

Article XII: Neighborhood Commercial District

§ 225-49 Permitted uses.

[Amended 6-3-1999 by Ord. No. 460; 9-5-2000 by Ord. No. 474.]

Permitted uses are as follows:

- A. Agricultural uses.
- B. Business and professional offices.
- C. Financial institutions.
- D. Churches.
- E. Funeral homes.
- F. Personal service establishments.
- G. Stores for the retail sale of household commodities, such as food, drugs, confectionery, hardware, clothing, household appliances, flowers, dry goods, furniture, books, stationery, newspapers and magazines, jewelry, radios, televisions, musical instruments, video and audio recording and playback devices, and other such goods normally used in a household, not including motor vehicles.
- H. Pet grooming facilities.
- I. Laundromat.
- J. Public or private utility service structures not including communications antennas or communications towers. (See §§ 225-104 and 225-197.)
- K. Public parks, playgrounds and recreation facilities not operated for private profit.
- L. Public or private conservation areas and uses for the conservation of open space, water, soil and wildlife resources including State or County sponsored agricultural and/or conservation districts.
- M. Municipal buildings and uses.
- N. Dry cleaning service.
- O. Post offices.
- P. Schools.
- Q. Group child care facilities.
- R. Public or nonprofit fire services and public or nonprofit emergency services.
- S. Full-service restaurants and fast casual restaurants.
[Amended 5-26-2015 by Ord. No. 635.]
- T. Libraries.
- U. Photocopy service.
- V. The retail sale of motor vehicle fuel with a maximum of eight fuel dispensing devices and without facilities to dispense

fuel to tractor/trailer trucks.

- W. Accessory uses customarily incidental to the principal use.
- X. Communications antenna attached to a building. (See § 225-197.)

§ 225-50 Special exception uses.

[Amended 6-8-1999 by Ord. No. 460.]

Special exception uses are as follows:

- A. Farm home occupation. See § 225-100.
- B. Accessory dwelling units. See § 225-103.
- C. Communications antenna towers. See § 225-104.

§ 225-51 Conditional uses.

Conditional uses are as follows:

- A. Uses similar to specified permitted uses. See § 225-115.
- B. Unique buildings. See § 225-110.
- C. Automotive car wash facilities. See § 225-123.1.

[Added 4-30-2006 by 554^[1]]

[1] *Editor's Note: This ordinance also provided that it shall become effective 4-30-2006*

- D. Automotive lubrication facilities. See § 225-123.2.

[Added 4-30-2006 by 554^[2]]

[2] *Editor's Note: This ordinance also provided that it shall become effective 4-30-2006.*

§ 225-52 Lot requirements.

- A. Minimum lot area. No minimum lot area.
- B. Maximum FAR: 0.25 per net developable acre.
- C. Minimum yard area depth.
 - (1) Front: 25 feet, or 1/2 adjacent right-of-way, whichever is greater
 - (2) Rear: 35 feet.
 - (3) Side: 15 feet.
- D. Minimum vegetative cover: 30%.
- E. Maximum impervious cover: 60%.
- F. Maximum height.
 - (1) Principal use: 40 feet, except that maximum height may be increased to 50 feet for buildings and/or structures devoted to agricultural uses, if the buildings and/or structures have their yard areas increased by two feet for every one foot of height above 40 feet.

10/7/2015

Township of Derry, PA Neighborhood Commercial District

(2) Detached accessory use, 20 feet, except that maximum height may be increased to 50 feet for buildings and/or structures devoted to agricultural uses, if the buildings and/or structures have their yard areas increased by two feet for every one of height above 20 feet.

G. Minimum lot width: 100 feet.

H. Minimum lot depth: 150 feet.