

ZONING

285 Attachment 7

Township of West Lampeter

**TV Traditional Village Zoning District
Section 285-40**

Purpose. The area around the Village of Lampeter, encompassed by part of the growth boundary, is designated for traditional village land use. It is typified by the presence of a village square, centered on the intersection of Village and Lampeter Roads, and surrounded by a variety of other uses. This area encourages a mix of compatible residential and nonresidential uses within the same block and adaptive reuse of historic structures is encouraged. These should all yield a revitalization of the Village area, characterized by an active, pedestrian friendly community with a variety of residential uses and densities, retail, professional and institutional uses, eateries, and recreational facilities.

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

- Primary:**
 Single-family dwelling Dry cleaners Emergency service station
 Financial institution Offices Personal services
 Place of worship
- Accessory:**
 Accessory roof-mounted solar Home occupation (no impact)

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

- Primary:**
 Auto filling station Bed-and-breakfast Clubhouses for private clubs
 Public/nonprofit parks Public uses Restaurant
 Retail sales <8,000 sq. ft. Veterinarian office
- Accessory:**
 Home occupation (general)

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

Ten or more new single-family dwellings, twin, and duplex dwellings

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
Residential	7,000 sq. ft.	55	50/65	2.5/40	25	10	20	30
Commercial uses	25,000 sq. ft	55	40/80	2.5/40	15	10	20	30
Accessory			2 structures or 1,000 SF	2/25	-	10	10	10