

- (1) Provisions for ownership and maintenance of all common and undedicated areas.
 - (2) Covenants, deed restrictions, easements, rights-of-way or other restrictions to be imposed upon the use of land and/or buildings.
 - (3) Methods to assure compliance of all lots and buildings and uses with all requirements of the applicable zoning district, Township ordinances, approved subdivision and land development plans and approved architectural plans.
- (h) Land Development Plan. Prior to the issuance of a zoning and/or building permit for a nonresidential land use that is permitted within the Planned Business/Office/Industrial District, the applicant shall submit a land development plan to the Planning Commission for review and comment. The Planning Commission shall review each land development plan in accordance with all Township standards, guidelines and specifications concerning land development before recommending a decision to the Board of Supervisors.
- (i) Supplementary Regulations. All sections under Part 9 of this chapter and § 27-521 of the SALDO shall apply as supplementary guidelines and specifications for the PBOI District.

§ 32-409. RV - Rural Village - Amityville. [Ord. No. 283, 3/19/2014]

- (a) Purpose. The purpose of this district is to:
- (1) Create an identifiable core area within the Township which contains community facilities and services vital to the local residents.
 - (2) Promote a sense of community by establishing a location within the Township where Township functions are centralized and able to operate in a mutual and complementary fashion.
 - (3) Consolidate the various government and public service facilities, as well as the various support services, into a location which promotes a mutually efficient operation, thereby benefiting each individual activity.
 - (4) Allow for a mix of residential, commercial and institutional uses at a scale compatible with existing uses in the District.
 - (5) Encourage infill of vacant parcels at the same density and with uses consistent with the existing neighborhoods.
 - (6) Where existing, preserve the historic, rural character of the village of Amityville by allowing future development that is compatible in scale, density and setbacks with current village uses.
 - (7) Accommodate expansion of the village while maintaining the traditional village development pattern.
 - (8) Accommodate expansion through dual use (residential and commercial) of structures consistent with traditional village uses.
 - (9) Preserve historic and traditional structures within the village through flexible use/

adaptive re-use and flexible design standards.

(b) Uses Permitted by Right. **[Amended by Ord. No. 311, 2/6/2019]**

- (1) Single-family detached dwellings.
- (2) Single-family semi-detached dwellings, subject to § 32-932 of this chapter, except that the maximum density shall be three dwelling units per acre.
- (3) Multifamily developments, when not constructed with integrated commercial use permitted herein, subject to § 32-931 of this chapter, except that the maximum density shall be two dwelling units per acre.
- (4) Single family residential dual-use, when arranged to form an integral part of a building in which the ground floor, or where a minimum of 50% of the ground floor thereof, is constructed and maintained for any use permitted under Subsections (b)(5) through (b)(20) herein. With such a dual-use, there shall be one residential unit permitted, regardless of lot size. Off-street parking shall be met for each dual-use separately.
- (5) Retail sale of dry goods, hardware, variety and general merchandise, clothing, food, flowers, drugs, household supplies or furnishings; musical, professional or scientific instruments; and similar establishments with comparable impacts on the District and on surrounding properties. The commercial use, including storage, shall not exceed 5,000 square feet of first floor space. The Board of Supervisors may permit such a commercial use to exceed 5,000 square feet by conditional use.
- (6) Barber shop, beauty shop, shoe repair, tailor, cleaning and pressing, massage therapy establishment and similar personal service establishments.
- (7) Restaurant, tearoom, cafe, retail bakery, confectionary or other places serving food and beverages, provided that no drive through restaurant shall be permitted.
- (8) Office for the professional practice of medicine, veterinary medicine, law, engineering, architecture, real estate, insurance, financial consultation and similar activates.
- (9) Studio for the performing or visual arts; gallery.
- (10) Bank or similar financial institution.
- (11) Florist shop; greenhouse, when clearly accessory to a retail use; plant nursery and associated greenhouse.
- (12) Bed-and-breakfast or similar lodging facility, subject to the standards of § 32-934.
- (13) Gift, art, craft and/or antique shop.
- (14) Museum, library or other educational or cultural use of a similar nature.
- (15) Cottage industry such as woodworking or similar artisans.
- (16) No-impact home-based business and home occupations in accordance with the provisions of § 32-903.

- (17) Public uses such as post office or similar facilities.
 - (18) Township municipal use.
 - (19) Religious use, including church and parish house.
 - (20) State licensed nursery school, elementary school, middle school, junior high school, senior high school, vocational-technical school and trade school.
 - (21) Day care facilities.
 - (22) Accessory uses on the same lot with and customarily incidental to any of the foregoing permitted uses including, but not limited to, those uses described in § 32-902.
 - (23) Family member suites, subject to § 32-957 of this chapter.
- (c) Prohibited Uses.
- (1) Vehicle fueling operations, auto repair shops and auto sales.
 - (2) Adult business uses.
 - (3) Storage facilities.
 - (4) Tattoo parlor and tattooing businesses.
- (d) Area, Yard and Height Regulations.
- (1) Single-family detached dwellings. Each of the following minimum and maximum dimensional requirements shall apply to each lot used for a single-family detached dwelling in the Rural Village - Amityville District, except as specifically provided for in this chapter:

Minimum Regulations		On-Lot Sewage and Water Facilities	Public or Community Sewage Facilities	Public or Community Sewage and Water Facilities
Lot Area		80,000 square feet	30,000 square feet	12,000 square feet
Lot Width		200 feet	125 feet	100 feet
Building Setback*		30 feet	30 feet	30 feet
Rear Yard		30 feet	20 feet	20 feet
Side Yard				
	Total	50 feet	40 feet	30 feet
	Each Side	25 feet	20 feet	15 feet
Buffer Yard (depth)		10 feet	10 feet	10 feet

Maximum Regulations	On-Lot Sewage and Water Facilities	Public or Community Sewage Facilities	Public or Community Sewage and Water Facilities
Building Height 35 feet	35 feet	35 feet	
Lot Coverage 20%	30%	40%	

- * The building setback shall not apply in the event there are existing structures located within 30 feet of the ultimate right-of-way on any one of the three adjoining lots on either side of the subject lot. In such cases, the minimum setback shall be equal to the setback of the structure closest to the road but located no closer than the line of the ultimate right-of-way.

- (2) Non-residential uses. Each of the following minimum and maximum dimensional requirements shall apply to each lot used for a nonresidential use including lots used for dual nonresidential/residential uses in the Rural Village-Amityville District, except as specifically provided for in this chapter:

Minimum Regulations	On-Lot Sewage and Water Facilities	Public or Community Sewage Facilities	Public or Community Sewage and Water Facilities
Lot Area	80,000 square feet	40,000 square feet	20,000 square feet
Lot Width	200 feet	150 feet	100 feet
Building Setback*	30 feet	30 feet	30 feet
Rear Yard	30 feet	30 feet	20 feet
Side Yard Total	50 feet	40 feet	30 feet
Each Yard	25 feet	20 feet	15 feet
Improvement Setback	20 feet	10 feet	10 feet
Buffer Yard (depth)	10 feet	10 feet	10 feet
Landscaped Area	50%	40%	30%

Maximum Regulations			
Building Height 35 feet	35 feet	35 feet	
Lot Coverage	30%	30%	40%
Paved Area	40%	50%	60%

- * The building setback shall not apply in the event there are existing structures located within 30 feet of the ultimate right-of-way on any one of the three adjoining lots on either side of the subject lot. In such cases, the minimum setback shall be equal to the setback of the structure closest to the road but located no closer than the line of the ultimate right-of-way.

- (e) **Supplementary Regulations.** All sections under Part 9 of this chapter shall apply as supplementary guidelines and specifications for the Rural Village-Amityville District, with the exception of § 32-923. In addition, § 32-924 shall be amended for the Rural Village-Amityville District to prohibit parking in the front yards and parking spaces shall have minimum dimensions of nine feet by 18 feet.