

## ARTICLE 9 - VILLAGE MIXED-USE (VMU) DISTRICT

### Section 900 - Purpose

The Conestoga Village Mixed-Use district is the established core of the Township, and currently contains an assortment of single-family and multi-family homes, commercial, and office establishments. A second, much smaller VMU district is located on Slackwater Road in the northern part of the Township. Lots in these areas are generally small, and setbacks from the street are often shallow. Some homes have been expanded during the years, many have varying architectural styles, and some are large. This district helps define the character of the Township and offers locally oriented goods and services that may otherwise only be available at shopping centers. The VMU district needs individual attention because bulk and lot dimensions are often very different from newer areas within the Township.

### Section 901 - Permitted Uses

- A. Banks, business offices.
- B. Confectionery and bakery shops.
- C. Dwellings when in combination with a business use.
- D. Duplex units.
- E. Forestry, timber harvesting.
- F. Home occupations (no-impact), subject to the provisions of Section 1112.
- G. Medical and dental clinics.
- H. Multi-family dwellings not exceeding five dwellings per acre.
- I. Parking facilities.
- J. Personal service shops, including tailor, barber, beauty shop, dressmaking, shoe repair or similar shop.
- K. Professional offices.
- L. Retail stores and shops, restaurants, theaters, dry cleaning and laundry establishments.
- M. Single-family dwellings.
- N. Two single-family dwellings on one lot, subject to the provisions of Section 1109.
- O. Veterinary office, but not including kennels.
- P. Accessory uses and structures customarily incidental to the uses listed above, when in conjunction with those uses and when conducted on the same lot.

### Section 902 - Special Exceptions

The following uses are permitted when special exceptions are granted by written approval of the Zoning Hearing Board. In granting any special exception, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this Ordinance, as it may deem necessary to implement the purposes of this Ordinance.

- A. **Adaptive re-use of existing structures, residential conversion units**, subject to the provisions of Section 1217.
- B. **Accessory apartment**, subject to the provisions of Section 1201.
- C. **Bed and Breakfast**, subject to the provisions of Section 1205.
- D. **Day care facilities** for more than six children, subject to the provisions of Section 1207.
- E. **Delivery-based facilities**, subject to the provisions of Section 1208.
- F. **Funeral home**, subject to the provisions of Section 1216.
- G. **General (non-professional) home occupations** subject to the provisions of Section 1218.
- H. **Mobile home parks** subject to the provisions of Section 1222.
- I. **Places of worship** subject to the provisions of Section 1225.
- J. **Public or private recreational facilities**, subject to the provisions of Section 1226.
- K. **School**, subject to the provisions of Section 1230.
- L. **Uses substantially similar** to permitted or special exception uses, subject to the provisions of Section 1234.
- M. **Accessory uses and structures customarily incidental to the uses listed above**, when in conjunction with those uses and when conducted on the same lot.

#### **Section 903 – Conditional Uses**

The following uses are permitted when conditional uses are granted by written approval of the Board of Supervisors. In granting any conditional use, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this Ordinance, as it may deem necessary to implement the purposes of this Ordinance.

- A. **Adult entertainment establishments**, subject to the provisions of Section 1301.
- B. **Amusement arcade**, subject to the provisions of Section 1302.
- C. **Automotive/vehicular sales and service**, gas station, and similar facilities, subject to the provisions of Section 1304.
- D. **Heavy equipment sales**, subject to the provisions of Section 1310.
- E. **Hospital and related use**, subject to the provisions of Section 1312.
- F. **Hotel, motel**, subject to the provisions of Section 1313.
- G. **Motor vehicle sales, car washes, motor vehicle service and/or repair establishments and gasoline stations** subject to the provisions of Section 1304.
- H. **Nightclub and similar places of entertainment**, subject to the provisions of Section 1315.

#### **Section 904 - Height and Area Regulations of Principal Buildings**

Bulk, lot, height and other area regulations shall be determined on the provision of private or public water and sanitary sewer facilities, as follows on Table 11. (Developments using public or community sanitary sewer and/or water service shall have primary vehicular access from a major or minor collector road):

Table 11 - Bulk and Lot Requirements: VMU District

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Regulation	Lots Not Served by Public Water and Sanitary Sewer Service	Lots Served by Public Water Service Only	Lots Served by Public Sanitary Sewer and Private Water Service	Lots Served by Public Sanitary Sewer and Public Water Service
Maximum Building Height	40 feet (barns, silos and similar structures shall not be subject to maximum height regulations)			
Minimum Lot Area	43,560 square feet	20,000 square feet	20,000 square feet. Maximum Density Per Unit: (Square feet per dwelling): Single Family Attached: 7500 sf Duplex: 5000 sf Garden Apartment: 1800 sf Other Multi-Family & Mobile Home Park: 7500 sf	
Minimum Front Yard Setback <sup>1</sup>	Major Collector - 80 feet from roadway center line Minor Collector - 60 feet from roadway center line Local - 50 feet from roadway center line			
Minimum Lot Depth	100 feet			
Minimum Lot Width	50 feet at the front setback line <sup>2</sup>	100 feet at the front setback line <sup>2</sup>	75 feet at the front setback line <sup>2</sup>	
Minimum Rear Yard	30 feet		20 feet	
Minimum Side Yard	15 feet	10 feet		
Maximum Lot Coverage (all structures)	40 %			Single Family Detached: 20% Duplex: 20 % Garden Apartment: 50 % Other Multi-Family & Mobile Home Park: 50 %

<sup>1</sup> In developed areas, the minimum building setback line requirements may be reduced in order that the building may be in proper relation to adjacent buildings, subject to Section 1103 B.

<sup>2</sup> Corner lots shall increase the minimum lot width by 10 %.

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**Section 905 - Height and Area Regulations for Accessory Structures**

Bulk and lot regulations for accessory structures shall be as follows:

<b>Table 12 - Bulk and Lot Requirements: VMU District Accessory Structures</b>	
<b>Regulation</b>	<b>Standard</b>
Maximum Building Height	15 feet
Minimum Front Yard (from roadway center lines of roadways as shown in Section 1103, Table 14)	Setback shall be equal to the distance provided for existing principal building, plus 15 feet.
Minimum Rear Yard	10 feet
Minimum Side Yard	5 feet
Maximum Aggregate Floor Area (square feet per dwelling): Single Family Detached: Duplex: Garden Apartment: Other Multi-Family and Mobile Home Park:	200 100 75 75