

ARTICLE X
V - VILLAGE DISTRICT

1000. Purpose

The Village District is intended to preserve the quality and character of existing community environments; provide for the filling-in of land within built up areas by permitting a mix of compatible uses; encourage stability and preservation of existing residential communities and community values; allow flexibility in planning and promote compatible land uses in established neighborhoods.

1001. Permitted Uses, Subject to Article XVI

In a (V) Village District, no building or premises shall be used and no building shall be erected, which is arranged, intended or designed to be used in whole or in part, for any purpose except those listed below, and all such uses with the exception of (1) single-family detached dwellings, (2) single-family semi-detached dwellings, (3) two-family detached dwellings and (9) accessory uses and structures shall be subject to Land Development Plan approval in accordance with the South Middleton Township Subdivision and Land Development Ordinance and those regulations specified elsewhere in this Ordinance.

- (1.) Single-Family Detached Dwellings.
- (2.) Single-Family Semi-Detached Dwellings.
- (3.) Two-Family Detached Dwellings.
- (4.) Greenways and trails.
- (5.) Municipal Buildings and Services.
- (6.) No-Impact Home Based Business
- (7.) Accessory structures and uses customarily incidental to the permitted use.
- (8.) Replacement, collocations, or modifications of wireless telecommunication facilities or support structures where such facilities or structures do not create a substantial change or substantially change the physical dimensions of the wireless telecommunications support structure.
- (9.) Small Wireless Facilities.

1002. Conditional Uses, Subject to Article XVI and Article XX

- (1.) Single Family Attached Dwellings
- (2.) Apartment Building
- (3.) Large Scale Residential Development – defined as development or subdivision of one or more parcels with residential dwellings totaling 25 or more dwellings, or exceed a cumulative total of 25 or more dwellings since January 1, 2007
- (4.) Retail sales and business, personal and repair services, restaurants without drive-through service facilities, professional offices, and medical and dental clinic facilities subject to the provisions of Article XX. Adult bookstores and/or adult theaters are excluded. Drive through service facilities in existence prior to June

2021 may continue to operate in conjunction with the prior use, or be adapted to operate in conjunction with a new use with Conditional Use approval. Additional criteria include the following:

- (a.) Area dimensional and requirements:
 - (i.) Minimum Area - 10,000 square feet.
 - (ii.) Minimum Width – 50 feet.
- (b.) All activity, including administration, storage and related activities, with the exception of Outdoor Seating and Dining and Outdoor Retail Sales and Displays, shall be conducted within the main building(s). No accessory buildings shall be permitted except those needed for trash management and outdoor maintenance equipment.
- (c.) Parking facilities shall be provided in accordance with Article XVIII of this Ordinance.
- (d.) Outdoor illumination shall be designed to provide adequate lighting without producing glare or illumination of adjoining residential properties. The height, placement and type of outdoor lighting shall be designated on the conditional use application.
- (e.) All such uses and/or businesses shall comply with all generally applicable and Supplemental Regulations of this Ordinance including, but not limited to the provisions of Articles XVI; XVII; XVIII.
- (f.) Outdoor trash dumpsters, collection areas and receptacles and mechanical equipment not enclosed in the main structure shall be screened in a manner compatible with the proposed architecture and landscaping. Said screening shall be designed to reduce the visibility of said facilities and prevent the escape of waste, debris or litter from the site. Said facilities and screening shall be designated on the conditional use application.
- (g.) Maximum Gross Floor Area (single or multiple buildings on an individual lot).....
 - (i.) Retail Uses...5,000 square feet.
 - (ii.) All other commercial uses as permitted by Section 1002(4)...20,000 square feet.
- (h.) Pre-existing Structures and Buildings:

Buildings, structures, and lots in existence or substantially complete as of December 6, 1990, shall not, for purposes of conditional use in accordance with this section, be subject to the provisions of Sections 1002(4)(a)(1-2) and 1002 (4)(c) related to lot area, and width to the extent that the lots already do not comply. All other provisions of this ordinance shall be in effect as to pre-existing buildings and structures and conditional use thereof shall not be permitted except in compliance therewith.

(5.) Outdoor Seating and Dining and Outdoor Retail Sales and Displays

- (6.) Mixed Use Development – Defined as any group of permitted uses in Section 1001 above and/or conditional uses in this Section, totaling not more than 20,000 square feet of gross floor area, planned and designed as a common entity with commercial and/or residential units planned and designed to be located either in single or multiple buildings pursuant to the provisions of Article XVI and subject to Sections 1002(4)(a-i).
- (7.) Essential Services
- (8.) Group Homes
- (9.) Life Care Communities
- (10.) Cemeteries
- (11.) Innovative Design Development
- (12.) Boarding Houses, Bed and Breakfasts, and Short Term Lodging Accommodations
- (13.) Schools
- (14.) Churches or similar places of worship
- (15.) Family and Commercial Daycares
- (16.) Craftsman or Artisan Live/Work Studio.
- (17.) ECHO Housing

1003. Lot and Area Regulations

Minimum Lot Area and Dimensional Standards, except as in Section 1004.

- (1.) Single-Family Detached Dwellings
 - (a.) Lot Size 8,000 square feet
 - (b.) Lot Width 50 feet
 - (c.) Front Yard * 5 feet
 - (d.) Rear Yard 5 feet
 - (e.) Side Yard 5 feet between buildings unless an agreement between the adjoining property owners is recorded.

*Must meet the clear sight triangle requirements of the Subdivision and Land Development Ordinance.

- (2.) Single-Family Semi-Detached Dwellings
 - (a.) Lot Size 6,000 square feet
 - (b.) Lot Width 50 feet
 - (c.) Front Yard * 5 feet
 - (d.) Rear Yard 5 feet
 - (e.) Side Yard 5 feet between buildings unless an agreement between the adjoining property owners is recorded.

*Must meet the clear sign triangle requirements of the Subdivision and Land Development Ordinance.

(3.) Two-Family Detached Dwellings

- (a.) Lot Size 8,000 square feet
- (b.) Lot Width 50 feet
- (c.) Front Yard * 5 feet
- (d.) Rear Yard 5 feet
- (e.) Side Yard 5 feet between buildings unless an agreement between the adjoining property owners is recorded.

*Must meet the clear sight triangle requirements of the Subdivision and Land Development Ordinance.

(4.) Single Family Attached Dwellings

- (a.) Minimum Lot Area: A single family attached dwelling project must contain a minimum area of one-(1) acre of contiguous, undeveloped property in single ownership.
- (b.) Maximum Gross Density 6 dwelling units per acre
- (c.) Interior Lot Width 20 feet
- (d.) Front Yard Setback 5 feet
- (e.) Side Yard for End Units 10 feet
(See also Section 1602)
- (f.) Rear Yard Minimum 10feet
- (g.) Along the perimeter boundary line of the project, screening shall be provided where no public road is located.
- (h.) No less than three (3) and no more than six (6) dwelling units shall be permitted in a group of single family attached dwellings.

(5.) Apartment Buildings

- (a.) Maximum Gross Density 10 dwelling units per acre
- (b.) Front Yard Setback 5 feet
- (c.) Side Yard Setback 10 feet
(See also Section 1602)
- (d.) Rear Yard Minimum 10feet
- (e.) Along the perimeter boundary line of the project, screening shall be provided where no public road is located.

(6.) Uses other than those in (1.) through (5.) above

- (a.) Lot Size 25,000 square feet

