

Article 4: Zoning District Regulations

Section 401: Statement of Intent

- (A) The intent of Article 4 of this Zoning Ordinance is to assign a list of uses, which are permitted by right, special exception and conditional use for each Zoning District, as well as establish the minimum and maximum dimensional requirements for each permitted use. Where appropriate, special provisions shall be designated to the permitted uses by reference to other sections of this Zoning Ordinance
- (B) The provisions of Article 4 are intended to be generally consistent with the Governor Mifflin Region Comprehensive Plan of 2005, as may be revised or amended.
- (C) Uses not permitted or recognized by this Zoning Ordinance may be permitted and included as part of the municipal zoning ordinance(s) that have been adopted by Brecknock Township, Kenhorst Borough, Mohnton Borough and/or Shillington Borough. Should a use not be permitted or recognized within any of the zoning ordinances, an application should be made to the Zoning Officer to consider in accordance the provisions of this Zoning Ordinance.

Section 402: Agricultural (AG) Zoning District

- (A) **Purpose:** The AG Zoning District generally contains areas with existing agricultural, woodlands, stream valleys and residential uses. The presence of active and productive agricultural lands is a significant land resource within Cumru Township. The purpose of the AG Zoning District is as follows:
 - (1) To accommodate the continuation of agriculture as a land use within Cumru Township.
 - (2) To accommodate agricultural development and other development of a type and density that will have the least possible conflict with existing and potential agricultural areas.
 - (3) To encourage the appropriate utilization of lands characterized by prime agricultural soils, recognizing that such soils are a precious, irreplaceable natural resource.
 - (4) To provide for residential uses in a rural setting.
- (B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the AG Zoning District, provided that: the use is approved by the Zoning Officer; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.
 - (1) Conservation Uses, subject to Article 5 of this Zoning Ordinance.
 - (2) Forestry, subject to Section 505 of this Zoning Ordinance.
 - (3) Single Family Detached Dwelling Units, subject to Section 702 of this Zoning Ordinance.
 - (4) Cluster Design for the AG District, subject to the provisions of Section 706 of this Zoning Ordinance.
 - (5) Category 1 Home Occupation, subject to Section 715.1 of this Zoning Ordinance.
 - (6) General Agricultural Uses, subject to Section 804.1 of this Zoning Ordinance.
 - (7) Farm-Related Business, subject to Section 804.3 of this Zoning Ordinance.
 - (8) Horseback Riding School and Stables, subject to Section 828 of this Zoning Ordinance.
 - (9) Municipal Uses, subject to Section 838.1 of this Zoning Ordinance.

(10) Non-Commercial Recreation Uses, subject to Section 844.1 of this Zoning Ordinance.

(11) Public Utilities, subject to Section 852.3 of this Zoning Ordinance.

(C) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the AG Zoning District, provided that: a special exception is granted by the Zoning Hearing Board; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.

(1) Group Home, subject to Section 710 of this Zoning Ordinance.

(2) Bed and Breakfast, subject to Section 713 of the Zoning Ordinance.

(3) Secondary Housing, subject to Section 714.1 and 714.2 of this Zoning Ordinance.

(4) Category 2 Home Occupation, subject to Section 715.2 of this Zoning Ordinance.

(5) Intensive Agricultural Uses, subject to Section 804.2 of this Zoning Ordinance.

(6) Farm-Support Business, subject to Section 804.4 of this Zoning Ordinance.

(7) Club, Lodge or Social Quarters, subject to Section 810 of this Zoning Ordinance.

(8) Mushroom Production Uses, subject to Section 811.2 of this Zoning Ordinance.

(9) Commercial Greenhouse, subject to Section 813 of this Zoning Ordinance.

(10) Home Day Care, subject to Section 819.1 of this Zoning Ordinance.

(11) Game Preserve, subject to Section 825 of this Zoning Ordinance.

(12) Golf Course, subject to Section 826 of this Zoning Ordinance.

(13) Private Kennels, subject to Section 832.1 of this Zoning Ordinance.

(14) Telecommunication Facilities, subject to Section 850 of this Zoning Ordinance

(15) Veterinary Hospitals or Animal Clinics, subject to Section 853 of this Zoning Ordinance.

(D) **Utility and Dimensional Requirements:** Matrix Chart 1 on the following page provides the basic utility and dimensional requirements for all permitted uses within the AG Zoning District. Unless otherwise specified by Cumru Township, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 1, the provisions contained within the text shall prevail.

(E) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the AG Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by Cumru Township. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.

(F) **Subdivision and Land Development Requirements:** Where required to comply with the subdivision and land development provisions of Cumru Township, a subdivision plan and/or land development plan shall be submitted to Cumru Township for review and consideration, prior to the issuance of a building permit for any permitted use within the AG Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by Cumru Township.

- (G) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the AG Zoning District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.
- (H) **Signs:** Where applicable, all permitted uses within the AG District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (I) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for permitted uses within the AG Zoning District.
- (J) **Nonconformities:** Principal uses that are classified as nonconforming shall comply with the general provisions specified under Article 12 of this Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the AG Zoning District.

AG Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 1)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Conservation Uses	By Right	Optional	Optional	2 acres	Refer to Article 5 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Single Family Detached Units	By Right	On-Lot	On-Lot	2 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %
Cluster Design for the AG District	By Right	Optional	Optional	20 acres	Refer to Section 706 for additional requirements						
Category 1 Home Occupation	By Right	On-Lot	On-Lot	2 acres	Refer to Section 715.1 for additional requirements						
General Agricultural	By Right	On-Lot	On-Lot	3 acres	Refer to Section 804.1 for additional requirements						
Farm-Related Business	By Right	On-Lot	On-Lot	10 acres	Refer to Section 804.3 for additional requirements						
Horseback Riding School and Stables	By Right	On-Lot	On-Lot	10 acres	Refer to Section 828 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 838.1 for additional requirements						
Non-Commercial Recreational Uses	By Right	Optional	Optional	3 acres	Refer to Section 844.1 for additional requirements						
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 852.3 for additional requirements						
Group Home	Special Exception	On-Lot	On-Lot	2 acres	Refer to Section 710 for additional requirements						
Bed and Breakfast, Tourist Est.	Special Exception	On-Lot	On-Lot	3 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %
Secondary Housing	Special Exception	On-Lot	On-Lot	2 acres	Refer to Section 714.1 and 714.2 for additional requirements						
Category 2 Home Occupation	Special Exception	On-Lot	On-Lot	2 acres	Refer to Section 715.2 for additional requirements						
Intensive Agricultural	Special Exception	On-Lot	On-Lot	10 acres	Refer to Section 804.2 for additional requirements						
Farm-Support Business	Special Exception	On-Lot	On-Lot	10 acres	Refer to Section 804.4 for additional requirements						
Club, Lodge or Social Quarters	Special Exception	Optional	Optional	3 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %
Mushroom Production	Special Exception	On-Lot	On-Lot	10 acres	Refer to Section 811.2 for additional requirements						
Comm. Greenhouse	Special Exception	On-Lot	On-Lot	10 acres	Refer to Section 813 for additional requirements						

AG Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 1)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Home Day Care	Special Exception	On-Lot	On-Lot	2 acres	Refer to Section 819.1 for additional requirements						
Game Preserve or Regulated Hunting	Special Exception	On-Lot	On-Lot	50 acres	Refer to Section 825 for additional requirements						
Golf Course	Special Exception	On-Lot	On-Lot	100 acres	Refer to Section 826 for additional requirements						
Private Kennels	Special Exception	On-Lot	On-Lot	10 acres	Refer to Section 832.1 for additional requirements						
Telecommunication Facilities	Special Exception	Optional	Optional	Variable	Refer to Section 850 for additional requirements						
Veterinary Hospital or Animal Clinic	Special Exception	On-Lot	On-Lot	3 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %

Section 403: Rural Conservation (RC) Zoning District

(A) **Purpose:** The RC Zoning District generally contains areas with existing agricultural, woodlands, stream valleys and rural residential uses. The purpose of the RC Zoning District is as follows:

- (1) To preserve and enhance ecologically fragile and aesthetically valuable environments of the Township. Specific environmental features to be preserved and enhanced include, but are not necessarily limited to streams, stream valleys, watercourses, floodplains, wetlands, groundwater, steep slopes, woodlands, scenic vistas, and scenic corridors.
- (2) To permit development of a type and density, which will have minimal adverse effects upon the natural features and the surrounding properties.
- (3) To provide a clearly defined limits between residential uses, densities and developments within Cumru Township.

(B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the RC Zoning District, provided that: the use is approved by the Zoning Officer; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.

- (1) Conservation Uses, subject to Article 5 of this Zoning Ordinance.
- (2) Forestry, subject to Section 505 of this Zoning Ordinance.
- (3) Single Family Detached Dwelling Units, subject to Section 702 of this Zoning Ordinance.
- (4) Cluster Design for the RC District, subject to the provisions of Section 707 of this Zoning Ordinance
- (5) Category 1 Home Occupation, subject to Section 715.1 of this Zoning Ordinance.
- (6) General Agricultural Uses, subject to Section 804.1 of this Zoning Ordinance.
- (7) Farm-Related Business, subject to Section 804.3 of this Zoning Ordinance.
- (8) Horseback Riding School and Stables, subject to Section 828 of this Zoning Ordinance.
- (9) Municipal Uses, subject to Section 838.1 of this Zoning Ordinance.
- (10) Non-Commercial Recreation Uses, subject to Section 844.1 of this Zoning Ordinance.
- (11) Public Utilities, subject to Section 852.3 of this Zoning Ordinance.

(C) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the RC Zoning District, provided that: a special exception is granted by the Zoning Hearing Board; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.

- (1) Group Home, subject to Section 710 of this Zoning Ordinance.
- (2) Bed and Breakfast, subject to Section 713 of the Zoning Ordinance.
- (3) Secondary Housing, subject to Section 714.1 and 714.2 of this Zoning Ordinance.
- (4) Category 2 Home Occupation, subject to Section 713.1 of this Zoning Ordinance.
- (5) Farm-Support Business, subject to Section 804.4 of this Zoning Ordinance.

- (6) Club, Lodge or Social Quarters, subject to Section 810 of this Zoning Ordinance.
 - (7) Home Day Care, subject to Section 819.1 of this Zoning Ordinance.
 - (8) Game Preserve, subject to Section 825 of this Zoning Ordinance.
 - (9) Golf Course, subject to Section 826 of this Zoning Ordinance.
 - (10) Private Kennels, subject to Section 832.1 of this Zoning Ordinance.
 - (11) Telecommunication Facilities, subject to Section 850 of this Zoning Ordinance.
 - (12) Veterinary Hospitals or Animal Clinics, subject to Section 853 of this Zoning Ordinance.
- (D) **Utility and Dimensional Requirements:** Matrix Chart 2 on the following page provides the basic utility and dimensional requirements for all permitted uses within the RC Zoning District. Unless otherwise specified by Cumru Township, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 2, the provisions contained within the text shall prevail.
- (E) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the RC Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by Cumru Township. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (F) **Subdivision and Land Development Requirements:** Where required to comply with the subdivision and land development provisions of Cumru Township, a subdivision plan and/or land development plan shall be submitted to Cumru Township for review and consideration, prior to the issuance of a building permit for any permitted use within the RC Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by Cumru Township.
- (G) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the RC Zoning District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.
- (H) **Signs:** Where applicable, all permitted uses within the RC District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (I) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for permitted uses within the RC Zoning District.
- (J) **Nonconformities:** Principal uses that are classified as nonconforming shall comply with the general provisions specified under Article 12 of this Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the RC Zoning District.

RC Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 2)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Conservation Uses	By Right	Optional	Optional	3 acres	Refer to Article 5 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Single Family Detached Units	By Right	On-Lot	On-Lot	3 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %
Cluster Design for the RC District	By Right	Optional	Optional	30 acres	Refer to Section 707 for additional requirements						
Category 1 Home Occupation	By Right	On-Lot	On-Lot	3 acres	Refer to Section 715.1 for additional requirements						
General Agricultural	By Right	On-Lot	On-Lot	3 acres	Refer to Section 804.1 for additional requirements						
Farm-Related Business	By Right	On-Lot	On-Lot	10 acres	Refer to Section 804.3 for additional requirements						
Horseback Riding School and Stables	By Right	On-Lot	On-Lot	10 acres	Refer to Section 828 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 838.1 for additional requirements						
Non-Commercial Recreational Uses	By Right	Optional	Optional	3 acres	Refer to Section 844.1 for additional requirements						
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 852.3 for additional requirements						
Group Home	Special Exception	On-Lot	On-Lot	3 acres	Refer to Section 710 for additional requirements						
Bed and Breakfast, Tourist Est.	Special Exception	On-Lot	On-Lot	3 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %
Secondary Housing	Special Exception	On-Lot	On-Lot	3 acres	Refer to Section 714.1 and 714.2 for additional requirements						
Category 2 Home Occupation	Special Exception	On-Lot	On-Lot	3 acres	Refer to Section 715.2 for additional requirements						
Farm-Support Business	Special Exception	On-Lot	On-Lot	10 acres	Refer to Section 804.4 for additional requirements						
Club, Lodge or Social Quarters	Special Exception	Optional	Optional	3 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %
Home Day Care	Special Exception	On-Lot	On-Lot	3 acres	Refer to Section 819.1 for additional requirements						
Game Preserve or Regulated Hunting	Special Exception	On-Lot	On-Lot	50 acres	Refer to Section 825 for additional requirements						

RC Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 2)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Golf Course	Special Exception	On-Lot	On-Lot	100 acres	Refer to Section 826 for additional requirements						
Private Kennels	Special Exception	On-Lot	On-Lot	10 acres	Refer to Section 832.1 for additional requirements						
Telecommunication Facilities	Special Exception	Optional	Optional	Variable	Refer to Section 850 for additional requirements						
Veterinary Hospital or Animal Clinic	Special Exception	On-Lot	On-Lot	3 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %

Section 404: Low Density Residential (LR) Zoning District

- (A) **Purpose:** The LR Zoning District generally contains areas with existing agricultural, woodlands, stream valleys and low density residential uses. The purpose of the LR Zoning District is as follows:
- (1) To allow low-density residential development as well as related community facilities and services within the context of the rural environment, including both large-lot residential uses and village-type residential uses.
 - (2) To encourage sensitive treatment of ecologically fragile areas by those building or developing within the district.
- (B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the LR Zoning District, provided that: the use is approved by the Zoning Officer; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.
- (1) Conservation Uses, subject to Article 5 of this Zoning Ordinance.
 - (2) Forestry, subject to Section 505 of this Zoning Ordinance.
 - (3) Single Family Detached Dwelling Units, subject to Section 702 of this Zoning Ordinance.
 - (4) Category 1 Home Occupation, subject to Section 715.1 of this Zoning Ordinance.
 - (5) General Agricultural Uses, subject to Section 804.1 of this Zoning Ordinance.
 - (6) Municipal Uses, subject to Section 838.1 of this Zoning Ordinance.
 - (7) Non-Commercial Recreation Uses, subject to Section 844.1 of this Zoning Ordinance.
 - (8) Public Utilities, subject to Section 852.3 of this Zoning Ordinance
- (C) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the LR Zoning District, provided that: a special exception is granted by the Zoning Hearing Board; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.
- (1) Group Home, subject to Section 710 of this Zoning Ordinance.
 - (2) Bed and Breakfast, subject to Section 713 of the Zoning Ordinance.
 - (3) Secondary Housing, subject to Section 714.1 and 714.2 of this Zoning Ordinance.
 - (4) Category 2 Home Occupation, subject to Section 715.1 of this Zoning Ordinance.
 - (5) Club, Lodge or Social Quarters, subject to Section 810 of this Zoning Ordinance.
 - (6) Home Day Care, subject to Section 819.1 of this Zoning Ordinance.
 - (7) Educational Use, subject to Section 820 of this Zoning Ordinance.
 - (8) Telecommunication Facilities, subject to Section 850 of this Zoning Ordinance
- (D) **Utility and Dimensional Requirements:** Matrix Chart 3 on the following page provides the basic utility and dimensional requirements for all permitted uses within the LR Zoning District. Unless otherwise specified by Cumru Township, all permitted uses shall comply with these requirements. Where a discrepancy should exist

between the provisions contained within the text and the provisions contained within Matrix Chart 3, the provisions contained within the text shall prevail.

- (E) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the LR Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by Cumru Township. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (F) **Subdivision and Land Development Requirements:** Where required to comply with the subdivision and land development provisions of Cumru Township, a subdivision plan and/or land development plan shall be submitted to Cumru Township for review and consideration, prior to the issuance of a building permit for any permitted use within the LR Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by Cumru Township.
- (G) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the LR Zoning District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.
- (H) **Signs:** Where applicable, all permitted uses within the LR District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (I) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for permitted uses within the LR Zoning District.
- (J) **Nonconformities:** Principal uses that are classified as nonconforming shall comply with the general provisions specified under Article 12 of this Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the LR Zoning District.

LR Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 3)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Conservation Uses	By Right	Optional	Optional	1 acre	Refer to Article 5 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Single Family Detached Units	By Right	On-Lot	On-Lot	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	15 %	25 %
Category 1 Home Occupation	By Right	On-Lot	On-Lot	1 acre	Refer to Section 715.1 for additional requirements						
General Agricultural	By Right	On-Lot	On-Lot	3 acres	Refer to Section 804.1 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 838.1 for additional requirements						
Non-Commercial Recreational Uses	By Right	Optional	Optional	3 acres	Refer to Section 844.1 for additional requirements						
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 852.3 for additional requirements						
Group Home	Special Exception	On-Lot	On-Lot	1 acre	Refer to Section 710 for additional requirements						
Bed and Breakfast, Tourist Est.	Special Exception	On-Lot	On-Lot	3 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %
Secondary Housing	Special Exception	On-Lot	On-Lot	1 acre	Refer to Section 714.1 and 714.2 for additional requirements						
Category 2 Home Occupation	Special Exception	On-Lot	On-Lot	1 acre	Refer to Section 715.2 for additional requirements						
Home Day Care	Special Exception	On-Lot	On-Lot	1 acre	Refer to Section 819.1 for additional requirements						
Club, Lodge or Social Quarters	Special Exception	Optional	Optional	3 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %
Home Day Care	Special Exception	On-Lot	On-Lot	1 acre	Refer to Section 819.1 for additional requirements						
Educational Use	Special Exception	On-Lot	On-Lot	5 acres	300 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Telecommunication Facilities	Special Exception	Optional	Optional	Variable	Refer to Section 850 for additional requirements						

Section 405: Medium Density Residential (MR) Zoning District

- (A) **Purpose:** The MR Zoning District generally contains areas with developments containing medium density residential uses. The purpose of the MR Zoning District is as follows:
- (1) To accommodate the expansion of suburban development in those areas best-suited for medium density residential development.
 - (2) To preserve groundwater quality and quantity by encouraging new development to connect with or extend public or community water supplies and sanitary sewage systems.
- (B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the MR Zoning District, provided that: the use is approved by the Zoning Officer; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.
- (1) Conservation Uses, subject to Article 5 of this Zoning Ordinance.
 - (2) Forestry, subject to Section 505 of this Zoning Ordinance.
 - (3) Single Family Detached Dwelling Units, subject to Section 702 of this Zoning Ordinance.
 - (4) Single Family Semi-Detached Dwelling Units, subject to Section 703 of this Zoning Ordinance.
 - (5) Cluster Development for the MR District, subject to Section 708 of this Zoning Ordinance.
 - (6) Category 1 Home Occupation, subject to Section 715.1 of this Zoning Ordinance.
 - (7) Municipal Uses, subject to Section 838.1 of this Zoning Ordinance.
 - (8) Non-Commercial Recreation Uses, subject to Section 844.1 of this Zoning Ordinance.
 - (9) Public Utilities, subject to Section 852.3 of this Zoning Ordinance.
- (C) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the MR Zoning District, provided that: a special exception is granted by the Zoning Hearing Board; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.
- (1) Group Home, subject to Section 710 of this Zoning Ordinance.
 - (2) Age-Qualified Retirement Community, subject to Section 711 of the Zoning Ordinance.
 - (3) Personal Care, Assisted Living Care, Convalescent Home or Nursing Home, subject to Section 712 of this Zoning Ordinance.
 - (4) Secondary Housing, subject to Section 714.1 and 714.2 of this Zoning Ordinance.
 - (5) Category 2 Home Occupation, subject to Section 715.2 of this Zoning Ordinance.
 - (6) Home Day Care, subject to Section 819.1 of this Zoning Ordinance.
 - (7) Educational Use, subject to Section 820 of this Zoning Ordinance.
 - (8) Places of Worship and Religious Uses, subject to Section 841 of this Zoning Ordinance.

- (D) **Utility and Dimensional Requirements:** Matrix Chart 4 on the following page provides the basic utility and dimensional requirements for all permitted uses within the MR Zoning District. Unless otherwise specified by Cumru Township, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 4, the provisions contained within the text shall prevail.
- (E) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the MR Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by Cumru Township. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (F) **Subdivision and Land Development Requirements:** Where required to comply with the subdivision and land development provisions of Cumru Township, a subdivision plan and/or land development plan shall be submitted to Cumru Township for review and consideration, prior to the issuance of a building permit for any permitted use within the MR Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by Cumru Township.
- (G) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the MR Zoning District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.
- (H) **Signs:** Where applicable, all permitted uses within the MR District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (I) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for permitted uses within the MR Zoning District.
- (J) **Nonconformities:** Principal uses that are classified as nonconforming shall comply with the general provisions specified under Article 12 of this Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the MR Zoning District.

MR Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 4)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Conservation Uses	By Right	Optional	Optional	1 acre	Refer to Article 5 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Single Family Detached Units	By Right	On-Lot	On-Lot	1 acre	150 feet	50 feet	20 feet	30 feet	35 feet	15 %	25 %
		On-Lot	Public	1 acre	150 feet	50 feet	20 feet	30 feet	35 feet	15 %	25 %
		Public	On-Lot	30,000 sq.feet	125 feet	40 feet	20 feet	30 feet	35 feet	20 %	30 %
		Public	Public	10,000 sq.feet	80 feet	35 feet	10 feet	20 feet	35 feet	30 %	40 %
Single Family Semi-Detached Units	By Right	Public	Public	7,000 sq.feet	50 feet	35 feet	10 feet	20 feet	35 feet	40 %	50 %
MR Cluster Development	By Right	Public	Public	10 acres	Refer to Section 708 for additional requirements						
Category 1 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 715.1 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 838.1 for additional requirements						
Non-Commercial Recreational Uses	By Right	Optional	Optional	1 acre	Refer to Section 844.1 for additional requirements						
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 852.3 for additional requirements						
Group Home	Special Exception	Public	Public	Variable	Refer to Section 710 for additional requirements						
Age-Qualified Development	Special Exception	Public	Public	10 acres	Refer to Section 711 for additional requirements						
Personal Care, Assisted Living Care	Special Exception	Public	Public	5 acres	300 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Secondary Housing	Special Exception	On-Lot	On-Lot	1 acre	Refer to Section 714.1 and 714.2 for additional requirements						
Category 2 Home Occupation	Special Exception	Optional	Optional	Variable	Refer to Section 715.2 for additional requirements						
Home Day Care	Special Exception	Public	Public	Variable	Refer to Section 819.1 for additional requirements						
Educational Use	Special Exception	Public	Public	5 acres	300 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Places of Worship Religious Uses	Special Exception	Public	Public	5 acres	300 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %

Section 406: High Density Residential (HR) Zoning District

- (A) **Purpose:** The HR Zoning District generally contains areas with developments containing medium to high density residential uses. The purpose of the HR Zoning District is as follows:
- (1) To accommodate suburban and urban density residential development upon lands best-suited for such use, as determined by the accessibility of public water supply and sewage disposal as well as access to arterial and collector roads.
 - (2) To encourage development, which could allow for the efficient utilization of municipal services.
- (B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the HR Zoning District, provided that: the use is approved by the Zoning Officer; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.
- (1) Conservation Uses, subject to Article 5 of this Zoning Ordinance.
 - (2) Forestry, subject to Section 505 of this Zoning Ordinance.
 - (3) Single Family Detached Dwelling Units, subject to Section 702 of this Zoning Ordinance.
 - (4) Single Family Semi-Detached Dwelling Units, subject to Section 703 of this Zoning Ordinance
 - (5) Cluster Design for the HR District, subject to Section 709 of this Zoning Ordinance.
 - (6) Category 1 Home Occupation, subject to Section 715.1 of this Zoning Ordinance.
 - (7) Municipal Uses, subject to Section 838.1 of this Zoning Ordinance.
 - (8) Non-Commercial Recreation Uses, subject to Section 844.1 of this Zoning Ordinance.
 - (9) Public Utilities, subject to Section 852.3 of this Zoning Ordinance
- (C) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the HR Zoning District, provided that: a special exception is granted by the Zoning Hearing Board; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.
- (1) Multi-Family Townhouse Development, subject to Section 705 of this Ordinance.
 - (2) Multi-Family Apartment Development, subject to Section 706 of this Ordinance
 - (3) Group Home, subject to Section 710 of this Zoning Ordinance.
 - (4) Age-Qualified Retirement Development, subject to Section 711 of the Zoning Ordinance.
 - (5) Personal Care, Assisted Living Care, Convalescent Home or Nursing Home, subject to Section 712 of this Zoning Ordinance.
 - (6) Category 2 Home Occupation, subject to Section 715.2 of this Zoning Ordinance.
 - (7) Educational Use, subject to Section 820 of this Zoning Ordinance.
 - (8) Places of Worship and Religious Uses, subject to Section 841 of this Zoning Ordinance.

- (D) **Utility and Dimensional Requirements:** Matrix Chart 5 on the following page provides the basic utility and dimensional requirements for all permitted uses within the HR Zoning District. Unless otherwise specified by Cumru Township, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 5, the provisions contained within the text shall prevail.
- (E) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the HR Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by Cumru Township. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (F) **Subdivision and Land Development Requirements:** Where required to comply with the subdivision and land development provisions of Cumru Township, a subdivision plan and/or land development plan shall be submitted to Cumru Township for review and consideration, prior to the issuance of a building permit for any permitted use within the HR Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by Cumru Township.
- (G) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the HR Zoning District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.
- (H) **Signs:** Where applicable, all permitted uses within the HR District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (I) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for permitted uses within the HR Zoning District.
- (J) **Nonconformities:** Principal uses that are classified as nonconforming shall comply with the general provisions specified under Article 12 of this Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the HR Zoning District.

HR Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 5)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Conservation Uses	By Right	Optional	Optional	1 acre	Refer to Article 5 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Single Family Detached Units	By Right	Public	Public	5,000 sq.feet	60 feet	30 feet	10 feet	20 feet	35 feet	40 %	50 %
Single Family Semi-Detached Units	By Right	Public	Public	4,000 sq.feet	40 feet	30 feet	10 feet	20 feet	35 feet	50 %	60 %
HR Cluster Development	By Right	Public	Public	10 acres	Refer to Section 709 for additional requirements						
Category 1 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 715.1 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 838.1 for additional requirements						
Non-Commercial Recreational Uses	By Right	Optional	Optional	1 acre	Refer to Section 844.1 for additional requirements						
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 852.3 for additional requirements						
Multi-Family Townhouses	Special Exception	Public	Public	Variable	Refer to Section 704 for additional requirements						
Multi-Family Apartments	Special Exception	Public	Public	5 acres	Refer to Section 705 for additional requirements						
Group Home	Special Exception	Public	Public	5,000 sq.feet	Refer to Section 708 for additional requirements						
Age-Qualified Development	Special Exception	Public	Public	10 acres	Refer to Section 711 for additional requirements						
Personal Care, Assisted Living Care	Special Exception	Public	Public	5 acres	300 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Category 2 Home Occupation	Special Exception	Optional	Optional	Variable	Refer to Section 715.2 for additional requirements						
Educational Use	Special Exception	Public	Public	5 acres	300 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Places of Worship Religious Uses	Special Exception	Public	Public	5 acres	300 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %

Section 407: Local Commercial (LC) Zoning District

- (A) **Purpose:** The LC Zoning District generally contains areas a mixture of residential, commercial and institutional uses in a village setting. The purpose of the LC Zoning District is as follows:
- (1) To provide for residential buildings, retail shops, and services designed to meet the day-to-day needs of the residents of the community.
 - (2) To provide a full range of commercial services to the residents of the community with optimum convenience within commercial nodes along arterial and collector roads.
- (B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the LC Zoning District, provided that: the use is approved by the Zoning Officer; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.
- (1) Conservation Uses, subject to Article 5 of this Zoning Ordinance.
 - (2) Forestry, subject to Section 505 of this Zoning Ordinance.
 - (3) Single Family Detached Dwelling Units, subject to Section 702 of this Zoning Ordinance.
 - (4) Category 1 Home Occupation, subject to Section 715.1 of this Zoning Ordinance.
 - (5) Banks and Financial Institutions, subject to Section 807 of this Zoning Ordinance.
 - (6) Business and Professional Office, subject to Section 808 of this Zoning Ordinance.
 - (7) Commercial Outdoor Sales and Uses, subject to Section 814 of this Zoning Ordinance.
 - (8) Convenience Stores, subject to Section 818 of this Zoning Ordinance.
 - (9) Commercial Day Care Center, subject to Section 819.2 of this Zoning Ordinance.
 - (10) Emergency Services Operation, subject to Section 821 of this Zoning Ordinance.
 - (11) Laundromats and Dry Cleaners, subject to Section 833 of this Zoning Ordinance.
 - (12) Medical, Dentist, Vision, Counseling and Health Care Services, subject to Section 835 of this Zoning Ordinance.
 - (13) Mini-Malls, subject to Section 836 of this Zoning Ordinance.
 - (14) Municipal Uses, subject to Section 838.1 of this Zoning Ordinance.
 - (15) Governmental Uses, subject to Section 838.2 of this Zoning Ordinance.
 - (16) Nursery or Landscape Center, subject to Section 839 of this Zoning Ordinance.
 - (17) Personal Service Establishment, subject to Section 840 of this Zoning Ordinance.
 - (18) Non-Commercial Recreation Uses, subject to Section 844.1 of this Zoning Ordinance.
 - (19) Commercial Recreation Uses, subject to Section 844.2 of this Zoning Ordinance.
 - (20) Restaurants, subject to Section 846 of this Zoning Ordinance.

(21) Retail Business Uses, subject to Section 847 of this Zoning Ordinance.

(22) Public Utilities, subject to Section 852.3 of this Zoning Ordinance.

(C) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the LC Zoning District, provided that: a special exception is granted by the Zoning Hearing Board; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.

(1) Adaptive Reuse and Redevelopment, subject to Section 602 of this Zoning Ordinance.

(2) Personal Care, Assisted Living Care, Convalescent Home or Nursing Home, subject to Section 712 of this Zoning Ordinance.

(3) Category 2 Home Occupation, subject to Section 715.2 of this Zoning Ordinance.2

(4) Mixed-Use Commercial and Residential Developments, subject to Section 716 of this Zoning Ordinance.

(5) Home Day Care, subject to Section 819.1 of this Zoning Ordinance.

(6) Automobile Service Establishments, subject to Section 806.2 of this Zoning Ordinance.

(7) Car Washing Facilities, subject to Section 806.3 of this Zoning Ordinance.

(8) Club, Lodge or Social Quarters, subject to Section 810 of this Zoning Ordinance.

(9) Commercial Drive-Through Establishments, subject to Section 812 of this Zoning Ordinance.

(10) Funeral Home, subject to Section 824 of this Zoning Ordinance.

(11) Places of Worship and Religious Uses, subject to Section 841 of this Zoning Ordinance.

(12) Research Facility, subject to Section 845 of this Zoning Ordinance.

(13) Veterinary Hospitals or Animal Clinics, subject to Section 853 of this Zoning Ordinance.

(D) **Utility and Dimensional Requirements:** Matrix Chart 6 on the following page provides the basic utility and dimensional requirements for all permitted uses within the LC Zoning District. Unless otherwise specified by Cumru Township, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 6, the provisions contained within the text shall prevail.

(E) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the LC Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by Cumru Township. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.

(F) **Subdivision and Land Development Requirements:** Where required to comply with the subdivision and land development provisions of Cumru Township, a subdivision plan and/or land development plan shall be submitted to Cumru Township for review and consideration, prior to the issuance of a building permit for any permitted use within the LC Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by Cumru Township.

(G) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the LC Zoning District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.

- (H) **Signs:** Where applicable, all permitted uses within the LC District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (I) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for permitted uses within the LC Zoning District.
- (J) **Nonconformities:** Principal uses that are classified as nonconforming shall comply with the general provisions specified under Article 12 of this Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the LC Zoning District.

LC Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 6)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Conservation Uses	By Right	Optional	Optional	1 acre	Refer to Article 5 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Single Family Detached Units	By Right	On-Lot	On-Lot	1 acre	150 feet	40 feet	30 feet	40 feet	35 feet	15 %	25 %
		On-Lot	Public	1 acre	150 feet	40 feet	30 feet	40 feet	35 feet	15 %	25 %
		Public	On-Lot	20,000 sq.feet	125 feet	40 feet	20 feet	30 feet	35 feet	20 %	30 %
		Public	Public	5,000 sq.feet	60 feet	30 feet	10 feet	20 feet	35 feet	40 %	50 %
Category 1 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 715.1 for additional requirements						
Banks /Financial Institutions	By Right	Public	Public	10,000 sq.feet	80 feet	40 feet	20 feet	30 feet	35 feet	40 %	60 %
Business and Professional Offices	By Right	Public	Public	10,000 sq.feet	80 feet	40 feet	20 feet	30 feet	35 feet	40 %	60 %
Commercial Drive-Through Est.	By Right	Public	Public	30,000 sq.feet	150 feet	40 feet	40 feet	40 feet	35 feet	40 %	60 %
Commercial Outdoor Sales	By Right	Public	Public	30,000 sq.feet	150 feet	40 feet	40 feet	40 feet	35 feet	40 %	60 %
Convenience Stores	By Right	Public	Public	20,000 sq.feet	100 feet	40 feet	30 feet	40 feet	35 feet	40 %	60 %
Commercial Day Care Center	By Right	Public	Public	20,000 sq.feet	100 feet	40 feet	30 feet	40 feet	35 feet	40 %	60 %
Emergency Services Operations	By Right	Public	Public	30,000 sq.feet	150 feet	40 feet	40 feet	40 feet	35 feet	40 %	60 %
Laundromats and Dry Cleaners	By Right	Public	Public	20,000 sq.feet	100 feet	40 feet	30 feet	40 feet	35 feet	40 %	60 %
Medical, Dentist, Vision, Counseling	By Right	Public	Public	20,000 sq.feet	100 feet	40 feet	30 feet	40 feet	35 feet	40 %	60 %
Mini-Malls	By Right	Public	Public	3 acres	Refer to Section 836 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 838.1 for additional requirements						
Governmental Uses	By Right	Public	Public	20,000 sq.feet	100 feet	40 feet	30 feet	40 feet	35 feet	40 %	60 %
Nursery or Landscape Center	By Right	Public	Public	20,000 sq.feet	100 feet	40 feet	30 feet	40 feet	35 feet	40 %	60 %

LC Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 6)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Personal Services Establishment	By Right	Public	Public	10,000 sq.feet	80 feet	40 feet	20 feet	30 feet	35 feet	40 %	60 %
Non-Commercial Recreation Use	By Right	Optional	Optional	1 acre	Refer to Section 844.1 for additional requirements						
Commercial Recreation Use	By Right	Public	Public	1 acre	150 feet	40 feet	40 feet	40 feet	35 feet	40 %	60 %
Restaurants	By Right	Public	Public	20,000 sq.feet	100 feet	40 feet	30 feet	40 feet	35 feet	40 %	60 %
Retail Business Use	By Right	Public	Public	10,000 sq.feet	80 feet	40 feet	20 feet	30 feet	35 feet	40 %	60 %
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 852.3 for additional requirements						
Adaptive Reuse and Redevelopment	Special Exception	Public	Public	Variable	Refer to Section 602 for additional requirements						
Personal Care, Assisted Living Care	Special Exception	Public	Public	5 acres	300 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Category 2 Home Occupation	Special Exception	Optional	Optional	Variable	Refer to Section 715.2 for additional requirements						
Mixed-Use Developments	Special Exception	Public	Public	1 acre	Refer to Section 716 for additional requirements						
Home Day Care	Special Exception	Public	Public	Variable	Refer to Section 819.1 for additional requirements						
Automobile Service Station	Special Exception	Optional	Optional	30,000 sq.feet	150 feet	40 feet	40 feet	40 feet	35 feet	40 %	60 %
Car Washing Facility	Special Exception	Public	Public	30,000 sq.feet	150 feet	40 feet	40 feet	40 feet	35 feet	40 %	60 %
Club, Lodge or Social Quarters	Special Exception	Optional	Optional	30,000 sq.feet	150 feet	40 feet	40 feet	40 feet	35 feet	40 %	60 %
Funeral Home	Special Exception	Public	Public	30,000 sq.feet	150 feet	40 feet	40 feet	40 feet	35 feet	40 %	60 %
Places of Worship Religious Uses	Special Exception	Public	Public	5 acres	300 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Research Facility	By Right	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Veterinary Hospital or Animal Clinic	Special Exception	Public	Public	30,000 sq.feet	150 feet	40 feet	40 feet	40 feet	35 feet	40 %	60 %

Section 408: Highway Commercial (HC) Zoning District

- (A) **Purpose:** The HC Zoning District generally contains areas with a mixture of commercial uses located within close proximity of highways. The purpose of the HC Zoning District is as follows:
- (1) To accommodate those commercial uses, which are oriented to automobile drivers, serving local and transient residents within a large geographic area.
 - (2) To safely provide for large-scale commercial uses by permitting them in close proximity to collector roads, arterial roads and expressways, which are capable of accommodating large traffic volumes.
- (B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the HC Zoning District, provided that: the use is approved by the Zoning Officer; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.
- (1) Conservation Uses, subject to Article 5 of this Zoning Ordinance.
 - (2) Forestry, subject to Section 505 of this Zoning Ordinance.
 - (3) Automobile Sales, subject to Section 806.1 of this Zoning Ordinance.
 - (4) Automobile Service Establishments, subject to Section 806.2 of this Zoning Ordinance.
 - (5) Banks and Financial Institutions, subject to Section 807 of this Zoning Ordinance.
 - (6) Business and Professional Office, subject to Section 808 of this Zoning Ordinance.
 - (7) Commercial Outdoor Sales and Uses, subject to Section 814 of this Zoning Ordinance.
 - (8) Construction Services, subject to Section 817 of this Zoning Ordinance.
 - (9) Convenience Stores, subject to Section 818 of this Zoning Ordinance.
 - (10) Commercial Day Care Center, subject to Section 819.2 of this Zoning Ordinance.
 - (11) Home Center, subject to Section 827 of this Zoning Ordinance.
 - (12) Hotel or Motel, subject to Section 829 of this Zoning Ordinance.
 - (13) Laundromats and Dry Cleaners, subject to Section 833 of this Zoning Ordinance.
 - (14) Medical, Dentist, Vision, Counseling and Health Care Services, subject to Section 835 of this Zoning Ordinance.
 - (15) Mini-Mall, subject to Section 836 of this Zoning Ordinance.
 - (16) Municipal Uses, subject to Section 838.1 of this Zoning Ordinance.
 - (17) Governmental Uses, subject to Section 838.2 of this Zoning Ordinance.
 - (18) Nursery or Landscape Center, subject to Section 839 of this Zoning Ordinance.
 - (19) Personal Service Establishment, subject to Section 840 of this Zoning Ordinance.
 - (20) Printing or Publishing Establishment, subject to Section 842 of this Zoning Ordinance.
 - (21) Non-Commercial Recreation Uses, subject to Section 844.1 of this Zoning Ordinance.

- (22) Commercial Recreation Uses, subject to Section 844.2 of this Zoning Ordinance.
- (23) Restaurants, subject to Section 846 of this Zoning Ordinance.
- (24) Retail Business Uses, subject to Section 847 of this Zoning Ordinance.
- (25) Shopping Centers or Shopping Malls, subject to section 848 of this Zoning Ordinance.
- (26) Public Utilities, subject to Section 852.3 of this Zoning Ordinance.
- (27) Wholesale and Distribution Facilities, subject to Section 855 of this Zoning Ordinance.

(C) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the HC Zoning District, provided that: a special exception is granted by the Zoning Hearing Board; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.

- (1) Adaptive Reuse and Redevelopment, subject to Section 602 of this Zoning Ordinance.
- (2) Car Washing Facilities, subject to Section 806.3 of this Zoning Ordinance.
- (3) Club, Lodge or Social Quarters, subject to Section 810 of this Zoning Ordinance.
- (4) Commercial Drive-Through Establishments, subject to Section 812 of this Zoning Ordinance.
- (5) Conference Center or Convention Center, subject to Section 816 of this Zoning Ordinance.
- (6) Fabrication and Finishing Uses, subject to Section 822 of this Zoning Ordinance
- (7) Places of Worship and Religious Uses, subject to Section 842 of this Zoning Ordinance.
- (8) Research Facility, subject to Section 845 of this Zoning Ordinance
- (9) Telecommunication Facilities, subject to Section 850 of this Zoning Ordinance.
- (10) Veterinary Hospitals or Animal Clinics, subject to Section 853 of this Zoning Ordinance.

(D) **Utility and Dimensional Requirements:** Matrix Chart 7 on the following page provides the basic utility and dimensional requirements for all permitted uses within the HC Zoning District. Unless otherwise specified by Cumru Township, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 7, the provisions contained within the text shall prevail.

(E) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the HC Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by Cumru Township. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.

(F) **Subdivision and Land Development Requirements:** Where required to comply with the subdivision and land development provisions of Cumru Township, a subdivision plan and/or land development plan shall be submitted to Cumru Township for review and consideration, prior to the issuance of a building permit for any permitted use within the HC Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by Cumru Township.

(G) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the HC Zoning District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.

- (H) **Signs:** Where applicable, all permitted uses within the HC District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (I) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for permitted uses within the HC Zoning District.
- (J) **Nonconformities:** Principal uses that are classified as nonconforming shall comply with the general provisions specified under Article 12 of this Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the HC Zoning District.

HC Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 7)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Conservation Uses	By Right	Optional	Optional	1 acre	Refer to Article 5 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Automobile Sales	By Right	Public	Public	20,000 sq.foot	100 feet	40 feet	30 feet	40 feet	50 feet	40 %	60 %
Automobile Service Station	By Right	Public	Public	20,000 sq.foot	100 feet	40 feet	30 feet	40 feet	50 feet	40 %	60 %
Banks /Financial Institutions	By Right	Public	Public	10,000 sq.foot	80 feet	40 feet	20 feet	30 feet	50 feet	40 %	60 %
Business and Professional Offices	By Right	Public	Public	10,000 sq.foot	80 feet	40 feet	20 feet	30 feet	50 feet	40 %	60 %
Commercial Outdoor Sales	By Right	Public	Public	30,000 sq.foot	150 feet	40 feet	40 feet	40 feet	35 feet	40 %	60 %
Construction Services	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Convenience Stores	By Right	Public	Public	20,000 sq.foot	100 feet	40 feet	30 feet	40 feet	50 feet	40 %	60 %
Commercial Day Care Center	By Right	Public	Public	20,000 sq.foot	100 feet	40 feet	30 feet	40 feet	50 feet	40 %	60 %
Home Center	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Hotel or Motel	By Right	Public	Public	3 acres	300 feet	50 feet	50 feet	50 feet	50 feet	40 %	60 %
Laundromats and Dry Cleaners	By Right	Public	Public	20,000 sq.foot	100 feet	40 feet	30 feet	40 feet	50 feet	40 %	60 %
Medical, Dentist, Vision, Counseling	By Right	Public	Public	20,000 sq.foot	100 feet	40 feet	30 feet	40 feet	50 feet	40 %	60 %
Mini Mall	By Right	Public	Public	3 acres	300 feet	50 feet	50 feet	50 feet	50 feet	40 %	60 %
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 838.1 for additional requirements						
Governmental Uses	By Right	Public	Public	20,000 sq.foot	100 feet	40 feet	30 feet	40 feet	50 feet	40 %	60 %
Nursery or Landscape Center	By Right	Public	Public	20,000 sq.foot	100 feet	40 feet	30 feet	40 feet	50 feet	40 %	60 %
Personal Services Establishment	By Right	Public	Public	10,000 sq.foot	80 feet	40 feet	20 feet	30 feet	50 feet	40 %	60 %
Printing or Publishing Establishment	By Right	Public	Public	20,000 sq.foot	100 feet	40 feet	30 feet	40 feet	50 feet	40 %	60 %

HC Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 7)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Non-Commercial Recreation Use	By Right	Optional	Optional	1 acre	Refer to Section 844.1 for additional requirements						
Commercial Recreation Use	By Right	Public	Public	1 acre	150 feet	40 feet	40 feet	40 feet	50 feet	40 %	60 %
Restaurants	By Right	Public	Public	20,000 sq.feet	100 feet	40 feet	30 feet	40 feet	50 feet	40 %	60 %
Retail Business Use	By Right	Public	Public	10,000 sq.feet	80 feet	40 feet	20 feet	30 feet	50 feet	40 %	60 %
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 852.3 for additional requirements						
Shopping Centers	By Right	Public	Public	10 acres	Refer to Section 848.1 for additional requirements						
Wholesale and Distribution	By Right	Public	Public	30,000 sq.feet	150 feet	40 feet	40 feet	40 feet	50 feet	40 %	60 %
Adaptive Reuse and Redevelopment	Special Exception	Public	Public	Variable	Refer to Section 602 for additional requirements						
Car Washing Facility	Special Exception	Public	Public	30,000 sq.feet	150 feet	40 feet	40 feet	40 feet	50 feet	40 %	60 %
Club, Lodge or Social Quarters	Special Exception	Optional	Optional	30,000 sq.feet	150 feet	40 feet	40 feet	40 feet	50 feet	40 %	60 %
Commercial Drive-Through Est.	Special Exception	Public	Public	30,000 sq.feet	150 feet	40 feet	40 feet	40 feet	50 feet	40 %	60 %
Conference Center or Convention Center	Special Exception	Public	Public	5 acres	300 feet	50 feet	50 feet	50 feet	50 feet	40 %	60 %
Fabrication and Finishing	Special Exception	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Places of Worship Religious Uses	Special Exception	Public	Public	5 acres	300 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Research Facility	Special Exception	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Telecommunication Facilities	Special Exception	Optional	Optional	Variable	Refer to Section 850 for additional requirements						
Veterinary Hospital or Animal Clinic	Special Exception	Public	Public	30,000 sq.feet	150 feet	40 feet	40 feet	40 feet	35 feet	40 %	60 %

Section 409: Office Commercial (OC) Zoning District

- (A) **Purpose:** The OC Zoning District generally contains areas with a mixture of professional office and commercial uses located within close proximity of highways. The purpose of the OC Zoning District is as follows:
- (1) To accommodate larger scale office-type development, including research laboratories and similar ancillary facilities, as well as professional schools and banks.
 - (2) To accommodate retail centers to meet the needs of those employed within the district.
 - (3) To encourage high-quality office development that will be a fiscal and aesthetic asset to the community by prohibiting industrial, residential, and regional-scale commercial uses within this district.
 - (4) To protect the residents within the community from excessive traffic volume on local roads by locating these uses in close proximity to expressways and arterial roads.
- (B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the OC Zoning District, provided that: the use is approved by the Zoning Officer; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.
- (1) Conservation Uses, subject to Article 5 of this Zoning Ordinance.
 - (2) Forestry, subject to Section 505 of this Zoning Ordinance.
 - (3) Banks and Financial Institutions, subject to Section 807 of this Zoning Ordinance.
 - (4) Business and Professional Office, subject to Section 808 of this Zoning Ordinance.
 - (5) Business and Professional Office Parks, subject to Section 809 of this Zoning Ordinance
 - (6) Commercial Day Care Center, subject to Section 819.2 of this Zoning Ordinance.
 - (7) Medical, Dentist, Vision, Counseling and Health Care Services, subject to Section 835 of this Zoning Ordinance.
 - (8) Mini-Mall, subject to Section 836 of this Zoning Ordinance.
 - (9) Municipal Uses, subject to Section 838.1 of this Zoning Ordinance.
 - (10) Governmental Uses, subject to Section 838.2 of this Zoning Ordinance.
 - (11) Personal Service Establishment, subject to Section 840 of this Zoning Ordinance
 - (12) Printing or Publishing Establishment, subject to Section 842 of this Zoning Ordinance.
 - (13) Restaurants, subject to Section 846 of this Zoning Ordinance.
 - (14) Public Utilities, subject to Section 852.3 of this Zoning Ordinance.
- (C) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the OC Zoning District, provided that: a special exception is granted by the Zoning Hearing Board; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.
- (1) Airports, Heliports and Helistops, subject to Sections 603 and 805 of this Zoning Ordinance.
 - (2) Club, Lodge or Social Quarters, subject to Section 810 of this Zoning Ordinance.

(3) Conference Center or Convention Center, subject to Section 816 of this Zoning Ordinance.

(4) Research Facility, subject to Section 845 of this Zoning Ordinance

(5) Telecommunication Facilities, subject to Section 850 of this Zoning Ordinance.

- (D) **Utility and Dimensional Requirements:** Matrix Chart 8 on the following page provides the basic utility and dimensional requirements for all permitted uses within the OC Zoning District. Unless otherwise specified by Cumru Township, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 8, the provisions contained within the text shall prevail.
- (E) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the OC Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by Cumru Township. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (F) **Subdivision and Land Development Requirements:** Where required to comply with the provisions of the Cumru Township Code, a subdivision plan and/or land development plan shall be submitted to Cumru Township for review and consideration, prior to the issuance of a building permit for any permitted use within the OC Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by Cumru Township.
- (G) **Master Site Plan:** The permitted uses within the OC Zoning District may be designed as individual uses on separate lots and/or multiple uses within buildings designed as a professional business and office campus. All permitted uses within the OC Zoning District shall be considered by Cumru Township as part of an overall master site plan.
- (H) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the OC Zoning District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.
- (I) **Signs:** Where applicable, all permitted uses within the OC District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (J) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for permitted uses within the OC Zoning District.
- (K) **Nonconformities:** Principal uses that are classified as nonconforming shall comply with the general provisions specified under Article 12 of this Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the OC Zoning District.

OC Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 8)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Conservation Uses	By Right	Optional	Optional	1 acre	Refer to Article 5 and Section 804.7 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Banks /Financial Institutions	By Right	Public	Public	20,000 sq.feet	100 feet	40 feet	30 feet	40 feet	50 feet	40 %	60 %
Business and Professional Offices	By Right	Public	Public	20,000 sq.feet	100 feet	40 feet	30 feet	40 feet	50 feet	40 %	60 %
Business/Professional Office Parks	By Right	Public	Public	10 acres	Refer to Section 809 for additional requirements						
Commercial Day Care Center	By Right	Public	Public	20,000 sq.feet	100 feet	40 feet	30 feet	40 feet	50 feet	40 %	60 %
Medical, Dentist, Vision, Counseling	By Right	Public	Public	20,000 sq.feet	100 feet	40 feet	30 feet	40 feet	50 feet	40 %	60 %
Mini Mall	By Right	Public	Public	3 acres	300 feet	50 feet	50 feet	50 feet	50 feet	40 %	60 %
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 838.1 for additional requirements						
Governmental Uses	By Right	Public	Public	20,000 sq.feet	100 feet	40 feet	30 feet	40 feet	50 feet	40 %	60 %
Personal Service Establishments	By Right	Public	Public	20,000 sq.feet	100 feet	40 feet	30 feet	40 feet	50 feet	40 %	60 %
Printing or Publishing Establishment	By Right	Public	Public	20,000 sq.feet	100 feet	40 feet	30 feet	40 feet	50 feet	40 %	60 %
Restaurants	By Right	Public	Public	20,000 sq.feet	100 feet	40 feet	30 feet	40 feet	50 feet	40 %	60 %
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 852.3 for additional requirements						
Airports, Heliports and Helistops	Special Exception	Public	Public	10 acres	Refer to Sections 603 and 805 for additional requirements						
Club, Lodge or Social Quarters	Special Exception	Optional	Optional	30,000 sq.feet	150 feet	40 feet	40 feet	40 feet	50 feet	40 %	60 %
Conference Center or Convention Center	Special Exception	Public	Public	5 acres	300 feet	50 feet	50 feet	50 feet	50 feet	40 %	60 %
Research Facility	Special Exception	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Telecommunication Facilities	Special Exception	Optional	Optional	Variable	Refer to Section 850 for additional requirements						

Section 410: General Industrial (GI) Zoning District

- (A) **Purpose:** The GI Zoning District generally contains areas with a mixture of commercial and industrial uses located within close proximity of highways. The purpose of the GI Zoning District is as follows:
- (1) To accommodate commercial and industrial uses, which may be conducted on individual lots with sufficient infrastructure.
 - (2) To protect the residents within the community from excessive traffic volume on local roads by locating these uses in close proximity to expressways and arterial roads.
 - (3) To locate and cluster certain non-residential uses that may be considered offensive to residential uses.
- (B) **Uses by Right:** The following principal uses and their accessory uses are permitted by right within the GI Zoning District, provided that: the use is approved by the Zoning Officer; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.
- (1) Conservation Uses, subject to Article 5 of this Zoning Ordinance.
 - (2) Forestry, subject to Section 505 of this Zoning Ordinance.
 - (3) Business and Professional Office, subject to Section 808 of this Zoning Ordinance.
 - (4) Business and Professional Office Parks, subject to Section 809 of this Zoning Ordinance.
 - (5) Construction Services, subject to Section 817 of this Zoning Ordinance
 - (6) Fabrication and Finishing Uses, subject to Section 822 of this Zoning Ordinance.
 - (7) Food Processing Facilities, subject to Section 823 of this Zoning Ordinance.
 - (8) Home Center, subject to Section 827 of this Zoning Ordinance.
 - (9) Industrial Parks, subject to Section 830 of this Zoning Ordinance.
 - (10) Manufacturing Uses, subject to Section 834 of this Zoning Ordinance.
 - (11) Municipal Uses, subject to Section 838.1 of this Zoning Ordinance.
 - (12) Printing or Publishing Establishment, subject to Section 842 of this Zoning Ordinance.
 - (13) Commercial Recreation Uses, subject to Section 844.2 of this Zoning Ordinance.
 - (14) Restaurants, subject to Section 846 of this Zoning Ordinance.
 - (15) Retail Business Uses, subject to Section 847 of this Zoning Ordinance.
 - (16) Truck Service Establishment, subject to Section 851 of this Zoning Ordinance.
 - (17) Public Utilities, subject to Section 852.3 of this Zoning Ordinance.
 - (18) Warehousing and Freight Terminal Uses, subject to Section 854 of this Zoning Ordinance.
 - (19) Wholesale and Distribution, subject to Section 855 of this Zoning Ordinance.

- (C) **Uses by Special Exception:** The following principal uses and their accessory uses are permitted by special exception within the GI Zoning District, provided that: a special exception is granted by the Zoning Hearing Board; only one (1) principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified by Cumru Township.
- (1) Adaptive Reuse and Redevelopment, subject to Section 602 of this Zoning Ordinance.
 - (2) Adult Business Uses, subject to Section 803 of this Zoning Ordinance.
 - (3) Airports, Heliports and Helistops, subject to Section 603 and 805 of this Zoning Ordinance.
 - (4) Commercial Composting, subject to Section 811.1 of this Zoning Ordinance.
 - (5) Commercial Water Resource Use, subject to Section 815 of this Zoning Ordinance.
 - (6) Junk Yards, Salvage Yards and Impoundment Facilities, subject to Section 831 of this Zoning Ordinance.
 - (7) Commercial Kennels, subject to Section 832.2 of this Zoning Ordinance.
 - (8) Mini-Warehouse and Self-Storage Units, subject to Section 837 of this Zoning Ordinance.
 - (9) Quarry and Mining Operations, subject to Section 843 of this Zoning Ordinance.
 - (10) Research Facility, subject to Section 845 of this Zoning Ordinance.
 - (11) Solid Waste Disposal and Reduction Facilities, subject to Section 849 of this Zoning Ordinance.
 - (12) Telecommunication Facilities, subject to Section 850 of this Zoning Ordinance.
 - (13) Private Utilities, subject to Section 852.2 of this Zoning Ordinance.
 - (14) Veterinary Hospitals or Animal Clinics, subject to Section 853 of this Zoning Ordinance.
 - (15) Undefined Uses, subject to Section 856 of this Zoning Ordinance
- (D) **Utility and Dimensional Requirements:** Matrix Chart 9 on the following page provides the basic utility and dimensional requirements for all permitted uses within the GI Zoning District. Unless otherwise specified by Cumru Township, all permitted uses shall comply with these requirements. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 9, the provisions contained within the text shall prevail.
- (E) **Accessory Uses and Structures:** Accessory uses and/or structures to the permitted uses of the GI Zoning District shall be permitted provided: they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special exception, conditional use, or other approval requirements; and/or they comply with all other supplemental development and design requirements specified by Cumru Township. Accessory uses and structures may also include transportation facilities and utility provisions that have been approved by the appropriate agencies having jurisdiction and that they are necessary to support the principal use.
- (F) **Subdivision and Land Development Requirements:** Where required to comply with the provisions of the Cumru Township Code, a subdivision plan and/or land development plan shall be submitted to Cumru Township for review and consideration, prior to the issuance of a building permit for any permitted use within the GI Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions established by Cumru Township.

- (G) **Master Site Plan:** The permitted uses within the GI Zoning District may be designed as individual uses on separate lots and/or multiple uses within buildings designed as a commercial or industrial campus. All permitted uses within the GI Zoning District shall be considered by Cumru Township as part of an overall master site plan.
- (H) **Off-Street Parking and Loading:** Where applicable, all permitted uses within the GI Zoning District shall comply with the off-street parking and loading requirements specified under Article 10 of this Zoning Ordinance.
- (I) **Signs:** Where applicable, all permitted uses within the GI District shall comply with the requirements for signs, as specified under Article 11 of this Zoning Ordinance.
- (J) **Supplemental Regulations:** Where applicable, all sections of this Zoning Ordinance shall apply as supplementary regulations and specifications for permitted uses within the GI Zoning District.
- (K) **Nonconformities:** Principal uses that are classified as nonconforming shall comply with the general provisions specified under Article 12 of this Zoning Ordinance. In cases where the dimensional provisions of a nonconforming use are not specified by this Zoning Ordinance, the Zoning Officer shall assign the most restrictive requirements for lot area, building setback, yard setback, building height, building coverage, lot coverage, and other dimensional criteria of a similar permitted use by right within the GI Zoning District.

GI Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 9)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Conservation Uses	By Right	Optional	Optional	1 acre	Refer to Article 5 and Section 804.7 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Business and Professional Offices	By Right	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Business/Professional Office Parks	By Right	Public	Public	10 acres	Refer to Section 809 for additional requirements						
Construction Services	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Fabrication and Finishing	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Food Processing Facility	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Home Center	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Industrial Parks	By Right	Public	Public	10 acres	Refer to Section 830 for additional requirements						
Manufacturing	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 838.1 for additional requirements						
Printing or Publishing Establishment	By Right	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Commercial Recreation Use	By Right	Public	Public	1 acre	150 feet	40 feet	40 feet	40 feet	50 feet	40 %	60 %
Restaurants	By Right	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Retail Business Use	By Right	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Research Facility	By Right	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Truck Service and Washing Facility	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 852.3 for additional requirements						
Warehouse and Freight Terminal	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %

GI Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 9)

Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Wholesale and Distribution	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %	60 %
Adaptive Reuse and Redevelopment	Special Exception	Public	Public	Variable	Refer to Section 602 for additional requirements						
Adult Business Use	Special Exception	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Airports, Heliports and Helistops	Special Exception	Public	Public	10 acres	Refer to Sections 603 and 805 for additional requirements						
Commercial Composting	Special Exception	Public	Public	10 acres	Refer to Section 811.1 for additional requirements						
Commercial Water Resource Use	Special Exception	Public	Public	10 acres	Refer to Section 815 for additional requirements						
Junk/Salvage Yards, Impoundment Facility	Special Exception	Public	Public	25 acres	Refer to Section 831 for additional requirements						
Commercial Kennels	Special Exception	Public	Public	25 acres	Refer to Section 832.2 for additional requirements						
Mini-Warehouse and Self-Storage Units	Special Exception	Public	Public	5 acres	Refer to Section 837 for additional requirements						
Quarrying and Mining Operation	Special Exception	Public	Public	50 acres	Refer to Section 843 for additional requirements						
Research Facility	Special Exception	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Solid Waste Disposal and Reduction	Special Exception	Public	Public	50 acres	Refer to Section 849 for additional requirements						
Telecommunication Facilities	Special Exception	Optional	Optional	Variable	Refer to Section 850 for additional requirements						
Private Utilities	Special Exception	Public	Public	25 acres	Refer to Section 852.2 for additional requirements						
Veterinary Hospital or Animal Clinic	Special Exception	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %	60 %
Undefined Uses	Special Exception	Public	Public	5 acres	Refer to Section 856 for additional requirements						