

PART 4

MIXED USE ZONING DISTRICTS

Section 401. Designation of Mixed Use Zoning Districts and Purpose Statements.

See Table 4-1 herein this Section for the designations and purpose statements of the respective Mixed Use Zoning Districts which are shown on the Borough Zoning Map:

**TABLE 4-1
MIXED USE ZONING DISTRICTS**

Wormleysburg Borough Zoning Ordinance

Adopted January 8, 2013

Mixed Use Zoning Districts

MIXED USE ZONING DISTRICT NAMES	MIXED USE ZONING DISTRICT PURPOSE STATEMENTS	REPRESENTATIVE IMAGES
<p>Village Mixed Use-1 Zoning District (VMU-1)</p>	<p>To encourage the continued use and reuse of land and buildings within established, traditional neighborhoods for a compatible mixture of moderate density residential uses, neighborhood oriented businesses, and those uses which are compatible with established, traditional neighborhoods.</p>	
<p>Village Mixed Use-2 Zoning District (VMU-2)</p>	<p>To encourage the continued use and reuse of land and buildings within established, traditional neighborhoods for a compatible mixture of a variety of residential uses, neighborhood and pedestrian oriented businesses, and those uses which are compatible with established, traditional neighborhoods.</p>	
<p>The Waterfront Zoning District (WF)</p>	<p>To encourage the continued use and reuse of land and buildings within the “town center along the river front” for a compatible mixture of a variety pedestrian oriented businesses, residential uses, those uses which are compatible with the “town center”.</p>	

Section 402. Permitted Uses.

See Table 4-2 herein this Section for the types of uses permitted in the respective Mixed Use Zoning District as set forth by this Chapter. Uses are divided into those Permitted by Right “P” (zoning decision by Zoning Officer); Permitted by Special Exception “SE” (zoning decision by Zoning Hearing Board,) and Permitted by Conditional Use “CU” (zoning decision by Borough Council). Many of the uses permitted by the above three (3) categories must comply with certain criteria, which are found in Part 11 of this Chapter. The specific section numbers of Part 11 where the criteria are located are noted in the table. Uses not listed in the table below or identified by “N” shall specifically not be permitted in the applicable Mixed Use Zoning Districts:

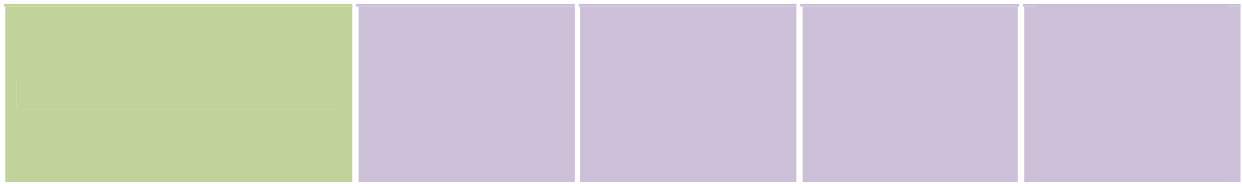
**TABLE 4-2
PERMITTED USES – MIXED USE ZONING DISTRICTS**

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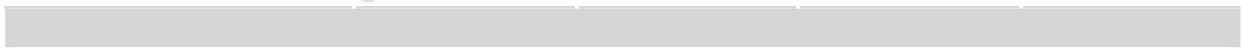
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Mixed Use Zoning Districts

TYPES OF USES	VILLAGE MIXED USE-1 ZONING DISTRICT (VMU-1)	VILLAGE MIXED USE-2 ZONING DISTRICT (VMU-2)	THE WATERFRONT ZONING DISTRICT (WF)	SECTION REFERENCE FOR SPECIFIC USE REGULATIONS
A. RESIDENTIAL USES				
Apartment Conversion	N	N	SE - Above ground floor story and rear ½ of building only	1102
Group Home	P	P	P	N/A
Mobile / Manufactured Home Park	N	N	N	1102
Multi-Family Dwelling	N	SE	P	1102
Single Family Attached Dwelling	P	P	P	1102
Single Family Detached Dwelling	P	P	P	N/A
Single Family Semi-Detached Dwelling	P	P	P	N/A
Two Family Detached Dwelling	P	P	P	1102
B. NON-RESIDENTIAL USES				
B.1 COMMERCIAL USES				
Art Gallery	N	P	P	N/A
Bank	N	N	P	N/A
Bed and Breakfast	N	P	P	1103
Boarding House	N	P	P - Above ground floor stories and rear ½ of building only	1103
Commercial Recreation, Indoor	N	N	P	
Commercial Recreation, Outdoor	N	N	P	1103
Copy Shop / Business Service	N	P	P	N/A
Craftsman / Artisan Studio	N	P	P	N/A
Financial Service, Other	N	N	P	N/A

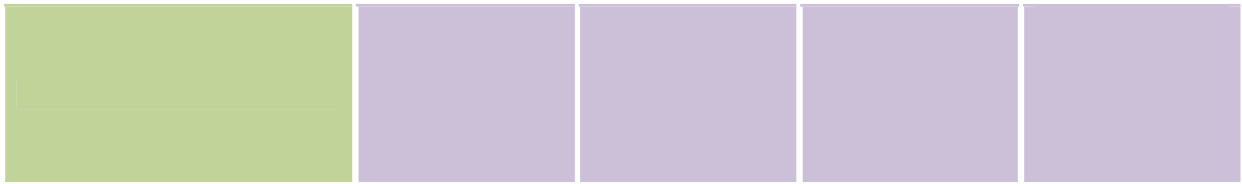


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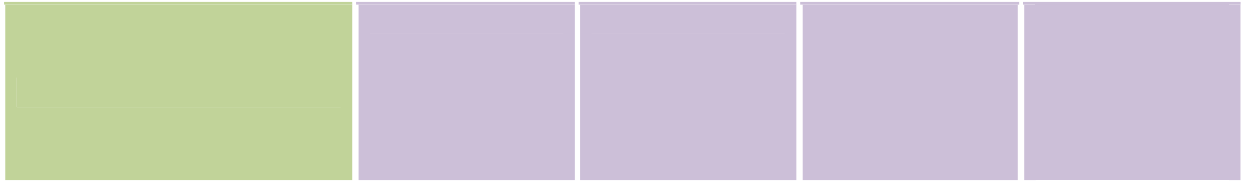
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Mixed Use Zoning Districts	PART 4-3			
TYPES OF USES	VILLAGE MIXED USE-1 ZONING DISTRICT (VMU-1)	VILLAGE MIXED USE-2 ZONING DISTRICT (VMU-2)	THE WATERFRONT ZONING DISTRICT (WF)	SECTION REFERENCE FOR SPECIFIC USE REGULATIONS
Food Service	N	P	P	N/A
Funeral Home	N	SE	P	1103
Heliport	N	N	P	N/A
Home Improvement Center, Lumber Sales, and Building Materials Sales	N	N	P	1103
Hotel	N	SE	P	N/A
Laundry & Dry Cleaning Facility, Personal	N	P	P	N/A
Liquor Store	N	N	P	N/A
Nightclub	N	N	CU	1103
Office, Business and Professional	P	P	P	N/A
Office, Medical	P	P	P	N/A
Parking Lot / Parking Structure	N	N	P	1103
Personal Service	P	P	P	N/A
Restaurant	N	SE	P	N/A
Retail Business	N	P	P	N/A
School, Commercial	N	P	P	N/A
Shopping Center, Town	N	N	P	N/A
Tavern / Bar	N	N	CU	1103
Theater, Indoor	N	N	P	N/A
Therapeutic Massage Facility	N	P	P	N/A
Veterinary Office	P	P	P	N/A
B.2 INDUSTRIAL USES				
Industrial Use, Light	N	N	P	N/A
Laundry & Dry Cleaning Facility, Industrial	N	N	P	N/A
Outdoor Storage	N	N	N	Part 7
Research and Development	N	P	P	N/A
B.3 INSTITUTIONAL / CIVIC USES				
Cemetery	N	N	P	1105
Clinic, Medical / Urgent Care	N	SE	P	N/A
Clubhouse or Lodge, Private	N	N	P	1105
Community Center	N	P	N	N/A
Continuing Care Retirement Facility	N	N	SE	1105
Convention Center	N	N	SE	N/A



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Mixed Use Zoning Districts	PART 4-4			
TYPES OF USES	VILLAGE MIXED USE-1 ZONING DISTRICT (VMU-1)	VILLAGE MIXED USE-2 ZONING DISTRICT (VMU-2)	THE WATERFRONT ZONING DISTRICT (WF)	SECTION REFERENCE FOR SPECIFIC USE REGULATIONS
Daycare, Commercial	N	N	P	1105
Emergency Services	N	N	P	N/A
Group Care Facility	N	SE	P - Above ground floor stories and rear ½ of building only	1105
Hospital	N	N	SE	1105
Library	SE	P	P	N/A
Long Term Care Facility or Personal Care Facility	N	N	P	1105
Museum	SE	P	N	N/A
Municipal Owned Use	P	P	P	N/A
Park, Playground, and Other Non-Commercial Outdoor Recreational Use	P	P	P	1105
Place of Worship	SE	P	P	N/A
Post Office	SE	P	P	N/A
Public / Private Works Facility	N	SE	SE	1105
Recycling Collection Point	N	N	N	N/A
School, Public or Private	SE	SE	P	N/A
Treatment Center	N	N	CU	1105
University / College	N	SE	N	N/A
B.4 FORESTRY / AGRICULTURE USES				
Agricultural Operation	P	P	P	1106
Community Garden	P	P	P	1106
Forestry (Timber Harvesting)	P	P	P	1106
B.5 MISCELLANEOUS USES				
Telecommunications Signal Site (Antenna Only)	SE	SE	SE	1107
C. SPECIFIC ACCESSORY USES				
Accessory Apartment	SE	SE	SE - Above ground floor stories and rear ½ of building only	1108
Automated Banking or Postal Facility	SE	P	P	1108
Automated Banking Facility	N	N	P	1108
Community Garden	P	P	P	1108
Daycare, Accessory	P	P	P	N/A



- P** Permitted by Right (zoning decision by Zoning Officer)
- SE** Permitted by Special Exception Use (zoning decision by Zoning Hearing Board)
- CU** Permitted by Conditional Use (zoning decision by Borough Council)
- N** Not Permitted

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Mixed Use Zoning Districts TYPES OF USES	VILLAGE MIXED USE-1 ZONING DISTRICT (VMU-1)	PART 4-5 VILLAGE MIXED USE-2 ZONING DISTRICT (VMU-2)	THE WATERFRONT ZONING DISTRICT (WF)	SECTION REFERENCE FOR SPECIFIC USE REGULATIONS
Daycare, Family	P	P	P	1108
Drive-Thru Facility for Permitted Use	N	N	SE	1108
Home Occupation	SE	P	P	1108
No-Impact Home Occupation	P	P	P	1108
Outdoor Café / Dining	N	P	P	1108
Outside Display and Sales	N	P	P	1108
D. SPECIFIC TEMPORARY USES				
Accessory Dwelling Unit for Care of Relative	CU	CU	CU	1109
E. GENERAL ACCESSORY STRUCTURES AND USES				
Accessory structures and uses customarily incidental and subordinate to the principal uses permitted in the applicable Zoning District, other than specified elsewhere in this Chapter including but not limited to Part 7 of this Chapter	P	P	P	N/A

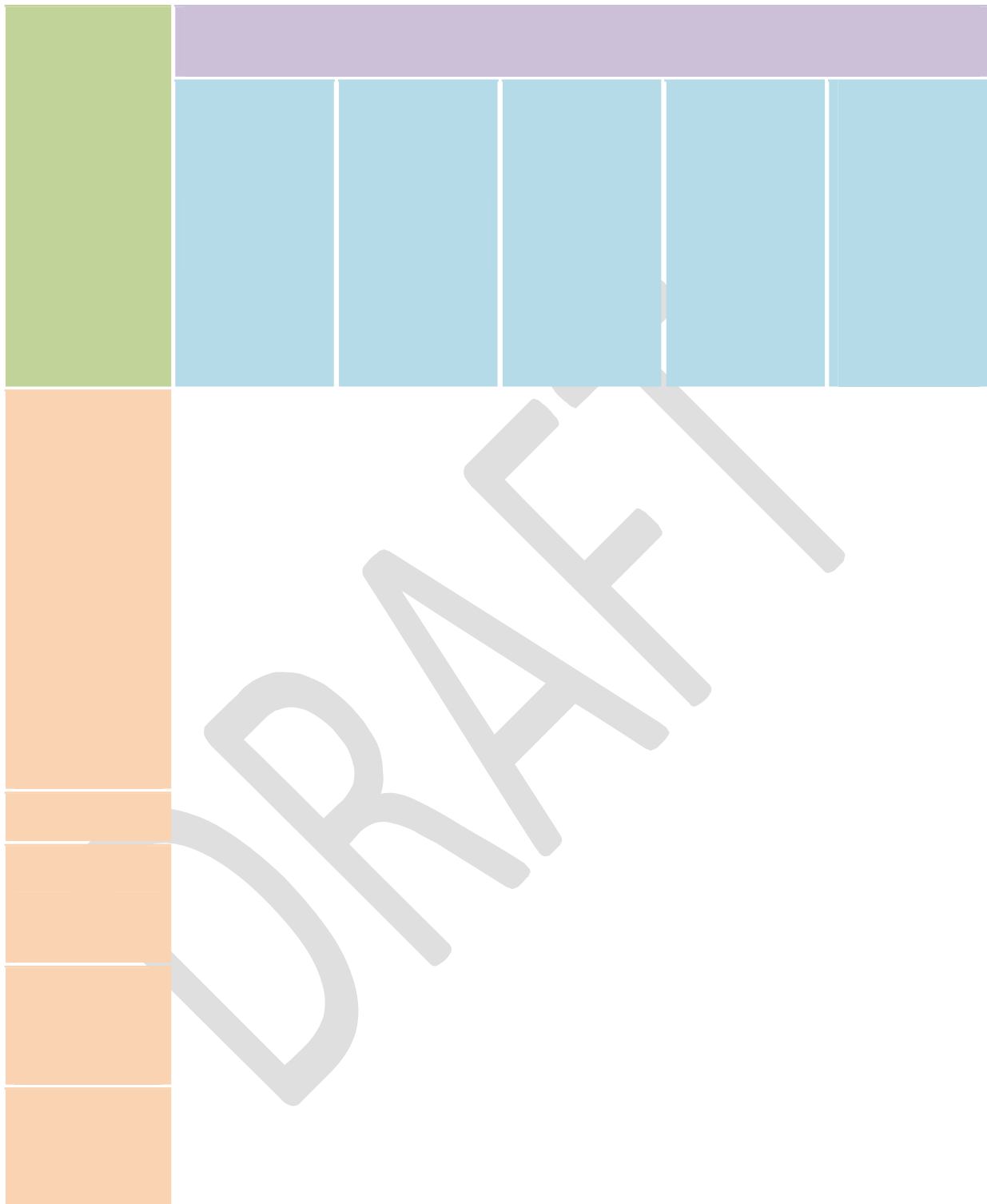
Section 403. Area and Design Requirements.

See Tables 4-3 – 4-5 herein this Section for the area and design requirements for all development activities and uses within the respective Mixed Use Zoning Districts. Additionally, to the maximum extent feasible, all development activities and uses shall respect, maintain, and be compatible with the predominant development pattern, context, and character features of the adjacent and nearby buildings / structures and development including height, scale, setback, orientation, lot access, and off-street parking. Unless specifically listed herein this Section and Part 6 of this Chapter relating to *FST Overlay Zoning District (FSTO)*, applicants for new development and uses may, and are strongly encouraged, to utilize the other building and development compatibility design guidelines and standards set forth in Part 6 of this Chapter relating to *FST Overlay Zoning District (FSTO)*:

**TABLE 4-3
AREA AND DESIGN REQUIREMENTS
VILLAGE MIXED USE-1
ZONING DISTRICT (VMU-1)**

Mixed Use Zoning Districts

AREA / DESIGN FEATURES	PERMITTED USES				
	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY SEMI-DETACHED DWELLING	TWO FAMILY DETACHED DWELLING	OTHER USES, UNLESS SPECIFICALLY LISTED IN PART 11	ACCESSORY USE OR STRUCTURE, OTHER THAN SPECIFIED HEREIN ELSEWHERE THIS CHAPTER INCLUDING PART 7, PART 9, AND PART 11 OF THIS CHAPTER
Net Lot Area - Minimum	5,000 sq. ft. per DU	2,500 sq. ft. per DU	2,500 sq. ft. per DU	5,000 sq. ft.	Included as part of total minimum lot area for principal use.
Lot Width at Lot Frontage – Minimum, Interior Lot	50 ft.	25 ft.	50 ft.	50 ft.	Included as part of total minimum lot width for principal use.
Lot Width at Lot Frontage – Minimum, Corner Lot	65 ft.	40 ft.	65 ft.	65 ft.	Included as part of total minimum lot width for principal use.
Front Setback - Minimum	25 ft.	25 ft.	25 ft.	25 ft.	Not permitted to be located within the front yard



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Mixed Use Zoning Districts	PART 4-7 PERMITTED USES				
	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY SEMI-DETACHED DWELLING	TWO FAMILY DETACHED DWELLING	OTHER USES, UNLESS SPECIFICALLY LISTED IN PART 11	ACCESSORY USE OR STRUCTURE, OTHER THAN SPECIFIED HEREIN ELSEWHERE THIS CHAPTER INCLUDING PART 7, PART 9, AND PART 11 OF THIS CHAPTER
Side Setback – Minimum	15 ft. total both sides, with a minimum of 5 ft. for one side	5 ft. except, 0 ft. at the shared lot line of lawfully attached dwellings constructed with a shared common party wall and the written consent of the owner of the abutting lot and building.	15 ft. total both sides, with a minimum of 5 ft. for one side	15 ft. total both sides, with a minimum of 5 ft. for one side. Except, 0 ft. at the shared lot line of lawfully attached dwellings constructed with a shared common party wall and the written consent of the owner of the abutting lot and building.	2 ft.
Rear Setback – Minimum	20 ft.	20 ft.	20 ft.	20 ft.	2 ft.
Impervious Lot Coverage - Maximum	40%	45%	45%	50%	Included as part of total maximum impervious coverage for principal use.
Vegetative Coverage - Minimum	25%	25%	25%	20%	Included as part of total minimum vegetative coverage for the principal use.
Building Height / Structure Height - Maximum	40 ft.	40 ft.	40 ft.	40 ft.	25 ft. or not higher than the principal structure, whichever is less.

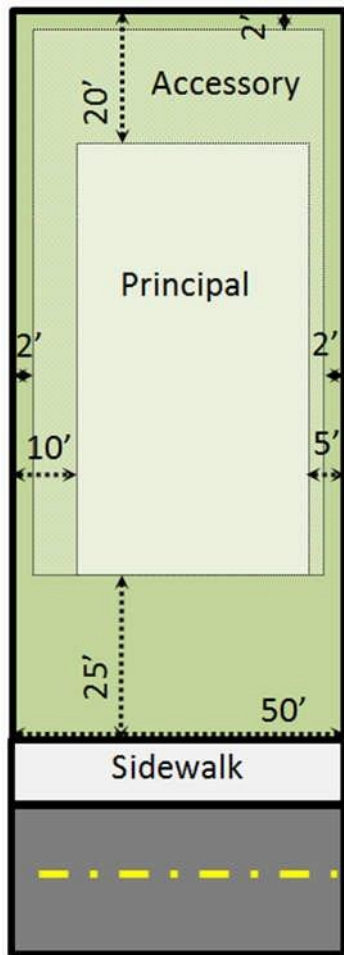


Figure 4.1
Typical VMU-1 Zoning District Area / Design Features Example
(Abutting Lots Not Developed)
(Not Drawn to Scale)

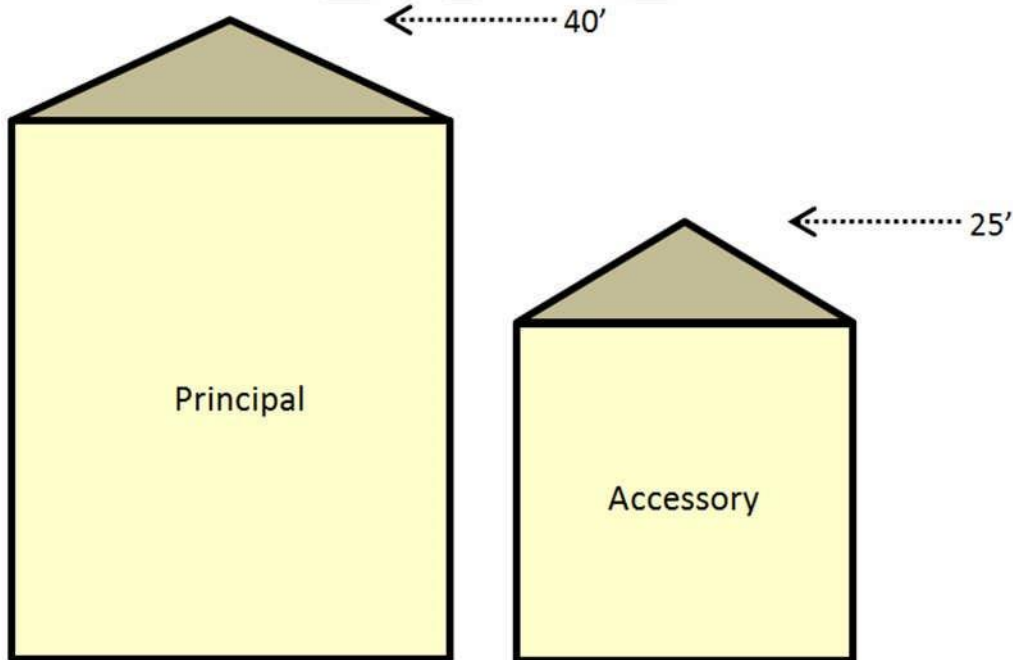


Figure 4.2 Typical VMU-1 Zoning District Building Height Example (Abutting Lots Not Developed)(Not Drawn to Scale)

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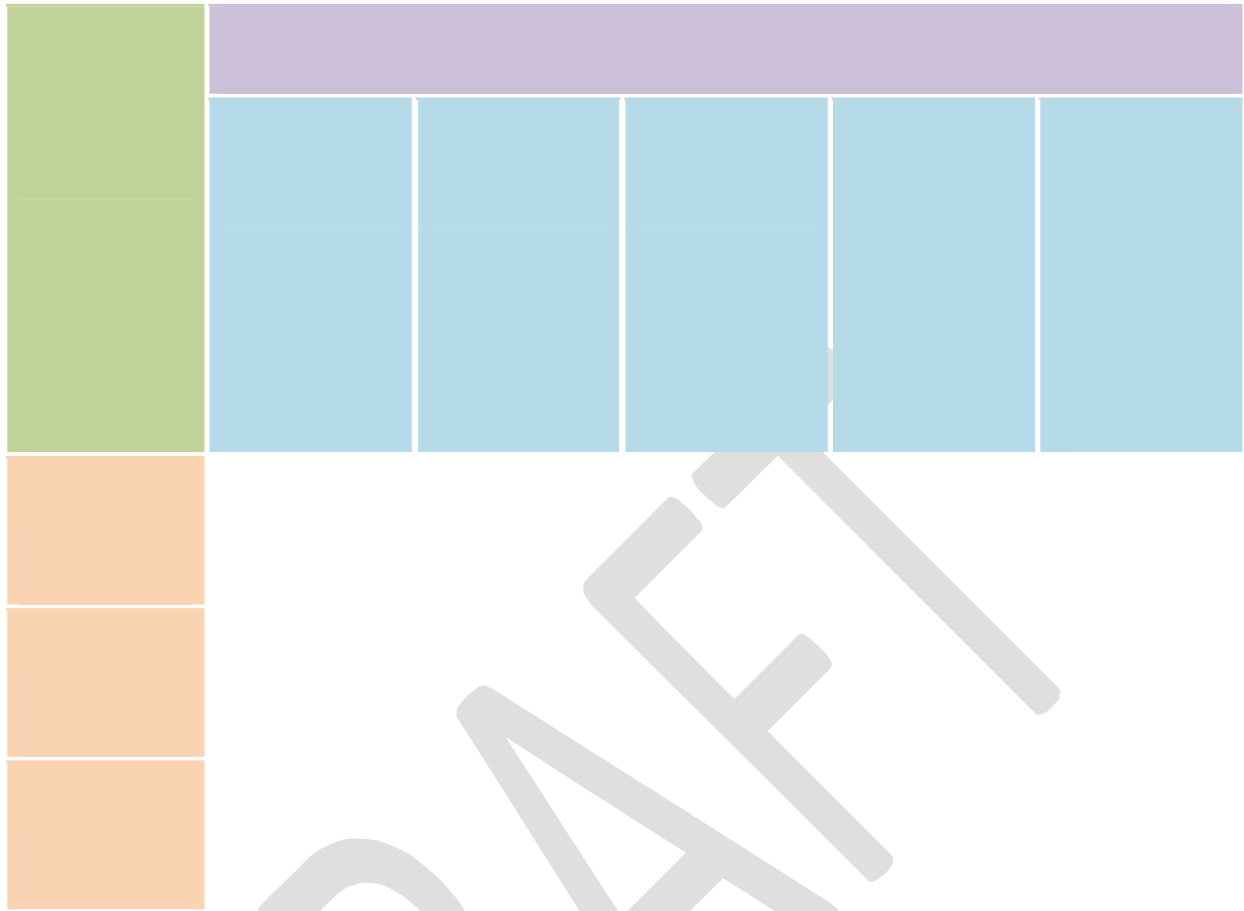
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Mixed Use Zoning Districts

**TABLE 4-4
AREA AND DESIGN REQUIREMENTS
VILLAGE MIXED USE-2
ZONING DISTRICT (VMU-2)**

Mixed Use Zoning Districts

AREA / DESIGN FEATURES	PERMITTED USES				
	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY SEMI-DETACHED DWELLING	TWO FAMILY DETACHED DWELLING	OTHER USES, UNLESS SPECIFICALLY LISTED IN PART 11	ACCESSORY USE OR STRUCTURE, OTHER THAN SPECIFIED HEREIN ELSEWHERE THIS CHAPTER INCLUDING PART 7, PART 9, AND PART 11 OF THIS CHAPTER
Net Lot Area - Minimum	5,000 sq. ft. per DU	2,500 sq. ft. per DU	2,500 sq. ft. per DU	5,000 sq. ft.	Included as part of total minimum lot area for principal use.
Lot Width at Lot Frontage – Minimum, Interior Lot	50 ft.	25 ft.	50 ft.	50 ft.	Included as part of total minimum lot width for principal use.
Lot Width at Lot Frontage – Minimum, Corner Lot	65 ft.	40 ft.	65 ft.	65 ft.	Included as part of total minimum lot width for principal use.
Front Setback - Minimum	20 ft.	20 ft.	20 ft.	20 ft.	Not permitted to be located within the front yard
Side Setback – Minimum	15 ft. total both sides, with a minimum of 5 ft. for one side	5 ft. except, 0 ft. at the shared lot line of lawfully attached dwellings constructed with a shared common party wall and the written consent of the owner of the abutting lot and building.	15 ft. total both sides, with a minimum of 5 ft. for one side	15 ft. total both sides, with a minimum of 5 ft. for one side. Except, 0 ft. at the shared lot line of lawfully attached dwellings constructed with a shared common party wall and the written consent of the owner of the abutting lot and building.	2 ft.
Rear Setback – Minimum	15 ft.	15 ft.	15 ft.	15 ft.	2 ft.



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Mixed Use Zoning Districts	PERMITTED USES				
AREA / DESIGN FEATURES	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY SEMI-DETACHED DWELLING	TWO FAMILY DETACHED DWELLING	OTHER USES, UNLESS SPECIFICALLY LISTED IN PART 11	ACCESSORY USE OR STRUCTURE, OTHER THAN SPECIFIED HEREIN ELSEWHERE THIS CHAPTER INCLUDING PART 7, PART 9, AND PART 11 OF THIS CHAPTER
Impervious Lot Coverage - Maximum	50%	55%	55%	60%	Included as part of total maximum impervious coverage for principal use.
Vegetative Coverage - Minimum	25%	25%	25%	20%	Included as part of total minimum vegetative coverage for the principal use.
Building Height / Structure Height - Maximum	40 ft.	40 ft.	40 ft.	40 ft.	25 ft. or not higher than the principal structure, whichever is less.

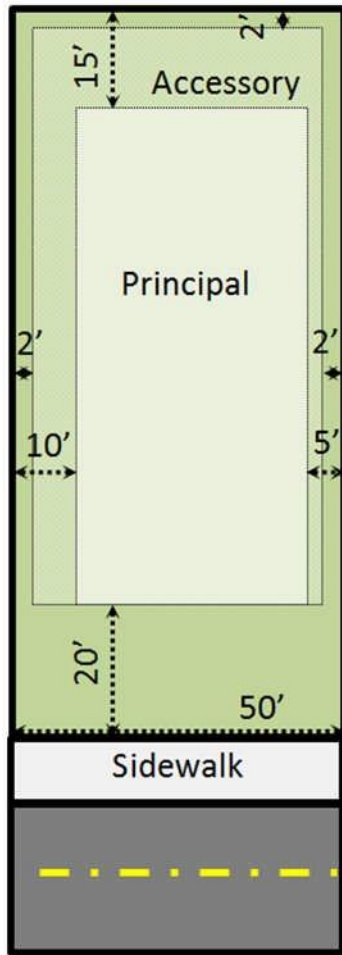


Figure 4.3
Typical VMU-2 Zoning District Area / Design Features Example
(Abutting Lots Not Developed)
(Not Drawn to Scale)

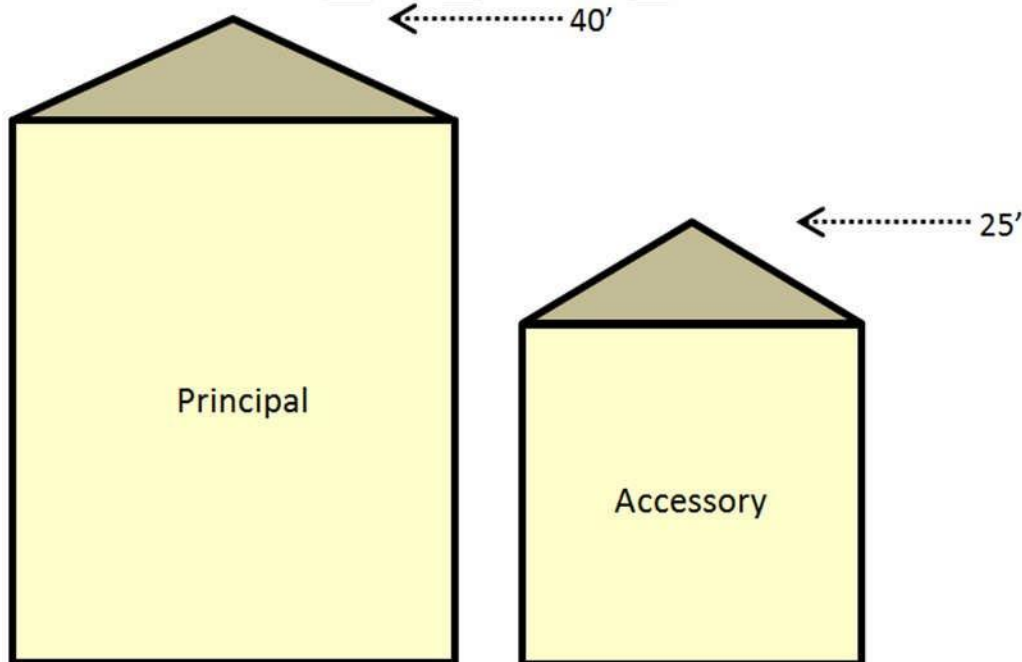


Figure 4.4 Typical VMU-2 Zoning District Building Height Example (Abutting Lots Not Developed) (Not Drawn to Scale)

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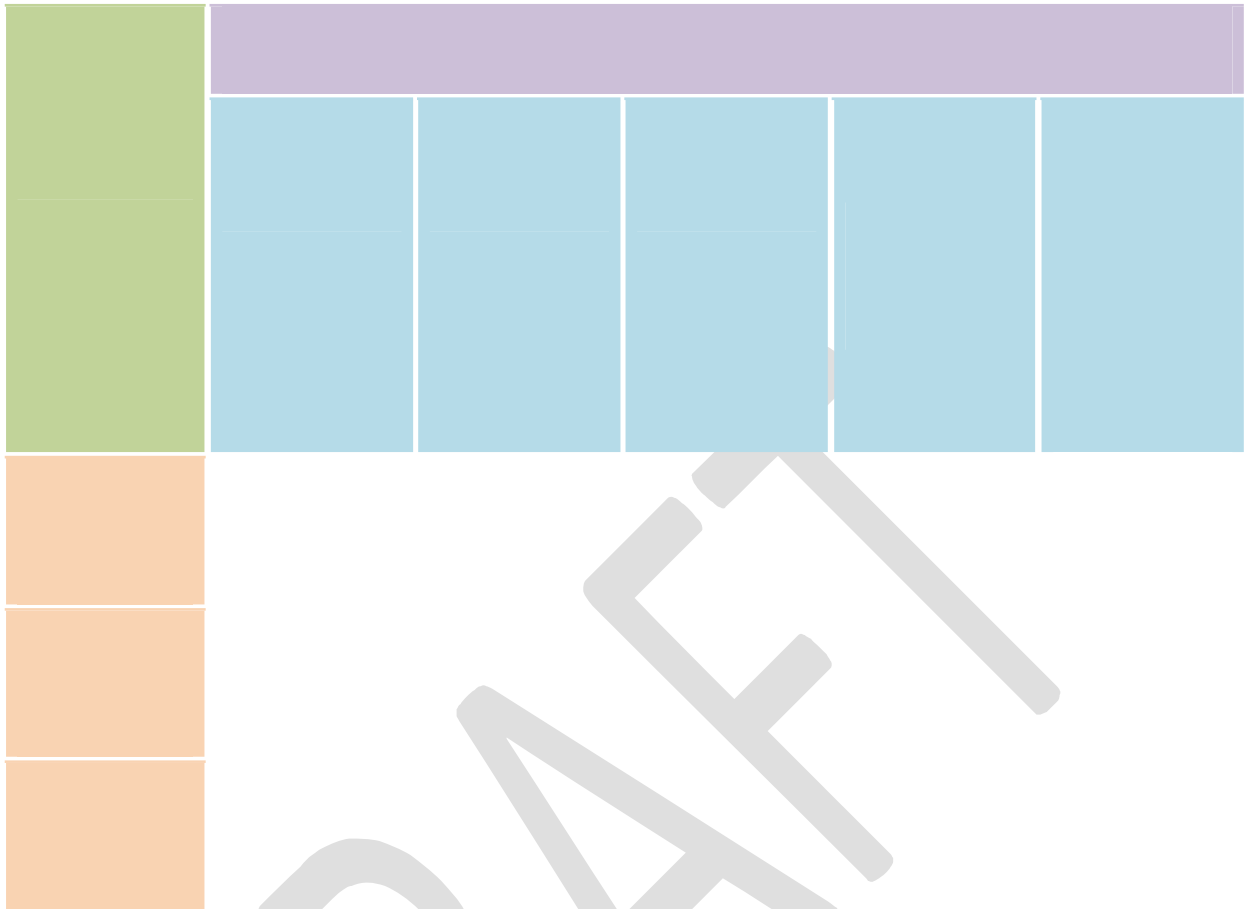
Mixed Use Zoning Districts

**TABLE 4-5
AREA AND DESIGN REQUIREMENTS
THE WATERFRONT
ZONING DISTRICT (WF)**

The image shows a table structure that is mostly obscured by a large, diagonal 'DRAFT' watermark. The table appears to have a purple header row at the top. Below the header, there is a grid of light blue cells. To the left of the grid, there is a vertical bar composed of several stacked orange rectangular segments. The watermark 'DRAFT' is written in a large, light gray, sans-serif font, slanted from the bottom-left towards the top-right.

Mixed Use Zoning Districts

AREA / DESIGN FEATURES	PERMITTED USES				
	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY SEMI-DETACHED DWELLING	TWO FAMILY DETACHED DWELLING	OTHER USES, UNLESS SPECIFICALLY LISTED IN PART 11	ACCESSORY USE OR STRUCTURE, OTHER THAN SPECIFIED HEREIN ELSEWHERE THIS CHAPTER INCLUDING PART 7, PART 9, AND PART 11 OF THIS CHAPTER
Net Lot Area - Minimum	5,000 sq. ft. per DU	2,500 sq. ft. per DU	2,500 sq. ft. per DU	2,000 sq. ft.	Included as part of total minimum lot area for principal use.
Lot Width at Lot Frontage – Minimum Interior Lot	50 ft.	25 ft.	50 ft.	20 ft.	Included as part of total minimum lot width for principal use.
Lot Width at Lot Frontage – Minimum, Corner Lot	65 ft.	40 ft.	65 ft.	35 ft.	Included as part of total minimum lot width for principal use.
Front Setback - Minimum	15 ft.	15 ft.	15 ft.	15 ft.	Not permitted to be located within the front yard
Side Setback – Minimum	15 ft. total both sides, with a minimum of 5 ft. for one side	5 ft. except, 0 ft. at the shared lot line of lawfully attached dwellings constructed with a shared common party wall and the written consent of the owner of the abutting lot and building.	15 ft. total both sides, with a minimum of 5 ft. for one side	15 ft. total both sides, with a minimum of 5 ft. for one side. Except, 0 ft. at the shared lot line of lawfully attached dwellings constructed with a shared common party wall and the written consent of the owner of the abutting lot and building.	2 ft.
Rear Setback – Minimum	15 ft.	15 ft.	15 ft.	15 ft.	2 ft.



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PART 4-13					
Mixed Use Zoning Districts	PERMITTED USES				
AREA / DESIGN FEATURES	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY SEMI-DETACHED DWELLING	TWO FAMILY DETACHED DWELLING	OTHER USES, UNLESS SPECIFICALLY LISTED IN PART 11	ACCESSORY USE OR STRUCTURE, OTHER THAN SPECIFIED HEREIN ELSEWHERE THIS CHAPTER INCLUDING PART 7, PART 9, AND PART 11 OF THIS CHAPTER
Impervious Lot Coverage - Maximum	60%	65%	65%	70%	Included as part of total maximum impervious coverage for principal use.
Vegetative Coverage - Minimum	20%	20%	20%	15%	Included as part of total minimum vegetative coverage for the principal use.
Building Height / Structure Height - Maximum	40 ft.	40 ft.	40 ft.	40 ft.	25 ft. or not higher than the principal structure, whichever is less.

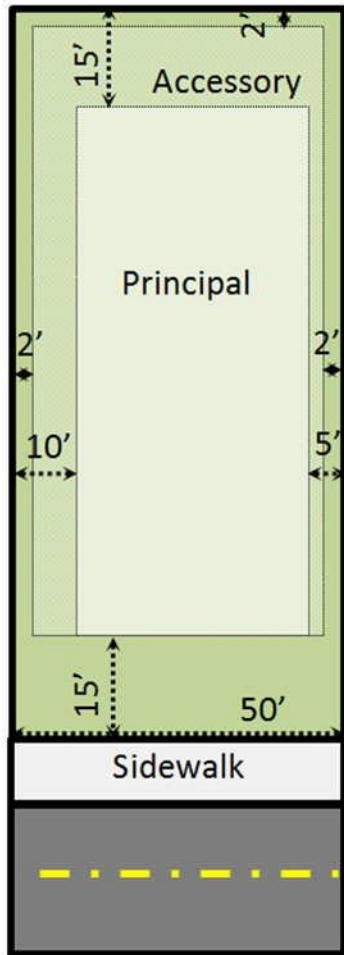


Figure 4.5
Typical WF Zoning District Area / Design Features Example
(Abutting Lots Not Developed)
(Not Drawn to Scale)

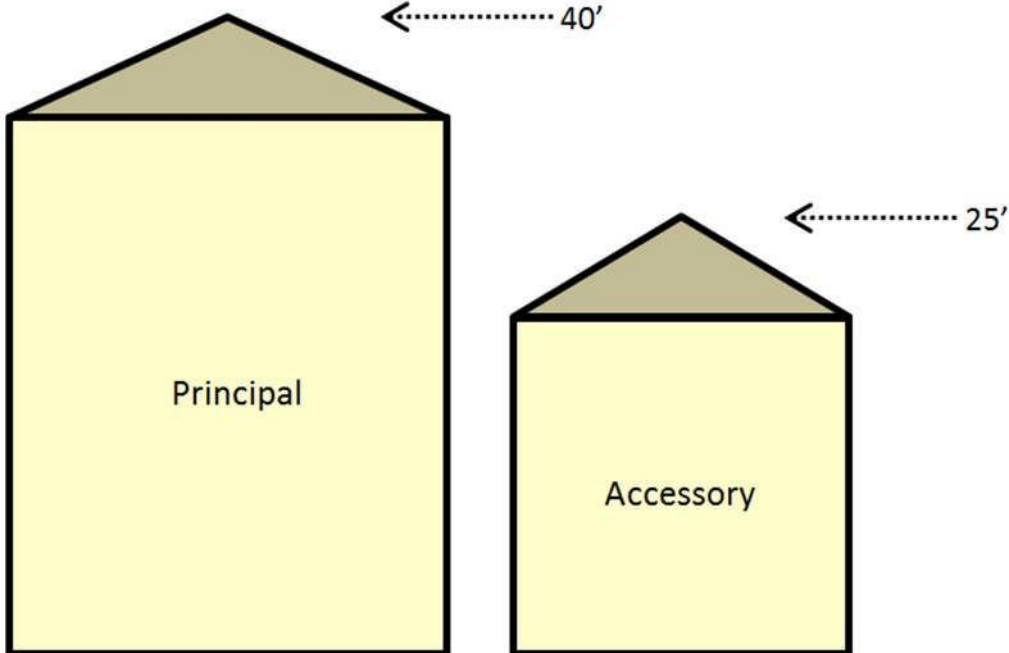


Figure 4.6 Typical WF Zoning District Building Height Example (Abutting Lots Not Developed) (Not Drawn to Scale)

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Mixed Use Zoning Districts

- B. Additional Building and Development Compatibility Design Standards. See Table 4-6 and the specific applicable sections of Part 6 of this Chapter relating to *FST Overlay Zoning District (FSTO)* for additional standards for building and development activities and uses:

**TABLE 4-6
ADDITIONAL BUILDING AND DEVELOPMENT COMPATIBILITY STANDARDS**

Section 404. Compliance with General Regulations and Specific Standards.

Additionally all development activities and uses within the respective Mixed Use Zoning Districts shall comply with all applicable general standards of this Chapter including but not limited to:

- A. General Regulations of Part 7 of this Chapter;
- B. Sign Regulations of Part 8 of this Chapter; and

Mixed Use Zoning Districts

BUILDING AND DEVELOPMENT COMPATIBILITY DESIGN STANDARD	MIXED USE ZONING DISTRICTS		
	VILLAGE MIXED USE-1 ZONING DISTRICT (VMU-1)	VILLAGE MIXED USE-2 ZONING DISTRICT (VMU-2)	THE WATERFRONT ZONING DISTRICT (WF)
	APPLICABILITY OF BUILDING AND DEVELOPMENT CAPABILITY DESIGN STANDARD		
Front Building Setback	See Section 604.F. of this Chapter	See Section 604.F. of this Chapter	See Section 604.F. of this Chapter
Side Building Setback	See Section 604.G. of this Chapter	See Section 604.G. of this Chapter	See Section 604.G. of this Chapter
Building Height	See Section 604.H. of this Chapter	See Section 604.H. of this Chapter	See Section 604.H. of this Chapter
Building Orientation	See Section 604.I. of this Chapter	See Section 604.I. of this Chapter	See Section 604.I. of this Chapter
Building Facade	See Section 604.J. of this Chapter	See Section 604.J. of this Chapter	See Section 604.J. of this Chapter
Building Roof	See Section 604.K. of this Chapter	See Section 604.K. of this Chapter	See Section 604.K. of this Chapter
Reuse of Existing or Formerly Residential Building	See Section 604.L. of this Chapter	See Section 604.L. of this Chapter	See Section 604.L. of this Chapter
Building Footprint	See Section 604.M. of this Chapter	See Section 604.M. of this Chapter	See Section 604.M. of this Chapter
Fire Escape	See Section 604.N. of this Chapter	See Section 604.N. of this Chapter	See Section 604.N. of this Chapter
Lot Access and Parking	See Section 604.O. of this Chapter	See Section 604.O. of this Chapter	See Section 604.O. of this Chapter
Residential Garage Location & Design	See Section 604.P. of this Chapter	See Section 604.P. of this Chapter	See Section 604.P. of this Chapter
Non-Residential Uses within an Enclosed Building	See Section 604.Q. of this Chapter	See Section 604.Q. of this Chapter	See Section 604.Q. of this Chapter

C. Lot Access, Parking, and Loading Regulations of Part 9 of this Chapter.

Section 405. Overlay Zoning Districts.

If located within or affected by the following overlay zoning districts, see Table 4-7 herein this Section, then development activities or uses within the respective Mixed Use Zoning Districts shall comply with the requirements of the applicable overlay zoning district provisions set forth in Part 6 of this Chapter:

**TABLE 4-7
 OVERLAY ZONING DISTRICTS**

MIXED USE ZONING DISTRICTS	OVERLAY ZONING DISTRICTS			
	FLOODPLAIN OVERLAY ZONING DISTRICT (FPO)	AIRPORT OVERLAY ZONING DISTRICT (APO)	FST OVERLAY ZONING DISTRICT (FSTO)	HERITAGE CONSERVATION OVERLAY ZONING DISTRICT (HCO)
Village Mixed Use-1 Zoning District (VMU-1)	See Section 602 of this Chapter	See Section 603 of this Chapter	See Section 604 of this Chapter	N/A
Village Mixed Use-2 Zoning District (VMU-2)	See Section 602 of this Chapter	See Section 603 of this Chapter	See Section 604 of this Chapter	N/A
The Waterfront Zoning District (WF)	See Section 602 of this Chapter	See Section 603 of this Chapter	See Section 604 of this Chapter	See Section 605 of this Chapter