

ZONING

285 Attachment 8

Township of West Lampeter

Main Street Zoning District
Section 285-43

Purpose. To provide business opportunities while seeking to develop a central community focus for the Township. To promote a pedestrian-friendly and bicycle-friendly environment. To promote an appropriate mix of retail, service, office, public, institutional and residential uses. To avoid heavy commercial uses that are most likely to conflict with the historic and scenic character and most likely to cause conflicts with homes. To primarily provide for smaller-scale uses that will not be obtrusive in the landscape and that will not overload the road system. To carefully locate commercial areas and commercial driveways to minimize traffic safety and congestion problems along roads.

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

- Primary:**
- | | | |
|---------------------------|--|--------------|
| Single-family dwelling | Twin dwelling | Townhome |
| Multifamily dwelling | Conversion of existing building into dwellings | Dry cleaners |
| Emergency service station | Financial institution | Office |
| 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 | Clubhouse for private club |
| Contractor shop | Day care | Group home |
| Indoor theaters | Indoor/outdoor recreation | Public/nonprofit parks |
| Public uses/public utilities structures | Restaurants | Retail sales |
| Veterinarian office | | |
- Accessory:**
- | | | |
|---------------------------|--|--|
| Home occupation (general) | | |
|---------------------------|--|--|

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

- | | | |
|-------------------|-------------|--|
| Conference center | Hotel/motel | |
|-------------------|-------------|--|

WEST LAMPETER CODE

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 sewer and water	7,000 sq. ft.	55	50/60	2.5/40	25	15	30	25
Commercial	10,000 sq. ft.	80	40/80	2.5/40	15	10	20	25
Accessory				2/25	—	10	20	10