

ZONING

285 Attachment 10

Township of West Lampeter

CH Commercial-Highway Section 285-45

Purpose. Anticipated uses are generally more dependent on traffic generated by a major road or thoroughfare and are therefore grouped to facilitate automobile-oriented shopping and to promote the safe and expedient conveyance of expected high-traffic volumes. Expansion of highway commercial/strip-type development is discouraged by Vision 2040.

Permitted Uses (The use is permitted by right in this district)

Primary:

Emergency service station	Financial institution	Funeral homes
Golf course	Hotel	Indoor theaters
Laboratories	Medical professional services	Nursery and garden center
Offices	Personal services	Place of worship
Restaurant	Retail sales < 8,000 sq. ft.	Trade school

Accessory:

Accessory roof-mounted solar

Special Exception Uses - (The use needs the permission of the Zoning Hearing Board)

Primary:

Auto filling station	Auto repair facility	Billboard
Campground	Car wash	Clubhouse for private club
Contractor shop	Hospital	Mini warehouse
Public/nonprofit parks	Public uses	Retail sales > 8,000 sq. ft.
Sales of motorized vehicles and equipment	Schools	Indoor/outdoor recreation
Short-term rental		

Conditional Uses - (The use needs the permission of the Board of Supervisors)

Nursing, rest/retirement home Conference center

Dimensional Requirements

Minimum Lot Area	Minimum Lot Width at Building Setback (feet)	Maximum Lot Coverage (Building/Maximum) (feet)	Height (No. stories/feet)	Minimum Yard Setbacks (feet)			
				Front	Side	Total Both Sides	Rear
30,000 sq. ft.	100	40/70	2.5/40	30	15	30	30