

## **Article 18: Village General (VG) Zoning District**

### **Section 18010: Purpose**

- A. To accommodate and to promote the grouping of residential, commercial, office, and recreational uses at suitable suburban locations where such uses will complement and support the other uses within the development.
- B. To accommodate existing areas of mixed residential and non-residential development and to promote their continued viability.
- C. To serve as a transitional district between residential areas and non-residential zoning districts.
- D. To provide design standards to assure an attractive community for residents in and around the district as well as a pleasant environment for those who work within the district
- E. To maintain and implement growth boundary policies, which have been established as part of the Comprehensive Plan.

### **Section 18020: Permitted Uses**

- A. Principal uses permitted by right.
  - 1. Agricultural operation, subject to the provisions specified under Section 23030 of this Zoning Ordinance. The agricultural operation shall exclude concentrated animal feeding operations, concentrated animal operations, commercial produce operations and/or cervidae livestock operations.
  - 2. Bed and breakfast establishment, as a principal or accessory use within a single-family detached dwelling, subject to the provisions specified under Section 23110 of this Zoning Ordinance.
  - 3. Day care facility as a commercial use, subject to the provisions specified under Section 23220 of this Zoning Ordinance.
  - 4. Dry cleaner and/or laundromat with no drive-through service lanes, subject to the provisions specified under Section 23230 of this Zoning Ordinance.
  - 5. Financial institution with no more than two (2) drive-through service lane, subject to the provisions specified under Section 23280 of this Zoning Ordinance.
  - 6. Forestry, subject to the provisions specified under Section 23290 of this Zoning Ordinance.
  - 7. Funeral home, subject to the provisions specified under Section 23300 of this Zoning Ordinance.
  - 8. Greenhouse as a commercial use, subject to the provisions specified under Section 23330 of this Zoning Ordinance.
  - 9. Grocery store, subject to the provisions specified under Section 23340 of this Zoning Ordinance.
  - 10. Home improvement and/or building supply store, subject to the provisions specified under Section 23360 of this Zoning Ordinance.
  - 11. Hotel and/or motel containing a maximum of seventy-five (75) rental units or rooms, subject to the provisions specified under Section 23400 of this Zoning Ordinance.
  - 12. Library, subject to the provisions specified under Section 23430 of this Zoning Ordinance.
  - 13. Manufacturing use located on a lot with a minimum of two (2) acres and maximum of ten (10) acres, which shall be contained within building(s) that do not exceed thirty thousand (30,000) square feet of cumulative

- gross floor area. The manufacturing use shall be located along a public road owned and maintained by East Lampeter Township and shall comply with the supplemental regulations specified under Section 23450 of this Zoning Ordinance.
14. Medical, dental, vision care and/or counseling clinic, subject to the provisions specified under of Section 23470 of this Zoning Ordinance.
  15. Museum, subject to the provisions specified under of Section 23510 of this Zoning Ordinance.
  16. Nursery as a principal or accessory use, subject to the provisions specified under Section 23520 of this Zoning Ordinance.
  17. Offices, subject to the provisions specified under of Section 23540 of this Zoning Ordinance.
  18. Personal service facility containing a maximum of 5,000 square feet in gross floor area and with no drive-through service lanes, subject to the provisions specified under of Section 23570 of this Zoning Ordinance.
  19. Places of worship, subject to the provisions specified under Section 23580 of this Zoning Ordinance.
  20. Principal uses permitted in combination with other uses, subject to the provisions specified under Section 23590 of this Zoning Ordinance.
  21. Recreation use that is classified as a municipal use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
  22. Recreation use that is classified as a private or restricted use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
  23. Restaurant with no drive-through service lanes, subject to the provisions specified under Section 23680 of this Zoning Ordinance.
  24. Retail bakery or confectioner containing no drive-through service lanes, subject to the provisions specified under Section 23690 of this Zoning Ordinance.
  25. Retail sales or craft store with subordinate manufacturing or assembly services, subject to the provisions specified under Section 23700 of this Zoning Ordinance.
  26. Retail sales containing no drive-through service lanes, subject to the provisions specified under Section 23700 of this Zoning Ordinance.
  27. School that is classified as a commercial school, subject to the provisions specified under Section 23740 of this Zoning Ordinance.
  28. School that is defined as a public or private school for students in kindergarten through 12<sup>th</sup> grade, subject to the provisions specified under Section 23740 of this Zoning Ordinance.
  29. Single-family detached dwellings, which are not initially or cumulatively developed as a regional impact development.
  30. Single-family semi-detached dwellings, which are not initially or cumulatively developed as a regional impact development.
  31. Tourist home, as a principal or accessory use within a single-family detached dwelling, subject to the provisions specified under Section 23110 of this Zoning Ordinance.
  32. United States Post Office, such to the provisions specified by the state and federal agencies with jurisdiction.
  33. Veterinary office, subject to the provisions specified under Section 23860 of this Zoning Ordinance.

B. Accessory uses permitted by right.

1. Accessory uses and structures that are customarily and clearly accessory to a permitted use are permitted by right, subject to the provisions of this Zoning Ordinance.
2. Alternative energy facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines or wind energy facilities, subject to the provisions specified under Section 23050.1 of this Zoning Ordinance.
3. Apartment as an accessory use to a permitted non-residential use, subject to the provisions specified under Section 23070 of this Zoning Ordinance.
4. Apartment as an accessory use to a permitted single-family detached dwelling, subject to the provisions specified under Section 23070 of this Zoning Ordinance.
5. ECHO housing as an accessory use to a permitted single-family detached dwelling, subject to the provisions specified under Section 23240 of this Zoning Ordinance.
6. Home occupation use as a no-impact accessory residential use, subject to the provisions specified under Section 23370 of this Zoning Ordinance.
7. Horse barn for the keeping of horses for transportation for non-commercial purposes on less than ten (10) acres of land, subject to the provisions specified under Section 23380 of this Zoning Ordinance.
8. Residential accessory uses and structures for a permitted residential use, subject to the provisions specified under Sections 22030 and Section 23660 of this Zoning Ordinance.
9. Satellite receiving and/or transmitting dish antenna with a maximum diameter of three (3) feet, which may be mounted on the side or rear façade or roof of a building or ground mounted in the side or rear yard, subject to the provisions of Section 23730 of this Zoning Ordinance.

C. Uses permitted by special exception, pursuant to the provisions specified under Section 25070 of this Zoning Ordinance.

1. Automobile repair facility located and contained within a conforming building, subject to the provisions specified under Section 23080 of this Zoning Ordinance.
2. Emergency service facility, subject to the provisions specified under Section 23250 of this Zoning Ordinance.
3. Farm-support business use as a business operation, subject to the provisions specified under Section 23260 of this Zoning Ordinance.
4. Farmers market, subject to the provisions specified under Section 23270 of this Zoning Ordinance.
5. Heavy equipment sales, service and repair facility located and contained within a conforming building, subject to the provisions specified under Section 23350 of this Zoning Ordinance.
6. Home occupation as a minimal impact accessory use to a single-family detached dwelling, subject to the provisions specified under Section 23370 of this Zoning Ordinance.
7. Hotel and/or motel designated and occupied as an “extended stay hotel”, subject to the provisions specified under Section 23400 of this Zoning Ordinance.
8. Multi-family dwellings, subject to the provisions specified under Section 23490 of this Zoning Ordinance.
9. Municipal use, subject to the provisions specified under of Section 23500 of this Zoning Ordinance.
10. Public utility building and/or structures, subject to the provisions specified under Section 23610 of this Zoning Ordinance.

11. Restaurant use classified as a “Bring Your Own Bottle” or “BYOB”, subject to the provisions of Section 23680 of this Zoning Ordinance.
12. Satellite receiving and/or transmitting dish antenna with a diameter of less than three (3) feet that is located on the front façade of a building and/or located as a ground mounted structure, subject to the provisions specified under Section 23730 of this Zoning Ordinance.
13. Townhouses, which are not initially or cumulatively developed as a regional impact development, subject to the provisions specified under Section 23830 of this Zoning Ordinance.

D. Uses permitted by conditional use, pursuant to the provisions specified under Section 25080 of this Zoning Ordinance.

1. Historic resource overlay uses and site improvements, subject to the provisions specified under Section 21050 (Historic Overlay District) of this Zoning Ordinance.
2. Regional impact development containing the permitted uses within the VG Zoning District, subject to the provisions specified under Section 23640 of this Zoning Ordinance.

**Section 18030: Area, Dimensional and Height Requirements**

A. Lot size requirements.

1. The minimum lot area for a single-family detached dwelling shall be 7,500 square feet per dwelling unit, provided that the lot is serviced by public sanitary sewage disposal facilities and by public water supply facilities.
2. The minimum lot area for a single-family detached dwelling shall be 12,000 square feet per dwelling unit, provided that the lot is serviced by public sanitary sewage disposal facilities and by on-lot water supply facilities.
3. The minimum lot size for a single-family semi-detached dwelling shall be 5,000 square feet per unit.
4. The minimum lot size for a townhouse shall be 3,750 square feet per unit.
5. The minimum lot size for multi-family dwellings shall be 3,500 square feet per unit.
6. The minimum lot area for all permitted non-residential uses within the VG Zoning District shall be 12,000 square feet provided that the lot is serviced by public sanitary sewage disposal facilities and by public or on-lot water supply facilities. Unless otherwise specified by other provisions of this Zoning Ordinance, the maximum lot size for a non-residential use shall be 40,000 square feet.
7. All uses within the VG Zoning District shall be served by public sanitary sewage disposal facilities and by public water supply facilities (where available) or on-lot water supply facilities.

B. Lot width, building setback and dimensional requirements for a principal use.

1. The minimum lot width requirements shall be as follows:
  - a. A lot containing a single-family detached dwelling shall have a minimum lot width of fifty (50) feet as measured at the street right-of-way line and front yard setback line.
  - b. A lot containing a single-family semi-detached dwelling shall have a minimum lot width of forty (40) feet as measured at the street right-of-way line and the front yard setback line.
  - c. A lot containing a townhouse shall have a minimum lot width of thirty (30) feet as measured at the street right-of-way line and the front yard setback line.
  - d. A lot containing a multi-family dwelling shall have a minimum lot width of one hundred (100) feet as measured at the street right-of-way line and front yard setback line.

- e. A lot containing a permitted non-residential building and use shall have a minimum lot width of seventy-five (75) feet as measured at the street right-of-way line and front yard setback line.
2. The minimum and maximum front yard setback requirements shall be as follows:
    - a. The minimum front yard setback requirement shall be ten (10) feet, as measured from the street right-of-way line.
    - b. The maximum front yard setback requirement shall be twenty-five (25) feet, as measured from the street right-of-way line.
    - c. No off-street parking area for a commercial use shall be permitted within the front yard setback.
  3. The minimum side yard setback requirement shall be as follows.
    - a. A lot containing a single-family detached dwelling shall have a side yard setback of five (5) feet.
    - b. A lot containing a single-family semi-detached dwelling shall have a side yard setback of five (5) feet, as measured from the exterior side.
    - c. Townhouses shall have a side yard setback of ten (10) feet as measured from the endunits.
    - d. Multi-family dwellings with four (4) or fewer units shall have a side yard setback of ten (10) feet, as measured from the end or external units.
    - e. Multi-family dwellings with more than four (4) units shall have a side yard setback of twenty (20) feet, as measured from the end or external units.
    - f. Non-residential buildings or structures shall have a side yard setback of fifteen (15) feet.
  4. The minimum rear yard setback requirement shall be as follows:
    - a. Unless otherwise specified by this Zoning Ordinance, all permitted principal uses within the VG Zoning District shall have a rear yard setback of ten (10) feet.
    - b. Multi-family and townhouse dwellings with more than four (4) units shall have a rear yard setback of twenty (20) feet.
    - c. All permitted non-residential uses shall have a rear yard setback of twenty (20) feet.
  5. The maximum building and lot coverage requirements shall apply:
    - a. No more than sixty (60) percent of the lot shall be covered by buildings.
    - b. No more than seventy (70) percent of a lot shall be covered by any combination of buildings, structures and impervious surfaces, including permeable paving.
    - c. If more than fifty (50) percent of the required off-street parking spaces are located behind the front yard setback line, the maximum lot or impervious coverage requirement may be increased to a total of eighty (80) percent of the lot.

C. Setback and dimensional requirements for a residential accessory use.

1. To qualify as a residential accessory building it must be unattached and may not cover an area that is larger than fifty (50) percent of the principal building footprint, or one thousand (1,000) square feet of floor area, whichever is less.
2. The following regulations shall apply to unattached buildings for accessory uses that are one hundred and twenty (120) square feet or less of gross floor area:

- a. The minimum front yard setback line from all streets shall be fifteen (15) feet to the rear of the front façade of the principal building.
  - b. The minimum side yard setback shall be three (3) feet.
  - c. The minimum rear yard setback shall be three (3) feet.
3. The following regulations shall apply to unattached buildings for accessory uses that exceed one hundred and twenty (120) square feet of gross floor area:
- a. The minimum front yard setback line from all streets shall be fifteen (15) feet to the rear of the front façade of the principal building.
  - b. The minimum side yard setback shall be five (5) feet.
  - c. The minimum rear yard setback shall be five (5) feet.
- D. Unless otherwise permitted of this Zoning Ordinance, the maximum height provisions shall apply to principal buildings or structures:
1. The maximum height of a building or structure occupied by a principal use shall be forty (40) feet.
  2. Taller buildings or structures are permitted, provided that an additional setback of two (2) feet is provided for every one (1) foot of height in excess of forty (40) feet up to a maximum height of fifty (50) feet.
- E. The maximum height provisions shall apply to accessory buildings or structures:
1. The maximum height of a non-residential accessory building or structure shall be twenty-five (25) feet.
  2. The maximum height shall be twelve (12) feet for a residential accessory building that is one hundred and twenty (120) square feet or less of gross floor area.
  3. The maximum height shall be twenty-five (25) feet for a residential accessory building that exceeds one hundred and twenty (120) square feet of gross floor area.