

**PART 13**

**VOC VILLAGE OFFICE COMMERCIAL DISTRICT**

**§27-1301. District Purpose.**

The purpose of the Village Office Commercial District is to provide a setting for a mix of residential commercial office and accessory residential uses that reflect the character of the historic Borough and which contribute to the soundness of the Borough's economic base while ensuring that such development constitutes a harmonious and appropriate part of the Borough as a whole and to create conditions conducive to carrying out the broad purposes of this chapter as set forth in §27-102, Purposes.

(Ord. 319-A, 3/21/2000, Art. 13, §114-110)

**§27-1302. Applicability of Regulations.**

In the VOC Village Office Commercial District, the regulations contained in this Part shall apply.

(Ord. 319-A, 3/21/2000, Art. 13, §114-111)

**§27-1303. Permitted Uses.**

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the use regulations of Part 4:

- A. D3 – office park.
- B. H7 – temporary structure or use.
- C. H8 – temporary community event.

(Ord. 319-A, 3/21/2000, Art. 13, §114-112)

**§27-1304. Conditional Uses.**

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the use regulations of Part 4 and the procedures set forth in §27-1809, Conditional Uses:

- A. [Reserved]<sup>1</sup>

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<sup>1</sup> Editor's Note: Former Subsection A, B6-Townhouse, was repealed by Ord. 383, 6/23/2009.

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- B. B12 – planned village development.
- C. C4 – library or museum.
- D. C8 – nursing home.
- E. C9 – Borough services.
- F. D1 – office.
- G. D2 – medical office.
- H. E1 – retail shop.
- I. E2 – service business.
- J. E3 – financial establishment.
- K. E4 – sit-down restaurant.
- L. E18 – parking lot.
- M. E22 – dwelling in combination with a business.
- N. F1 – utilities.
- O. H4 – accessory building dwelling unit.
- P. H7 – temporary structure or use.
- Q. H8 – temporary community event.
- R. H14 – satellite dish antenna.

(Ord. 319-A, 3/21/2000, Art. 13, §114-113; as amended by Ord. 383, 6/23/2009)

### **§27-1305. Area and Dimensional Requirements.**

The following establishes the area and dimensional requirements for the VOC Village Office Commercial District, except where greater or lesser requirements are established in §27-407, in which case the requirements of §27-407 shall apply:

- A. Lot Area and Width.
  - (1) Tract Area Less than 20 Acres. Development of tracts less than 20 acres shall meet the following requirements:

(a) General Site and Performance Requirements:

- 1) Minimum site area: five acres.
- 2) Maximum gross density: three dwelling units per acre.
- 3) Minimum open space ratio: 30%.
- 4) Impervious surface ratio: 35%.

(b) Nonresidential Uses:

- 1) Lot area: two acres minimum.
- 2) Lot width: 100 feet minimum.
- 3) Front yard: 30 feet minimum.
- 4) Side yard: 25 feet minimum. If there is only one side yard as per a lot shown on Figure-9, it shall be 25 feet.
- 5) Rear yard: 35 feet maximum.
- 6) Height: 35 feet maximum. Structures not designed for human occupancy are governed by Part 5, §27-549.
- 7) Impervious surface: 60% maximum.

(2) Tract Area Greater Than 20 Acres. Development of tracts greater than 20 acres shall meet the following requirements:

(a) Use B12 – planned village development.

(b) Use D3 – office park. Floor area ratio (FAR) incentives are available for the development of the D3 – office park use in the VOC District. An office park in the VOC District may be developed to a higher FAR by meeting two or more performance incentives. Meeting these incentives allows a developer to build more space and adds value to the development and Borough.

1) The following performance incentives are available for use in the VOC District:

- a) Provision of centrally located open space within the site which contains a focal point such as public art or water feature.

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- b) Provision of architectural design which reflects the character of the previous agricultural use of the property, subject to review and approval by the Borough Council.
  - c) Provision of finished facades on all side of buildings.
  - d) Provision of two or more of the following uses:
    - i. E1 – retail shop.
    - ii. E2 – service business.
    - iii. E4 – sit-down restaurant.
    - iv. E22 – dwelling in combination with a business.
    - v. D1 – office.
  - e) Dedication of land to the Borough for open space meeting the standards of §§27-552, 27-554 and 27-555.
- 2) For development of the site which achieves two of the above performance incentives in the VOC District, the permitted FAR shall be 0.027.
  - 3) For development which achieves three or more of the above performance incentives in the VOC District, the permitted FAR shall be 0.030.

(Ord. 319-A, 3/21/2000, Art. 13, §114-114)

### **§27-1306. Design Standards.**

- 1. Building Size. No nonresidential building shall exceed 10,000 square feet in floor area.
- 2. Sidewalks. Sidewalks shall be provided along all interior driveways, parking areas and frontage streets.
- 3. Driveways. Driveways shall provide access to a minor arterial or a collector and be aligned with existing intersections. No driveway shall access an existing local street.
- 4. Access. All uses shall take access to an interior street or driveway.

5. **Parking Areas.** All parking shall be located to the interior side of the buildings and take access to an interior driveway. Parking lots shall not access existing streets.
6. **Rear Yards.** Rear yards shall not abut a minor arterial or collector street.
7. **Development Design.** The development shall be unified and integrated with the existing street network and shall enhance existing adjacent land uses.
8. **Pedestrian Access.** Pedestrian access shall be required through the district and shall connect existing Borough streets.
9. **Public Utilities.** All utilities, including electric, telephone, cable television and similar type installations shall be placed underground.

(Ord. 319-A, 3/21/2000, Art. 13, §114-115)

**§27-1307. [Reserved].**

(Ord. 319-A, 3/21/2000, Art. 13, §114-116)

**§27-1308. [Reserved].**

(Ord. 319-A, 3/21/2000, Art. 13, §114-117)

**§27-1309. [Reserved].**

(Ord. 319-A, 3/21/2000, Art. 13, §114-118)

