

ARTICLE IX

VC - VILLAGE CENTER DISTRICTS

SECTION 9.01 - INTENDED PURPOSE. The VC Village Center Residential District is designed to maintain existing residential environments as an asset to the total community; stabilize and improve the existing values inherent in the already built environment and encourage the upkeep of existing development and the development of new properties; foster conversion of larger dwellings, where applicable, for use into smaller household units; allow flexibility in planning and induce creative and economic methods of residential development; and promote the use of properties for trade and service activities which are compatible with residential use.

All uses within the VC District shall comply with the following regulations:

SECTION 9.02 - PERMITTED USES. Within the VC District shown on the Zoning Map, the following uses shall be permitted as a matter of right:

- A. Single family detached dwellings.
- B. Single family semi-detached dwellings.
- C. Two-family dwellings.
- D. Retail sales of goods, prepared foods and/or services, but excluding establishments designed to provide drive-in facilities.
- E. Eating and drinking places, but excluding establishments designed to provide drive-in facilities.
- F. Personal services, but excluding establishments designed to provide drive-in facilities.
- G. Professional and administrative offices.
- H. Financial institutions, including drive-in facilities.
- I. Public and semi-public buildings and uses.
- J. Essential municipal and public utility services and installations.

SECTION 9.03 - ACCESSORY USES

The following customary accessory uses and buildings incidental to any permitted uses shall be permitted:

- A. Uses and structures which are customarily associated with the permitted uses such as storage buildings, outdoor storage areas, yards, gardens, play areas and parking areas.
- B. Garden house, tool house, playhouse, wading pool, or swimming pool incidental to the residential use of the premises and not operated for gain. All such wading or swimming pools shall be subject to the provisions of Article XIV hereof.
- C. Private garages. In such garages with 2 or more passenger automobile spaces, one such space may be leased or rented to persons not resident on the premises.
- D. The keeping of a reasonable number of customary household pets or domestic animals but excluding the commercial breeding or keeping of same. All such household pets or domestic animals shall not be penned or housed within the applicable minimum yard requirements of any lot. Commercial kennels shall not be permitted.
- E. All storage accessory to any permitted principal use, other than off-street parking and loading, or trailer, boat, mobile home and agricultural storage shall be carried on in completely enclosed buildings.
- F. Signs, as provided in Article XIV of this Ordinance.

SECTION 9.04 - SPECIAL EXCEPTION USES. The following uses and activities may be permitted by Special Exception upon approval of the Zoning Hearing Board after a public hearing and recommendation by the Planning Commission. Uses by Special Exception shall be subject to the requirements specified in Articles XIV and XVIII and elsewhere in This Ordinance.

- A. Uses which, in the opinion of the Zoning Hearing Board, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purposes of these districts.
- B. Places of worship including accessory building such as parish houses and church school facilities. (See Section 14.27)
- C. Cemeteries. (See Section 14.28)
- D. Schools, colleges and other educational institutions. (See Section 14.29)

- E. Philanthropic and religious institutions, hospitals, nursing homes and sanitarium for medical care. (See Section 14.30)
- F. Membership clubs and camps, and outdoor recreation facilities such as private playgrounds, golf clubs, swimming pools and tennis courts. (See Section 14.31)
- G. Commercial camps and resorts. (See Section 14.32)
- H. Conversion of established single family dwellings into two or more apartment dwelling units, provided that both sanitary sewer and water systems are available, each lot or parcel of land so used has an area of not less than ten thousand (10,000) square feet and a width of not less than one eighty (80) feet at the building line and no more than a total of twelve (12) dwelling units are located within the structure. Each dwelling unit within converted buildings shall have not less than two thousand (2,000) square feet of land area per dwelling unit and a minimum of seven hundred (700) square feet of floor area per each unit; but, in no case, shall the total land area be less than ten thousand (10,000) square feet. (See Section 14.37)
- I. Multiple dwelling structures including apartment, row or attached, and town house dwellings. (See Section 14.38)
- J. Hotels, motels and tourist homes. (See Section 14.47)
- K. Lodging and boarding houses.
- L. Business conversions. (See Section 14.49)
- M. Vehicle services, such as service stations, repair garages, and vehicle supplies. (See Section 14.46)
- N. Commercial recreation and entertainment facilities.
- O. Day care centers. (See Section 14.48)
- P. Bed and Breakfast Inns. (See Section 14.42)

SECTION 9.05 - LOT AREA, BUILDING HEIGHT AND YARD REQUIREMENTS.

- A. Lot Requirements. Lot width, lot area, yard and building setback of not less than the dimensions shown on the following table shall be provided for every dwelling unit and/or principal non-residential building or structure hereafter erected or altered for any use permitted in this district:

USE	LOT REQUIREMENTS			YARD REQUIREMENTS				HEIGHT RQMNTS.
	MIN. LOT AREA (SQ.FT.)	MIN. LOT WIDTH	MAX. LOT COVERAGE %	FRONT	ONE SIDE	TOTAL SIDES	REAR	MAX. (FT.)
<u>ON-LOT WATER & SEWER</u>								
Single Family Detached Dwelling	60,000*	200'	20	35'	20'	40'	35'	35
Single Family Semi- Detached Dwelling (per DU)	45,000*	150'	20	35'	40'	40'	35'	35
Two Family Dwelling	90,000*	200'	20	35'	20'	40'	35'	35
Permitted Non- Residential Uses	1 acre*	150'	20	35'	20'	40'	35'	35
Uses by Special Exception	SEE ARTICLE XIV							
<u>PUBLIC WATER OR SEWER</u>								
Single Family Detached Dwelling	20,000*	100'	25	35'	15'	30'	35'	35
Single Family Semi- Detached Dwelling (per DU)	15,000*	100'	25	35'	40'	40'	35'	35
Two Family Dwelling	30,000*	130'	25	35'	15'	30'	35'	35
Permitted Non- Residential Uses	25,000*	120'	25	35'	15'	30'	35'	35
Uses by Special Exception	SEE ARTICLE XIV							
<u>PUBLIC WATER & SEWER</u>								
Single Family Detached Dwelling	10,000	80'	30	35'	15'	30'	35	35
Single Family Semi- Detached Dwelling (per DU)	7,500	80'	30	35'	30'	30'	35'	35
Two Family Dwelling	15,000	100'	30	35'	15'	30'	35'	35
Permitted Non- Residential Uses	10,000	80'	30	35'	15'	30'	35'	35
Uses by Special Exception	SEE ARTICLE XIV							

* Lot size subject to PaDER approval for on-lot sewage disposal systems

- B. Impervious Area. The maximum impervious area permitted on any lot is fifty percent (50%) of the total lot area.
- C. Corner Lots. On the street side, corner lots shall have a side yard dimension of not less than the front yard requirements.

SECTION 9.06 - MINIMUM OFF-STREET PARKING REQUIREMENTS. Off-street parking shall be provided for in accordance with Section 14.10 of this Ordinance.

SECTION 9.07 - MINIMUM OFF-STREET LOADING AND UNLOADING REQUIREMENTS. Off-street loading and unloading facilities shall be provided for in accordance with Section 14.11 of this Ordinance.

SECTION 9.08 - MINIMUM HABITABLE FLOOR AREA. The minimum habitable floor area of every dwelling hereafter erected, altered or designed shall be in accordance with the requirements of Section 14.22.