

ARTICLE IV
General Use Regulations

§ 150-8. Permitted uses.

The uses permitted in the zones established by this chapter and the permitted extent of these uses are shown in Articles V through XXII. The uses shown as permitted in each zone are the only uses permitted in that zone. Unless otherwise noted, the use or dimensional standards are the requirements for each use. However:

- A. Additional general provisions are set forth in Articles XXIII through XXVII.
- B. Modifications to the use or dimensional requirements are set forth in Article XXVIII.
- C. Standards for special exception uses are set forth in Article XXX.

§ 150-9. Uses not specifically permitted.

Any use not specifically allowed elsewhere in this Chapter shall be allowed by special exception in the zone or zones where, and to the extent that, similar uses are permitted or allowed by special exception, provided that said use meets the requirements for a special exception and does not constitute a public or private nuisance. **[Amended 6-28-2001 by Ord. No. 01-03]**

§ 150-10. Accessory uses and structures.

Accessory uses and structures shall be permitted in conjunction with the principal uses permitted by this chapter and shall be further subject to the requirements for accessory uses and structures as set forth in § 150-229.

§ 150-11. Uses creating nuisances.

In no case is a use permitted which, by reason of noise, dust, odor, appearance or other objectionable factor, creates a nuisance, hazard or other substantial adverse effect upon the reasonable enjoyment of the surrounding property.

§ 150-12. Floodplains.

All land uses are subject to the regulations contained within the West Manchester Township Floodplain Ordinance.¹

§ 150-12.1. Number of principal uses per lot. [Added 11-9-1995 by Ord. No.95-20]

Unless otherwise specifically provided in other provisions of this chapter, only one (1) specific principal use shall be allowed on a lot of land.

¹ **Editor's Note: See Ch. 75, Flood Damage Prevention.**