

ARTICLE 3

DISTRICT USE REGULATIONS

SECTION 3.1 (AR) AGRICULTURAL RESIDENTIAL DISTRICT

- A. Permitted Uses. As regulated herein and elsewhere in this Ordinance, the following uses are permitted.
1. Agricultural, animal husbandry, horticultural, and forestry uses, including, but not limited to, crop production, dairy, beef, swine, poultry, orchards, forest, sawmills, flowers, fruit, bees, fish, sod production, or similar type uses.
 2. Processing, storage and packaging of farm products raised or grown on the same property, however the processing of such products from other local area farms shall also be permitted.
 3. Farm Market located on the same property as the principal farming operation and which serves as an outlet for local farm products and related goods which are supplementary and compatible subject to the following:
 - a. The Farm Market building shall be set back a minimum of fifty (50) feet from all property lines and rights-of-way lines.
 - b. The Farm Market building shall be of one story and shall not exceed three thousand (3000) square feet of floor area.
 - c. One (1) parking space shall be provided for each two hundred (200) square feet of retail floor area.
 - d. All outdoor display and sales of merchandise shall not begin prior to one (1) hour before official sunrise and shall cease no later than one (1) hour after official sunset.
 - e. Signs may be installed in accordance with Zoning Ordinance section 6.4.4.
 4. Woodland, fish and game preserve, wildlife sanctuary or other conservation purpose.
 5. Single-family detached dwellings
 6. Churches or similar places of worship, including associated social facilities
 7. Schools
 8. Dog kennels and Riding Academies
 9. Veterinary services and animal hospitals
 10. Public utility service structures and facilities
 11. Telecommunication towers and appurtenances provided any such tower is setback from any (R) District boundary a distance equal to its height.
 12. Outdoor recreational facilities and areas such as parks (except amusement parks and paintball facilities), playgrounds and picnic grounds.
 13. Cemeteries
 14. Family Care Facility and Family Day Care Home
 15. Home Occupations
 16. Customary accessory uses and buildings incidental to any permitted use
 17. Municipal Buildings and Facilities
 18. Principal Solar Energy Systems (PSES) subject to the provisions of section 7.16 hereof.
 19. Principal Wind Energy Facility (PWEF) subject to the following:

- a. The PWEF layout, design and installation shall conform to applicable industry standards and shall comply with the Pennsylvania Building Code.
 - b. The applicant shall provide documentation that the PWEF will comply with applicable requirements of the Federal Aviation Administration (FAA) and the Commonwealth Bureau of Aviation.
 - c. The Owner of the PWEF shall provide the Township written confirmation that the public utility company to which the PWEF will be connected has been informed of the intent to install a grid connected system and approved of such connection.
 - d. The PWEF shall be painted a non-reflective, flat color.
 - e. The PWEF shall not be artificially lighted except as required by the FAA or other applicable Authority.
 - f. A minimum eight (8) foot high fence with a self-locking gate shall be placed around the PWEF.
 - g. There shall be no specific height limitation so long as the total height meets sound and setback requirements imposed by FAA and a thirty (30) foot minimum ground clearance is maintained.
 - h. All Setbacks measured from the center of the Wind Turbine base:
 - 1) Wind Turbines shall be setback from the nearest property line a distance of not less than the normal setback distances for the zoning district or 1.1 times its total height, whichever is greater.
 - 2) Wind Turbines shall be setback from any occupied building not less than 2.0 times its total height.
 - 3) Wind Turbines shall be setback from all above-ground utility lines a distance of no less than 1.1 times its total height.
 - i. Audible sounds from a PWEF shall comply with the requirements of the Guilford Township Noise Ordinance, Ordinance No. 93-11, as amended.
 - j. A PWEF shall not cause any shadow flicker on any occupied building or any roadway.
 - k. The PWEF Owner shall notify the Township upon cessation or abandonment of the operation, dismantling and removal of the PWEF shall be completed in twelve (12) months and the Owner shall provide suitable security to the Township for dismantling, removal and restoration.
20. Bio-Solids Manure Digesting Systems, Manure Composting Facilities and similar Manure-to-Energy Systems (MES) subject to the following:
- a. The MES System or Facility, including all components thereof such as buildings, stockpiles, tankage, equipment storage, and the like, shall be setback a minimum of three-hundred (300) feet from all property lines or in accordance with the Nutrient Management Act, whichever is less.
 - b. All aspects of the MES shall comply with applicable regulations and requirements of the State and Federal government including but not limited to the UCC.
 - c. The MES Owner shall notify the Township upon cessation of the operation, dismantling and removal of the MES shall be completed in twelve (12) months and the Owner shall provide suitable security to the Township for dismantling, removal and restoration.
21. Essential Services

22. No-Impact Home Based Businesses
23. Hospice Facility

B. Special Exceptions. Subject to the express procedures, standards and criteria set forth elsewhere in this Ordinance, the following uses are permitted by Special Exception:

1. Accessory Apartment
2. Conversion of existing single-family detached dwelling to a two-family detached dwelling
3. Bed and Breakfast, Tourist Home
4. Membership clubs, and outdoor recreational facilities such as golf courses, country clubs, gun clubs and paintball facilities.
5. Small business services and craft industries that relate to the rural, agricultural character of this zoning district such as light welding and fabricating shop, butcher shop, woodworking, furniture restoration, saddle and harness sale and repair, crafts and pottery

C. Conditional Uses. Subject to the express procedures, standards and criteria set forth elsewhere in this Ordinance, including the applicable provisions set forth in Section 7.18, Transitional A/R - Agricultural /Residential Zoning Overlay District, the following uses are permitted by Conditional Use:

1. Campgrounds, Recreational Vehicle Parks
2. Sanitary Landfills
3. Surface Mining
4. Junk Yards subject to the Guilford Township Junk Yard Ordinance
5. Conversion of Existing Governmental Facilities to a different use
6. Land Application of Sewage and Septic Sludge Waste
7. Equine and Community Therapy Centers

D. Minimum Lot Size and Related Requirements. Unless specifically referenced elsewhere in this Ordinance, the following standards shall apply:

1. Minimum Lot Size: 2 Acres**
2. Minimum Lot Width: 200 Feet
3. Building Setback Lines:

Front	50 Feet
Side	30 Feet Each
Rear	50 Feet

**NOTE: The Pennsylvania Department of Environmental Protection requires a Preliminary Hydro-geologic Study for all on-lot sewage disposal system proposals in Guilford Township. The “Minimum Lot Size” may be increased in order to meet the results of the “Preliminary Hydro-geologic Study.

SECTION 3.2 (R-1) LOW-DENSITY RESIDENTIAL DISTRICT

A. Permitted Uses. The following uses as listed and regulated below and elsewhere in this Ordinance are permitted:

1. Single-Family detached dwellings
2. Agricultural, animal husbandry, horticultural and forestry uses, including but not limited to, crop production, dairy, beef, swine, poultry, orchards, forest, flowers, fruit, bees, fish, sod production, or similar type uses
3. Processing, storage and packaging of farm products raised or grown on the same property
4. Churches or similar places of worship, including associated social facilities
5. Municipal buildings and facilities
6. Public utility services and facilities
7. Home occupations
8. Customary accessory uses and buildings incidental to the permitted principal use
9. Single-family semi-detached dwellings
10. Family Care Facility, Family Day Care Home, and Group Care Home
11. Schools having a minimum setback of fifty (50) feet from all property lines
12. Essential Services
13. No-Impact Home Based Businesses

B. Special Exceptions. Subject to the procedures and expressed standards and criteria set forth elsewhere in this Ordinance, the following uses are permitted by Special Exceptions:

1. Accessory Apartments
2. Conversion Apartments
3. Daycare Center
4. Bed and Breakfast, Tourist Home
5. Private School
6. Medical and Dental Clinics
7. Private Recreation Areas
8. Commercial Recreation Areas (excluding amusement parks and paintball facilities)

C. Conditional Uses. Subject to the procedures and expressed standards and criteria set forth elsewhere in this Ordinance, the following uses are permitted by Conditional Use:

1. Equine and Community Therapy Centers
2. Independent Living Unit Developments

D. Minimum Lot Size and Related Standards. Unless specified elsewhere in this Ordinance the following minimum standards shall apply:

1. Single-Family Detached	<u>Lot Area</u>	<u>Lot Width</u>
On-Lot Water and Sewer	37,500 sq. ft.	150 ft.
Public or Community Water or Sewer	20,000 sq. ft.	100 ft.
Public or Community Water and Sewer	11,000 sq. ft.	80 ft.

2. Single-Family Semi-Detached

Where served by public or community water and sewer there shall be a minimum of 6,250 sq. ft. of lot area per dwelling unit. Where not served by both public or community water and sewer, the applicable minimum in item 1 above shall apply on a per dwelling unit basis for lot area. Lot width shall be a minimum of fifty (50) feet.
3. Setbacks

Front Yard	35 feet
Side Yard (Each)	10 feet
Rear Yard	25 feet
4. Maximum Height 35 feet
3. Maximum Impervious Cover 50 percent

SECTION 3.3 (R-2) MEDIUM-DENSITY RESIDENTIAL DISTRICT

A. Permitted Uses. The following uses as listed and regulated below and elsewhere in this Ordinance are permitted:

1. Single-Family detached dwellings
2. Agricultural, animal husbandry, horticultural and forestry uses, including but not limited to, crop production, dairy, beef, swine, poultry, orchards, forest, flowers, fruit, bees, fish, sod production, or similar type uses
3. Processing, storage and packaging of farm products raised or grown on the same Property
4. Churches or similar places of worship, including associated social facilities
5. Municipal buildings and facilities
6. Public utility services and facilities
7. Home occupations
8. Customary accessory uses and buildings incidental to the permitted principal use
9. Single-family semi-detached dwellings
10. Family Care Facility and Family Day Care Home
11. Group Care Facility
12. Assisted Living Facilities
13. Elderly Housing
14. Quadruplex Dwelling
15. Independent Living Unit Developments
16. Schools having a minimum setback of fifty (50) feet from all property lines
17. Essential Services
18. No-Impact Home Based Businesses
19. Townhouse Developments, subject to the following:
 - a. A townhouse project must contain a minimum lot area of three (3) acres.
 - b. Per Townhouse Dwelling Unit Minimum Standards:

Lot Area	3,000 sq. ft.
Interior Lot Width	20 feet

Front Yard	30 feet
Side Yard for End Units	20 feet
Rear Yard	30 feet
Off-Street Parking	2 spaces
Maximum Building Height	35 feet

- c. No less than three (3) and no more than eight (8) townhouse dwellings shall be permitted in a unit or group.
 - d. Public water and public sewer service shall be provided by the Developer.
 - e. In addition to the off-street parking requirement for each dwelling, one additional off-street parking space shall be provided for each townhouse dwelling unit within the project area. A total of three (3) off-street spaces must be provided, with at least two of them being within the lot boundary.
 - f. Any townhouse development in excess of twenty (20) dwelling units shall provide a minimum of two (2) separate points of ingress and egress from an approved street or streets.
 - g. There shall be a minimum distance of forty (40') feet between principal buildings and a minimum setback of fifty (50') feet from all boundary lines of the project, excepting however where a townhouse dwelling adjoins an existing lot in a single-family detached residential use, no townhouse dwelling shall be closer than one hundred (100') feet to the common property line and screening shall be provided as defined herein.
 - h. Impervious coverage shall not exceed fifty percent (50%).
 - i. No development may take place within one-hundred (100) feet of an existing sinkhole, an exceptional value wetland, and/or an intermittent or perennial stream's bank.
 - j. The applicable zoning regulations set forth herein apply regardless of the form of ownership, (i.e. fee simple, condominium, or planned unit development).
20. Garden Apartments, subject to the following:
- a. Minimum Project Area. A garden apartment complex must contain a minimum lot area of three (3) acres.
 - b. The maximum number of garden apartment dwelling units permitted shall be determined on the basis of two thousand five hundred (2,500) square feet of lot area exclusive of public rights-of-way for each dwelling unit.
 - c. The length of any garden apartment building shall not exceed one hundred seventy-four (174') feet.
 - d. There shall be a minimum distance of forty (40') feet between principal buildings and a minimum setback of fifty (50) feet from all existing boundary lines of the project, excepting however where a garden apartment development adjoins an existing lot in a single-family detached residential use, no garden apartment dwelling shall be closer than one hundred (100) feet to the common property line and screening shall be provided as defined herein.

- e. There shall be a minimum of three (3) off-street parking spaces per garden apartment dwelling unit.
- f. Public water and public sewer service shall be provided by the Developer.
- g. The maximum building height for garden apartment buildings is thirty-five (35') feet.
- h. Any garden apartment development in excess of twenty (20) dwelling units shall provide a minimum of two (2) separate points of ingress and egress from an approved street or streets.
- i. Impervious coverage shall not exceed fifty percent (50%).
- j. No development may take place within one-hundred (100) feet of an existing sinkhole, an exceptional value wetland, and/or an intermittent or perennial stream's bank.
- k. The applicable zoning regulations set forth herein apply regardless of the form of ownership, (i.e. fee simple, condominium, or planned unit development).

B. Special Exceptions. Subject to the procedures and expressed standards and criteria set forth elsewhere in this Ordinance, the following uses are permitted by Special Exceptions:

- 1. Accessory Apartments
- 2. Conversion Apartments
- 3. Daycare Center
- 4. Bed and Breakfast, Tourist Home
- 5. Private School
- 6. Medical and Dental Clinics
- 7. Private Recreation Areas
- 8. Commercial Recreation Areas (excluding amusement parks and paintball facilities)

C. Conditional Uses. Subject to the procedures and expressed standards and criteria set forth elsewhere in this Ordinance, the following uses are permitted by Conditional Use:

- 1. Village Overlay Option.
- 2. Equine and Community Therapy Centers
- 3. Mobile Home Parks subject to the Guilford Township Subdivision and Land Development Ordinance.

D. Minimum Lot Size and Related Standards. Unless specified elsewhere in this Ordinance the following minimum standards shall apply:

1. Single-Family Detached	<u>Lot Area</u>	<u>Lot Width</u>
On-Lot Water and Sewer	37,500 sq. ft.	150 ft.
Public or Community Water or Sewer	20,000 sq. ft.	100 ft.
Public or Community Water and Sewer	11,000 sq. ft.	80 ft.

- 2. Single-Family Semi-Detached
Where served by public or community water and sewer there shall be a minimum of 6,250 sq. ft. of lot area per dwelling unit. Where not served by both public or community water and sewer, the applicable minimum in item 1 above shall apply on a per dwelling unit basis for lot area. Lot width shall be

a minimum of fifty (50) feet.

3. Setbacks
 - Front Yard 35 feet
 - Side Yard (Each) 10 feet
 - Rear Yard 25 feet
4. Maximum Height 35 feet
5. Maximum Impervious Cover 50 percent

SECTION 3.4 (C) COMMERCIAL DISTRICT

A. Permitted Uses. The following uses are permitted subject to the standards listed below and elsewhere in this Ordinance:

1. Building materials and garden supplies
2. General merchandise stores
3. Food stores
4. Automobile dealers, service stations, garages and car washes subject to the following:
 - a. All services performed shall be in enclosed buildings.
 - b. No outdoor storage of parts, equipment, lubricants, fuel or other materials used or discarded, as part of the service or repair operation, shall be permitted.
 - c. All exterior storage areas shall be subject to lot coverage requirements and shall be screened by a buffer yard, as defined herein, from adjoining roads, residential uses and residentially zoned (AR or R) properties.
5. Apparel and accessory stores
6. Furniture and home furnishings stores
7. Eating and drinking establishments including fast food or drive-in facilities
8. Drug stores
9. Liquor stores and beer distributors
10. Used merchandise stores and flea markets
11. Boat, farm, and trailer (R-V and mobile home) sales, including service or repair facilities as an accessory use conducted within a wholly enclosed building
12. Banks and similar financial institutions including drive-in service
13. Churches and related uses
14. Retail and wholesale sales of goods and services
15. Offices, Business Services, Repair Services
16. Hotels, Motels, and similar lodging facilities
17. Dry Cleaners, Laundries, and Laundromats
18. Funeral Homes, Mortuaries and Crematoriums
19. Commercial recreation facilities
20. Daycare Center, Family Day Care and Group Day Care Home.
21. Theaters and Auditoriums
22. Educational and related facilities not meeting the requirements of a "SCHOOL" as

defined herein.

23. Shops for contractors of plumbing, heating, air conditioning, electrical, roofing, glass, Insulation, carpentry, cabinet making, painting, and automobile repair and service subject to the following:
 - a. All services performed shall be in enclosed buildings.
 - b. No outdoor storage of parts, equipment, lubricants, fuel or other materials used or discarded, as part of the service or repair operation, shall be permitted.
 - c. All exterior storage areas shall be subject to lot coverage requirements and shall be screened by a buffer yard, as defined herein, from adjoining roads, residential uses and residentially zoned (AR and R) properties.
24. Health Service clinics and laboratories, Family Care Facilities, and Group Care Facilities.
25. Hospitals, Nursing and Convalescent Homes.
26. Assembly and fabrication of products to be sold on the premises provided the area devoted to assembly and fabrication does not exceed ten thousand (10,000) square feet subject to compliance with item 23, sub-items a and b.
27. Shopping centers or retail or wholesale buildings not exceeding twenty thousand (20,000) square feet of retail space
28. Municipal Uses
29. Telecommunication towers and appurtenances provided any such tower is setback from any (R) District boundary a distance equal to its height.
30. Accessory uses customarily incidental to the above permitted uses
31. Essential Services
32. No-Impact Home Based Businesses
33. The conversion of a single-family detached dwelling into a two-family dwelling.
34. The establishment of an accessory apartment within the principal building. The accessory apartment must comply with the applicable requirements of an “ACCESSORY USE” as defined herein.

B. Conditional Uses. Subject to the procedures, standards and criteria set forth elsewhere in this Ordinance, the following are permitted as Conditional Use:

1. Shopping Center or retail or wholesale building exceeding twenty thousand (20,000) square feet.
2. Mini-Warehouse defined as a building and/or series of buildings divided into separate storage units for personal property and/or property associated with a business or other organization.

C. Minimum Lot Size and Related Standards. Unless specified elsewhere in this Ordinance, the minimum standards shall apply, and no buildings or structures shall encroach into the minimum required yard areas:

1. On-Lot Water and Sewer 37,500 sq. ft.

Lot Width 150 ft.
Front Yard 50 ft.
Side Yard 20 ft. (Each)
Rear Yard 40 ft.
Maximum Building Height 35 ft.

2. Public or Community Water or Sewer 20,000 sq. ft.
Lot Width 100 ft.
Front Yard 50 ft.
Side Yard 10 ft.
Rear Yard 35 ft.
Maximum Building Height 35 ft.
3. Public or Community Water and Sewer 15,000 sq. ft.
Lot Width 80 ft.
Front Yard 50 ft.
Side Yard 10 ft.
Rear Yard 25 ft.
Maximum Building Height 35 ft.

4. Maximum Impervious Cover 70%

D. Landscaping Requirements: A minimum of thirty percent (30%) of the total site area shall be landscaped open space in compliance with the following standards:

1. A landscaped buffer shall be maintained adjacent to all perimeter setbacks, as follows:
 - a. Perimeter street: A minimum landscaped buffer of ten (10') feet shall be provided.
 - b. Side and Rear Property: Where the site area abuts a residential district or existing residential use, a landscaped screen buffer of ten (10') feet shall be required. Such screen buffer may consist of a masonry wall, wood fence, trees, shrubs, berms or combination thereof.
2. Internal circulation drives shall be landscaped with street trees. A minimum width of ten (10') feet along each side of the drives shall be landscaped.

SECTION 3.5 (I) INDUSTRIAL DISTRICT

A. Permitted Uses. Subject to the regulations below and elsewhere in this Ordinance the following uses are permitted:

1. Automobile service stations and sales, service garages, automobile assembling, auto

body shops, painting, reconditioning, and tire retreading or recapping. These activities also include tractors/trailers, excavating and other heavy-duty vehicles and equipment.

2. Auto wrecking and junk establishments
3. Brick, pottery, tile and related manufacturers
4. Bottling works and bookbinding
5. Building materials storage, lumber yards and lumber mills
6. Blacksmith and machine shops
7. Carpenter, cabinet making, electrician, metal working, tinsmith and plumbing
8. Contractors equipment sales, service and storage
9. Mixing plants for concrete and asphalt
10. Freight and Trucking Terminals
11. Metal fabrication and forging
12. Gas manufacture and storage
13. Grain elevators and bulk storage of petroleum and similar products
14. Railroad yards
15. Electric power stations, electric and telephone public utility transmission and distribution facilities, including Municipal Buildings and Facilities
16. Laboratories
17. Distribution plants, parcel delivery
18. The manufacturing, compounding, processing or treatment of products and the assembling of articles or merchandise from previously prepared materials.
19. Printing and newspaper publishing
20. Textile manufacturing
21. Wholesale businesses, welding shops, warehouses, including Mini-Warehouses as provided in Section 3.3.B.2, and cold storage plants.
22. Telecommunication towers and appurtenances provided any such tower is setback from any (R) District boundary a distance equal to its height.
23. Agricultural operations as listed and regulated in Section 3.1. A. 1. and 2.
24. Offices for professional services, businesses, finance, insurance and other similar activities.
25. Accessory buildings and uses customarily incidental to the above uses including daycare facilities and health/fitness centers. However, no building, structure, or portion thereof shall be hereafter erected, structurally altered or converted for any residential use other than a bona fide caretaker or watchperson unless and until Conditional Use approval is appropriately granted.
26. Roof Mounted Principal Solar Energy Systems (PSES) in accordance with the applicable requirements of Section 7.16.
27. Principal Wind Energy Facilities (PWEF) as listed and regulated in Section 3.1.A.19.
28. Essential Services
29. No-Impact Home Based Businesses

B. Conditional Uses. Subject to the procedures, standards and criteria set forth elsewhere in this Ordinance, the following are permitted as a Conditional Use:

1. Adult-Related Uses
2. Industrial/Office Park Campus
3. Single-Family detached dwellings

C. Minimum Lot Design Requirements:

Lot Area	40,000 sq. ft.
Lot Width	150 feet
Lot Coverage (Maximum)	70%
Maximum Building Height	85 feet
Front Yard	50 feet
Side Yard (Each)	25 feet
Rear Yard	35 feet

*No buildings or structures shall encroach into the minimum required yard areas.

D. Landscaping Requirements:

A minimum of thirty percent (30%) of the total site area shall be landscaped open space in compliance with the following standards:

1. A landscaped buffer shall be maintained adjacent to all perimeter setbacks, as follows:
 - a. Perimeter Street: A minimum landscaped buffer of twenty-five (25) feet shall be provided.
 - b. Side and Rear Property: Where the site area abuts a residential district or existing residential use, a landscaped screen buffer of twenty-five (25) feet shall be required. Such screen buffer may consist of a masonry wall, wood fence, trees, shrubs, berms or combination thereof.
2. Internal circulation drives shall be landscaped with street trees. A minimum width of ten (10) feet along each side of the drives shall be landscaped.

SECTION 3.6 (C-I) COMMERCIAL/INDUSTRIAL DISTRICT

A. Permitted Uses. Subject to the requirements listed below and elsewhere in this Ordinance, the following uses are permitted:

1. Hotels and Motels
2. Restaurants
3. Business, Administrative, and Corporate Offices
4. Warehousing and Distribution
5. Freight and Trucking Terminals

6. Light Industrial activities
7. Accessory buildings and uses customarily incidental to the permitted uses.
8. Assisted Living Facilities, Hospitals, Nursing and Convalescent Homes subject to the following:
 - a. Such project shall contain a minimum of ten (10) contiguous acres.
 - b. There shall be a minimum of two (2) separate points of ingress and egress.
 - c. All personal and commercial services which may be provided shall be designed and located to serve the residents therein and not the public at large.
 - d. Off-street parking shall be provided in accordance with Section 5.2.13.
9. Agricultural operations as listed and regulated in Section 3.1.A.
10. Shops for contractors of plumbing, heating, air conditioning, electrical, roofing, glass, insulation, carpentry, cabinet making, painting and automobile repair and service subject to the following:
 - a. All services performed shall be in enclosed buildings.
 - b. No outdoor storage of parts, equipment, lubricants, fuel or other materials used or discarded, as part of the service or repair operation, shall be permitted.
 - c. All exterior storage areas shall be subject to lot coverage requirements and shall be screened by a buffer yard, as defined herein, from adjoining roads, residential uses and residentially zoned (AR or R) properties.
11. Health Service Clinics, laboratories, family care and group care facilities.
12. Assembly and fabrication of products to be sold on the premises provided the area devoted to assembly and fabrication does not exceed ten thousand (10,000) square feet subject to compliance with item 10, sub-items a and b.
13. Municipal Uses.
14. Telecommunication towers and appurtenances provided any such tower is setback from any (R) District boundary a distance equal to its height.
15. Blacksmith and machine shops.
16. Printing and newspaper publishing.
17. Welding shops
18. Automobile dealers, service stations, garages and car washes subject to the following:
 - a. All services performed shall be in enclosed buildings.
 - b. No outdoor storage of parts, equipment, lubricants, fuel or other material used or discarded, as part of the service or repair operation, shall be permitted.
 - c. All exterior storage areas shall be subject to lot coverage requirements and shall be screened by a buffer yard, as defined herein, from adjoining roads, residential uses and residentially zoned (AR or R) properties.
19. Essential Services
20. No-Impact Home Based Businesses

B. Development Standards

1. Setback Requirements
 - a. Perimeter Street Setbacks: No structure shall be located closer than seventy-

five (75) feet to an existing public street right-of-way. No structure shall be located closer than fifty (50) feet from an internal access drive (public or private street) serving the development site.

- b. Side and Rear Property Line Setbacks:
 - (1) A minimum side and rear yard setback of one hundred (100) feet shall be required from any property line that is common with or adjacent to a residential district boundary.
 - (2) A minimum side and rear yard setback of fifty (50) feet shall be required from a property line that is common with or adjacent to a non-residential district.
 - (3) No buildings or structures shall encroach into the minimum required yard areas.
2. Internal Building Setbacks:
 - a. Within a development site, front to front and rear to rear facing structures shall have a minimum of eighty (80) feet between faces.
 - b. Within a development site end wall faces of structures and front or rear faces of structures shall have minimum separation of fifty (50) feet.
3. Landscaping Requirements:

A minimum of thirty percent (30%) of the total site area shall be landscaped open space in compliance with the following standards:

 - a. A landscaped buffer shall be maintained adjacent to all perimeter setbacks, as follows:
 - (1) Perimeter street: A minimum landscaped buffer of thirty (30) feet shall be provided.
 - (2) Side and Rear Property: Where the site area abuts a residential district, a landscaped screen buffer of thirty (30) feet shall be required. Such screen buffer may consist of a masonry wall, wood fence, trees, shrubs, berms or combination thereof.
 - b. Internal circulation drives shall be landscaped with street trees. A minimum width of ten (10) feet along each side of the drives shall be landscaped.
4. Site areas shall not be developed so as to establish or promote direct or indirect access corridors passing through residential zones.
5. No building shall exceed a height of fifty (50) feet and for each foot that a building exceeds a height of thirty-five (35) feet the setback requirements set forth in 3.6.B.1 shall be increased one (1) foot.

Minimum Lot Area and Related Requirements. The minimum lot area and related requirements will be controlled by the above Development Standards as well as the parking circulation and landscaping standards of this Ordinance.

SECTION 3.7 (VO) VILLAGE OVERLAY ZONE

- A. Purpose and Intent - In compliance with Sections 605.(2) and 605.(3) of the Act, this Zone provides an optional set of design standards that can be applied to property located within the

(R-2) Medium-Density Residential Zone. These optional design standards seek to achieve a "village" type setting that is characteristic of much of Franklin County's built environment and heritage. All of the design standards of this Zone are vital if the "village" atmosphere is to be achieved. While many of the following requirements deal with issues that typically transcend zoning jurisdiction, they are provided as design options, and are, therefore, considered voluntarily self-imposed by prospective developers, but enforceable by the Township.

It is the further intent of the Board of Supervisors to encourage flexibility, economy and ingenuity in the development of tracts within this Zone. To this end, the Board of Supervisors shall, by conditional use approval, permit the developer to modify the design standards of this Section if such modification will enable the design of a better development. It is the specific intent of the Board of Supervisors to permit developers to consider and utilize innovative methods of design.

Some of the specific development objectives of the Zone include the design and construction of neighborhoods that:

1. Are distinct in their incorporation of important natural and cultural features;
2. Provide for a diversity of housing types, sizes, and costs with particular emphasis on scattered-site affordable housing opportunities;
3. Provide for convenient vehicular access to the neighborhood's edge but in creased reliance upon pedestrian movements within its bounds;
4. Integrate local businesses and trades to enhance resident convenience and offer limited employment opportunities;
5. Make efficient use of local infrastructure and services;
6. Reflect the historic and traditional building styles so abundant within the region;
7. Reserve and feature civic uses and open spaces as community focal points;
8. Provide safe, efficient, and compatible linkages with existing nearby land uses, streets, sidewalks, etc.;
9. Invite regular and frequent social interaction among its inhabitants; and,
10. Blend all of these above-described features in a way that promotes community identification and a "sense-of belonging" for the residents.

These development objectives will be used as a measure of conformance with any proposed development within this Zone.

- B. Relationship to Other Ordinances and Sections of this Zoning Ordinance - The provisions of this Section create a conditional use overlay zone which may be applied to lands within the (R-2) Medium-Density Residential Zone. This Zone may only be applied to property upon approval by the Board of Supervisors and written acceptance by the landowner of all requirements of this section, and any valid conditions of approval attached by the Board of Supervisors. Such overlay zone establishes different land use and design requirements from those contained in this and other ordinances of the Township. To the extent the regulations within this section differ (are more, or less restrictive) from others, those within this section

shall govern. However, all other provisions of this and other ordinances of the Township shall remain in full force.

- C. Severability and Repealer - Should any part of this Section be declared invalid by the courts, the entire Section shall be automatically repealed.
- D. Review Procedures - All proposals within this Zone are considered and shall be governed by the application and review procedures for conditional uses according to this Ordinance. The remaining requirements of this Zone shall be used as the specific criteria for evaluating the approval of any conditional use(s). Prior to submitting a conditional use application under this Section, the applicant is highly encouraged to meet with the Township staff to discuss the project.
- E. Conditional Uses
1. Public uses and public utilities structures;
 2. Public and/or nonprofit parks;
 3. Churches and related uses;
 4. Single-family detached dwellings;
 5. Duplexes;
 6. Townhouses with no more than five (5) units per building;
 7. Quadraplexes;
 8. Accessory building apartments with no more than one (1) dwelling unit, subject to the criteria listed in this Ordinance;
 9. Home occupations subject to the criteria listed in this Ordinance;
 10. Family day-care subject to the criteria listed in this Ordinance;
 11. The following locally-oriented businesses:
 - a. Barber, beauty, tanning, and health salons;
 - b. Tailors, off site dry cleaning, and shoe repair services;
 - c. Retail sales and/or rental of goods such as, but not limited to, antiques, apothecaries, packaged beverages, recorded music and video materials, books, clothing, confections, dry goods, flowers, fresh or packaged food, furniture, gifts, hardware, jewelry, newspapers, notions, personal and household supplies, photographic supplies, sporting goods, stationery, and tobacco;
 - d. Delicatessens, bakeries, ice cream shops, caterers, restaurants, and fast-food restaurants, provided no drive-through facilities are used;
 - e. Photographic, music, art and dance studios;
 - f. Professional, medical, and/or dental offices;
 - g. Banks, including outdoor tellers if pedestrian-oriented, and similar financial institutions, provided no drive-through facilities are utilized; and,
 - h. Repair of clocks, jewelry, cameras, electronics, and small household appliances.
 12. Accessory uses customarily incidental to the above permitted uses.
- F. Minimum Area Requirements - All applications shall contain no less than fifteen (15)

contiguous undeveloped acres in single ownership in the (R-2) Medium-Density Residential Zone. However, applications that expand previously approved Village Overlay Zone development shall have no minimum area requirements.

- G. Required Mixture of Uses - All Village Overlay Zone developments shall provide a mixture of uses that conform with the following ratios of net acreage (excluding streets, alleys, and utility rights-of-way):

Use	Required Percentage
Public, Civic, Open Spaces	Minimum 25%
Single-Family Detached Dwellings (including accessory apts.)	Minimum 35%
Other Dwellings (duplexes, townhouses, Quadraplexes)	10-30%
Local Commercial Uses	Maximum 5%

- H. Maximum Coverage - In no case shall more than fifty-five percent (55%) of a Village Overlay Zone development site be covered with buildings and/or other impervious surfaces.
- I. Architectural Considerations - All proposals within the Village Overlay Zone must incorporate architectural treatments and styles that complement the Townships historic resources. All applications shall include the preparation of textual and (typical) graphic descriptions by a Commonwealth-registered architect, of proposed architectural features and styles, which shall be presented and analyzed with the following criteria:
1. Proportion of Buildings Front Facades - The relationship between the width of the front of the building and the height of the front of the building.
 2. Proportion of Openings Within the Building - The relationship of width to height of windows and doors.
 3. Rhythms of Solids to Voids in the Front Facade - Since rhythm is a repeated and recurrent alteration of strong and weak architectural elements, a rhythm of masses to openings in a building should be maintained.
 4. Rhythm of Spacing of Buildings on Streets - In moving past a series of buildings, a rhythm of recurrent or repeated building masses to spaces between them should be experienced.
 5. Rhythm of Entrance and/or Porch Projections - Moving past a series of structures, one experiences a rhythm of entrances or projections at an intimate scale.

6. Relationship of Materials - Within an area, the predominant materials may be brick, stone, stucco, wood, siding, or other approved material.
7. Relationship of Textures - The predominant textures of an area may be smooth, such as stucco, or rough as brick with tooled joints or horizontal wood, siding, or other textures.
8. Walls of Continuity - Physical ingredients, such as brick walls, wrought iron fences, evergreen landscape masses, building facades, or combinations of these form continuous, cohesive walls of enclosures along the street.
9. Relationship of Landscaping - There may be a predominance of a quality and quantity of landscaping, although emphasis herein shall be with the amounts and continuity of landscaping.
10. Paving Materials - There may be a predominance in the use of brick pavers, cobblestones, granite blocks or approved others.
11. Directional Expression of Front Elevation - Structural shape, planning of openings and architectural detail may provide a predominantly vertical, horizontal, or non-directional character to the building's facade.
12. Scale - Scale is created by the size of units of construction and architectural detail that relate to the size of man. It can also be determined by building mass and how it relates to open space. The major elements of scale may be brick or stone units, window or door openings, porches, and balconies, etc.
13. Relationship of Color - Insofar as the mass and detail, such as trim, are concerned, a predominant color that may be of a natural material or a patina colored by time. Blending of colors of trim is also a factor
14. Relationship of Architectural Details - Architectural details and their relationship to the structure in question and adjacent ones, including but not limited to, cornices, lintels, arches, quoins, balustrades and ironwork, chimneys, etc.
15. Relationship of Roof Shapes - Buildings should have compatible roof shapes, such as gable, mansard, hip, flat, gambrel and/or other kinds of roof shapes.
16. A description of any nonstructural improvements (buffering, landscaping, and screening) that will be used to protect the integrity of the historic resources.

J. Design Requirement

1. Lot Design Standards - See following table:

Permitted Dwelling Type	Minimum Lot Width at Building Line	Maximum Lot Coverage (3)	Front Build-to Line (1)	Minimum Yard Setbacks (2)			Minimum Permitted Density (Units/Net Acre)
				One Side	Both Sides	Rear	
Single-Family Detached(4)	50 ft.	50%	10-15 ft.	6 ft.	12 ft.	20 ft.	6
Duplex	40 ft. per unit	70%	10-15 ft.	6 ft. per unit	N/A	20 ft.	7
Townhouse(5)	18 ft. per unit	70%	10-15 ft.	10 ft. end units	N/A	20 ft.	7
Quadraplex	30 ft. per unit	70 %	0-15 ft.	10 ft. end units	N/A	20 ft.	7

- (1) No less than seventy percent (70%) of a building's front facade (including the front facade of any covered or uncovered porches) must be located on the front build-to line; except, however, no less than fifty percent (50%) of any townhouse or quadraplex building must be located on the front build-to line. Front build-to lines shall be measured between the edges of the street right-of-way and the closest facade of the building including porches. No part of any building shall extend closer to a street than the front build-to line.
- (2) Required setbacks for accessory structures shall be six (6) feet from rear and side lot lines. No accessory buildings shall be permitted within the front yard.
- (3) Maximum lot coverage requirements shall not apply to porches located within the front yard.
- (4) In addition to the principal dwelling, an accessory building apartment is permitted by special exception, subject to the criteria listed herein. Such accessory building apartments shall not be calculated as part of the maximum permitted density depicted for single-family detached dwellings in this table.
- (5) No townhouse building shall contain more than five (5) units. For each townhouse building containing more than four (4) units, no more than sixty percent (60%) of such units shall have the same front yard setback; the minimum variation of setback shall be five (5) feet. In addition, no more than two (2) contiguous units shall have identical roof lines that generally parallel the ground along the same horizontal plane. All townhouse buildings shall be set back a minimum of fifteen (15) feet from any interior access drives, or parking facilities contained on commonly-held lands. All townhouse buildings shall be set back at least thirty (30) feet from any perimeter boundary of the development site. In those instances where several townhouse buildings are located on the same lot, the following separation distances will be provided between each building:

- a. Front to front, rear to rear, or front to rear parallel buildings shall have at least fifty (50) feet between faces of the building. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as ten (10) feet at one end if increased by similar or greater distance at the other end.
 - b. A minimum yard space of thirty (30) feet is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of twenty (20) feet.
 - c. A minimum yard space of thirty (30) feet is required between end walls and front or rear faces of buildings.
 - d. All townhouse buildings shall be set back a minimum of fifteen (15) feet from any interior access drives or parking facilities contained on commonly-held lands.
2. Residential Building Design Standards - All residences shall comply with the following:
- A. Building Height - All principal residences shall be between one and one-half (1.5), and three (3) stories in height. Accessory buildings shall be no more than fifteen (15) feet high unless an accessory apartment is provided; in such cases, an accessory building can extend up to two (2) stories;
 - B. Building Orientation and Porches - All residential buildings' main entrance shall face the lot's front yard. At least fifty percent (50%) of all detached dwellings located along a public street within the same block shall include porches within the front yard. When a dwelling with a porch is located on a corner lot, the porch shall extend parallel along both front lot lines; and
 - C. Residential Building Width - No residential dwelling shall be greater than one hundred (100) feet wide as measured parallel, or approximately parallel, with any street line.
3. Vehicular Access and Parking Requirements for Residences - All driveways and offstreet parking shall be provided within the rear yard. However, one joint-use driveway shall be permitted to extend into the front yard to connect with a public street, along a common lot line serving at least two (2) adjoining residences. Driveway widths shall range between ten (10) and twelve (12) feet. In no case shall any joint-use driveway serve more than four (4) dwelling units.

For purposes of this Section normal frontage requirements are partially waived to allow the creation of dwelling lots that do not have public street frontage; however, such lots must front along a commonly-held pedestrian path, and have direct access to a public alley, or a joint-use driveway. In such cases, the lots front yard shall be that which is along the common pedestrian path. Furthermore, the lots front build-to line shall be measured from the edge of the common pedestrian path;

4. All mail and newspaper boxes shall be attached to the building's front facade; and,
5. No above-ground accessory residential swimming pools, except portable "kiddie pools," shall be permitted.

K. Commercial Design Requirements - Within the Village Overlay Zone, those limited commercial activities as listed shall be permitted in one or a combination of the two following alternative design schemes:

1. Commercial Courtyard – This design scheme provides for a centralized pedestrian-oriented commercial courtyard that provides a maximum separation of commercial patrons from vehicular traffic:
 - A. Where practicable, all commercial land uses shall be centralized within one area which is generally equidistant from the peripheral edges of the development, or any adjoining residential neighborhood(s) whose residents would also patronize the commercial courtyard;
 - B. Commercial courtyards shall also be integrated upon a system of sidewalks and/or pedestrian pathways, such that all inhabitants of the development and adjoining neighborhoods to be served will have safe and convenient pedestrian access to the commercial courtyard;
 - C. Where practicable, commercial courtyards will be contiguous or directly across a street from common greens. Furthermore, commercial courtyards shall also incorporate, or be located in close proximity with, civic uses and amenities (e.g., postal gang boxes, bus stops, community centers or pavilions, playgrounds, etc.);
 - D. Commercial courtyards shall consist of one minimum thirty-five (35) foot wide pedestrian path which generally runs perpendicular from adjoining streets. Such pedestrian path shall have a dust-free impervious surface with lamp posts, trash receptacles, shade tree beds, pedestrian benches, and similar amenities;
 - E. Each commercial building's main facade, sign, and customer entrance must front on the commercial courtyard. At least fifty percent (50%) of the commercial buildings main facades shall be placed upon a five (5) foot build-to-line, as measured from the nearest edge of the courtyard's pedestrian path; however, this requirement can be waived for outdoor cafes, so long as a three (3) foot high fence is placed along the same build-to-line;
 - F. Outdoor restaurant cafes, including awnings, umbrellas, tables and chairs, and trash receptacles are permitted, so long as they architecturally and visually complement the overall appearance and function of the commercial courtyard.

All activities on-site shall be controlled so as not to constitute a nuisance by means of noise, and litter;

- G. One sidewalk display bin for retail merchandise shall be permitted per use between the main facade of the building and the courtyard's pedestrian path. Such bin shall be located against the facade and shall not extend more than two (2) feet perpendicular from it. Sidewalk display bins shall not exceed an overall length of fifteen (15) feet, nor an overall height of three (3) feet. Sidewalk bins shall only be exhibited during the use's business hours;
- H. Signs for commercial uses within the commercial courtyard shall only include flat wall signs or wall projecting signs. Overall sign size shall be limited to six (6) square feet per sign, per business. Each business will be permitted one such sign along the courtyard pedestrian path, plus another oriented to its street side. The commercial courtyard is also permitted one freestanding archway which crosses over the common pedestrian path. Such archway must be used to identify a common name of the commercial courtyard;
- I. Vehicular access, off street parking, and off-street loading shall be located in the commercial use's front yard (directly opposite the common pedestrian path or courtyard) between the building and a public street. As an alternative, off street parking and loading can be provided on a separate common area shared by adjoining businesses. Such common parking and loading shall be not more than three hundred (300) feet from any of the uses it serves, shall be linked via a sidewalk to the courtyard's common pedestrian path, and shall be screened from the common pedestrian path, adjoining roads, and adjoining residential areas;
- J. Required Off Street Parking - Minimum required off-street parking spaces for commercial uses are computed on the basis of one (1) per three hundred (300) square feet of total floor area, except that convenience stores, and/or offices of physicians, dentists, and veterinarians shall require one (1) space per two hundred (200) square feet of total floor area.

Off-street parking lot design standards shall follow those specified for all commercial uses contained herein. All off street parking for commercial uses shall be set back no less than twenty-five (25) feet from any adjoining property used principally for residential purposes. Furthermore, any street access to any off-street parking space must be set back at least forty (40) feet from the right-of way lines of any intersecting street, or five (5) feet from a fire hydrant;

- K. For each commercial use, one upper-floor apartment with a separate ground level access and one off-street parking space may be provided;
- L. No business shall comprise more than two thousand (2,000) square feet of

gross floor area (excluding the upper-floor apartment);

- M. For each thirty (30) dwelling units occupied, one (1) commercial use may be constructed;
- N. Lot Area Requirements - Five thousand (5,000) to ten thousand (10,000) square feet per store;
- O. Lot Width Requirements - Twenty-five (25) to eighty (80) feet per store front, except when a commercial use adjoins a lot or lots used principally for residential purposes, the maximum lot width shall be increased to accommodate a required twenty-five (25) foot wide landscape buffer strip;
- P. Maximum Lot Coverage - Ninety percent (90%);
- Q. Minimum Required Setbacks - See following table:

Use	Front Yard	Side Yards Abutting Other Commercial Uses	Side Yards Abutting Public or Residential Uses	Rear Yard
Building	54 ft. (1)	None	25 ft.	25 ft.
Off-Street Parking	See Parking	None	25 ft.	Not Permitted
Off-Street Loading	10 ft.	None	50 ft.	Not Permitted
Dumpster	25 ft.	None	50 ft.	Not Permitted

- (1) Building front yard setbacks can be reduced in two separate instances. First, a minimum twenty (20) foot setback can be used when no off-street parking nor loading is provided between the building and the adjoining street. In such cases, this area shall be used for a minimum eight (8) foot wide sidewalk and a planting strip that comprises at least twenty-five percent (25%) of the area contained within the front yard. Second, the building front yard setback can be reduced to thirty (30) feet when perpendicular or angled “head-in” parking spaces directly front an access easement. In this case, the thirty (30) foot strip shall be comprised of a minimum ten foot wide landscape strip with sidewalk, and the balance used for actual parking space.

- R. Required Off Street Loading - See Parking Standards of this Ordinance;

- S. Height Requirements - All buildings shall have two (2), two and one-half (2 1/2), or three (3) stories;
 - T. Outdoor Storage - No outdoor storage is permitted;
 - U. Waste Products - Dumpsters may be permitted within the side or front yard, provided such dumpsters are screened from any adjoining roads and or properties. All dumpsters shall be set back a minimum of fifty (50) feet from any adjoining properties used for a principal residence. All waste receptacles shall be completely enclosed within a masonry or "Asight-tight" fenced enclosure equipped with a self latching door or gate;
 - V. Architectural Considerations - All commercial buildings shall be reviewed in relation to the architectural criteria of this Section.
 - W. Landscaping - Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings; and,
 - X. Commercial Operations Standards - All commercial operations shall comply with any Commonwealth of Pennsylvania and/or Federal Government regulations, as required by the most recent regulations made available from these governmental bodies.
2. Main Street Setting - This design scheme provides for a centralized main street streetscape similar to that characterized by many of the historic villages and boroughs of the County.
- A. Unless impractical, all commercial land uses shall be centralized within one area which is generally equidistant from the peripheral edges of the development, or any adjoining residential neighborhood(s) whose residents would also patronize the commercial uses;
 - B. Main street settings shall be integrated upon a system of sidewalks, such that all inhabitants of the development and adjoining neighborhoods to be served will have safe and convenient pedestrian access to the main street area;
 - C. Where practicable, main street settings will be contiguous to, or directly across a street from, common greens. Furthermore, main street settings shall also incorporate, or be located in close proximity with, civic uses and amenities (e.g., postal gang boxes, bus stops, community centers or pavilions, playgrounds, etc.);

- D. Main street settings shall require that commercial uses front along a new arterial or collector road serving the development;
- E. Main street settings shall include sidewalks with lamp posts trash receptacles, pedestrian benches, shade trees, and other similar amenities;
- F. Each commercial building's facade, sign, and customer entrance must be oriented toward its adjoining street. At least fifty percent (50%) of the commercial buildings main facades shall be placed upon a five (5) foot front build-to-line; however, this requirement can be waived for outdoor restaurant cafes, so long as a three (3) foot high fence is placed along the same build-to-line;
- G. Outdoor restaurant cafes, including awnings, umbrellas, tables and chairs, and trash receptacles are permitted so long as they architecturally and visually complement the overall appearance and function of the main street setting. All activities on-site shall be controlled so as not to constitute a nuisance by means of noise and litter;
- H. One (1) sidewalk display bin for retail merchandise shall be permitted per use between the main facade of the building and the main street sidewalk. Such bin shall be located against the facade and shall not extend more than two (2) feet perpendicular from it. Sidewalk display bins shall not exceed an overall length of fifteen (15) feet, nor an overall height of three (3) feet. Sidewalk bins shall only be exhibited during the use's business hours;
- I. Signs for commercial uses within the main street setting shall only include flat wall signs or wall projecting signs. Overall sign size shall be limited to six (6) square feet per business. Each business will be permitted only one such sign. Another two (2) square foot wall sign is permitted facing the building's off - street parking area;
- J. Required Parking and Loading - Minimum required off street parking spaces for commercial uses are computed on the basis of one (1) per three hundred (300) square feet of total floor area, except that convenience stores, and/or offices of physicians, dentists, and veterinarians shall require one (1) space per two hundred (200) square feet of total floor area. Required off street loading spaces shall be determined by the applicable standards. Such off-street parking and loading areas shall be located behind any commercial building in the rear yard. All off street parking and loading space areas shall be provided on an integrated basis so that all uses are physically interconnected and share available parking and loading spaces. Cross access easements to ensure such integration shall be required in language acceptable to the Township's Solicitor.

For the purposes of this Zone, the schedule of required parking spaces listed in this Ordinance shall not apply. However, all other design standards shall be enforceable. All vehicular access to such areas shall be via common access drives, preferably not directly from the main street area, but from an intersecting side street. In addition to the above-described off street parking, on-street parking shall be provided as parallel parking along any side of the street upon which commercial uses front;

- K. For each commercial use, one upper-floor apartment with a separate ground-level access and one (1) off street parking space may be provided;
- L. No business shall comprise more than two thousand (2,000) square feet of gross floor area (excluding the upper-floor apartment);
- M. For each thirty (30) dwelling units occupied, one commercial use may be constructed;
- N. Lot Area Requirements - Five thousand (5,000) to ten thousand (10,000) square feet per store;
- O. Lot Width Requirements - Twenty-five (25) to eighty (80) feet per store front, except that, when a commercial use adjoins a lot or lots used principally for residential purposes, the maximum lot width shall be increased to accommodate a required twenty-five (25) foot wide landscape buffer strip;
- P. Maximum Lot Coverage - Ninety percent (90%);
- Q. Minimum Required Setbacks - See the following table:

Use	Front Yard	Side Yards Abutting Other Commercial Uses	Side Yards Abutting Noncommercial Uses	Rear Yard Abutting Other Commercial Uses	Rear Yard Abutting Noncommercial Uses
Building	25 ft.	None	0 ft.	50 ft.	50 ft.
Off-Street Parking	Not Permitted	None	15 ft.	None	15 ft.
Off-Street Loading	Not Permitted	None	25 ft.	None	25 ft.
Dumpster	Not Permitted	None	50 ft.	None	50 ft.

- R. Height Requirements - All buildings shall have two (2), or two and one-half (2 ½) stories;
 - S. Outdoor Storage - No outdoor storage is permitted;
 - T. Waste Products - Dumpsters are permitted within the rear yard. All dumpsters shall be set back a minimum of fifty (50) feet from any adjoining properties used for a principal residence. All waste receptacles shall be completely enclosed within a masonry or "sight-tight" fenced enclosure equipped with a self latching door or gate;
 - U. Landscaping - Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings; and,
 - V. Commercial Operations Standards - All commercial operations shall comply with any Commonwealth of Pennsylvania and/or Federal Government regulations, as required by the most recent regulations made available from these governmental bodies.
- L. Open Space Design Requirements - As specified in Subsection J. no less than twenty-five percent (25%) of the total development site's net acreage shall be devoted to public, civic, and/or open space uses. The following standards shall also be applied to these areas:
- 1. Of the total twenty-five percent (25%) required, no less than two-thirds (2/3) shall be used for commonly-held public open spaces. Any remaining area shall be reserved for centralized common greens, such as playgrounds, picnic pavilions, and neighborhood parks, or public schools, churches, meeting halls, swimming pools, libraries, museums, and other similar uses;
 - 2. The location and design of required public open spaces shall be largely determined by a proper site planning process. As part of this process, applicants shall be required to prepare a natural and cultural features inventory of the site. Qualified experts must identify and plot each of the following found on the proposed site:
 - X 100-year floodplains
 - X steep slopes (greater than fifteen percent (15%))
 - X wetlands, streams, ponds, or other water bodies
 - X sinkholes, caves, vistas, or other significant geologic features
 - X threatened or endangered species habitats
 - X archaeological resources
 - X historic resources

X significant stands of mature trees

From this inventory and plot, it shall be incumbent upon the applicant to demonstrate that the proposed schematic design of the Village Overlay Zone development minimizes disturbance of, but integrates, these features to provide a safe and attractive network of common pedestrian paths that link areas within the proposed development and connect with nearby uses of the Township. All common pedestrian paths shall consist of an all-weather durable surface that is at least five (5) feet wide;

3. An essential element of the Village Overlay Zone development application is a written description and plan for the disposition of ownership of common open space land designating those areas to be offered for dedication, or to be owned by the specific form of organization proposed. The common open space shall be owned and maintained in a manner to insure its preservation. This shall be accomplished through one of the following:
 - A. An offer of dedication to the Township. The Township shall not be obligated to accept dedication of the common open space;
 - B. With permission of the Township and appropriate deed restrictions in favor of the Township and in language acceptable to the Township Solicitor, the developer may transfer ownership of the common open space or a portion thereof to a private, nonprofit organization among whose purposes is the preservation of open space land and/or natural resources. The organization shall be a bona fide conservation organization with a perpetual existence, the conveyance must contain appropriate provision for reverter or retransfer if the organization is unable to maintain the land, and the organization must enter into a maintenance agreement with the Township;
 - C. The developer shall provide for and establish an organization for the ownership and maintenance of the common open space which shall be generally consistent with the requirements for unit owners, associations found in the Pennsylvania Uniform Condominium Act 68 Pa C.S. 3101 et seq. If such an organization is created, the agreements of sale and deeds for all lots shall contain the following requirements in language acceptable to the Township Solicitor:
 - a. Such organization shall not dispose of the common open space by sale or otherwise except to the Township, unless the Township has given prior written approval. Such transfer shall be made only to another organization which shall maintain the common open space in accordance with this Ordinance;

- b. The organization and all lot owners shall enter into a maintenance agreement with the Township and shall agree to be bound by the provisions of Article VII of the Pennsylvania Municipalities Planning Code relating to the maintenance of deteriorating common open space by municipalities; and,
- c. The Township may require the establishment of a reserve fund to provide for maintenance of, or capital improvements to, the common open space.

M. Streets, Sidewalks and Alleys - Within the Village Overlay Zone, the following design standards shall be applied to streets, sidewalks, and alleys:

1. The following table lists required street, sidewalk, and alley widths:

Functional Street Classification	Number of Travel Lanes	Number of Parallel Parking Lanes	Minimum Required Cartway Width	Minimum Required Sidewalk and Related Planting Strip Width (1)	Minimum Required R.O.W. Width
Arterial or Collector	2	2	40 ft.	20 ft.	60 ft.
Local	2	2	36 ft.	20 ft.	56 ft.
Local	2	1	28 ft.	20 ft.	48 ft.
N/A	2-way alleys	0 (2)	16 ft.	0	16 ft.
N/A	1-way alleys	0 (2)	11 ft.	0	11 ft.
N/A	1-way access drives	0	9 ft.	0	9 ft.
N/A	2-way access drives	0	18 ft.	0	18 ft.
N/A	joint-use driveway	0	16 ft.	0	16 ft.

- (1) Sidewalks shall be provided,
- (2) No parking shall be permitted within alleys.

2. Where practicable, the design of streets, alleys, and sidewalks should provide for through traffic and pedestrian movements, and should interconnect with existing nearby streets, alleys, and sidewalks. The use of cul-de-sac streets and alleys is

forbidden, unless accompanied by plans of future adjacent street connections;

3. All public streets that connect with existing arterial or collector roads (as depicted on the Official Zoning Map) provide access to commercial uses, and/or act as collector roads within the proposed development, shall be designed with a minimum centerline turning radius of one hundred fifty (150) feet. All other roads shall be designed with a minimum centerline turning radius of eighty (80) feet. All intersections of driveways, joint-use driveways, access drives, and/or streets shall provide a clear sight triangle in accordance with the SALDO;
4. Both sides of all public streets shall be lined with five (5) foot wide sidewalks, and five (5) foot wide sidewalk planting strips; however, where sidewalks directly abut on street parking spaces fronting commercial uses, such sidewalks shall be at least eight (8) feet wide. Sidewalks and sidewalk planting strips shall weave beside, and in-and-out of one another. At driveway, access drive, and street intersections, all sidewalks shall include aprons for access by handicapped persons according to standards contained within the latest version of the Americans With Disabilities Act. Sidewalk planting strips shall stop no less than twenty (20) feet from the curb line of an intersecting street; in these areas, ten (10) foot wide sidewalks shall be provided. In addition, sidewalk planting strips can be replaced with ten (10) foot wide sidewalks at locations of passive pedestrian nodes (e.g., benches, fountains, public transit stops, and access points of public uses and parks). One shade tree shall be provided every fifty (50) feet, or fraction thereof of linear sidewalk planting strip.

N. Public Utility and Service Requirements - All proposals within the Village Overlay Zone must comply with the following:

1. Both public sewer and public water shall be used throughout the development;
2. Where practicable, the retention and regenerative percolation of storm water runoff shall be located within common passive open spaces;
3. All utility lines shall be located underground and within public streets, alleys, or other public rights-of way. Any required utility structures, buildings, pump stations, transformers, or other similar devices shall be screened from adjoining properties and roads;
4. All public streets shall be provided on one, or both, side(s) with street lights. Such street lights shall be placed every one hundred (100) lineal feet and shall be of such design and light intensity to complement the development's architecture;
5. Bus stops, if provided, shall be placed at appropriate location(s) along major roads serving the proposed development. Their distribution shall be such that no residence

within the development shall be situated more than one thousand (1,000) feet from its bus stop. Furthermore, the selection of bus stops shall be logically connected with any existing bus routes. Bus stops shall consist of a minimum pedestrian node consisting of one, ten by twenty (10' x 20') foot sidewalk section, one permanently anchored park bench, and a shade tree;

6. Applicants are required to obtain a letter from the Emergency Management Coordinator of the company that would provide first-call service to the proposed development. Such letter should describe any foreseeable problems regarding fire protection for the proposed development. Particular attention should focus upon the location of fire hydrants and emergency vehicle turning radii.

O. Subsequent Revisions Within the Village Overlay Zone

1. Except as provided herein, any change proposed within a previously approved Village Overlay Zone will require the obtainment of a conditional use according to the procedures and standards listed in this Ordinance. The evaluation of such conditional use will be based upon its compliance with the specific requirements of this Section and other applicable provisions of this Ordinance, as well as any conditions of approval attached to the original approval;
2. Minor revisions of existing uses which were previously approved as part of a Village Overlay Zone are permitted by right, if they:
 - A. Do not violate any design standards specifically imposed upon the proposed use and its site;
 - B. Do not change any principal use;
 - C. Do not violate any of the standards imposed upon the entire development;
 - D. Do not violate any conditions attached to the original approval of the Village Overlay Zone; and,
 - E. Do not adversely affect the architecture of the approved existing development.
3. The following accessory uses may be established by special exception, subsequent to approval of a Village Overlay Zone development, subject to their respective specific criteria and the rules and procedures of this Ordinance:
 - A. Home occupations;
 - B. Family day-care; and,

C. Accessory apartments