

ARTICLE VIII
VP – VILLAGE PRESERVATION DISTRICT

801 Purpose.

The VP – Village Preservation (VP) District is established in order to recognize historical land use and building patterns in several existing rural village areas of Hereford Township and to accommodate development which will support the preservation and enhancement of the character of those villages, as relatively dense multi-use areas clearly distinct from the surrounding countryside. The regulations set forth herein are further intended to achieve the following purposes:

- A. To further the objectives set forth in the Hereford Township and Washington Township Joint Municipal Comprehensive Plan and the purpose statements and community development objectives set forth in Article I of this Ordinance.
- B. To accommodate the continuation of the uses currently found in the village areas;
- C. To accommodate a mix of residential, commercial, and office uses suitable for the smaller lots and structures characteristic of the villages;
- D. To encourage new development that will be compatible in scale and arrangement to the current village pattern without creating hazards to the public health or safety;
- E. To discourage development that is disruptive to the village pattern or which blurs the distinction between the village and surrounding open area; and
- F. To provide opportunities for high-density, moderately priced housing in a setting compatible with the rural nature of the Township.

802 Use Regulations.

A. Uses permitted by right.

A building or other structure may be erected, altered, or used, and a lot may be used or occupied, for any one of the following principal uses by right in accordance with the terms of the Ordinance, where not occupying greater than 4,000 square feet indoor space:

- 1. Single family detached dwellings, single family semi-detached dwellings, and two family dwellings.
- 2. No-Impact Home-Based Business.

3. Retail establishment involving the sale of goods or services to the general public except that the sale of gasoline and other fuels, automobiles, farm equipment, trucks, and mobile homes shall not be permitted.
 4. Financial service establishments, including banks, brokerages, and savings and loan institutions.
 5. Business, professional, medical, or government office, including multiple offices if contained in a single building.
 6. Library.
 7. Public park or playground.
 8. Agriculture, excluding intensive agricultural activities.
 9. Police station, fire company station, or similar facility for a provider of an emergency service.
 10. Public structure owned or operated by the Township or a Municipal Authority organized by the Township.
 11. County, state, or federal facility, excluding solid waste management facilities and correctional institutions.
 12. Forestry, where conducted in compliance with all applicable provisions of Article XVIII of this Ordinance.
- B. Uses permitted by special exception.

Within the VP District the following uses may be permitted by the Zoning Hearing Board as a Special Exception in accordance with the provisions set forth in Article XVI of this Ordinance. Special Exception uses shall be compatible with the surrounding neighborhood and shall not be detrimental to public health, safety, or welfare:

1. Home Occupation as an accessory use pursuant to Section 1917.
 2. A single residential unit as an accessory use to a use by right.
- C. Uses permitted by Conditional uses.

The following uses are permitted with the consent of the Board of Supervisors, in accordance with Section 1504. Applicants for conditional use shall be required to demonstrate that the proposed use will have no negative effect upon the public health, safety, or welfare. Furthermore, the applicant shall provide evidence that

the proposed use is appropriate for the lot in question and that the use is compatible with surrounding uses and the overall character of the village.

1. Any use otherwise permitted by right where occupying greater than 4,000 square feet of indoor space.
2. Multi-family dwellings.
3. Eating and drinking establishment, excluding fast-food restaurant and drive-through service.
4. Church or other place of worship, subject to the standards of Section 1910.
5. Automobile repair facility.
6. Hotel, excluding motel.
7. Bed and Breakfast or Country Inn subject to the standards of Section 1908.
8. Health or fitness center.
9. Communications antennas and communications equipment buildings, subject to the standards of Section 1911.
10. A combination of two or more uses, whether otherwise permitted by right, special exception or conditional use on a single lot.
11. Any other use which can be safely accommodated upon a lot within this district and which is, in the judgment of the Board of Supervisors, or the same general character as the uses permitted by right and is consistent with the stated purposes of this district.

D. Accessory Uses.

In addition to accessory uses permitted by approval of special exception, uses customarily accessory to any of the above permitted uses shall be permitted, including private garages and parking areas, and signs pursuant to Section 1713.

803 Area and Bulk Regulations.

- A. Where sewage disposal is by an individual on-site system.

Minimum Net Lot Area	one acre
Minimum lot width at street line	120 feet
Minimum lot width at building line	120 feet

Minimum building setback from street right-of-way	20 feet
Minimum side yard (each side)	25 feet
Minimum rear yard	40 feet
Maximum percentage of impervious surface	25%
Maximum building height as otherwise permitted by Section 1703.B.	35 feet, except

B. Where sewage disposal is by a community or public system.

Minimum Net Lot Area	7,500 sq. ft.
Minimum lot width at street line	50 feet
Minimum lot width at building line	50 feet
Minimum building setback from street right-of-way	15 feet
Minimum side yard (each side)	10 feet
Minimum rear yard	20 feet
Maximum percentage of impervious surface	50%
Maximum building height as otherwise permitted by Section 1703.B.	35 feet, except

C. Exceptions to area and bulk regulations.

1. Where a new building or an expansion of an existing building is proposed within the VP District, the minimum building setback from street right-of-way and maximum building height requirements may be modified when both of the following conditions apply:
 - a. There are existing buildings on both sides of the proposed building on the same lot or on adjoining lots located no more than fifty (50) feet distant from the proposed building.
 - b. The adjacent buildings need not be occupied, but shall be structurally sound and fit for human occupancy.
2. Upon satisfaction of the conditions of Section 803(C)1, the required setback from the street right-of-way for the proposed building may be reduced to the average of the setbacks of the existing buildings satisfying the aforesaid conditions, except that under no circumstances shall the setback from the street right-of-way be less than ten (10) feet.
3. Upon satisfaction of the conditions of Section 803(C)1, the height of the proposed building may be greater than 35 feet, up to the height of the taller of the of the existing buildings satisfying the aforesaid conditions, except where such existing building(s) is a barn, silo, or similar agricultural structure.

804 Design Standards.

In addition to any other applicable design standards set forth in Article XVII, the following requirements shall be in effect within the VP District. It shall be the burden of the applicant to satisfy the Township that all applicable standards are met. In approving any land development plan, the Board of Supervisors may impose any conditions deemed necessary to ensure compliance with any applicable standard:

A. Parking and Access.

1. Pedestrian access shall be designed to provide convenient, safe, and direct access between the various uses within the district and any other nearby concentrations of development. Interconnection with pedestrian access facilities on adjacent properties shall be provided, and in such cases, the design of pedestrian access facilities and materials used shall be consistent with facilities provided on adjacent properties to the greatest extent practicable.
2. All off-street parking shall comply with the standards of Section 1711 of this Ordinance.
3. Vehicular access to lots and any off-street parking areas thereon shall be controlled by means of curbing and/or landscaping, which shall define a driveway or point of access no wider than that permitted by Hereford Township Subdivision and Land Development Ordinance. Open access to off-street parking along the frontage of a property shall not be permitted.
4. Parking areas shall be designed and landscaped so as to appear broken in mass, in proportion to the scale of structural development. Coordination of access to parking areas, potentially including shared parking among adjacent uses, shall be required wherever practicable.
5. To the greatest extent practicable, all off-street parking shall be located at the rear of the lot, accessed by private access driveways. Parking shall not be provided in the front yard, except where approved by the Board of Supervisors as a conditional use, where the Board is satisfied that no other practicable location is available for required parking.
6. All off-street parking shall be screened from view from any neighboring residence and, to the extent practicable, from any public street. Visual impacts may be mitigated through introduction of landscape screening, landscape walls, use of pedestrian paving materials, or other design means.

7. Parking areas shall utilize pervious paving materials to the greatest extent practicable in order to maximize potential for groundwater infiltration.
- B. Village Architectural Design.
1. To the extent practicable, all new construction and/or additions to existing structures shall be designed with either a traditional architectural character or may be a contemporary expression of traditional styles and forms, respecting the scale, proportion, roof pitch, character, and materials of historic examples in and near Hereford Township, in accordance with the following standards:
 - a. Where any individual building façade (or adjoining facades which abut flush to the same building line) is visible from any public right-of-way or public space (including internal public spaces within a development) and exceeds 40 feet in length, there shall be a clear dimensional differentiation of roofline (i.e., an obvious difference in height) and/or an offset in facade of at least ten feet, effectively breaking the single facade into two or more facades each no more than sixty feet in length. Where approved by the Board of Supervisors as a Conditional Use, single facades greater than sixty feet in length may be permitted, where Applicant demonstrates to the satisfaction of the Board that the design of the building and its relationship(s) to surrounding buildings and landscaped areas mitigates any negative impacts of long continuous building facade(s) on the character of the affected village. Mitigating factors may include design which emulates characteristic historical building forms which typically included relatively long individual facade lengths such as barns, stables, churches, meeting houses, or other public buildings. Building arrangements which rely on repeated use of the same long facade element shall not be approved.
 - b. No more than 25% of the applicable maximum impervious surface coverage shall be occupied by building(s) having only one floor of habitable floor area, excluding basements and attics.
 - c. New construction shall generally have pitched roofs with overhanging eaves. Where flat roofs are provided, they shall be articulated with parapets and cornices. Desired materials on pitched roofs include slate (either natural or manmade), shingle (either wood or asphalt composition), and metal formed to resemble “standing seams.” Roof color and material should reflect local traditional use. The use of dormers and gables is encouraged to provide visual interest.

- d. Exterior wall materials may include stucco, wood clapboard (including vinyl or aluminum imitation clapboard siding), native stone, brick, or other material of a shape, color, and texture similar to that found on historic structures in the vicinity.
 - e. All facilities and equipment for heating/air conditioning, trash collection and compaction, and other structural elements not in keeping the character of the affected village shall be concealed architecturally or otherwise screened from view from any public right-of-way or public space (including internal public spaces within a development).
2. For all principal uses other than single family detached, single family semi-detached, and two family dwellings, the Applicant shall provide drawings of sufficient detail to illustrate the character of the intended exterior design of structures, including scale, height, roof pitch, relationship between varying façade elements, and principal exterior materials. The Township may require that material samples also be provided. Where the Township determines that architectural design, as presented by the Applicant, is an essential means by which the proposed use will comply with the purposes and standards set forth for the VP District, the Township may require establishment of appropriate means to guarantee adherence to the intended architectural character as proposed by the Applicant.

