

ZONING

215 Attachment 4

Township of West Nantmeal

**Matrix Chart 4: C-1 Zoning District: Utility and Dimensional Requirements
[Amended 7-10-2017 by Ord. No. 2017-5]**

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width (feet)	Minimum Yard Requirements			Maximum Height (feet)	Maximum Coverage	
		Sewer	Water			Front (feet)	Side (each) (feet)	Rear (feet)		Building (percent)	Lot (percent)
Conservation uses	By right	Optional	Optional	2 acres	Refer to Article V for additional requirements						
Forestry	By right	Optional	Optional	Variable	Refer to § 215-22 for additional requirements						
Boardinghouse rooming house	By right	Optional	Optional	1 acre	150	50	30	50	35	20%	30%
Category 1 home occupation	By right	Optional	Optional	Variable	Refer to § 215-43 for additional requirements						
Category 2 home occupation	By right	Optional	Optional	Variable	Refer to § 215-44 for additional requirements						
Mixed use	By right	Optional	Optional	1 acre	150	50	30	50	35	30%	50%
General agricultural	By right	Optional	Optional	2 acres	Refer to § 215-49 for additional requirements						
Farm-related business	By right	Optional	Optional	2 acres	Refer to § 215-51 for additional requirements						
Banks/financial institutions	By right	Optional	Optional	1 acre	150	50	30	50	35	30%	50%
		Public	Public	20,000 square feet	100	50	30	50	35	30%	50%
Business and professional offices	By right	Optional	Optional	1 acre	150	50	30	50	35	30%	50%
		Public	Public	20,000 square feet	100	50	30	50	35	30%	50%
Club, lodge or social quarters	By right	Optional	Optional	1 acre	150	50	30	50	35	30%	50%
Commercial greenhouse and tree farm	By right	Optional	Optional	10 acres	Refer to § 215-68 for additional requirements						
Community center	By right	Optional	Optional	2 acres	200	50	50	50	50	30%	50%
Construction services	By right	Optional	Optional	2 acres	200	50	50	50	50	30%	50%
Emergency services operation	By right	Optional	Optional	2 acres	200	50	50	50	50	30%	50%
Fabrication and finishing	By right	Optional	Optional	2 acres	200	50	50	50	50	30%	50%
Funeral home	By right	Optional	Optional	1 acre	150	50	30	50	35	30%	50%
Home center	By right	Optional	Optional	1 acre	150	50	30	50	35	30%	50%

WEST NANTMEAL CODE

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		Sewer	Water			Front (feet)	Side (each) (feet)	Rear (feet)		Building (percent)	Lot (percent)
Laundromats and dry cleaners	By right	Public	Public	1 acre	150	50	30	50	35	30%	50%
		Public	Public	20,000 square feet	100	50	30	50	35	30%	50%
Manufacturing and grower/processor	By right	Optional	Optional	2 acres	200	50	50	50	50	30%	50%
Medical, dental, vision, counseling, health care service	By right	Optional	Optional	1 acre	150	50	30	50	35	30%	50%
		Public	Public	20,000 square feet	100	50	30	50	35	30%	50%
Municipal uses	By right	Optional	Optional	Variable	Refer to § 215-98 for additional requirements						
Governmental uses	By right	Optional	Optional	1 acre	150	50	30	50	35	30%	50%
		Public	Public	20,000 square feet	100	50	30	50	35	30%	50%
Nursery or landscape center	By right	Optional	Optional	2 acres	200	50	50	50	35	30%	50%
Personal services establishment	By right	Optional	Optional	1 acre	150	50	30	50	35	30%	50%
		Public	Public	20,000 square feet	100	50	30	50	35	30%	50%
Printing/publishing facility	By right	Optional	Optional	1 acre	150	50	30	50	35	30%	50%
Noncommercial recreation use	By right	Optional	Optional	1 acre	Refer to § 215-106 for additional requirements						
Restaurants	By right	Optional	Optional	1 acre	150	50	30	50	35	30%	50%
		Public	Public	20,000 square feet	100	50	30	50	35	30%	50%
Retail business use and dispensary	By right	Optional	Optional	1 acre	150	50	30	50	35	30%	50%
		Public	Public	20,000 square feet	100	50	30	50	35	30%	50%
Public utilities	By right	Optional	Optional	Variable	Refer to § 215-118 for additional requirements						
Townhouses	Conditional use	Public	Public	5 acres	Refer to § 215-27 for additional requirements						
Apartments	Conditional use	Public	Public	5 acres	Refer to § 215-28 for additional requirements						
Assisted living care, convalescent home	Conditional use	Public	Public	5 acres	Refer to § 215-37 for additional requirements						
Manufactured home park	Conditional use	Public	Public	10 acres	Refer to § 215-38 for additional requirements						
Bed-and-breakfast, tourist est.	Conditional use	Optional	Optional	1 acre	150	50	30	50	35	20%	30%
Convenience stores	Conditional use	Optional	Optional	2 acres	200	50	50	50	35	30%	50%
Mini malls	Conditional use	Optional	Optional	3 acres	200	50	50	50	35	30%	50%
Commercial recreation use	Conditional use	Optional	Optional	2 acres	200	50	40	50	35	30%	50%

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Single-family detached units	Special exception	On-lot	On-lot	1 acre	150	50	20	30	35	15%	25%
		On-lot	Public	1 acre	150	50	20	30	35	15%	25%
		Public	On-lot	30,000 square feet	125	40	20	30	35	20%	30%
		Public	Public	18,000 square feet	100	40	15	20	35	30%	40%
Automobile sales	Special exception	Optional	Optional	1 acre	150	50	30	50	35	30%	50%
Automobile service station	Special exception	Optional	Optional	1 acre	150	50	30	50	35	30%	50%
Car washing facility	Special exception	Optional	Optional	1 acre	150	50	30	50	35	30%	50%
Group child day-care home	Special exception	Optional	Optional	Variable	Refer to § 215-75 for additional requirements						
Child day-care center	Special exception	Optional	Optional	2 acres	200	50	40	50	35	30%	50%
Adult care facility	Special exception	Optional	Optional	2 acres	200	50	40	50	35	30%	50%
Educational use	Special exception	Optional	Optional	2 acres	200	50	50	50	50	30%	50%
Hotel or motel	Special exception	Public	Public	2 acres	200	50	50	50	50	30%	50%
Places of worship religious uses	Special exception	Optional	Optional	3 acres	200	50	50	50	50	30%	50%
Truck service and maintenance facility	Special exception	Optional	Optional	2 acres	200	50	40	50	35	30%	50%
Veterinary hospital	Special exception	Optional	Optional	2 acres	200	50	40	50	35	30%	50%