

ARTICLE VII

Village Center

Section 700 Village Center

- a. Purpose: The Village Center zone is designed to establish a sense of place within the core of Felton Borough, and enhancement and protection of the core supported by permitting a mix of residential uses and nonresidential uses that will offer consumer goods and services appropriate for a "Downtown Area." Rehabilitation of existing buildings and facades shall be considered a priority to razing any building within the Village Center area.
- b. Permitted Uses: The following principal uses are permitted:
 - 1) Day Care Facility or Nursery School (See Section 1005)
 - 2) Eating Establishment
 - 3) Funeral Home (See Section 1007)
 - 4) Medical or Dental Clinic (See Section 1012)
 - 5) Mixed Use (See Section 1014)
 - 6) Multiple Dwelling Structures (See Section 1015)
 - 7) No Impact Home Based Business (See Section 1016)
 - 8) Parking Lot or Parking Garage
 - 9) Personal Service Business
 - 10) Professional or Business Office (See Section 1012)
 - 11) Public Building (See Section 1019)
 - 12) Public Utility Building (See Section 1020)
 - 13) Retail Store or Shop

- 14) Single-family, Attached Dwelling
 - 15) Single-family Detached Dwelling
 - 16) Tavern in accordance with all applicable Borough and State requirements
- c. Uses by Special Exception: The following principal uses shall be permitted as Special Exceptions when authorized by the Zoning Hearing Board. The Zoning Hearing Board shall hear and decide requests for such uses according to criteria established in Article XIII of this Ordinance.
- 1) Convalescent Home, Nursing Home, or Hospital (See Section 1308)
 - 2) Conversion Apartments (See Section 1309)
 - 3) Day Care Facility or Nursery School (See Section 1310)
 - 4) Home Business as an Accessory Use (See Section 1313)
- d. Lot Area and Width: Lot area and lot width not less than the following dimensions shall be provided for each principal use hereafter established in this zone:

Use (1)	Lot Requirements (7)			Minimum Building Setbacks (7)				Max. Building Height
	Min. Lot Area per unit/lot	Min. Lot Width (5)	Maximum Impervious Coverage	Front (6)	One Side	Total Sides	Rear	
Single Family-Detached	7,500 sq. ft.	40'	45%	10'	5'	10'	15'	35'
Single-Family attached	2,000 sq. ft.	20'	30%	10'	5' (2)	10' (2)	15'	35'
Multiple Family	2,000 sq. ft.	100'	40%	10'	5' (2)	10' (2)	15'	35'
All other Uses	10,000 sq. ft.	50'	85%	10'	5'(8)	10'	15'	35'

- (1) - All uses in Village Center District shall be connected to Public Sewer.
(2) - Yard requirements apply to unattached sides of buildings.
(3) - In case of condominium projects, building setbacks shall act as separation distances between buildings.
(4) - Existing lots of less than fifty (50) feet of road frontage shall be permitted to reduce required side yard setbacks to five (5) feet with a total of ten (10) feet for total sides.
(5) - Measured at the right-of-way line, or ultimate right-of-way for streets with substandard right-of-ways.
(6) - Front yard may be reduced in accordance with Section 903.b).
(7) - These standards represent minimum requirements unless specified elsewhere in this ordinance.
(8) - Zero lot in development in accordance with Section 903.c).

e. Accessory Uses and Structures

The following customary accessory uses and structures incidental to any permitted uses shall be permitted:

- 1) Uses and structures which are customarily associated with the permitted uses such as storage buildings, outdoor storage areas, yards, gardens, play areas and parking areas.
- 2) Garden house, tool house, playhouse, wading pool, or swimming pool incidental to the residential use of the premises and not operated for gain.
- 3) Private garages.

- 4) All storage accessory to any permitted use, other than off-street parking and loading areas, shall be carried on in completely enclosed buildings.
- 5) Applicable provisions governing Accessory Buildings and Structures in accordance with of Article IX

f. Use Standards

Uses permitted in the Village Center District shall be subject to the following conditions:

- 1) Parking, loading, or service areas used by motor vehicles shall be physically separated from all streets by a suitable barrier against unchanneled motor vehicle access or egress. All roads, driveways, parking areas and walks shall be paved and maintained in good condition with hard surface materials.
- 2) All access roads or driveways shall be located not less than forty (40) feet from the intersection of any street right-of-way lines, and shall be designed in a manner conducive to safe ingress and egress.
- 3) Illumination. All illumination shall comply with the requirements of Article IX. When lot lines lie within 35 feet of a Residential District boundary or any lot in residential use, any illumination or floodlighting shall be arranged so there will be no glare of lights on such lot or District boundary line.
- 4) Landscaping. The entire lot shall be landscaped pursuant to Article IX (except for those areas that are covered by buildings or surfaced as parking or service areas). All landscaping shall be properly maintained throughout the life of any use on any lot.
- 5) Along each property line which is adjacent to a Residential District or lot in residential use, the owner shall be required to maintain a buffer strip ten (10) feet wide which shall be a fence, screen, or planted with a hedge, evergreen shrubbery or suitable vegetation or combination thereof, to provide appropriate screening against noise, glare, fumes, dust, and other harmful effects. Said buffer strip shall be consistent with any existing vegetation and the permitted use of the adjacent residential property.

g. Off-Street Parking: Off-Street Parking shall be provided in accordance with Article XI

- a. Environmental Protection Overlay District: Development shall meet the requirements of the Environmental Protection Overlay District's hillside/slope and floodplain protection in accordance with Article VIII.
- h. Performance Standards: Development shall meet the requirements of the performance standards in accordance with Article IX.
- i. Signs: Signs are permitted in accordance with Article XII.