

*Borough of Shillington, PA
Wednesday, October 30, 2019*

Chapter 27. Zoning

Part 5. NONRESIDENTIAL DISTRICT REGULATIONS

D.. L-C Limited Commercial District.

§ 27-541. Specific Intent.

[Ord. 1159, 9/11/2014]

It is the purpose of this district to integrate limited professional office development as a conditional use into existing residential or mixed residential-professional office areas.

§ 27-542. Uses Permitted by Right.

[Ord. 1159, 9/11/2014]

1. Land and buildings in an L-C District may be used for the following purposes and no others, unless a special exception as provided herein is granted or a conditional use is approved by the Borough Council:
 - A. Single-family detached dwelling.
 - B. Two-family detached dwelling.
 - C. Professional offices for the practice of medicine, surgery, dentistry, optometry, chiroprody, osteopathy, chiropractics, law, engineering, and architecture; studios for the teaching of the arts via individual lessons; and offices of optician, travel agent, accountant, insurance agent, real estate broker, systems analyst, computer programmer, investment manager, investment banker and securities broker/dealer.
 - D. Home occupations - low-impact, which are permitted subject to the requirements of § **27-622** of this chapter.
 - E. Home occupations - no-impact, which are regulated by § **27-623** of this chapter.
 - F. Municipal building and/or use, to which no area or access regulations, as hereinbefore or hereafter provided, shall apply.
 - G. Accessory uses and structures to the above permitted uses when on the same lot as and customarily incidental to the permitted use. These uses and structures shall not include businesses but shall include, and not be limited to, private garages, playhouses, and/or a doghouse.

§ 27-543. Uses Permitted by Special Exception.

[Ord. 1159, 9/11/2014]

1. The following uses are permitted when special exceptions are granted by the Zoning Hearing Board in accordance with the applicable provisions of this chapter:
 - A. State-licensed nursery school or day-care center.
 - B. Church or similar places of worship.
 - C. Park, playground or similar noncommercial recreation area.
 - D. Conversion of a single-family detached dwelling or a building devoted partly to single-family dwelling use and partly to commercial use into a two-family or multiple-family dwelling, provided that the lot area per family shall be at least 2,000 square feet, the lot area per commercial use shall be at least 2,000 square feet, at least two off-street parking spaces shall be provided per dwelling unit, and parking shall be provided for the commercial use in accordance with § **27-609**, Subsection **21**, of this chapter.
 - E. Accessory uses and structures to the above permitted uses when on the same lot as and customarily incidental to the permitted use.

§ 27-544. Area, Yard and Height Regulations.

[Ord. 1159, 9/11/2014]

1. Lot Size. The minimum lot size shall be 3,000 square feet.
2. Lot Width. The minimum lot width shall be 40 feet at the building setback line and 30 feet at the street line for detached buildings.
3. Front Yard. There shall be a front yard on each street on which a lot abuts, which shall be not less than 25 feet in depth, except as provided in § **27-613** of this chapter. The front yard on the long side of a corner lot may be reduced to a depth of not less than 10 feet.
4. Side Yards.
 - A. For every single-family detached or two-family detached dwelling, there shall be two side yards on each lot, which shall be not less than six feet in width.
 - B. For every building other than a dwelling, there shall be two side yards, neither of which shall be less than eight feet in width.
5. Rear Yard. There shall be a rear yard on each lot, which shall be not less than 25 feet in depth.
6. Building Coverage. Not more than 45% of the area of each lot may be occupied by buildings.
7. Building Height. No building shall exceed 35 feet in height.
8. Open Area. A minimum of 20% of the lot area shall be open area. For uses permitted as a conditional use, a landscaping plan shall be provided pursuant to § **27-604** of this chapter.