

*Borough of Sellersville, PA  
Wednesday, February 17, 2021*

## Chapter 160. Zoning

### Article IV. District Regulations

#### § 160-20. Medium-Density Residential District.

- A. Purpose. The intent of this district is to encourage future development which reflects the present character and density; to exclude activities not compatible to the residential district; and to create conditions conducive to carrying out the broad purposes of this chapter as set forth in §§ **160-5** and **160-6**.
- B. Use regulations. A structure may be erected or used and a lot may be used or occupied for any of the following uses and no other. Uses designated by the letters "SE" are permitted only by special exception. Uses designated by the letters "CU" are permitted only as a conditional use.  
[Amended 4-9-2018 by Ord. No. 718]

(1) Principal uses. Principal uses shall be as follows:

(a) Residential.

- [1] One-family dwelling; see § **160-62** for mobile homes.
- [2] Twin dwelling.
- [3] Duplex dwelling.
- [4] Townhouse dwelling; see § **160-29**.
- [5] Conversion apartments; see § **160-31** (SE).
- [6] Multiple dwelling; see § **160-30**.
- [7] Dormitory,, see § **160-33** (SE).

(b) Institutional.

- [1] Churches (SE).
- [2] Cultural facilities.
- [3] Day-care facilities; see § **160-34** (SE).
- [4] Private nursery school and kindergartens; see § **160-35** (SE).
- [5] Elementary and secondary schools; public or private (SE).
- [6] Nursing home; see § **160-36** (SE).
- [7] Personal care facility; see § **160-37** (SE).

[8] Police and fire stations; see § **160-38**.

[9] Private noncommercial recreation facilities (SE).

[10] Public recreation facilities.

[11] Public service offices; see § **160-39**.

(c) Commercial.

[1] Professional offices; see § **160-39**.

[2] Mortuaries; see § **160-45** (SE).

[3] Veterinary office or hospital; see § **160-48** (SE).

(d) Utilities and transportation.

[1] Principal supply utilities; see § **160-51** (SE).

[2] Sewage facilities.

[3] Non-tower-based wireless communications facility; see § **160-49** (CU).

[4] Tower-based wireless communications facility in the public right-of-way [subject to local restrictions set forth in § **160-49C(1)(a)**]; see § **160-49** (CU).

(2) Accessory uses. Accessory uses shall be as follows:

(a) Accessory buildings or private garages; see § **160-59**.

(b) Accessory sewage facilities.

(c) Accessory supply utilities.

(d) Family day-care home; see § **160-34** (SE).

(e) Home occupation; see § **160-54** (SE).

(f) Horticulture, including greenhouses; see § **160-55**.

(g) Off-street parking (as provided in Article **IX**).

(h) On-lot storage; see § **160-83A**.

(i) Private swimming pool; see § **160-56**.

(j) Rooming house; see § **160-57** (SE).

(k) Signs (as provided in Article **VIII**).

(l) Temporary structure and/or use; see § **160-58**.

(m) Other accessory uses customarily incidental to a permitted principal use; see § **160-60**.

C. Dimensional requirements. In this district, any structure hereafter erected or any lot hereafter used or occupied for any lawful purpose shall provide the minimum and not exceed the maximum dimensions specified below. Should these requirements conflict with the requirements of Article **VI** for any specified use, the requirements of Article **VI** shall take precedence.

- (1) Lot area and lot width.
  - (a) Minimum lot area and minimum lot width for permitted principal uses.
    - [1] One-family dwelling: 7,000 square feet and 60 feet.
    - [2] Twin and duplex dwellings: 9,000 square feet of total lot area and 4,500 feet of lot area per dwelling unit and 60 feet aggregate lot width.
    - [3] Townhouse dwelling: 1,800 square feet and 18 feet.
    - [4] Multiple dwelling: 3,000 square feet of lot area per dwelling unit and 80 feet.
    - [5] Other permitted principal uses: 7,000 square feet and 65 feet.
  - (b) Minimum lot area and minimum lot width for permitted accessory uses: none, unless specified in Article **VI** or required by the Zoning Hearing Board.
- (2) Building setback and yard requirement; see also §§ **160-69** through **160-72**.
  - (a) Minimum building setback line: 15 feet.
  - (b) Minimum side yard: eight feet, aggregate of 20 feet.
  - (c) Minimum rear yard: 35 feet.
- (3) Building size.
  - (a) Maximum building area: 40% of lot area.
  - (b) Maximum floor area ratio: 60% of lot area.
- (4) Building height.
  - (a) Maximum building height: 35 feet or 2 1/2 stories.
  - (b) Maximum height of structures not designed for human occupancy is governed by § **160-67**.

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Select Language | ▼