

# ZONING

## EGO EASTERN GATEWAY OVERLAY DISTRICT

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The purpose of the EGO Overlay District is to establish a coordinated approach for redevelopment and reinvestment within the Township's eastern gateway that encourages efficient land use and promote accessibility to the Palmer Township trail network. Through unified mixed-use development and application of design standards, the Overlay District will serve to balance the nonresidential residential needs and interests of the eastern gateway of the Township.

### **DIMENSIONAL STANDARDS**

Uses permitted within the Overlay District shall follow and be in addition to respective base zoning district regulations.

### **PERMITTED USES**

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#### **PRINCIPAL USES**

##### PERMITTED BY RIGHT

Uses permitted by right within respective base zoning districts unless specifically prohibited

Artisan, craft, exercise or performing arts studio

Bank or financial institution

Bar or tavern

Beverage production, microbrewery

Beverage production, limited winery, meadery or cidery

Beverage production, limited distillery

Business services establishment

Hotel or motel

Medical or dental clinics and laboratories

Mixed-use building

Multifamily dwelling, low-rise (garden apartments)

Multifamily dwelling, mid-rise

Office, professional

Personal services establishment

Planned development

Restaurant, sit-down

School, public or private

Single-family attached dwelling (townhouse)

Retail establishment

Theater

Veterinarian office or animal hospital

#### **ACCESSORY USES**

##### PERMITTED BY RIGHT

Uses permitted by right within respective base zoning districts unless specifically prohibited