

§ 170-30. VR Village Residential District use regulations.

A. Permitted uses. In the VR District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses:

- (1) Detached single-family dwelling units.
- (2) Two-family dwelling units.
- (3) Public and nonprofit playgrounds, athletic fields, swimming pools, conservation areas, parks and public purpose uses.
- (4) Stores and shops for the conduct of any retail business, excluding drive-in establishments.
- (5) Personal service establishments (e.g., a tailor, barbershop or beauty salon).
- (6) Offices for professional services (e.g., physicians, lawyers or architects); commercial offices (e.g., realtors or travel agencies); and offices incidental to uses permitted in this section.
- (7) Restaurants and neighborhood taverns, excluding drive-in and curbside establishments.
- (8) Repair and servicing, indoor only, of any article for sale which is permitted in this district.
- (9) Attended laundry and retail dry-cleaning services, not including bulk processing on or from other premises.
- (10) Copy centers and newspaper offices.
- (11) Planned commercial development, notwithstanding any other requirements of this Part 2, except as changed herein, shall also be subject to the following special requirements:
 - (a) Tract area limitations. No grouping of permitted uses shall be placed on a tract area of less than three acres.
 - (b) Mix of uses. At a minimum, three of the permitted uses as outlined herein shall be provided.
 - (c) Minimum lot frontage shall be 200 feet.
 - (d) Maximum floor area ratio (FAR). The maximum permitted FAR shall be allowed according to the following schedule:

Uses in	Maximum Floor Area Ratio
1-story buildings	0.20
Multistory buildings	0.25

- (e) Maximum improvement coverage shall be 60%.
- (f) Building arrangement, lot width, frontage, depth and yards. Buildings, lot, yard sizes and dimensions may be freely disposed and arranged on a lot, provided that the development conforms to a site plan approved by the Planning Board, subject to Part 3, Site Plans, and the following minimum standards:

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- [1] Minimum lot width shall be 200 feet.
 - [2] Minimum distance between any building, including accessory uses except parking, and any residence district shall be 100 feet.
 - [3] Minimum yard setbacks shall be as follows:
 - [a] Front yard: 50 feet.
 - [b] Side and rear yards shall be 15 feet, except in those instances where they abut, in whole or in part, a residence district or lot line; then such yards shall be increased to 35 feet.
 - [4] Minimum distance between any building, including accessory uses except parking, and any street line shall be 50 feet.
 - [5] Minimum distance between any group [more than one] of commercial uses and the lot lines of the following shall be 200 feet, measured along the same street line in the same block: church, library, school, college, nursing home, hospital or similar uses.
 - [6] Minimum distance between any access driveway and any residence district shall be 50 feet.
- (g) Common open space. The organization, administration and financial arrangements and guaranties governing the common open space or other common facilities which may be a part of a planned commercial development shall be subject to the requirements as set forth for planned residential development in § 170-54 of this Part 2.
- (12) Buildings, structures and uses owned or operated by the Township of Quinton.
- (13) All farm and agricultural uses permitted in residential districts in accordance with the provisions set forth in § 170-38G of this Part 2.
- (14) Warehouse and wholesale storage facilities in conformity with Part 3, Site Plans, and subject to the following minimum standards:
- (a) Such facilities shall be within completely enclosed buildings.
 - (b) Such facilities shall not be freight-forwarding or transshipping terminals.
 - (c) No loading dock or service area may be on or visible from the lot line or any street frontage. Provision for handling all freight shall be on those sides of any building which do not face on any street or proposed streets.
 - (d) No accessory use shall be construed to permit open storage of materials or goods on the lot.
 - (e) Trucking services at permitted facilities shall be limited in hours of operation to between 5:00 a.m. to 11:00 p.m.
 - (f) Rear and side property yards shall be landscaped so as to provide an effective screen, at time of planting, to obscure from view at ground level the permitted use from adjoining primary uses of dissimilar nature.
 - (g) The exterior design of all permitted buildings on lots which abut a residence district or any

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street opposite land in a residence district shall be in harmony with the general character of the residential neighborhood. § 170-30

- (15) Business or advertising signage for a converted or new professional office use shall be limited to 12 square feet in total for the lot.
- (16) Accessory uses and accessory buildings incidental to the above uses located on the same lot and within the same zoning district permitting the principal use.
- (17) Eligible facilities requests, as defined in § 170-7C, for modification of lawfully existing wireless telecommunications towers or lawfully existing base stations that do not substantially change the physical dimensions of such towers or base stations, if approved by the Quinton Township Zoning Officer pursuant to the procedures set forth in § 170-176. (See also Part 7, Article XXVII, of this Chapter 170 for procedures applicable to variance applications for wireless telecommunications facilities.) **[Added 5-1-2018 by Ord. No. 2018-02]**

B. Conditional uses. In the VR District, the following uses may be permitted as conditional uses:

- (1) Living and/or sleeping accommodations for one household in conjunction with a permitted use subject to the following special requirements:
 - (a) Such accommodations shall be incidental to the business use of the premises, shall be located within the principal building, shall only be available above the ground floor of the permitted business use and shall not be located above any uses containing predominantly toxic or flammable material unless it can be shown that such location meets all necessary state health and occupancy standards governing such conditions.
 - (b) The residential portion shall have a direct and separate entrance upon a street, either directly or via an unobstructed passageway.
- (2) Public utilities, substations and electric and gas facilities, subject to the following special requirements:
 - (a) No storage of materials and trucks, and no repair facilities or staging of repair crews, shall be permitted except within completely enclosed buildings.
 - (b) The exterior of any structure shall be in keeping with the other structures in the immediate neighborhood.
- (3) Fast-food operations, subject to the following special requirements:
 - (a) Minimum lot area shall be 50,000 square feet.
 - (b) Minimum lot width shall be 200 feet.
 - (c) Minimum lot depth shall be 200 feet.
 - (d) Minimum setback from all street lines shall be 50 feet.
 - (e) Minimum distance between any building, including accessory uses, and any residence district shall be 50 feet.
 - (f) Minimum distance between any access driveway and any residence district shall be 50 feet.

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- (g) Minimum distance between any access driveway and any adjoining property line shall be 10 feet.
- (h) Minimum distance between any access driveway and an access driveway of any of the following shall be 200 feet, measured along the same street line in the same block: church, library, school, college, nursing home, hospital and similar uses.
- (i) Spacing of access driveways shall be as follows:
 - [1] Entrance access driveways shall not be located within 200 feet of the intersection of any two street lines.
 - [2] Minimum distance from adjoining property lines shall be 10 feet.
 - [3] Minimum distance between access driveways shall be 40 feet.
 - [4] Access driveways onto state or county highways shall be approved by the Township Engineer and State or County Highway Department.
- (4) Motion picture theaters and/or theaters for the performing arts, provided that they are located in enclosed buildings and are part of a planned commercial development which has access from U.S. Route 49.
- (5) Motor vehicle service stations and motor vehicle commercial garages, subject to the following special requirements:
 - (a) Minimum lot width, including any lot side which permits access, shall be 150 feet.
 - (b) Minimum setback line from all street lines shall be 40 feet.
 - (c) Minimum distance of buildings from all property lines other than street lines shall be 25 feet.
 - (d) Minimum distance between any buildings, including accessory uses, and any residence district shall be 50 feet.
 - (e) Minimum distance between any access driveway and any residence district shall be 50 feet.
 - (f) Minimum distance between any access driveways and the lot line of the following uses shall be 200 feet, measured along the same street line in the same block: church, library, school, college, nursing home, hospital and similar uses.
 - (g) Minimum distance between structures of any service station and/or repair garage and another service station and/or repair garage, or those for which a building permit has been issued, shall be 300 feet, measured along the same street line in the same or adjoining block. For similar use establishments located on opposite sides of the street, the point of beginning measurement shall be offset to the opposite street line.
 - (h) Minimum distance between gasoline pump islands, compressed air connections and similar equipment and facilities and any street lines shall be 25 feet.
 - (i) Spacing of access driveways shall be as follows:
 - [1] Minimum distance from adjoining property lines shall be 10 feet.

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- [2] Minimum distance from minor intersections shall be 30 feet. Where intersecting street(s) is (are) major or minor arterials, as defined by the Township's Master Plan, the minimum distance under this subsection shall be 50 feet. This distance shall be measured from right-of-way lines of intersecting streets involved.
- [3] Minimum distance between access driveways shall be 30 feet.
- [4] Access driveways onto state or county highways shall be approved by the Township Engineer and the State or County Highway Department.
- (j) Hydraulic hoists, pits and all lubrication, greasing, washing and repair equipment shall be entirely enclosed within buildings.
- (k) Exterior lighting shall be shielded so that it is deflected away from adjacent properties and from passing motorists.
- (l) Wrecked or junked or stripped vehicles or vehicles in an inoperative condition shall not be permitted on the premises for a period of more than 30 days. One customer's motor vehicle may be kept on the site for sale.
- (m) Lease or rental of motor vehicles may be permitted in conjunction with a motor vehicle service station, provided that:
 - [1] A minimum lot area of one acre is available.
 - [2] No vehicle storage or parking area shall be nearer than 10 feet to any lot line.
 - [3] The side and rear property yards abutting the area containing such lease or rental vehicles shall be landscaped, fenced or screened to provide, at the time of installation, an effective visual barrier to obscure from view at ground level the stored vehicles from adjoining uses.
 - [4] The number of vehicles permitted on a lot shall not interfere with nor impede the daily access to and circulation of the service station operation.
- (6) Branch banks, including drive-in banking facilities, subject to the following special requirements:
 - (a) Such banks, including drive-in banking facilities, shall be located within and be an integral part of the site plan design of a planned commercial development. Furthermore, such uses shall be clearly subordinate to the principal retail nature of the planned commercial development.
 - (b) No more than three drive-in teller windows shall be provided. A lane for queuing purposes sufficient in length to accommodate a minimum of 12 automobiles shall be provided for each drive-in lane providing access to a teller window. No parking or queuing for the bank facilities shall interfere with required fire lanes, the overall planned commercial development's main access drives, parking aisles or pedestrian walks.
 - (c) Access to and from the banking and drive-in facilities shall not be permitted onto public streets. Such access shall be provided from the internal road system servicing the planned commercial development. Ingress and egress points shall be coordinated so as not to impede main traffic flow required for the overall planned development.

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- (d) Drive-in window lanes and bank-related parking shall be physically separated from the overall planned commercial development's traffic circulation system by means of concrete curbed landscaped islands.
- (e) An overall signage plan shall be provided according to the type and area limitations established by the Township's Sign Ordinance contained in § 170-99. Other than instructional signs, the extent of wall signage shall be limited to one facade of the bank. No advertising or business signage shall be permitted on the drive-in canopy structure.
- (7) Buildings, structures and uses owned or operated by the Township of Quinton for municipal purposes.
- (8) Conversion of existing residential structures to office uses subject to the following special requirements:
 - (a) Such conversions shall be limited to the existing floor area of the residential dwelling. Addition to or expansion of the existing structure is prohibited.
 - (b) At the time of site plan review, placement of an access drive shall be determined so as to allow for a future common drive with an adjacent residential parcel at one side yard. In addition, reservation of an access easement to allow for such a possibility at the opposite side yard may be required. Similarly, depending on lot configuration, rear yard cross-easements to permit for interconnection of parking areas may be required.
 - (c) No parking shall be permitted in the existing front yard of the dwelling.
 - (d) Rear and side yards shall be a minimum of 15 feet with adequate landscaping and/or screening to shield parking areas from adjoining lots.
 - (e) There shall be no minimum lot size on which a conversion may be permitted to occur; provided, however, that no lot existing at the time of adoption of this amendment, on which a conversion is proposed, shall be further reduced in size.
 - (f) Any vacant lots with frontage on U.S. Route 49 and abutting existing lots containing a residential dwelling may be developed for professional office use subject to the following standards:
 - [1] Maximum floor area ratio shall be 0.08.
 - [2] Maximum maximum improvement coverage shall be 0.5.
 - [3] Maximum building height shall be 2 1/2 stories or 35 feet.
 - [4] Minimum yards shall be as follows:
 - [a] Front yard: 40 feet.
 - [b] Rear yard: 10 feet.
 - [c] Side yards: There shall be two side yards with a minimum of 15 feet each.
 - (g) Business or advertising signage for a converted or new professional office use shall be limited 12 square feet in total for the lot.
 - (h) Home occupations as part of a continued existing residential use may occur subject to the

§ 170-30 criteria governing such home occupations as contained in § 170-44 of this Part 2. § 170-30

- (9) Church or other place of worship, parish house subject to the following special requirements:
[Added 9-7-2011 by Ord. No. 2011-08]
- (a) The location of access driveways, landscaping and site plan design shall be compatible with the neighborhood in which it is to be located.
 - (b) A parish house, rectory or parsonage shall conform to the requirements for a single-family dwelling.