

ARTICLE IX
Village Overlay (V) Zone¹

§ 310-54. Purpose.

The purpose of the (V) Village Overlay Zone is to provide for the continuation of the historic "rural village" development pattern exhibited in the Village of Intercourse and provide for both new development and the reuse of existing buildings in a manner that is consistent with this existing development pattern and building characteristics. This zone represents an area of the Township where public sewer and/or water facilities, if not currently provided, are likely to be considered. Because of the existing mix of residential and commercial land uses within this zone, it also seeks to accommodate the everyday commercial needs of the Township's local residents by allowing a variety of commercial land uses.

§ 310-55. Overlay concept.

The Village Overlay Zone described above shall be an overlay on any zoning district now or hereafter applicable to any lot, as shown on the Official Leacock Township Zoning Map; and, as such, the provisions of this section shall serve as a supplement to the underlying zoning district provisions.

- A. To the extent the provisions of this section are applicable and more restrictive; they shall supersede conflicting provisions within all other sections of this chapter and all other ordinances of Leacock Township. However, all other provisions of all other articles of this chapter and all other ordinances of Leacock Township shall remain in full force.
- B. In the event any provision concerning the Village Overlay Zone is declared inapplicable or illegal as a result of any legislative or administrative actions or judicial decision, the regulations of the underlying zoning district shall remain applicable.

§ 310-56. Delineation of zone.

The Village Overlay Zone shall include the portions of the Township of Leacock delineated on the Zoning Map as the historic streetscape in the Village of Intercourse. The Overlay Zone generally extends from the center line of the street for a distance of 100 feet, as noted on the Zoning Map.

§ 310-57. Permitted uses.

- A. Single-family detached dwellings.
- B. Conversion apartment houses, not to exceed three units in the structure, subject to the requirements of § 310-181.
- C. New dwellings when in combination with a business use.
- D. Municipal buildings and uses, subject to the provisions of § 310-202.
- E. Firehouses and similar public buildings, subject to the provisions of § 310-202.

1. Editor's Note: See also § 265-35.1, Village Overlay Zone Uniform Design Guidelines.

- F. Business and professional offices.
- G. Banks and other financial institutions.
- H. Medical and dental clinics.
- I. Confectionery and bakery shops.
- J. Personal service shops.
- K. Retail shops up to 2,000 GSF of floor area.
- L. Outdoor sales and display, subject to the provisions of § 310-206 (related to retail).
- M. Vacation rental houses, subject to the provisions of § 310-225.
- N. Elder cottage housing units on lots of five acres or greater, subject to § 310-183.
- O. No-impact home-based businesses, subject to the provisions of § 310-204.
- P. Alternative energy sources, subject to the provisions of § 310-125.²
- Q. Forestry, subject to the provisions of § 310-153.³
- R. Accessory buildings and uses customarily incidental to the above permitted uses.
- S. Signs, subject to the provisions of Article XX.

§ 310-58. Special exception uses in Village Overlay Zone.

The following uses are permitted when special exceptions are granted by written approval of the Zoning Hearing Board. In granting any special exceptions, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this chapter, as it may deem necessary to implement the purposes of this chapter.

- A. Elder cottage housing units on lots of less than five acres, subject to the provisions of § 310-183.
- B. Nursing, rest or retirement homes, subject to the requirements of § 310-215.
- C. Bed-and-breakfast establishments, subject to the requirements of § 310-170.
- D. Day-care facilities, subject to the provisions of § 310-182.
- E. Retail shops from 2,000 to 4,000 GSF of floor area.
- F. Self-service laundromats, subject to the provisions of § 310-234.
- G. Nursery and garden centers, subject to the provisions of § 310-231.
- H. Restaurants, subject to the provisions of § 310-233.

2. Editor's Note: Added at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

3. Editor's Note: Added at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

- I. Funeral homes, subject to the provisions of § 310-190.
- J. Indoor recreation facilities, subject to the provisions of § 310-212.
- K. Indoor theaters and auditoriums, subject to the provisions of § 310-212.
- L. Double-family dwellings, subject to the provisions of § 310-130.
- M. Parking at off-site locations, subject to the provisions of § 310-207.
- N. Home occupations, subject to the provisions of § 310-193.
- O. Bus shelters, related uses, subject to the provisions of § 310-173.
- P. Accessory buildings and uses customarily incidental to the above uses.

§ 310-59. Conditional uses in Village Overlay Zone.

The following uses are permitted when conditional uses are granted by written approval of the Board of Supervisors. In granting any conditional uses, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this chapter, as it may deem necessary to implement the purposes of this chapter.

- A. Retail shops greater than 4,000 GSF of floor area.
- B. Hotels, motels, subject to the provisions of § 310-195.

§ 310-60. Height and area regulations of principal buildings.

Height and area regulations of principal buildings shall conform to the requirements of the underlying zoning district, with the following exceptions:

- A. The front building setback line shall be located at a distance of 10 feet from the curblin. In developed areas, the minimum building setback line requirements may be reduced in order that the building may be in proper relation to adjacent buildings, subject to § 310-127D. However, in no case shall the front yard setback be less than six feet from the curblin.
- B. Principal buildings shall have two side yards, neither of which shall be less than six feet in width.
- C. Where two adjacent property owners have entered into a written, recordable agreement (in a form satisfactory to the Township), the minimum side and/or rear yard setbacks may be waived for the purpose of constructing joint access drive and/or off-street parking facilities.

§ 310-61. Height and yard requirements of accessory buildings.

Height and area regulations of accessory buildings shall conform to the requirements of the underlying zoning district, with the following exceptions:

- A. Minimum side yard setback for accessory buildings shall be six feet.

§ 310-62. Minimum off-street parking requirements.

Off-street parking shall be provided in accordance with Article XIX of this chapter, with the following exceptions:

- A. Off-street parking spaces in the Village Overlay Zone shall not be located closer to the front lot line than the face of the principal building or the building closest to the street, regardless of its location in relation to the street. Off-street parking located in any side yard or in the building area to the side of the principal building shall be screened from the street in accordance with the screening requirements of Chapter 265, Subdivision and Land Development.

§ 310-63. Limitations on facilities in front yards.

No aboveground stormwater management facilities shall be located closer to the front lot line than the face of the principal building or the building closest to the street, regardless of its location in relation to the street.