

ARTICLE VI  
**Mixed Use - Village District (MU-V)**

**§ 525-13. Purpose and intent.**

The intent of the Mixed Use - Village District is to provide areas that are readily accessible to Township residents and others for a variety of retail and personal service uses. The development standards applied will encourage a mix of uses, help to ensure compatibility with nearby residential uses, and provide a desirable and safe center for village and related uses.

**§ 525-14. 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 surface, easements, buffer yards, off-street parking, and other provisions as are specified in this chapter.

A. Uses by right. Any of the following uses shall be permitted, provided Article X, Use Regulations, of this chapter has also been met: **[Amended 8-12-2020 by Ord. No. 198; at time of adoption of Code (see Ch. 1, General Provisions, Art. D)]**

- A-4, Forestry
- B-1, Single-family detached dwelling
- B-2, Twin dwelling
- B-3, Duplex dwelling
- C-1, Places of worship
- C-3, Commercial school
- C-4, Library or museum
- C-5, Recreational facility
- C-6, Athletic facilities
- C-8, Private clubs or community centers
- C-9, Child-care facility
- C-13, Municipal building or use
- D-1, Office
- D-2, Medical office
- E-1, Retail store
- E-3, Service business
- E-4, Financial establishment
- E-5, Eating place
- E-6, Eating place, drive-in/through

- E-7, Repair shops
- E-8, Motels, hotels and inns
- E-14, Funeral home (not to include a crematorium)
- E-15, Veterinary office or clinic
- E-17, Tavern or bar
- E-21, Short-term rentals
- F-2, Emergency services
- H-1, Home occupation
- H-2, No-impact home-based business
- H-3, Residential accessory structure
- H-4, Accessory building
- H-7, Swimming pool
- H-8, Keeping of livestock
- H-9, Accessory apartment
- H-11, Accessory contractor or trade
- H-13, Accessory solar energy system

- B. Uses permitted by conditional approval. Any of the following uses shall be permitted, provided the conditions for conditional use approval have been met in accordance with Article XV, and, in addition, Article X, Use Regulations, of this chapter has also been met: **[Amended 8-12-2020 by Ord. No. 198; 8-10-2022 by Ord. No. 201; 9-28-2022 by Ord. No. 202]**

- B-4, Townhouse
- B-5, Multifamily dwelling
- B-7, Residential conversion
- B-9, Group home
- C-2, School
- C-11, Nursing home and/or assisted-living facility
- C-15, Indoor shooting range
- E-2, Large retail store
- E-9, Commercial recreation and entertainment
- E-10, Service station
- E-11, Automotive sales (50 vehicles or less only)
- E-13, Shopping center

- E-16, Flea market
- E-20, Bed-and-breakfast
- F-1, Utility operating facility
- H-6, Temporary structures and vehicles
- H-10, Agricultural entertainment uses

C. Area and dimensional regulations. The following area and dimensional requirements shall apply:

- (1) Minimum lot area:
  - (a) Single-family detached dwelling: 20,000 square feet.
  - (b) All other uses: 10,000 square feet.
- (2) Minimum lot width: 75 feet.
- (3) Maximum building height: three stories or 35 feet.
- (4) Maximum impervious surface ratio: 70%.
- (5) Minimum yards:
  - (a) Front: 15 feet.
  - (b) Side: 15 feet. (NOTE: Where two or more adjacent property owners agree to share parking and access improvements in a manner approved by the Board of Supervisors to ensure adequate improvements are provided and the requirements of this chapter and those of Chapter 450, Subdivision and Land Development, will be met, the side yard requirement between or among the properties may be eliminated.)
  - (c) Rear: 25 feet.

D. Additional regulations.

- (1) Except for Use E-10, service station, the temporary sale of merchandise in front of the premises may be permitted only as a seasonal sale or a seasonal sidewalk sale. However, no merchandise shall be placed on a sidewalk or shall impede the flow of vehicular traffic on the site.
- (2) No permanent storage of merchandise, articles, vending machines, equipment, etc., shall be permitted outside the building.
- (3) All permitted uses shall be compatible with the village character in terms of scale, architectural design and type of use. Architectural plans, including drawn building elevations and a description of building materials, shall be submitted with any application for a land development plan approval and shall be approved by the Board of Supervisors.

- (4) Pedestrian circulation by means of a sidewalk shall be provided along the arterial or collector road from which these uses take access.
- (5) Off-street parking shall be provided in accordance with § 525-41; provided, however, that the number of parking spaces for any use required in accordance with § 525-41D may be reduced by up to 20% of the required number by the Board of Supervisors where the parking requirement is excessive based upon parking demand studies for uses or projects deemed by the Board of Supervisors to be comparable.
- (6) Parking for nonpublic, nonresidential uses shall be provided at the side or rear of the building and shall not be permitted within the front yard area or at the front of the building. For purposes of this section, the term "front of the building" shall be that area between lines extending perpendicular from the front corners of the building footprint at its widest points to the street line along the front of the building. Nor may parking be located within the minimum side yard (15 feet).
- (7) The following addition regulations are applicable for the E-10 Use, service station:
  - (a) No vehicle shall be stored in the open, except those awaiting minor repairs, for a period exceeding seven consecutive days, unless screened from adjacent or residential properties.
  - (b) Access to the street shall be physically controlled by a concrete curbing at least eight inches in height.
  - (c) All automobile parts and similar articles shall be stored within a building.