gates across the rights-of-way and driveways entering the said parking facility.
- (4) For corner lots, one of the front yards may be reduced to a depth of not less than 30 feet.
- (5) As to a principal building - 50 feet; as to accessory structures - 25 feet.

C. Special Regulations.

- 1. No permanent storage of merchandise, articles, vending machines, equipment, etc., shall be permitted outside the building.
- 2. Temporary sale of merchandise in front of the premises may be permitted only as a seasonal sale or seasonal sidewalk sale.
- 3. All new construction may not exceed the average footprint area, floor area, bulk volume, and height, individually, of all structures within 1,500 feet of the subject property by more than 35%.