

ZONING

250 Attachment 1

Township of Eldred

VC Village Center District

[Amended 2-1-2006 by Ord. No. 02.01.2006; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Uses and Structures

Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Hearing Board)
Single-family detached dwellings, including mobile homes (see § 250-402)	Uses and structures customarily incidental to an approved principal use	Conversion apartments (more than 2 dwelling units) (see § 250-403)
Two-family dwellings, i.e., duplexes (see § 250-402)	Private swimming pools (see § 250-426)	Group homes or institutional residences (see § 250-408)
Conversion apartments (up to 2 dwelling units) (see § 250-403)	Home occupations (see § 250-427)	Single-family attached dwelling structures, i.e., townhouses (see § 250-404)
Churches or places of worship	No-impact home-based business	Multifamily dwelling structures, i.e., apartment buildings (see § 250-405)
Cultural facilities, including community centers	Family day-care homes or accessory group day-care homes	Mobile home parks (see § 250-406)
Government or municipal buildings; inc. police or fire stations.	Temporary roadside stands (see § 250-421)	Personal care or nursing homes (see § 250-409)
Clubs, lodges or social organization facilities	Accessory residential uses (see § 250-429)	General stores, variety, gift, and antique shops (see § 250-412)
Parks or playgrounds	On-lot storage (see § 250-430)	Vehicle service stations and/or repair shops (see § 250-413)
Business, professional or financial offices	Signs (see § 250-704)	Commercial lodging facilities
Medical, dental or veterinary offices (including animal hospitals)	Off-street parking and/or loading areas (see Article VIII)	Restaurants (see § 250-412)

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Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Hearing Board)
Personal service businesses (see § 250-412)		Public entertainment facilities (see § 250-414)
Bed-and-breakfast establishments, country inns, or boardinghomes (see §§ 250-407 and 250-411)		Personal storage warehouses (see § 250-415)
Day-care centers or group day-care homes (see § 250-410)		Public or private schools
Land cultivation		Limited industrial uses (see § 250-416)
Forestry or forest management activities (see § 250-419)		Utility supply facilities (see § 250-424)
		Family care unit

Lot, Yard, and Open Space Requirements

Minimum Lot Requirements (See § 250-501)	Minimum Yard Requirements (See § 250-502)	Maximum Height Requirements (See § 250-503)
Minimum lot area per principal structure or uses:	Front yard: 25 feet from edge of road right-of-way [see also § 250-502B(2)]	Principal and accessory structures: 40 feet or 2 1/2 stories, whichever is greater
Residential (on-lot sewage and water) -	Side yards: 5 feet each side*	
Single-family detached dwellings and other principal uses - 30,000 square feet per dwelling unit or use, except as provided below	Rear yard: Residential uses – On-lot sewage and water - 15 feet Public or community sewer and water - 10 feet Nonresidential uses - 10 feet	

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Minimum Lot Requirements (See § 250-501)	Minimum Yard Requirements (See § 250-502)	Maximum Height Requirements (See § 250-503)
Two-family dwellings or conversion apartments - 15,000 square feet per dwelling unit		
Personal care homes, nursing homes, group homes, or institutional residences - 30,000 square feet + 1,000 square feet per bed		
Mobile home parks - 2 acres		
Residential (public or community sewer and water) -		
Single-family detached dwellings and other principal uses - 15,000 square feet per dwelling unit or use, except as provided below		
Two-family dwellings or conversion apartments - 7,500 square feet per dwelling unit		
Personal care homes, nursing homes, group homes, or institutional residences - 15,000 square feet + 1,000 square feet per bed		
Single-family attached or multifamily dwelling structures - 10,000 square feet per dwelling unit		
Mobile home parks - 1 acre		
Nonresidential uses - 7,500 square feet		
All lots shall meet the requirements of the PA Sewage Facilities Act ¹ and all other		

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Minimum Lot Requirements (See § 250-501)	Minimum Yard Requirements (See § 250-502)	Maximum Height Requirements (See § 250-503)
state or local sewage regulations		
Minimum lot width:		
Residential (on-lot sewage and water) - 100 feet		
Residential (public or community sewer and water)		
Single-family detached dwellings and other principal uses - 75 feet		
Single-family attached dwellings - 20 feet		
Nonresidential uses - 50 feet.		
Maximum building coverage: 50%.		

* NOTE: No side yard shall be required where fireproof common walls, approved by the PA Department of Labor and Industry, are used.

¹ Editor's Note: See 35 P.S. § 750.1 et seq.