

ZONING

240 Attachment 8

Township of West Donegal

Design Requirements in the General Commercial District
[Amended 12-21-2015 by Ord. No. 221-2015]

Use	Minimum Required Lot Area	Minimum Required Lot Width (feet)	Minimum Required Lot Depth* (feet)	Required Minimum Yard Setbacks (feet)				Minimum Required Setback from Residential District (feet)	Maximum Permitted Impervious Lot Coverage (%)	Maximum Permitted Building Height (feet)
				Front	One Side	Both Sides	Rear			
One freestanding principal use, excluding shopping centers as defined herein	7,500 square feet	75 at the building setback line	100	50 from the street center line for buildings, subject to § 240-87, however, in developed areas, a special exception may be granted to provide a proper relationship with adjacent buildings, 10 for off-street parking; no off-street loading is permitted within the front yard	6 for buildings and off-street parking and loading	12 for buildings and off-street parking and loading	30 for buildings; 10 for parking and loading	30 for buildings; 10 for off-street parking and loading	60%	40
Shopping center, as defined herein, with up to 50,000 square feet of gross floor area	1 acre	150 at the building setback line	200		30 for ends of building; 10 for parking and loading	60 for ends of building; 20 for parking and loading	30 for buildings; 10 for parking and loading	30 for buildings; 10 for off-street parking and loading	60%	40
Shopping center, as defined herein, with between 50,000 and 100,000 square feet of gross floor area	6 acres	300 at the building setback line	600	150 from the street center line for buildings; 20 from the street right-of-way for off-street parking; no off-street loading is permitted in the front yard	50 for ends of building; 20 for parking and loading	100 for ends of building; 40 for parking and loading	50 for buildings; 20 for parking and loading	100 for buildings; 50 for off-street parking and loading	55%	40

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Use	Minimum Required Lot Area	Minimum Required Lot Width (feet)	Minimum Required Lot Depth* (feet)	Required Minimum Yard Setbacks (feet)				Minimum Required Setback from Residential	Maximum Permitted Impervious Lot Coverage	Maximum Permitted Building Height (feet)
				Front	One Side	Both Sides	Rear			
Shopping center, as defined herein, with over 100,000 square feet of gross floor area	15 acres	600 at the building setback line	600	200 from the street center line for buildings; 25 from the street right-of-way for off-street parking; no off-street loading is permitted in the front yard	50 for ends of building; 25 for parking and loading	100 for ends of building; 50 for parking and loading	50 for buildings; 25 for parking and loading	150 for buildings; 75 for off-street loading and parking	50%	40

NOTE:

* Minimum required lot depth shall be measured from the street center line to the closest point of the rear lot line.

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Design Requirements in the Limited Commercial District [Added 8-10-2020 by Ord. No. 239-2020]

Use	Minimum Required Lot Area	Minimum Required Lot Width (feet)	Minimum Required Lot Depth* (feet)	Required Minimum Yard Setbacks (feet)				Minimum Required Setback from Residential District (feet)	Maximum Permitted Impervious Lot Coverage (%)	Maximum Permitted Building Height (feet)			
				Front	One Side	Both Sides	Rear						
Event Venue	25 acres	100	200	50 from centerline subject to § 240-87	30 for buildings; 10 for off-street parking and loading	60 for buildings; 20 for parking and loading	50 for buildings; 20 for off-street parking and loading	50 for buildings; 30 for off-street parking and loading	50	45			
Hotel, Motel	2.5 acres	100	200					30 for buildings; 10 for off-street parking and loading			30 for buildings; 10 for off-street parking and loading	50	
Restaurant, Tavern (not fast food or drive-through)	2.5 acres	100	100					50 for buildings; 20 for off-street parking and loading			50 for buildings; 30 for off-street parking and loading		50
Museum	4 acres	100	200					50 for buildings; 20 for off-street parking and loading			50 for buildings; 30 for off-street parking and loading		50

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Use	Minimum Required Lot Area	Minimum Required Lot Width (feet)	Minimum Required Lot Depth*	Required Minimum Yard Setbacks (feet)				Minimum Required Setback from	Maximum Permitted Impervious Lot	Maximum Permitted Building Height
				Front	One Side	Both Sides	Rear			
Other principal uses including retail stores and shops, professional offices	1/4 acre	75 at building setback	100	50 from centerline subject to § 240-87	6 for buildings and off-street parking and loading	12 for buildings and off-street parking and loading	30 for buildings; 10 for off-street parking and loading	30 for buildings; 10 for off-street parking and loading	60	40