

ZONING

285 Attachment 9

Township of West Lampeter

CN Commercial-Neighborhood
Section 285-44

Purpose. Anticipated services are generally those used by residents on a regular basis including professional and business offices, retail sale of goods and services, banks, personal services, medical services, and public use facilities.

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

Primary:

- | | | |
|---------------------------|---------------|--------------------------------------|
| Computer services | Dry cleaners | Emergency service station |
| Financial institution | Funeral homes | Medical professional services |
| Nursery and garden center | Offices | Personal services |
| Place of worship | Restaurant | Retail sales less than 8,000 sq. ft. |
| Veterinarian office | | |

Accessory:

- | | |
|------------------------------|-----------------------------|
| Accessory roof-mounted solar | Home occupation (no impact) |
|------------------------------|-----------------------------|

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

Primary:

- | | | |
|----------------------|----------------------------|---------------------------|
| Auto repair facility | Clubhouse for private club | Indoor/outdoor commercial |
| Indoor recreation | Theaters and auditoriums | Public/nonprofit parks |
| Public uses | Short-term rental | |

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

- Multifamily Dwelling

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