the Brecknock Township Zoning Ordinance. [Ord. 2017-190]

3. Permitted accessory uses, located on the same plot of ground with the permitted principal use.

   A. Signs, pursuant to § 27-304.

   B. Home occupations, pursuant to § 27-302.

   C. Customary accessory uses and buildings, provided that such are clearly incidental to the principal use and do not include any activity commonly referred to as a business, pursuant to § 27-303.

   D. No-impact home-based businesses, pursuant to § 27-314.

4. Uses permitted by special exception.

   A. Public and private outdoor recreation areas and facilities, including parks (except amusement parks, which are specifically not permitted), picnic grounds and camps.

   B. Kennels, pursuant to § 27-410G.

   C. Riding academies or stables, subject to the standards of §§ 27-312, Subsections 3 and 4.

5. Uses permitted by conditional use.

   A. Tower-Based Wireless Communication Facilities, subject to §27-315 of the Brecknock Township Zoning Ordinance. [Ord. 2017-190]

6. Minimum developable lot area.

   A. Area: 10 acres.

   B. Width: 300 feet, measured at the street right-of-way line.

7. Minimum yard dimensions.

   A. Front yard: 75 feet.

   B. Any side yard: 100 feet.

   C. Rear yard: 100 feet.

8. Maximum building height: 35 feet.

§ 27-205. NCV - Neighborhood Commercial/Village District. [Ord. 150, 3/7/2006; as amended by Ord. 2017-190, 7/11/17, §9]

1. Purpose.

A. In addition to the general goals listed in the statements of community development objectives in § 27-104, the purpose of this district is:

(1) To provide an identifiable core area within the Township which contains community facilities and services vital to the local residents.

(2) To promote a sense of community by establishing a location within the Township where Township functions are centralized and able to operate in a mutual and complementary fashion.

(3) To allow for a mix of residential, commercial, and industrial uses at a scale compatible with existing uses in the district.

(4) To encourage infill of vacant parcels at the same density and with uses consistent with the existing neighborhoods.

2. Permitted uses.

A. Single-family detached dwellings.

B. Business, professional or government offices.

C. Banks and financial institutions.

D. Retail stores not to exceed 4,000 square feet of floor area.

E. Restaurants, but drive-throughs are prohibited.

F. Personal service businesses.

G. Churches or similar places of worship.

H. Forestry.

I. Municipal uses.

J. Fire stations.

K. Non-Tower Wireless Communication Facilities, subject to §27-315 of the Brecknock Township Zoning Ordinance. [Ord. 2017-190]

3. Permitted accessory uses, located on the same lot with the permitted principal use.

A. Signs, pursuant to § 27-304.

B. Customary accessory uses and buildings, provided that such are clearly incidental to the principal use, pursuant to § 27-303.

C. Home occupations, pursuant to § 27-302.

D. No-impact home-based businesses, pursuant to § 27-314.

4. Uses permitted by special exception.

A. Nursery schools, elementary schools, middle schools, junior high schools, senior high schools or day-care centers.

B. Convenience stores, not to exceed 4,000 square feet of floor area; gasoline sales prohibited.

C. Exercise clubs.

D. Single-family dwellings above commercial uses.

E. Bed-and-breakfast facilities.

5. Minimum lot standards.

A. Minimum developable lot area: 1.5 acres. [Note: Refer to § 27-313 for method of determination of total developable area, maximum tract density and minimum individual lot acreage.]

B. Minimum lot width: 150 feet, measured at the street right-of-way line.

6. Minimum yard dimensions.

A. Front yard: 25 feet.

B. Each side yard: 20 feet.

C. Rear yard: 25 feet.

D. Distance between buildings: 30 feet.

7. Maximum lot coverage and building height.

A. Building coverage: 35%.

B. Paved area: 45%.

C. Building height: 35 feet.

§ 27-206. GC - General Commercial District. [Ord. 150, 3/7/2006, as amended by Ord. 2017-190, 7/11/17, §§ 10, 11]

1. Purpose.

A. In addition to the general goals listed in the statements of community development objectives in § 27-104, the purpose of this