

ZONING

27 Attachment 10

Township of Solebury

Summary Table - Area and Bulk Regulations
TNC, Traditional Neighborhood Commercial District

[Ord. 94, 6/8/1988; as amended by Ord. 2005-6, 7/5/2005, § 2; by Ord. 2007-6, 9/4/2007, § 08; by Ord. 2017-6, 8/15/2017; by Ord. 2018-004, 3/6/2018; by Ord. 2018-005, 6/19/2018; by Ord. No. 2018-010, 12/11/2018; and by Ord. No. 2019-002, 1/15/2019]

Uses	Minimum						Maximum		
	Lot			Yard			Coverage		Height
	Area (acres)	Width at Building Line (feet)	Width at Street Line (feet)	Front (feet)	Rear (feet)	Side (feet)*	Impervious Surfaces**	Building(s)	Building(s) and Structure(s) (feet)
Private recreational facility	20	500	400	250	200	200	40%	20%	45
Shopping center	15	100	100	30	95	75	60%	20%	45
Detention facility	10	500	350	150	150	125	35%	20%	45
Automobile service station	2	100	100	30	95	75	60%	20%	45
Kennel***	2	100	100	30	95	75	60%	20%	45
Office	1	100	100	30	95	75	60%	20%	45
Bank	1	100	100	30	95	75	60%	20%	45
Medical office/wellness center	1	100	100	30	95	75	60%	20%	45
Retail sales	1	100	100	30	95	75	60%	20%	45
Village service	1	100	100	30	95	75	60%	20%	45
Convenience store	1	100	100	30	95	75	60%	20%	45
Restaurant	1	100	100	30	95	75	60%	20%	45
Tavern	1	100	100	30	95	75	60%	20%	45
Bed-and-breakfast inn/small short-term lodging facility	1	100	100	30	95	75	60%	20%	45
Athletic facility	1	100	100	30	95	75	60%	20%	45
School	1	100	100	30	95	75	60%	20%	45
Library	1	100	100	30	95	75	60%	20%	45
Hotel, motel, or inn/large short-term lodging facility	1	100	100	30	95	75	60%	20%	45
Religious	1	100	100	30	95	75	60%	20%	45
Veterinary office	1	100	100	30	95	75	60%	20%	45
Farm animal veterinary office	1	100	100	30	95	75	60%	20%	45

SOLEBURY CODE

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	Lot			Yard			Coverage		Height
	Area (acres)	Width at Building Line (feet)	Width at Street Line (feet)	Front (feet)	Rear (feet)	Side (feet)*	Impervious Surfaces**	Building(s)	Building(s) and Structure(s) (feet)
Water storage facility	1	100	100	30	95	75	60%	20%	45
Commercial school	1	100	100	30	95	75	60%	20%	45
Cultural	1	100	100	30	95	75	60%	20%	45
Municipal use	1	100	100	30	95	75	60%	20%	45
Emergency service	1	100	100	30	95	75	60%	20%	45
Funeral home	1	100	100	30	95	75	60%	20%	45
Medical marijuana dispensary facility	1	100	100	30	95	75	60%	20%	45
Dog daycare	1	100	100	30	95	75	60%	20%	45
Banquet, catering, or event use	See requirements for Hotel, motel, or inn/large short-term lodging facility								
Long-Term Residential Health Care Facility	Refer to §§ 27-1004, 27-1005 and 27-2602 for details								
Short-Term Residential Health Care Facility	Refer to §§ 27-1004, 27-1005 and 27-2602 for details								
Nonfamily Community Residential Facility	Refer to §§ 27-1004, 27-1005 and 27-2602 for details								

NOTES:

* Except as provided in § 27-1604, Subsection 1A(9).

** Except as provided in § 27-1605, Subsection 6.

*** See § 27-2602, Subsection 1H.