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To: Joseph Leone

From: Amanda

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# of pages including cover: 5

Re: Mixed Use District - Use Regulations

Urgent     For Review     Please Comment     Please Reply

Attached is the Zoning Amendment listing current uses allowed in the Mixed Use District.

6. More than one principal use on a single lot or tract, including any use otherwise permitted by right, special exception, and/or conditional use in the VM District.
7. Additional Uses where permitted on properties containing Class I or Class II Historic Resource(s) in accordance with the provisions of Article XIV.
8. Receipt of Transferable Development Rights (TDRs) subject to the provisions of Article XIII.



### SECTION 1001 USE REGULATIONS



Within the MU- Mixed Use Development District a building may be erected, altered, or used, and a lot may be used or occupied for only one of the following principal purposes, except as provided in Subsection 1001.A.17 and 1001.C.25, below:

- A. The following uses are permitted as of right in the MU District:
  1. Retail store, except adult-oriented use, for the sale of dry goods, clothing, food, beverages, drugs, furnishings, and other household supplies, jewelry, time pieces, musical instruments, scientific instruments, antiques, books and variety merchandise.
  2. Business, administrative, or professional office, studio, library.
  3. Personal service shop such as barber, beauty salon, tailor and dressmaking.
  4. General service and repair shops, including small electrical or other small household appliances, bicycles, shoes and watches.
  5. Restaurant without drive-through or curb service subject to the provisions of Section ~~1624~~ <sup>1626</sup> of this ordinance.
  6. Bed & Breakfast subject to the provisions of Section 1641.
  7. Wholesaling, warehousing, and distribution.
  8. Church or other religious organization, club or fraternal organization subject to the provisions of Section 1621.
  9. Agriculture.
  10. Forestry, where conducted in compliance with the provisions of Section 1502.

11. Nursery, greenhouse, garden shop subject to the provisions of Section 1620.
12. Lumberyard, mill or cabinet making.
13. Educational Use.
14. Day Care facility subject to the provisions of Section 1625.
15. Municipal Use.
16. Wireless Communication Facilities only in accordance with the provisions of Section 1611 of this Ordinance. Where permitted, Wireless Communications Facilities may be in addition to any otherwise permitted principal use and, in such case, subject to area and bulk requirements applicable thereto.
17. Home occupations in accordance with Section 1607 of this ordinance. Where permitted, a home occupation shall be subject to the area and bulk requirements applicable to the dwelling in which it is permitted.
18. Self-service laundry.
19. Carpet and rug cleaning, laundry, dry cleaning and dyeing plant, and frozen food locker.
20. Assisted Living Community subject to the provisions of Section 1619 of this ordinance.
21. Multiple-family dwellings, including Multiple-family dwellings on the second and/or third floor above any other permitted use. Multiple-Family Development shall meet the area and bulk regulations stipulated for this district and the standards set forth in Article XII, where applicable. Where the standards of this Article differ from those stipulated in Article XII, this Article shall apply.
22. Indoor or outdoor amusement or commercial recreation use subject to the provisions of Section 1622, 1629, 1631.
23. Campground or recreational vehicle park subject to the provisions of Section 1614.
24. Mortuary or funeral home subject to the provisions of Section 1627.

25. Accessory use in addition to a permitted principal use in accordance with Section 1603, herein, including uses customarily accessory to any use existing at the time of adoption of this ordinance.

B. The following uses when authorized as a Special Exception and subject to the provisions of Article XX herein.

1. Single-Family/Detached or Two-Family Dwelling.
2. Conversion apartments in accordance with Section 1605. Where permitted, conversion apartments shall be subject to the area and bulk requirements applicable to a Single-Family/Detached Dwelling.
3. Accessory dwelling unit as an accessory use in accordance with Section 1604.
4. Wireless Communication Facilities within the Route 100 and Route 23 Corridor Area subject to the provisions of Section 1611.B of this ordinance.

C. The following uses when approved by the Board of Supervisors as a Conditional Use subject to the provisions of Article XIX herein.

1. Automobile repair garages, automobile sales agency subject to the provisions of Section 1634.
2. Truck terminal subject to the provisions of Section 1638.
3. Hotel, including restaurant and bar, confectionary and news stand subject to the provisions of Section 1628.
4. Resource extraction, including mineral development and extraction of water for commercial purposes.
5. Adult-Oriented Use, where located not less than 500 feet from any similar use and from any residence, church, or public or private school or day care facility.
6. Laboratory, research, experimental and testing subject to the provisions of Section 1636 of this ordinance.
7. Industrial Uses including the following subject to the provisions of Section 1635 if this ordinance.

- a. Manufacturing, processing and packaging of boxes and other containers, canvas and canvas products, clothing, electrical equipment and appliances, food products, jewelry time-pieces, leather products not including tanning and leather processing, musical and scientific instruments, and beverages including bottling;
  - b. metal stamping and extrusion of small products;
  - c. tool, dye, and pattern making;
  - d. Printing, publishing or bookbinding.
8. Utility use subject to the provisions of Section 1618 of this ordinance.
  9. Gasoline Service Station, subject to the provisions of Section 1613 of this ordinance.
  10. Off-site advertising.
  11. Junkyard, subject to the provisions of Section 1610 of this ordinance.
  12. Correctional Institution.
  13. More than one principal use on a single lot or tract, including any use otherwise permitted by right, special exception and/or conditional use in the MU District.
  14. Additional Uses where permitted on properties containing Class I or Class II Historic Resource(s) in accordance with the provisions of Article XIV.
  15. Receipt of Transferable Development Rights (TDRs) subject to the provisions of Article XIII.
  16. Mini warehouse subject to the provisions in Section 1637.
  17. Athletic Facility
  18. Carwash

### **SECTION 1620 NURSERY**

The raising of plants, shrubs and trees, outdoors or in a greenhouse, for sale and transportation.