

ARTICLE 7.
VR, VILLAGE CENTER DISTRICT

7.01 Purpose

The Village Center District is intended to provide a variety of housing opportunities, along with a mix of service oriented and limited retail uses, in areas where public utilities are, or could be extended. It is designed to encourage more dense development relative to other zoning districts within this ordinance, and provide for retail and service facilities which primarily serve the needs of the immediate surrounding neighborhood.

In a Village Center District the regulations set forth in this article and referenced by this article shall apply.

7.02 Permitted Uses

In a Village Residential District, no structure or land shall be used, and no structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses.

- A.** Single-family Detached Dwellings.
- B.** Semi-Detached Dwellings (duplex).
- C.** Attached Dwellings (townhouses).
- D.** Multiple Family Dwellings (apartments).
- E.** Places of Worship.
- F.** Day Care Centers.
- G.** Boarding Houses/Bed and Breakfast.
- H.** Professional Offices.
- I.** Financial Institutions.
- J.** Retirement Housing.
- K.** Home Occupations.
- L.** Accessory Apartment.

- M.** Public or Private Schools and Municipal Buildings and other Municipal Uses.

7.03 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, including private garages.
- B.** Garden House, tool house, playhouse, wading pool or swimming pool incidental to the residential use of the premises and not operated for gain.
- C.** 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.
- D.** 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.
- E.** Signs, as provided in Article 13 of this ordinance.

7.04 Conditional Uses

The following uses and activities may be permitted by Conditional Use upon approval of the Board of Supervisors after a public hearing and recommendation by the Planning Agency. Uses by Conditional Use shall be subject to the requirements specified in Article 11 and elsewhere in this ordinance.

- A.** Uses which, in the opinion of the Board of Supervisors, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purposes of this district.

- B.** Conversion of established single family dwellings into two or more apartment dwelling units, provided that sanitary sewer is 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 eighty (80) feet at the building line and no more than a total of eight (8) dwelling units are located within the structure. Each dwelling unit within converted buildings shall have not less than two thousand, five hundred (2,500) square feet of land area per dwelling unit and a minimum of five hundred (500) 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.
- C.** Business conversions. Conversion of an existing residential structure to a non-residential use that meets the requirements of (D) below. The conversion can be a total conversion from residential use or a conversion of a portion of the premises, with the retention of one or more dwelling units. (As in the case of a first-floor retail or office use with apartment(s) on the second and higher floors.
- D.** Retail business, business services, personal services, repair services, drive-in service places and shopping centers not to exceed five (5) acres in gross area, subject to the following:
- 1.** Each business shall be located only within the first floor of any building, and be not more than 3,500 sq. ft.
 - 2.** No outside storage of materials shall be permitted.
 - 3.** The applicant shall demonstrate that sufficient off-street parking facilities will be provided to accommodate the needs generated by such use.
 - 4.** The applicant shall demonstrate that adequate lot area and set-back provisions have been made in accordance with the purpose of this District.
 - 5.** Such businesses shall be of such a size and scope of activity that they do not constitute an unreasonable commercialization of the district which would adversely affect nearby residential uses.
- E.** Mobile Home Parks. Subject to the requirements set forth in the Subdivision and Land Development Ordinance.
- F.** Group Homes.

7.05 Area and Yard Regulations

- A. Any lot or tract used for residential purposes shall comply with the following:

AREA & COVERAGE REGULATIONS

ON-LOT WATER AND SEWER OR PUBLIC WATER ONLY

SINGLE-FAMILY DETACHED

MINIMUM LOT AREA:.....40,000 SQ. FT.

MINIMUM FRONTAGE:.....150 FT.

SEMI-DETACHED (DUPLEX) (PER DWELLING UNIT)

MINIMUM LOT AREA:.....30,000 SQ. FT.

MINIMUM FRONTAGE:.....75 FT.

ATTACHED DWELLING (TOWNHOUSE)

NOT PERMITTED WITHOUT PUBLIC SEWER

MULTIPLE FAMILY DWELLING (APARTMENT)

NOT PERMITTED WITHOUT PUBLIC SEWER

PUBLIC SEWER ONLY OR PUBLIC WATER AND SEWER

SINGLE-FAMILY DETACHED

MINIMUM LOT AREA:.....8,400 SQ. FT.

MINIMUM FRONTAGE:.....80 FT.

SEMI-DETACHED (DUPLEX) (PER DWELLING UNIT)

MINIMUM LOT AREA:.....6,000 SQ. FT.

MINIMUM FRONTAGE:.....50 FT.

ATTACHED (TOWNHOUSE) (PER DWELLING UNIT)

MINIMUM LOT AREA:.....2,400 SQ. FT.

MINIMUM FRONTAGE:.....20 FT.

BUILDING COVERAGE:40%

IMPERVIOUS COVERAGE:60%

MULTIPLE FAMILY (APARTMENT)

MAXIMUM DENSITY:.....2,000 SQ. FT. PER
DWELLING UNIT

MINIMUM FRONTAGE:N/A

BUILDING COVERAGE:25%

IMPERVIOUS COVERAGE:50%

SETBACK AND HEIGHT REGULATIONS

ON-LOT WATER AND SEWER OR PUBLIC WATER ONLY

SINGLE-FAMILY DETACHED

MINIMUM FRONT YARD SETBACK:..... 35 FT.
MINIMUM SIDE YARD SETBACK (EACH): 15 FT.
MINIMUM REAR YARD SETBACK: 25 FT.
MAXIMUM HEIGHT: 30 FT.

SEMI-DETACHED (DUPLEX) (PER DWELLING UNIT)

MINIMUM FRONT YARD SETBACK:..... 35 FT.
MINIMUM SIDE YARD SETBACK (EACH): 15 FT.
MINIMUM REAR YARD SETBACK: 25 FT.
MAXIMUM HEIGHT: 30 FT.

ATTACHED (TOWNHOUSE) (PER DWELLING UNIT)
NOT PERMITTED WITHOUT PUBLIC SEWER

MULTIPLE FAMILY (APARTMENT) (PER DWELLING UNIT)
NOT PERMITTED WITHOUT PUBLIC SEWER

PUBLIC SEWER ONLY OR PUBLIC WATER AND SEWER

SINGLE-FAMILY DETACHED

MINIMUM FRONT YARD SETBACK:..... 35 FT.
MINIMUM SIDE YARD SETBACK (EACH): 15 FT.
MINIMUM REAR YARD SETBACK: 25 FT.
MAXIMUM HEIGHT: 30 FT.

SEMI-DETACHED (DUPLEX) (PER DWELLING UNIT)

MINIMUM FRONT YARD SETBACK:..... 35 FT.
MINIMUM SIDE YARD SETBACK (EACH): 15 FT.
MINIMUM REAR YARD SETBACK: 25 FT.
MAXIMUM HEIGHT: 30 FT.

ATTACHED (TOWNHOUSE) (PER DWELLING UNIT)

MINIMUM FRONT YARD SETBACK:..... 35 FT.
MINIMUM SIDE YARD SETBACK (EACH): 15 FT.
MINIMUM REAR YARD SETBACK: 25 FT.
MAXIMUM HEIGHT: 40 FT.

MULTIPLE FAMILY (APARTMENT) (PER DWELLING UNIT)

MINIMUM FRONT YARD SETBACK: 35 FT.

MINIMUM SIDE YARD SETBACK (EACH): 30 FT.

MINIMUM REAR YARD SETBACK: 50 FT.

MAXIMUM HEIGHT: 40 FT.

- B.** Land proposed for uses other than residential, or for a mix of residential/office or residential/commercial in the same building, shall be of sufficient area to accommodate the physical structure(s) when complying with off-street parking regulations and any other applicable regulations of this ordinance, and the following:

FRONT SETBACK: 50 FT. (Min. 8 ft. landscaped)

EACH SIDE SETBACK: 30 FT. (Min. 10 ft. landscaped)

REAR SETBACK: 30 FT. (Min. 10 ft. landscaped)

MAXIMUM BUILDING COVERAGE: 25%

MAXIMUM IMPERVIOUS COVERAGE: ... 60%

7.06 Off-Street Parking

Off-street parking shall be provided as required by Article 13, Section 13.15.

7.07 Signs

The placement, type and size of all signs erected in the Village Residential District shall be as regulated by the provisions of Article 13, Section 13.16.