

ARTICLE II

ZONE REGULATIONS

s.200 **ZONES AND BOUNDARIES**

s.200.1 **Establishment of Zones:** The Borough of Fawn Grove is divided into zones enumerated below and shown on the map entitled " Zoning Map of Fawn Grove Borough" which map is part of this Ordinance.

R	Residential
RA	Rural Agricultural
Cv	Conservation
CI	Commercial Industrial
VC	Village Center

s.200.2 **Boundaries of Zones:** Where uncertainty exists as to the boundaries of the zones as shown on the zoning map, the following rules shall apply:

- a. Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines.
- b. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines or extensions thereof.
- c. Boundaries indicated as approximately following Municipality limits shall be construed as following municipality limits.
- d. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- e. Boundaries indicated as approximately following the centerlines of streams, rivers or other bodies of water shall be construed to follow such centerlines.
- f. Boundaries indicated as parallel to or extensions of features indicated in subsection 200.2a through 200.2e of this Ordinance shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
- g. Where physical features or lot lines existing on the ground are at variance with those shown on the official zoning map or in circumstances not covered by Sub-

section (a) through (f), the Zoning Hearing Board shall interpret the district boundaries.

s 201 USE REGULATIONS

s.201.1 **Uses Permitted:** The uses permitted in the zones established by this Ordinance and the permitted extent of these uses, are as shown in the zones following. The uses shown as permitted in each zone are the only uses permitted in that zone. All other uses are subject to section 201.2. Unless otherwise noted, the use or dimensional standards are the requirements for each use. However,

- a. Only one (1) principal use shall be permitted on each lot unless approved by the Zoning Hearing Board.
- b. Additional general provisions are set forth in Article III.
- c. Setback modifications and nonconformities are set forth in Article IV, and
- d. Supplementary use standards are set forth in Article VI.

s.201.2 **All Other Uses:** Any use not specifically allowed in a zone in this Ordinance shall be allowed by special exception in the zone or zones where, and to the extent that, similar uses are permitted or allowed by special exception provided that said use meets the requirements for a special exception and does not constitute a public or private nuisance, as further set forth in this Ordinance or other borough, state, or federal ordinances.

s.201.3 **Accessory Uses and Structures:** Accessory uses and structures shall be permitted in conjunction with the principal uses permitted by this Ordinance and shall be further subject to the requirements for accessory uses and structures as set forth in Section 300.

s.201.4 **Uses With Nuisance Effect:** In no case is a use permitted which by reason of noise, dust, odor, appearance, or other objectionable factor which creates a nuisance, hazard, or other substantial adverse effect upon the property value or reasonable enjoyment of the surrounding property.

s.202 RESIDENTIAL ZONE (R)

s.202.1 **Purpose:** The residential zone is for people to live in. The purpose of this residential zone is to provide for the public health and to prevent the overcrowding of land through the application of maximum housing densities; to provide standards which will encourage the installation of public facilities and the preservation of open space.

s.202.2 **Uses Permitted:** No building or structure may be erected or used and no land may be used or occupied except for the following uses:

- a. Agricultural activities (see s.603.2) b,
- b. Animal husbandry (see s.603.5)
- c. The following Care Facilities only:
 - (1) Domiciliary Care Home (see s.603.10e)
 - (2) Family Day Care Home (see s.603.10f)
- d. Dairy
- e. The following Dwellings only:
 - (1) Single family detached
 - (2) Multi-family dwelling
 - (3) Conversion Apartment
 - (4) Multi-family Conversion
 - (5) Single Family Attached
- f. House of Worship (see s. 603.29)
- g. Public buildings and/or facilities (see s.603.44)

s.202.3 **Special Exceptions:** The Zoning Hearing Board may authorize the following uses as special exceptions in accordance with the provisions of Section 804. (See Article VI for additional criteria.)

- a. Antique Sales (see s.603.6)
- b. Bed and Breakfast Inn (see s.603.7)
- c. The following Care Facilities only:
 - (1) Adult Day Care (see s.603.10a)
 - (2) Child Day Care Center (see s.603.10b)
 - (3) Community Living Arrangement (see s.603.10c)
 - (4) Convalescent Home (see s.603.10d)
 - (5) Group Dwelling (see s.603.10g)
- d. Community Center (see s.603.13)
- e. Mobile Home Park (see s.603.38)
- f. Public utility building (see s.603.46)
- g. School (see s.603.53)

s.202.4 **Lot Area and Width:** The lot area and lot width of not less than the following dimensions shall be provided in each principal use hereafter established in this zone.

- a. Where both on-lot water supply and on-lot sanitary sewage disposal are provided:
 - (1) Lots for single family detached dwellings shall have a minimum lot area of one (1) acre and a minimum lot width at the building line of two hundred (200) feet.
 - (2) Lots for buildings containing two (2) or more dwelling units and without either off-lot water supply or sanitary sewage facility are not permitted.

- b. Where either an off-lot municipal water supply or sanitary sewage facility is available:
 - (1) Lots for single family detached dwellings shall have a minimum lot area of twenty thousand (20,000) square feet and a minimum lot width measured at a building line of one hundred (100) feet.
 - (2) Lots for two (2) family dwellings (duplex) shall have a minimum lot area of twenty-four thousand (24,000) square feet and a minimum lot width measured at a building line of one hundred (100) feet.
 - (3) Lots for buildings containing more than two (2) dwelling units and without both an off-lot water supply and sanitary sewage facility are not permitted.

- c. Where both off-lot water and a sanitary sewer facility are available the following shall apply:
 - (1) Lots for single family detached dwellings shall have a minimum lot area of twelve thousand (12,000) square feet and a minimum lot width measured at a building line of eighty (80) feet.
 - (2) Lots for two (2) family dwellings (duplex) shall have a minimum lot area of fifteen thousand (15,000) square feet and a minimum lot width measured at a building line of ninety (90) feet.
 - (3) Lots for single family attached dwellings shall have a minimum lot area of Eighteen hundred (18,000) square feet and a minimum lot width measured at a building line of eighteen (18) feet.
 - (4) Lots for multi-family dwellings shall comply with section 603, 19b.

s.202.5 **Setbacks:** Each lot shall provide front, side and rear setbacks not less than the following:

- a. Front setback - thirty (30) feet.
- b. Each side setback - ten (10) feet
- c. Rear Setback — thirty (30) feet (principal use); - ten (10) feet (accessory use)

s.202.6 **Building Height:** The height limit for a main building shall be two and one-half (2 1/2) stories, but not over thirty-five (35) feet, except that the height limit may be extended to three and one-half (3 1/2) stories but not over forty-five (45) feet if each yard is increased in width one (1) foot for each additional foot of height over thirty-five (35) feet. The height limit for accessory buildings shall be two (2) stories, but not over twenty-five (25) feet. There shall be no height limitation for agricultural buildings.

s.202.7 **Building Coverage:** Not more than forty percent (40%) of the net area of the lot may be covered by buildings or structures including accessory buildings.

s.202.8 **Green Area:** Not less than sixty percent (60%) of the net lot area shall be devoted to green area as defined in this Ordinance.

s.202.9 **Separate Lot Requirements:** Except as otherwise permitted by this Ordinance, not more than one (1) principal building used for dwelling purposes shall be permitted on any single lot.

s.203 RURAL AGRICULTURAL ZONE (RA)

s.203.1 **Purpose:** The primary purpose of this zone is to maintain and promote the rural agricultural character of the land within this zone. This zone is composed of those areas in the Borough whose predominate land use is rural and agricultural. The regulations for this zone are designed to protect and stabilize the essential characteristics of these areas, to minimize conflicting land uses detrimental to agricultural enterprises and to limit development which requires highway and other public facilities in excess of those required by rural oriented use.

s.203.2 **Uses Permitted:** No building or structure may be erected or used and no land may be used or occupied except for the following:

- a. Agricultural Activities (see s.603.2)
- b. Animal Husbandry (see s.603.5)
- c. Dairy
- d. Single family dwelling (see s.203.9)
- e. Forest and wildlife preserve (see s.603.24)
- f. Farm market (see s.603.22)

s.203.3 **Special Exceptions:** The Zoning Hearing Board may authorize the following principal uses as special exceptions in accordance with the provisions of Section 804. (See Article VI for additional criteria.)

- a. Airport/Airstrip (see s.603.3)
- b. Animal hospital (see s.603.4)
- c. Antique sales (see s.603.6)
- d. Bed and Breakfast Inn (see s.603.7)
- e. The following Care Facilities only:
 - (1) Adult Day Care (see s.603.10a)
 - (2) Child Day Care Center (see s.603.10b)
 - (3) Community Living Arrangement (see s.603. IOC)
 - (4) Convalescent Home (see s.603.10d)
 - (5) Domiciliary Care Home (see s.603.10e)
 - (6) Family Day Care Home (see s.603.10t)
 - (7) Group Home (see s.603. log)
- f. Cemetery (see s.603.11)
- g. Club Facilities (see s.603.12)
- h. Communication Transmitting and Receiving Facilities (see s. 603.14)
- i. Community Center (see s.603.13)
- j. The following Dwellings only:
 - (1) Single family attached (see s.603.19d)

- k. Excavation Equipment Business (see s.603.20)
- m. Farm Sited Business (see s.603.23)
- n. House of Worship (see s.603.29)
- o. Kennel (see s.603.33)
- p. Landfill (see s.603.36)
- q. Nursery (see s.603.40)
- r. Public buildings and/or facilities (see s.603.44)
- s. Public utility building (see s.603.46)
- t. Range (see s.603.47)
- u. Riding Academy/Stable (see s.603.50)
- v. Sawmill Operation (see s.603.52)
- w. School (see s.603.53)
- x. Storage Facility (see s.603.55)

s.203.4 **Lot Area and Width:** The lot area and lot width of not less than the following dimensions shall be provided for each principal use hereafter established in this zone.

- a. Minimum Lot Area — one (1) acre.
- b. Maximum Lot Area — single family dwelling units only: one and one-half (1-1 1/2) acres (unless the physical characteristics of the land itself require a lot size in excess of this limitation in order to properly locate a dwelling, a driveway, a well, and an on-site sewage disposal system (as may be required by the Commonwealth of Pennsylvania, Department of Environmental Protection). Any lot exceeding one and one-half (1 1/2) acres will be assigned a dwelling unit at the rate of one (1) dwelling unit per one and one-half (1 1/2) acres or part thereof; provided, however, that in the event a lot larger than one an one-half (1 1/2) acres is required to meet the then existing requirements of the Commonwealth of Pennsylvania, Department of Environmental Protection, or its successor agency, for the placement thereon of an on-site well and/or sewage disposal system, said lot so created shall be assigned one dwelling unit right as established by section 203.9 hereof. Any lot in excess of one and one-half (1 1/2) acres can not be further subdivided unless additional dwelling unit rights are assigned to it. Any such additional dwelling unit rights assigned shall be subtracted from the total of such rights available to the parcel as defined in 203.9 below
- c. Minimum Lot Width - Two hundred (200) feet.

s.203.5 **Setbacks:** Each lot shall provide front, side and rear setbacks not less than the following:

- a. Front Setback — thirty (30) feet.
- b. Each side setback -ten (10) feet
- c. Rear Setback - thirty (30) feet (principal use); ten (10) feet (accessory use)

s.203.6 **Building Height:** The building height limit shall be fifty (50) feet, except in the case of agricultural buildings, in which case there shall be no height limitation (see section s. 701).

s.203.7 **Building Coverage:** Not more than 40 percent (40%) of the lot area may be covered by buildings or structures including accessory buildings.

s.203.8 **Green Area:** Not less than sixty percent (60%) of the net lot area shall be devoted to green area as defined in this Ordinance.

s.203.9 **Single family dwelling:**

a. On each parcel of land, the following number of single family dwellings would be permitted, with maximum lot size as provided for by subsection 203.4(b)

<u>Size of Parcel</u>	<u>Number of Dwellings</u>
Less than 3 acres-----	1
3 but less than 6 acres-----	2
6 but less than 14-----	3
14 but less than 30 acres-----	4
-	
30 but less than 62 acres-----	5
-	
62 or more acres-----	6 plus
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one (1) additional for each thirty (30) acres over 62 acres

No lot or lots will be allowed unless attached to an adjoining property, having at least (1) one building right.

b. The parcel of land shall be considered to be of the size it was on July 14, 1975. All dwelling units assigned on that tract shall be considered as part of the permitted number

c. Where a subdivision plan is submitted and approved in accordance with section 203.9a, there shall be no further subdivision of said parcel or any lot or lots which are part thereof except as follows. In the event that the developer has not utilized the maximum number of dwellings as set forth in section 203.9a of this Ordinance, it shall be the developer's responsibility to designate on the subdivision plan which additional lots shall be developed to reach the maximum or which lot or lots may be further subdivided in order to reach the maximum, giving due regard to minimum lot sizes as set forth herein. The developers failure to do so shall preclude any further subdivision of said parcel.

d. A dwelling shall consist of a single family detached dwelling.

s.203.10 **Separate Lot Requirements:** Except as otherwise permitted by this Ordinance, not more than one (1) principal building used for dwelling purposes shall be permitted on any single lot.

s.203.11 **Private Street:** A private street will be allowed as follows:

a. 0-25 acres: Not allowed
 25-100 acres: One (1) private street
 For each additional 75 acres over 100 acres: One (1) additional private street

b. A private street must otherwise comply with the provisions pertaining to private streets as set forth in the Borough's Subdivision and Land Development Ordinance.

s.203.12 **Transfer of Development Rights:** The right to develop a specific number of acres of land may be transferred from one parcel to another parcel if all of the following conditions are satisfied,

1. Both parcels are located in the Agricultural zone
2. The parcels are owned by the same land owner(s) at the time of transfer.
3. The parcels are contiguous. Land shall be considered contiguous even though separated by public or private roads.
4. When transferring development rights, the owner(s) shall make every reasonable effort to transfer only those portions of the total parcel area which offer the least potential for agricultural productivity, but which are also reasonable sites for development.
5. The owner(s) must submit a plan showing the exact location of both parcels, as well as all information required by the Borough Subdivision Ordinance. In addition, the specific number of acres of the parcel's development area, and the specific number of the parcel's development lots (development quota), to be transferred must be noted.
6. Contemporaneously with the filing of a plan as required in paragraph 5. Above, the owners must submit an Agreement in recordable form, to be approved by the, which Borough allocates and transfers the development area/quota. No such transfer of development area/quota shall be considered effective until the Agreement is recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, which recordation must take place within sixty (60) days of the date of the approval of same Borough.

s.204 CONSERVATION ZONE (Cv)

s.204.1 **Purpose:** The purpose of this zone is to designate a zoning category for those areas where, because of natural geographic factors and existing land uses it is considered feasible and desirable to conserve open spaces, water supply sources, woodland areas, wildlife and other natural resources. This zone may include extensive steeply sloped areas, stream valleys, flood plains, water supply sources and wooded areas adjacent thereto.

s.204.2 **Uses Permitted:** No building or structure may be erected or used and no land may be used or occupied except for the following principal uses:

- a. Agricultural Activities (see 3.603.2)
- b. Animal husbandry (see s.603.5)
- c. Dairy
- d. Single family dwelling
- e. Forest and wildlife preserve (see s.603.24)

s.204.3 **Special Exceptions:** The Zoning Hearing Board may authorize the following principal uses as special exceptions in accordance with the provisions of Section 804. (See Article VI for additional criteria,)

- a. Animal hospital (see s.603.4)
- b. Bed and Breakfast Inn (see s.603.7)
- c. Camp or Campground (see s.603.9)
- d. The following Care Facilities only:
 - (1) Adult Day Care Home (see s. 603.10a)
 - (2) Child Day Care Center (see s.603.10b)
 - (3) Community Living Arrangement (see s.603.10c)
 - (4) Convalescent Home (see s.603.10d)
 - (5) Domiciliary Care Home (see s.603.10e)
 - (6) Family Day Care (see s.603.10f)
 - (7) Group Home (see s.603.10g)
- e. Cemetery (see s.603.11)
- f. Club Facilities (see s.603.12)
- g. Community Center (see s.603.13)
- h. Farm Market (see s.603.22)
- i. Farm Sited Business (see s. 603.23)
- j. House of Worship (see s.603.29)
- k. Kennel: Noncommercial only (see s.603.33)
- l. Nursery (see s.603.40)
- m. Public buildings and/or facilities (see s.603.44)
- n. Range (see s.603.47)
- o. Sawmill Operation (see s.603.52)
- p. Structures for human occupancy in Flood-prone Areas (s.502.3b)

s.204.4

Lot Area and Width: The lot area and lot width of not less than the following dimensions shall be provided for each principal use hereafter established in this zone.

- a. Minimum Lot Area —one (1) acre.
- b. Maximum Lot Area- single family dwelling units only: one to one and one-half (1-1 1/2) acres (unless the physical characteristics of the land itself require a lot size in excess of this limitation in order to properly locate a dwelling, a driveway, a well, and an on-site sewage disposal system (as may be required by the Commonwealth of Pennsylvania, Department of Environmental Protection). Any lot exceeding one and one-half (1 1/2) acres will be assigned a dwelling unit at the rate of one (1) dwelling unit per one and one-half (1 1/2) acres or part thereof; provided, however, that in the event a lot larger than one an one-half (1 1/2) acres is required to meet the then existing requirements of the Commonwealth of Pennsylvania, Department of Environmental Protection, or its successor agency, for the placement thereon of an on-site well and/or sewage disposal system, said lot so created shall be assigned one dwelling unit right as established by section 204.9 hereof. Any lot in excess of one and one-half (1 1/2) acres can not be further subdivided unless additional dwelling unit rights are assigned to it. Any such additional dwelling unit rights assigned shall be subtracted from the total of such rights available to the parcel as defined in 204.9 below
- c. Minimum Lot Width - Two hundred fifty (250) feet.

s.204.5 **Setbacks:** Each lot shall provide front, side and rear setbacks not less than the following:

- a. Front setback - forty (40) feet.
- b. Side setback — forty (40) feet (principal use); ten (10) feet (accessory use)
- c. Rear setback — forty (40) feet (principal use); ten (10) feet (accessory use)

s.204.6 **Building Height:** The building height limit shall be fifty (50) feet, except in the case of agricultural buildings, in which case there is no height limitation.

s.204.7 **Building Coverage:** Not more than twenty percent (20%) of the net area of the lot may be covered by buildings or structures including accessory buildings.

s.204.8 **Green Area:** Not less than eighty percent (80%) of the net area of the lot shall be devoted to green area as defined in this Ordinance.

s.204.9 **Single Family Dwellings:** Single family dwellings in the conservation zone shall be permitted in accordance with the following limitations:
On each parcel of land, the following number of single family dwellings would be permitted, with maximum lot size as provided for by subsection 204.4(b)

<u>Size of Parcel</u>	<u>Number of Dwellings</u>
Less than 3 acres-----	1
3 but less than 6 acres-----	2
6 but less than 14-----	3
14 but less than 30 acres-----	4
30 but less than 62 acres-----	5
62 or more acres-----	6 plus

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one (1) additional for each thirty (30) acres over 62 acres

No lot or lots will be allowed unless attached to an adjoining property, having at least (1) one building right.

s.204.10 **Separate Lot Requirements:** Except as otherwise permitted by this Ordinance, not more than one (1) principal building used for dwelling purposes shall be permitted on any single lot.

s.204.11 **Private Street:** A private street will be allowed as follows:

- a. 0-25 acres: Not allowed
25-100 acres: One (1) private street
For each additional 75 acres over 100 acres: One (1) additional private street
- b. A private street must otherwise comply with the provisions pertaining to private streets as set forth in the Borough's Subdivision and Land Development Ordinance.

s.204.12 **Transfer of Development Rights:** The right to develop a specific number of acres of land may be transferred from one parcel to another parcel if all of the following conditions are satisfied.

1. Both parcels are located in the Conservation Zone.
2. The parcels are owned by the same land owner(s) at the time of the transfer.
3. The parcels are contiguous. Land shall be considered contiguous even though separated by public or private road.
4. When transferring development rights, the owner(s) shall make every reasonable effort to transfer only those portions of the total parcel area which offer the least potential for agricultural productivity, but which are also reasonable sites for development.
5. The owner(s) must submit a plan showing the exact location of both parcels, as well as all information required by Borough Subdivision Ordinance, In addition, the specific number of acres of the parcel's development area, and the specific number of parcel's development lots (development quota), to be transferred must be noted.
6. Contemporaneously with the filing of a plan as required in paragraph 5. Above, the owners must submit an Agreement in recordable form, to be approved by the Township, which allocates and transfers the development area/quota. No such transfer of development area/quota shall be considered effective until the Agreement is recorded in the Office of the Recorder of Deeds of York County, Pennsylvania which recordation must take place within sixty (60) days of the date approval of same by the Township.

s.205 COMERCIAL INDUSTRIAL ZONE (CI)

s.205.1 **Purpose:** The purpose of this zone is to provide areas for the business enterprises of the Borough, It includes provisions for the development of general commercial uses which serve the day-to-day shopping needs of the residents and which cater primarily to the motoring public as well as limited industrial uses which are compatible with the general commercial uses and the surrounding residential or rural-agricultural areas.

s.205.2 **Uses Permitted:** No building or structure may be erected or used and no land may be used or occupied except for the following principal uses:

- a. Agricultural Activities (see s.603.2)
- b. Animal hospital (see s.603.4)
- c. Animal husbandry (see s.603.5)
- d. Antique sales (see s.603.6)
- e. The Following Care Facilities
 - (1) Family Day Care (see s.603.10f)
- f. Community Center (see s.603.13)
- g. Craft Shop (see s.603.16)
- h. Cultural Facility
- i. Dairy

- j. Excavation Equipment Business
- k. Farm Market (see 603.22)
- l. Hospital (see s.603.27)
- m. House of Worship (see s.603.29)
- n. Kennel (see s.603.33)
- o. Medical Clinic (see s.603.37)
- p. Nursery (see s.603.40)
- q. Office (see s.603.41)
- r. Personal Services Shop
- s. Public Buildings and/or Facilities (see s.603.44)
- t. Public Parking Space/Lot (see s.603.45)
- u. Recreation and Vacation Lodge (see s.603.48)
- v. Retail stores
- w. Restaurant (see s.603.49)
- x. The following Storage Facilities only:
 - (1) Light (see s.603.55)
 - (2) Mini (see s.603.55)
- y. The Following Vehicle Facilities (see s.603.5B)
 - 1. Vehicle Garage minor (see s. 603.57a)
 - 2. Vehicle Recapping Facility (see s. 603.57b)
 - 3. Vehicle Sales Facility (see s. 603.57c)
 - 4. Vehicle Service Station (see s. 603.57d)
 - 5. Vehicle Washing Facility (see s. 603.57e)
 - 6. Vehicle Wrecking Facility (see s. 603.57f)
- z. Wholesale Establishment

s.205.3

Special Exceptions: The Zoning Hearing Board may authorize the following principal uses as special exceptions in accordance with the provisions of Section 804. (See Article VI for additional criteria.)

- a. Adult-Oriented Establishment (see s.603.1)
- b. Bed and Breakfast Inn (see s. 603.7)
- c. Building material yard/sales (see s.603.8)
- d. The following Care Facilities only:
 - (1) Adult Day Care (see s.603.10a)
 - (2) Child Day Care Center (see s.603.10b)
 - (3) Community Living Arrangement (see s.603. 10c)
 - (4) Convalescent Home (see s.603. 10d)
 - (5) Domiciliary Care Home (see s.603.10e)
 - (6) Group Home (see s.603.10g)
- e. Caretaker or Watchman's Unit
- f. Cemetery (see s.603.11)
- g. Communication Transmitting and Receiving Facility (see s.603. 14)
- h. Convenience Store Dispensing Fuel (see s.603.15)
- i. Dormitory (see s.603.17)
- j. Drive-In Business (see s.603.1b)

- k. The following Dwellings only:
 - (1) Conversion Apartment (see s.603.19a)
 - (2) Multi-Family Dwelling (see s.603.19b)
 - (3) Group Quarters (see s.603.19c)
 - (4) Single Family Attached Dwelling (see s.603.19d)
 - (5) Single Family Detached Dwelling (see s.203.4 through s.203.10)
- l. Extractive Operations/Quarries (see s.603.21)
- m. Half-way House (see s.603.25)
- n. Hotel (see s.603.2B)
- o. Incineration Activities
- p. Industrial Activities (see s.603.30)
- q. Industrial Park (see s.603.31)
- r. Junk Yard (see s.603.32)
- s. Laboratory (see s.603.34)
- t. Lake, Pond, or Swimming Pool for the Public Use (see s.603.35)
- u. Landfill (see s.603.36)
- v. Motel (see s.603.39)
- w. Parking Garage (see s.603.42)
- x. Public Entertainment Facility (see s.603.43)
- y. Public Parking Space/Lot (see s.603.45)
- z. Public utility Building (see s.603.46)
- aa. Range (see s.603.47)
- ab. Sawmill Operation (see s.603.52)
- ac. School (see s.603.53)
- ad. Shopping Center (see s.603.54)
- ae. Storage Facility, Heavy (see s.603.55)
- af. Transportation Terminal (see s.603.56)

s.205.4 **Lot Area and Width:** The lot area and lot width of not less than the following dimensions shall be provided for each principal use hereafter established in this zone: (See also section s.703.)

- a. Public water and sewer — Minimum lot area is fifteen thousand (15,000) square feet; Minimum lot width is eighty (80) feet.
- b. Public water or public sewer — Minimum lot area is twenty five thousand (25,000) square feet; Minimum lot width is one hundred twenty five (125) feet.
- c. No public water or public sewer— Minimum lot area is one (1) acre; Minimum lot width is two hundred (200) feet.

s.205.5 **Setbacks:** Each lot shall provide front, side and rear setbacks not less than the following:

- a. Front setback - forty (40) feet.
- b. Each side setback - fifteen (15) feet (principal use); ten (10) feet (accessory use)
- c. Rear setback - twenty-five (25) feet (principal use); ten (10) feet (accessory use)

s.205.6 **Building Height:** The building height limit shall be three (3) stories but in no case more than thirty-five (35) feet; however, the maximum height limit may be increased to fifty

(50) feet provided that each minimum yard area is increased in size one (1) foot for each additional one (1) foot of building height over thirty-five (35) feet. The height limit for an accessory building shall be two (2) stories but not over twenty-five (25) feet. There shall be no height limitation for agricultural buildings,

s.205.7 **Building Coverage:** Not more than seventy percent (70%) of the net area of the lot may be devoted to buildings and structures including accessory buildings.

s.205.8 **Green Area:** Not less than thirty percent (30%) of the net area of the lot shall be devoted to green area as defined in this Ordinance, unless required by other ordinances.

s.205.9 **Separate Lot Requirements:** Except as otherwise permitted by this Ordinance, not more than one (1) principal building used for dwelling purposes shall be permitted on any single lot.

s.206 Village Center Zone (VC)

s.206.1 **Purpose:** This zone is to provide for the Continued development of the existing commercial, residential, and public uses in the district; to provide for the public health and safety and to exclude any activities not compatible with the existing development.

s.206.2 **Uses Permitted:** No building or structure may be erected or used and no land may be used or occupied except for the following principal uses:

- a. Agricultural Activities (see s. 603.2)
- b. Animal husbandry (see s. 603.5)
- c. Antique sales (see s. 603.6)
- d. The following dwellings:
 - 1. Single family detached dwelling
 - 2. Watchman's dwelling
- e. The following Care Facilities.
 - 1. Family Day Care (see s. 603.10e)
- f. Craft Shop (see s. 603.16)
- g. House of Worship (see s. 603.28)
- h. Medical Clinic (see s. 603.36)
- i. Nursery (see s. 603.39)
- j. Office (see s. 603.40)
- k. Personal Service Shop (see s. 603.)
- l. Public Building and or Facilities (see s. 603.43)
- m. Retail Stores
- n. Restaurant (see s.603.48)

s.206.3 **Uses By Special Exception:** The Zoning Hearing Board may authorize the following principal uses as special exceptions in accordance with the provisions of section 804. (See Article VI for additional criteria.)

- a. Bed and Breakfast Inn (see s. 603.7)
- b. Convalescent Home (see s. 603.1 Od)
- c. Convenience Store Dispensing Fuel (see s. 603.15)
- d. The following Vehicle Facilities
 - 1. Vehicle Garage Minor (see s. 603.a)
 - 2. Vehicle Sales Facility (see s. 603.58c)
 - 3. Vehicle Service Station (see s. 603.58d)
- e. Drive in Business (see s. 603.18)
- f. Shopping Center (see s. 603.54)
- g. The following Dwellings only
 - 1. Conversion Apartment (see s. 603.19a)
 - 2. Multi-Family Dwelling
 - 3. Single family attached dwelling
 - 4. Conversion, Multi-family

s.206.4 **Lot area and Width:** Lot area and lot width not less than the following dimensions shall be provided for each principal uses hereafter established in this zone:

- a. Public water and sewer- Minimum lot area is ten thousand (10,000) square feet; Minimum lot width is eighty (80) feet.
- b. Public water or public sewer- Minimum lot area is twenty five thousand (25,000) square feet; Minimum lot width is one hundred (100) feet.
- c. No public water or public sewer- Minimum lot area is one (1) acre; Minimum lot width is one hundred fifty (150) feet.

s.206.5 **Setbacks:** Each lot shall provide front, side and rear setbacks not less than the following:

- a. Front setback- Fifteen (15) feet.
- b. Each side setback- ten (10) feet. (Principal & Accessory uses)
- c. Rear Setback-twenty (20) feet (Principal Use); ten (10) feet (Accessory Use)

s.206.6 **Building Height:** The building height limit shall be three stories, but not more than thirty five (35) feet. The height limit for an accessory building shall be two stories, but not over twenty-five (25) feet.

s.206.7 **Lot Coverage:** Not more than 60 percent of the area shall be devoted to building and structures including accessory building.

s.206.8 **Green Area:** Not less than 40 percent of the lot area shall be devoted to open area as defined in this Ordinance.

s.206.9 **Separate Lot Requirements:** Except as otherwise permitted by this Ordinance, not more than one(l) principal building used for dwelling purposes shall be permitted on any single lot.