

Chapter 370. Zoning

Article IV. Classification of Districts

§ 370-424. WV Warrington Village District.

[Amended 1-10-2023 by Ord. No. 2023-O-2; 2-11-2025 by Ord. No. 2025-O-1]

- A. Purpose. The primary purpose of the WV Warrington Village District is to allow a mix of small-scale commercial businesses, institutional buildings, multifamily residential and personal service uses in a pedestrian-oriented neighborhood with a sense of community and place with walkable links to adjoining residential neighborhoods and commercial centers. Alleviate the perceived impact of high-intensity developments by requiring them to be of a pedestrian scale, bulk, and orientation and complement surrounding uses in adjacent zoning districts. Provide coordinated access management and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.
- B. Applicability.
- (1) Any change of use or new land development of one lot or two or more contiguous lots, tracts, or parcels is subject to the area and dimensional requirements and provisions of this district. These regulations shall apply in addition to all other applicable regulations of the Zoning Ordinance and Subdivision and Land Development Ordinance.
 - (2) All existing permitted uses in the former districts at the time of adoption of this chapter shall continue to be permitted. If an existing permitted use located on a lot, tract, or parcel in an underlying district at the time of adoption of this chapter proposes new development (See definition of "development" in Article II, § 370-202.) or expansion, it shall comply with the requirements, standards, and compatibility criteria of this section and § 370-802, Conditional uses.
 - (3) If an existing use is not permitted in this section, it shall be considered nonconforming and subject to § 370-801.
- C. Permitted uses. The following uses are permitted by right:
- (1) Use A7, Forestry.
 - (2) Use B17, Live-work units.
 - (3) Use C4, Library/museum.
 - (4) Use C5, Municipal use.
 - (5) Use D1, Professional or business office.
 - (6) Use D5, Medical services - physician's office.
 - (7) Use E3, Financial establishment.
 - (8) Use E9, Restaurant.
 - (9) Use E15, Retail/store, trade and service.
 - (10) Use E27, Smoking lounge.
 - (11) Use E29, Shopping center.
 - (12) Use E34, Dwelling in combination with business.
 - (13) Use E35, Combined office/commercial multifamily building.
 - (14) Use E36, Personal service business establishment.
 - (15) Use E46, Village shops.
 - (16) Use F1, Utility operating facility.

- (17) Use F2, Passenger station.
- (18) Use F3, Emergency services.
- (19) Use H12, Electric vehicle charging station.

D. Conditional uses. The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- (1) Use B18, Traditional townhouses.
- (2) Use C6, Nursing home.
- (3) Use C8, Recreation facility/community center.
- (4) Use C11, Place of worship.
- (5) Use D2, Veterinary office.
- (6) Use E5, Automobile sales.
- (7) Use E11, Bed-and-breakfast.
- (8) Use E17, Private club or lodge.
- (9) Use E24, Tavern/bar.
- (10) Use E45, Funeral home or mortuary.
- (11) Use H6, Drive-through.
- (12) Use H7, Temporary structure or use.
- (13) Use H9, Accessory outdoor eating area.
- (14) Use H11, Financial self-service kiosk.

E. Area requirements.

- (1) Bulk standards. The proposed development shall be constructed in accordance with an overall plan and shall be designed as a single architectural scheme with appropriate landscaping.
 - (a) Minimum lot area: 10,000 square feet, except as follows:
 - [1] Use B18, Traditional townhouses: no minimum lot size.
 - [2] Use F1, Utility operating facility: 3,500 square feet.
 - [3] Use C6, Nursing home: four acres.
 - [4] Use E45, Funeral home or mortuary: 20,000 square feet.
 - [5] Use F2, Passenger station: one acre.
 - [6] Use F3, Emergency services: 0.5 acre.
 - (b) Minimum site area:
 - [1] Use B18, Traditional townhouses: one acre.
 - [2] Use E29, Shopping center: 20,000 square feet.
 - [3] Use E45, Funeral home or mortuary: one acre.
 - (c) Maximum nonresidential building footprint: 8,000 square feet.
 - (d) Maximum building height: 35 feet, except as follows:
 - [1] Uses B17, Live-work units, B18, Traditional townhouses, and E35, Combined office/commercial multifamily building: 40 feet.
 - [2] Use H9, Accessory outdoor eating area: 20 feet.
 - (e) Minimum lot width at minimum building setback line: 40 feet, except as follows:
 - [1] Use B18, Traditional townhouses: 24 feet.
 - [2] Use E29, Shopping center: 100 feet.

[3] Use C6, Nursing home: 75 feet.

[4] Uses E4, Motor vehicle station, and Use E5, Automotive sales: 200 feet.

(f) Minimum setbacks:

[1] Minimum front yard:

[a] Front facade location on Route 611: not less than 15 nor more than 35 feet from the street line.

[b] Front facade location (all other roads): setback should be the average of the two closest structures on the same side of the street with a maximum setback of 20 feet from the street line.

[c] Use B17, Live-work units: 10 feet.

[d] Use B18, Traditional townhouses: 10 feet or 20 feet when fronting on an arterial street.

[e] Use C6, Nursing home: 60 feet.

[f] Use E45, Funeral home or mortuary: 35 feet or one-half the distance from the street line.

[2] Minimum side yard: 10 feet, except as follows:

[a] Use C6, Nursing home, and E45, Funeral home or mortuary: 20 feet.

[3] Minimum rear yard: 25 feet, except as follows:

[a] Use B17, Live-work units: 10 feet.

[b] Use E29, Shopping center: 40 feet.

[c] Uses C6, Nursing home, and E45, Funeral home or mortuary: 35 feet.

(g) Maximum building coverage: 35%, except as follows:

[1] Use C6, Nursing home: 20%.

[2] Use E45, Funeral home or mortuary: 10%.

(h) Maximum impervious surface: 75%, except as follows:

[1] Use B17, Live-work units and B18, Traditional townhouses: 80%.

[2] Use C6, Nursing home: 60%.

(i) Maximum density: eight dwelling units per acre, except as follows:

[1] Use B17, Live-work units: six dwelling units per acre.

(j) Maximum building length facing a street: 60 feet, except as follows:

[1] Use B18, Traditional townhouses: 144 feet.

(k) Minimum open space:

[1] Use B18, Traditional townhouses: 10% if the site area is one acre or less and 20% if the site area is more than one acre.

F. Overall provisions.

(1) In the WV Warrington Village District, Use E29, Shopping center, includes:

(a) Permitted by right.

[1] Use C11, Place of worship.

[2] Use E3, Financial establishment.

[3] Use E9, Restaurant.

[4] Use E15, Retail/store, trade and service.

[5] Use E36, Personal service business establishment.

[6] Use E46, Village shops.

[7] Use H12, Electric vehicle charging station.

(b) Permitted as a conditional use.

- [1] Use E17, Private club or lodge.
- [2] Use E24, Tavern/bar.
- [3] Use H6, Drive-through.
- [4] H11, Financial self-service kiosk.

G. Warrington Village District Chart.

[\(click here to view the full table\)](#)

Warrington Village (WV) District Chart													
Purpose: The purpose of the WV Warrington Village District is to allow a mix of small-scale commercial businesses, institutional buildings, and personal service uses in a pedestrian-oriented neighborhood with a sense of community and place with walkable links to adjoining residential neighborhoods and commercial centers. Alleviate the perceived impact of high-intensity developments by requiring them to be of a pedestrian scale, bulk, and orientation and complement surrounding uses in adjacent zoning districts. Provide coordinated access management and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.													
= Area and dimensional requirements not provided.													
Use		Area and Dimensional Requirements											
Use Number	Use Name	Minimum Net Lot Area	Minimum Net Site Area	Maximum Density (dwelling unit/gross acre)	Minimum Lot Width at Minimum Building Setback Line (feet)	Maximum Impervious Surface Ratio (percentage of site)	Maximum Building Height (feet)	Minimum Setback (feet)			Minimum Open Space (percentage of site) ¹	Maximum Building Coverage (percentage of lot)	Additional Standards in Article III, Use Regulations
								Front Yard	Side Yard	Rear Yard			
Permitted by Right:													
A7	Forestry												Yes
B17	Live-work units	10,000 square feet		6	40	80%	40	10	10	10	20%		Yes
C4	Library or museum	10,000 square feet			40	75%	35		10	25		35%	Yes
C5	Municipal use												
D1	Professional or business office	10,000 square feet			40	75%	35		10	25		35%	Yes
D5	Medical services - physician's office	10,000 square feet			40	75%	35		10	25		35%	Yes
E3	Financial establishment	10,000 square feet			40	75%	35		10	25		35%	Yes
E9	Restaurant	10,000 square feet			40	75%	35		10	25		35%	Yes
E15	Retail/store, trade and service	10,000 square feet			40	75%	35		10	25		35%	Yes
E27	Smoking lounge	10,000 square feet			40	75%	35		10	25		35%	Yes
E29	Shopping center		20,000 square feet		100	75%	35		10	40			Yes

E34	Dwelling in combination with a business	10,000 square feet			40	75%	35		10	25		35%	Yes
E35	Combined office/commercial multifamily building	10,000 square feet		8	40	75%	40		10	25		35%	Yes
E36	Personal service business establishment	10,000 square feet			40	75%	35		10	25		35%	Yes
E46	Village shops	10,000 square feet			40	75%	35		10	25		35%	Yes
F1	Utility operating facility	3,500 square feet											Yes
F2	Passenger station	1 acre			40	75%	35		10	25		35%	Yes
F3	Emergency services	0.5 acre			40	75%	35		10	25		35%	Yes
H12 ²	Electric vehicle charging station												Yes
Conditional Use:													
C6	Nursing home	4 acres			75	60%	35	60	20	35		20%	Yes
C8	Recreational facility/community center	10,000 square feet			40	75%	35		10	25		35%	Yes
C11	Place of worship	10,000 square feet			40	75%	35		10	25		35%	Yes
D2	Veterinary office	10,000 square feet			40	75%	35		10	25		35%	Yes
E4	Motor vehicle service station	10,000 square feet			200	75%	35		10	25		35%	Yes
E5	Automotive sales	10,000 square feet			200	75%	35		10	25		35%	Yes
E11	Bed-and-breakfast	10,000 square feet			40	75%	35		10	25		35%	Yes
E17	Private club or lodge	10,000 square feet			40	75%	35		10	25		35%	Yes
E24	Tavern/bar	10,000 square feet			40	75%	35		10	25		35%	Yes
E45	Funeral home or mortuary	20,000 square feet	1 acre				35	35 or 1/2 distance from street line	20	35		10%	Yes
H6	Drive-through												Yes
H7	Temporary structure or use						35		10	25		35%	Yes

H9	Accessory outdoor eating area						20						Yes
H11	Financial self-service kiosk												Yes

(click here to view the full table)

NOTES:

¹ If a minimum open space value is not specified, see § 370-504.

In the WV Warrington Village District, Use E29, Shopping center includes:

Permitted by right: C11, Place of worship; E3, Financial establishment; E9, Restaurant; E15, Retail/store, trade and service; E36, Personal service business establishment; E46, Village shops; H12, Electric vehicle charging station.

Permitted as conditional use: E17, Private club or lodge; E24, Tavern/bar; H6, Drive-through; H11, Financial self-service kiosk.

² Use H12, Electric vehicle charging station shall not be accessory to any residential use with private parking areas.