

ARTICLE XIX  
**Village Commercial (VC) Zoning District**

**§ 375-19010. Purpose.**

- A. To accommodate and to support the continued viability of the traditional villages as minor commercial centers within East Lampeter Township.
- B. To provide for the expansion of commercial uses within village areas in a manner that is consistent with the current physical pattern of structures, roads, and uses.
- C. To enable the development of new, small-scale commercial operations within the context of the existing community.
- D. To maintain and implement growth boundary policies, which have been established as part of the Comprehensive Plan.

**§ 375-19020. Permitted uses.**

- A. Principal uses permitted by right:
  - (1) Agricultural operation, subject to the provisions specified under § 375-23030 of this chapter. 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 § 375-23110 of this chapter.
  - (3) Campgrounds, subject to the provisions specified under § 375-23140 of this chapter.
  - (4) Day-care facility as a commercial use, subject to the provisions specified under § 375-23220 of this chapter.
  - (5) Dry cleaner and/or laundromat containing no drive-through service lanes, subject to the provisions specified under § 375-23230 of this chapter.
  - (6) Emergency service facility, subject to the provisions specified under § 375-23250 of this chapter.
  - (7) Financial institution containing no more than two drive-through service lane, subject to the provisions specified under § 375-23280 of this chapter.
  - (8) Forestry, subject to the provisions specified under § 375-23290 of this chapter.
  - (9) Funeral home, subject to the provisions specified under § 375-23300 of this chapter.
  - (10) Greenhouse as a commercial use, subject to the provisions specified under § 375-23330 of this chapter.
  - (11) Grocery store, subject to the provisions specified under § 375-23340 of this chapter.

- (12) Home improvement and/or building supply store, subject to the provisions specified under § 375-23360 of this chapter.
- (13) Hotel and/or motel containing a maximum of 100 rental units or rooms, subject to the provisions specified under § 375-23400 of this chapter.
- (14) Integrated commercial enterprise, subject to the provisions specified under § 375-23400.1 of this chapter. **[Added 9-20-2021 by Ord. No. 354 ]**
- (15) Library, subject to the provisions specified under § 375-23430 of this chapter.
- (16) Manufacturing use located on a lot with a minimum of two acres and maximum of 10 acres, which shall be contained within building(s) that do not exceed 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 § 375-23450 of this chapter.
- (17) Medical, dental, vision care and/or counseling clinic, subject to the provisions specified under of § 375-23470 of this chapter.
- (18) Municipal use, subject to the provisions specified under § 375-23500 of this chapter.
- (19) Museum, subject to the provisions specified under of § 375-23510 of this chapter.
- (20) Nursery as a principal or accessory use, subject to the provisions specified under § 375-23520 of this chapter.
- (21) Offices, subject to the provisions specified under of § 375-23540 of this chapter.
- (22) Personal service facility containing no drive-through service lanes, subject to the provisions specified under of § 375-23570 of this chapter.
- (23) Places of worship, subject to the provisions specified under § 375-23580 of this chapter.
- (24) Principal uses permitted in combination with other uses, subject to the provisions specified under § 375-23590 of this chapter.
- (25) Recreation use that is classified as a municipal use, subject to the provisions specified under § 375-23620 of this chapter.
- (26) Recreation use that is classified as a restricted or private recreation use, subject to the provisions specified under § 375-23620 of this chapter.
- (27) Restaurant containing no drive-through service lanes, subject to the provisions specified under § 375-23680 of this chapter.
- (28) Retail bakery or confectioner containing no drive-through service lanes, subject to the provisions specified under § 375-23690 of this chapter.
- (29) Retail sales or craft store with subordinate manufacturing or assembly services, subject to the provisions specified under Section 23700 of this chapter.
- (30) Retail sales containing no drive-through service lanes, subject to the provisions

specified under § 375-23700 of this chapter.

- (31) School that is classified as a commercial school, subject to the provisions specified under § 375-23740 of this chapter.
- (32) School that is defined as a public or private school for students in kindergarten through 12th grade, subject to the provisions specified under § 375-23740 of this chapter.
- (33) Single-family detached dwellings, which are not initially or cumulatively developed as a regional impact development.
- (34) Single-family semidetached dwellings, which are not initially or cumulatively developed as a regional impact development.
- (35) Tourist home, as a principal or accessory use within a single-family detached dwelling, subject to the provisions specified under § 375-23110 of this chapter.
- (36) United States Post Office, such to the provisions specified by the state and federal agencies with jurisdiction.
- (37) Veterinary office, subject to the provisions specified under § 375-23860 of this chapter.

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 chapter.
- (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 § 375-23050.1 of this chapter.
- (3) Apartment as an accessory use to a permitted nonresidential use, subject to the provisions specified under § 375-23070 of this chapter.
- (4) Apartment as an accessory use to a permitted single-family detached dwelling, subject to the provisions specified under § 375-23070 of this chapter.
- (5) ECHO housing as an accessory use to a permitted single-family detached dwelling, subject to the provisions specified under § 375-23240 of this chapter.
- (6) Home occupation use as a no-impact accessory residential use, subject to the provisions specified under § 375-23370 of this chapter.
- (7) Horse barn for the keeping of horses for transportation for non-commercial purposes on less than 10 acres of land, subject to the provisions specified under § 375-23380 of this chapter.
- (8) Residential accessory uses and structures for a permitted residential use, subject to the provisions specified under § 375-22030 and § 375-23660 of this chapter.
- (9) Satellite receiving and/or transmitting dish antenna with a maximum diameter of three feet, which may be mounted on the side or rear facade or roof of a building or ground

mounted in the side or rear yard, subject to the provisions of § 375-23730 of this chapter.

- C. Uses permitted by special exception, pursuant to the provisions specified under § 375-25070 of this chapter:
- (1) Automobile repair and/or service station, subject to the provisions specified under § 375-23080 of this chapter.
  - (2) Farm-support business use as a business operation, subject to the provisions specified under § 375-23260 of this chapter.
  - (3) Farmers market, subject to the provisions specified under § 375-23270 of this chapter.
  - (4) Home occupation as a minimal impact accessory use to a single-family detached dwelling, subject to the provisions specified under § 375-23370 of this chapter.
  - (5) Hotel and/or motel designated and occupied as an extended stay hotel, subject to the provisions specified under § 375-23400 of this chapter.
  - (6) Multifamily dwellings, subject to the provisions specified under § 375-23490 of this chapter.
  - (7) Public utility building and/or structures, subject to the provisions specified under § 375-23610 of this chapter.
  - (8) Restaurant use classified as a bring your own bottle or BYOB, subject to the provisions of § 375-23680 of this chapter.
  - (9) Satellite receiving and/or transmitting dish antenna with a diameter of less than three feet that is located on the front facade of a building and/or located as a ground-mounted structure, subject to the provisions specified under § 375-23730 of this chapter.
  - (10) Townhouses, which are not initially or cumulatively developed as a regional impact development, subject to the provisions specified under § 375-23830 of this chapter.
- D. Uses permitted by conditional use, pursuant to the provisions specified under § 375-25080 of this chapter:
- (1) Historic resources overlay uses and site improvements, subject to the provisions specified under § 375-21050 (Historic Overlay District) of this chapter.
  - (2) Regional impact development containing the permitted uses within the VC Zoning District, subject to the provisions specified under § 375-23640 of this chapter.

**§ 375-19030. 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 dwelling shall be 12,000 square feet per dwelling unit, provided that the lot is serviced by public sanitary sewage disposal facilities and on-lot water supply facilities.
  - (3) The minimum lot size for a single-family semidetached 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 multifamily dwellings shall be 3,500 square feet per unit.
  - (6) The minimum lot area for all permitted nonresidential uses within the VC 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 chapter, the maximum lot size for a nonresidential use shall be 40,000 square feet.
  - (7) All uses within the VC 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. Any uses not served by public sanitary sewer disposal shall meet all regulations of the Pennsylvania Department of Environmental Protection or any successive government entity.
- 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 50 feet as measured at the street right-of-way line and front yard setback line.
    - (b) A lot containing a single-family semidetached dwelling shall have a minimum lot width of 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 30 feet as measured at the street right-of-way line and the front yard setback line.
    - (d) A lot containing a multifamily dwelling shall have a minimum lot width of 100 feet as measured at the street right-of-way line and front yard setback line.
    - (e) A lot containing a permitted nonresidential building and use shall have a minimum lot width of 75 feet as measured at the street right-of-way line and front yard setback line.
  - (2) The minimum front yard setback requirements shall be as follows:
    - (a) The minimum front yard setback requirement shall be 10 feet, as measured from the street right-of-way line.
    - (b) The maximum front yard setback requirement shall be 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 feet.
  - (b) A lot containing a single-family semidetached dwelling shall have a side yard setback of five feet, as measured from the exterior side.
  - (c) Townhouses shall have a side yard setback of 10 feet, as measured from the end units.
  - (d) Multifamily dwellings with four or fewer units shall have a side yard setback of 10 feet, as measured from the end or external units.
  - (e) Multifamily dwellings with more than four units shall have a side yard setback of 20 feet, as measured from the end or external units.
  - (f) Nonresidential buildings or structures shall have a side yard setback of 15 feet.
- (4) The minimum rear yard shall be as follows:
  - (a) Unless otherwise specified by this chapter, all permitted principal uses within the VC Zoning District shall have a rear yard setback of 10 feet.
  - (b) Multifamily and townhouse dwellings with more than four units shall have a rear yard setback of 20 feet.
  - (c) All permitted nonresidential uses shall have a rear yard setback of 20 feet.
- (5) The maximum building and lot coverage requirements shall apply:
  - (a) No more than 60% of the lot shall be covered by buildings.
  - (b) No more than 70% of a lot shall be covered by any combination of buildings, structures and impervious surfaces, including permeable paving.
  - (c) If more than 50% 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 80% 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 50% of the principal building footprint, or 1,000 square feet of floor area, whichever is less.
- (2) The following regulations shall apply to unattached buildings for accessory uses that are 120 square feet or less of gross floor area:
  - (a) The minimum front yard setback line from all streets shall be 15 feet to the rear of

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