

TD-6 VILLAGE MIXED-USE

Purpose: To accommodate medium-density clusters of low-impact, neighborhood-oriented residential and nonresidential land uses in rural communities, ranging from single-family dwellings to professional offices to small institutional buildings.

LOT DIMENSIONAL STANDARDS

MAX. BUILDING HEIGHT

All Structures	35 ft*
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COVERAGE

Max. Building Coverage	50%
Max. Impervious Coverage	60%

MIN. YARD SETBACK - PRINCIPAL

Front Yard, on Local/Collector Street	10 ft
Side Yard	5 ft
Rear Yard	20 ft

MIN. YARD SETBACK - ACCESSORY

Side Yard	2 ft
Rear Yard	2 ft

MIN. LOT SIZE

	MIN. LOT AREA	MIN. LOT WIDTH
Dwelling, Townhouse	2613 sqft. per unit	26 ft
Dwelling, Multifamily (Apartments)	2000 sqft. per unit	80 ft
All Other Permitted Uses	5000 sqft.	50 ft

PERMITTED USES

PRINCIPAL USES

Residential	
Bed and Breakfast	P
Cluster Development	C
Dwelling, Multi-Family (Apartments)	P
Dwelling, Single-Family Detached	P
Dwelling, Townhouse	P
Group Home	P
Non-Residential	
Animal Daycare	P
Animal Hospital, Small	C
Bakery	P
Bank	C
Brewpub	C
Cemetery	P
Child Care Center	P
Child Care Home, Family	P
Child Care Home, Group	P
Commercial Communications Antenna	P
Contractor Office/Yard	C
Convenience Store	C
Cultural/Community Center	C
Day Care Center, Adult	P
Dry Cleaning Establishment	P
Emergency Services	P
Essential Services	P
Exercise Club	C
Forestry	P
Funeral Home	C
Garden Center	P
Grocery Store	C
Home Improvement/Building Supply, Small Scale	C
Laundromat	P
Library	C
Medical Clinic	C
Medical Marijuana Dispensary Facility	C
Mixed-Use Building	C
Municipal Use, Non-Utility	P

Nursing Home	C
Office, Medical or Dental	C
Office, Professional	C
Personal Services	P
Pharmacy	C
Place of Assembly	C
Place of Worship	C
Public Recreation	P
Public Utility Facility	P
Restaurant, Café	P
Restaurant, Quick Serve	C
Restaurant, Sit-down	C
Retail, Medium-Scale	C
Retail, Small-Scale	C
Tavern	P




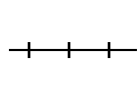
ACCESSORY USES

Accessory Apartment	A
Accessory Use Customarily Incidental to a Principal Use	A
Apiary, Honey Bee	A
Day Care, Accessory	A
Electric Vehicle Charging Station	A
Flea Market	A
Home Occupation	A
Home-Based Business, No Impact	A
Outdoor Storage, Domestic	A
Raising of Livestock or Poultry	A
Swimming Pool, Accessory	A

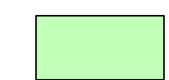

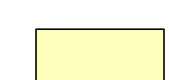
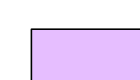
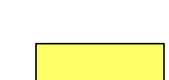


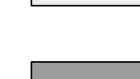



Legend

- P = Permitted by Right
- C = Conditional Use
- S = Use by Special Exception
- A = Accessory

Legend

-  Township Boundary
-  Parcel
-  Stream/Lake/Pond
-  Railroad

Proposed Transect Zone

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|  TD1 | Agriculture (min. lot size: 2 acre) |  TD8 | Regional Mixed Use |
|  TD2 | Estate Residential (min. lot size: 1 acre) |  TD9 | Contracting, Craftsman and Artisan |
|  TD3 | Suburban Residential (min lot size: .8 acre) |  TD10 | Assembly and Distribution |
|  TD4 | Village Residential (min lot size: .3 acre) |  TD11 | Manufacturing, Extraction and Processing |
|  TD5 | Town Residential: Detached (min lot size: .18 acre)
Town Residential: Attached (min lot size: .06 acre) | | |
|  TD6 | Village Mixed Use | | |
|  TD7 | Suburban Mixed Use | | |

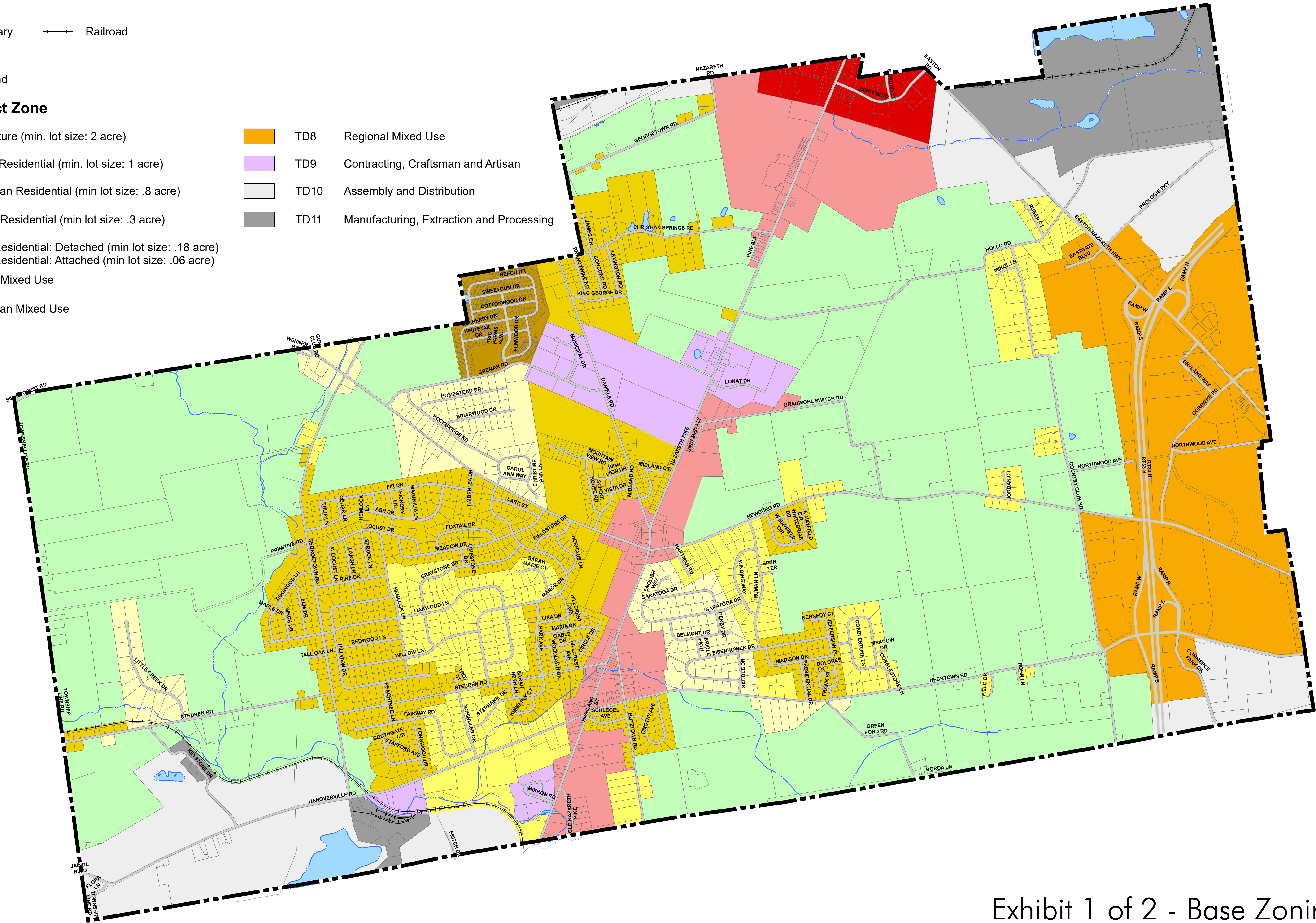


Exhibit 1 of 2 - Base Zoning Districts
OFFICIAL ZONING MAP

LOWER NAZARETH TOWNSHIP
Adopted December 13, 2023

0 0.25 0.5 Miles

