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Township of Limerick, PA

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[§ 184-129. Permitted uses.](#)

On any lot in the Village Commercial District, one or a combination of the following uses are permitted:

A. Business or professional offices, including medical, dental and other health care offices, veterinary offices and similar uses.

B. Public utility facility, municipal or government offices.

[Amended 12-21-1999 by Ord. No. 206]

C. Family or group day-care home.

D. Day-care center, in accordance with the standards of § [184-73](#) herein.

E. Educational, religious or philanthropic institution.

F. Personal service shop, including but not limited to such uses as hairdresser, tailor, shoe repair, dry-cleaning dropoff and copy center.

G. Specialized retail, as defined herein.

H. Bank, financial institution, with the provision that any drive-in window shall be located to the rear of the principal building.

I. General retail, including uses such as grocery, bakery, hardware store, drugstore and similar uses, up to a maximum floor area of 5,000 square feet per use.

J. Restaurant or tavern.

[Amended 4-6-1999 by Ord. No. 202]

K. Undertaking or funeral establishment.

L. Clubs, lodges, fraternal organizations.

M. Municipal and government uses.

N. Outdoor amusement or recreation facility, on a lot at least 80,000 square feet in size, in compliance with the standards of § [184-100A](#), [E](#) and [F](#) herein.

O. Small appliance and equipment repair and/or rental.

P. Bed-and-breakfast establishment, in accordance with the standards of § [184-74](#) herein.

Q. Studio for art, dance, music, exercise or photography.

R. Single-family detached: village house.

S. Two-family: twin or duplex.

T. Townhouse, provided that no townhouse development shall be served by more than one driveway onto an arterial street.

U. Production of crafts, woodworking or similar uses by artisans, provided that noise levels do not exceed those typical of permitted uses.

V. A multifamily conversion or a combination of a nonresidential use and one or more dwelling units in a single building, meeting the following requirements:

(1) An existing building shall be used, and its front facade and front porch, if any, shall be preserved. Any building addition shall be located to the rear and shall be compatible with the existing building in size, scale and materials. Stairways, fire escapes and other structural alterations shall be located to the rear or side of the building.

(2) A single-family detached dwelling may be converted to a maximum of four apartments, and a twin to a maximum of two apartments, in addition to one nonresidential use. One or more nonresidential uses may be added in place of an equal number of dwelling units.

(3) A minimum lot area of 2,000 square feet per dwelling unit shall be provided.

W. Mixed-use development. Any use permitted in the R-5 Village Residential District is permitted, in combination with nonresidential uses, in compliance with all density and dimensional standards of that district and the following additional requirements:

(1) At least two dwelling types shall be provided, with each type comprising no less than 30% of the total number of units.

(2) There shall be a maximum of two driveway entrances per street frontage. No residential lots or units may have direct access to external arterial roads.

(3) Multifamily apartments must be located above a nonresidential use, with no more than four apartments per building. Such apartments shall be exempted from density requirements of the R-5 District.

(4) Each nonresidential building shall be located so as to meet the lot area, coverage and dimensional standards of the VC District, although subdivision of a separate lot is not required. The building footprint of a nonresidential building shall not exceed 7,500 square feet.

(5) Required open space shall be provided in the form of a central green, which shall be a minimum of 30,000 square feet in size. The green shall be located next to the area of highest intensity on the site and shall be surrounded on all sides by streets or buildings, but not by parking lots or vacant land.

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