

| All other uses (2) | | |
|---------------------------|--|----------|
| | Minimum lot area | 2 acres |
| | Maximum impervious surface ratio | 0.15 |
| | Minimum lot width at building setback line | 150 feet |
| | Yards | |
| | Front | 50 feet |
| | Side (each) | 25 feet |
| | Rear | 50 feet |
| | Maximum building height | 35 feet |

NOTES:

- (1) Water supply and sewage facilities shall be subject to Township approval as required in Chapter **196**, the Nockamixon Subdivision and Land Development Ordinance.
- (2) If minimum lot areas are specified for specific uses in Article **IV**, then those lot areas shall be required. If no specific lot sizes are specified, then the minimum lot area in this chart shall apply.

§ 234-43. VC Village Center.

[Amended 1-12-1993 by Ord. No. 74; 11-9-1994 by Ord. No. 79; 10-8-1996 by Ord. No. 88; 2-13-2011 by Ord. No. 103; 2-18-2004 by Ord. No. 112; 5-18-2004 by Ord. No. 115; 1-27-2005 by Ord. No. 121]
In all VC Village Center Districts, the following regulations shall apply.

A. Permitted uses. 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 sizes, lot width, building area and heights, impervious surfaces, easements, buffer yards, off-street parking and other provisions as specified herein.

- (1) Uses by right. Any of the following uses shall be permitted, provided that the regulations of this chapter have been met:

| | |
|------|--|
| A-1 | Agriculture and Horticulture |
| A-3 | Noncommercial Kennel |
| A-4 | Agricultural Sales/Farm Stands |
| A-6 | Forestry |
| B-1 | Single-Family Detached Dwelling |
| B-2 | Village House |
| B-3 | Twin Dwelling |
| B-4 | Duplex Dwelling |
| B-5 | Townhouse Dwelling |
| B-6 | Multi-family Dwelling |
| B-9 | Senior Citizen Housing |
| C-1 | Place of Worship |
| C-4 | Library or Museum |
| C-5A | Public and Nonprofit Recreational Facility |
| C-8 | Community Center |
| C-9 | Day-Care Services |
| C-12 | Cemetery |

| | |
|------|---------------------------------|
| C-13 | Municipal Building |
| C-14 | Private Club |
| D-1 | Office |
| D-2 | Medical Office |
| D-3 | Veterinary Office |
| E-1 | Retail Trade and Service |
| E-3 | Financial Establishment |
| E-4 | Eating Place |
| E-8 | Entertainment |
| E-14 | Specialty Shopping Center |
| E-15 | Funeral Home |
| H-1 | Home Occupation |
| H-1h | Other Home Occupations |
| H-1i | No-Impact Home-Based Business |
| H-2 | Residential Accessory Structure |
| H-5 | Swimming Pool |
| H-6 | Recreational Vehicle |
| H-7 | Spas/Hot Tubs |
| H-8 | Residential Accessory Dwelling |
| H-9 | Temporary Community Events |

- (2) Conditional uses. The following uses shall be permitted upon a finding by the Board of Supervisors that all criteria stated in Article **VII** of this chapter have been met:
[Amended 11-20-2012 by Ord. No. 145]

| | |
|------|--|
| A-5 | Agricultural Support Services and Retail |
| B-8 | Residential Conversion |
| B-11 | Guest House/Bed-and-Breakfast |
| C-2 | School |
| C-3 | Commercial School |
| C-10 | Nursing Home |
| C-11 | Hospital |
| E-5 | Eating Place, Drive-Through and Fast-Food |
| E-6 | Repair Shop |
| E-9 | Service Station |
| E-10 | Auto Sales |
| E-17 | Convenience Store |
| F-1 | Utility Operating Facility |
| F-2 | Emergency Services |
| F-3 | Telecommunications Facility |
| G-4 | Contractor Service |
| G-12 | Warehouse |
| H-4 | Temporary Structures and Vehicles |
| H-10 | Regulated Storage Tank, only in conjunction with uses E-9, G-4 or G-12 |

- (3) Signs, in accordance with Article **IX** of this chapter.

- B. Area, dimensional, open space and impervious surface requirements. The following regulations shall apply:

| Single-Family Detached Dwelling: B-1 | | (1) | (2) |
|---|--|------------------------------|--------------------|
| | Minimum lot area | 1 acre | 15,000 square feet |
| | Maximum impervious surface ratio | 0.20 | 0.35 |
| | Minimum lot width at building setback line | 175 feet | 100 feet |
| | Yard | | |
| | Front | 75 feet | 50 feet |
| | Side (each/total) | 30 feet | 10 feet/30 feet |
| | Rear | 75 feet | 25 feet |
| | Maximum building height | 35 feet | 35 feet |
| Village House: B-2 (2) | | | |
| | Minimum lot area | 8,000 square feet | |
| | Maximum impervious surface ratio | 0.40 | |
| | Minimum lot width at building setback line | 50 feet | |
| | Yards | | |
| | Front | 15 feet | |
| | Side (each/total) | 5 feet minimum/20 feet total | |
| | Rear | 45 feet | |
| | Maximum building height | 35 feet | |
| Twin House: B-3 (2) | | | |
| | Minimum lot area per dwelling unit | 6,000 square feet | |
| | Maximum impervious surface ratio | 0.40 | |
| | Minimum lot width at building setback line | 50 feet | |
| | Yards | | |
| | Front | 30 feet | |
| | Side (one side only) | 15 feet | |
| | Rear | 30 feet | |
| | Maximum building height | 35 feet | |
| Duplex House: B-4 (2) | | | |
| | Minimum lot area per dwelling unit | 6,000 square feet | |
| | Maximum impervious surface ratio | 0.40 | |
| | Minimum lot width at building setback line | 100 feet | |
| | Yards | | |
| | Front | 30 feet | |
| | Side (each) | 30 feet | |
| | Rear | 30 feet | |
| | Maximum building height | 35 feet | |
| Townhouse Dwelling: B-5 (2) | | | |
| | Minimum tract size for townhouse development | 10 acres | |

| | | |
|---|---|--------------------|
| | Maximum net density (units per base site area) | 4 du/acre |
| | Minimum required open space ratio | 0.40 |
| | Minimum lot width for tract | 300 feet |
| | Setbacks at the perimeter of the tract | |
| | Front | 100 feet |
| | Side | 75 feet |
| | Rear | 75 feet |
| | Maximum impervious surface ratio | 0.50 |
| | Minimum lot area per dwelling unit | 2,500 square feet |
| | Minimum lot width at building setback line | 25 feet |
| | Yards | |
| | Front | 20 feet |
| | Side (on end units only) | 10 feet |
| | Rear | 25 feet |
| | Maximum building height | 35 feet |
| Multi-Family Dwelling: B-6 and Senior Citizen Housing: B-9 (2) | | |
| | Minimum tract size for multi-family development | 10 acres |
| | Maximum net density (units per base site area) | 4 du/acre |
| | Minimum required open space ratio | 0.40 |
| | Minimum lot width for tract | 300 feet |
| | Setbacks at the perimeter of the tract | |
| | Front | 100 feet |
| | Side | 75 feet |
| | Rear | 75 feet |
| | Maximum impervious surface ratio | 0.50 |
| | Minimum lot area per dwelling unit | 2,000 square feet |
| | Yards | |
| | Front | 20 feet |
| | Side (on end units only) | 10 feet |
| | Rear | 35 feet |
| | Maximum building height | 35 feet |
| Office and Retail Uses: D-1, D-2, D-3, E-1, E-3, E-4, E-8 (2) | | |
| | Minimum lot area | 20,000 square feet |
| | Maximum impervious surface ratio | 0.70 |
| | Maximum building coverage | 0.30 |
| | Minimum lot width at building setback line | 100 feet |
| | Yards | |
| | Front | 50 feet |
| | Side (each) | 20 feet |
| | Rear | 25 feet |

| | | |
|---------------------------|--|----------|
| | Maximum building height | 35 feet |
| All other uses (3) | | |
| | Minimum lot area | 1 acre |
| | Maximum impervious surface ratio | 0.70 |
| | Minimum lot width at building setback line | 175 feet |
| | Yards | |
| | Front | 75 feet |
| | Side (each) | 30 feet |
| | Rear | 75 feet |
| | Maximum building height | 35 feet |

NOTES:

- (1) If served by on-lot sewer and water service.
- (2) Approved centralized private or public water supply and centralized private or public sewer system required.
- (3) If minimum lot areas are specified for specific uses in Article **IV**, then those lot areas shall be required. If no specific lot sizes are specified, then the minimum lot area in this chart shall apply.^[1]

[1] *Editor's Note: Former Section 606, VC-1 Village Center I, which immediately followed this section, was deleted 11-9-1994 by Ord. No. 79.*

§ 234-44. Commercial.

[Amended 1-12-1993 by Ord. No. 74; 11-9-1994 by Ord. No. 79; 10-8-1996 by Ord. No. 88; 2-13-2011 by Ord. No. 103; 2-18-2004 by Ord. No. 112; 5-18-2004 by Ord. No. 115; 5-18-2006 by Ord. No. 126; 4-17-2007 by Ord. No. 129]

In all C Commercial Districts, the following regulations shall apply.

- A. Permitted uses. 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 sizes, lot width, building area and heights, impervious surfaces, easements, buffer yards, off-street parking and other provisions as specified herein.

- (1) Uses by right. Any of the following uses shall be permitted, provided that the regulations of this chapter have been met:

| | |
|------|--|
| A-1 | Agriculture and Horticulture |
| A-3 | Noncommercial Kennel |
| A-4 | Agricultural Sales/Farm Stands |
| A-5 | Agricultural Support Services |
| A-6 | Forestry |
| C-1 | Place of Worship |
| C-4 | Library or Museum |
| C-5A | Public and Nonprofit Recreational Facility |
| C-8 | Community Center |
| C-9 | Day-Care Services |
| C-12 | Cemetery |
| C-13 | Municipal Building |