

ZONING

27 Attachment 5

Borough of Centre Hall

**CRITERIA AND STANDARDS FOR THE VILLAGE COMMERCIAL DISTRICT (VC)*
[Amended by Ord. No. 179, 6/9/2022]**

PERMITTED USES Land and structures may be used for only the following:	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Primary Uses (1) All permitted uses of the Single-Family Residential District				40 feet or no nearer the street than any existing structure located within 100 feet on either side of the proposed structure and establishing a minimum lot size for single-family detached dwellings with off-site sewer services with no more than two units per building at 10,000			

CENTRE HALL CODE

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	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
				square feet			
(2) Tourist homes							
(3) All retail establishments for the sale, service and rental of goods, except aircraft, beer distributors, boat and marine supplies, contractor's and farm equipment, lumberyards, mobile homes and accessories, motor vehicles and accessories (including automobile service stations and garages), glass, pawn shops and swimming pools							
(4) Barbers and beauticians, caterers, health clubs, mortuaries, photographic equipment and processing, reading rooms, shoe repair and tailors	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements contained in this Section and Chapter	50	60%	40 feet or in line with existing buildings within 100 feet on both sides	8	8	
(5) Studios for instruction in music and the performing arts; photographic studios and handcraft studios							
(6) Business, professional and financial offices							
(7) Medical and dental offices and clinics, excluding animal hospitals and veterinary offices.							
(8) Mail-order agencies							
(9) Eating and drinking establish-							

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Land and structures may be used for only the following:							
ments, except fast-food restaurants							
(10) Clubs, lodges and fraternal organizations							
(11) Community centers							
(12) Municipal office buildings							
(13) Public libraries and museums; art galleries							
(14) Residential in commercially assessed properties**							
Note: No structure shall exceed 3,000 square feet in ground floor size. All drive-in primary and accessory commercial uses and all mobile homes, even if placed on permanent foundations, are expressly prohibited from the Village District							
Accessory Uses and Structures		See primary use above to which it is accessory					
Special Exceptions Essential services - area facilities		See Part 2, § 27-208(C)					

* See "Sketch of Selected Zoning Terms" for term illustrations.

**Square Footage: One-bedroom commercial apartment, 650 square feet; two-bedroom commercial apartment, 750 square feet; three-bedroom commercial apartment, 900 square feet.

Maximum Capacity: Must not exceed two residents per bedroom.

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Off-street parking: Must provide off-street parking of two on-site spaces per unit.
Must meet all applicable building, fire codes and ADA regulations.