

ZONING

300 Attachment 3

City of Lancaster

Table of Height, Area and Bulk Regulations
[Amended 7-11-2017 by Ord. No. 10-2017; 6-25-2019 by Ord. No. 10-2019; 5-10-2022 by Ord. No. 07-2022]

District	Use	Lot Minimum			Yards Minimum				Building Height			% of Maximum Lot Coverage(a)	
		Area (square feet)	Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Side (feet)	Comb. Sides (feet)	Maximum Stories	Maximum (feet)	Minimum Stories	Building	Total Coverage
R1	Single-family detached dwelling(d)	10,000	80	110	30	30	10	20	2 1/2	35	—	35	45
R1	Other principal structure or use	15,000	100	110	30	35	15	40	3	35	—	35	50
R2	Single-family detached dwelling(d)	4,000	40	100	20(b)	25	5	10	2 1/2	35	—	35	50
R2	Single-family semidetached dwelling(d)	2,500	25	100	20(b)	25	5(c)	—	2 1/2	35	—	40	55
R2	Other principal structure/use	8,000	60	100	20(b)	25	10	25	3	38	—	40	55
R3	Single-family detached dwelling(d)	3,500	30	90	5(b)	25	5	10	3	38	—	45	60
R3	Single-family semidetached dwelling(d)	2,500	25	90	5(b)	25	5(c)	—	3	38	—	50	65
R3	Single-family attached dwelling(d)	2,000	18	90	5(b)	25	5(c)	—	3	38	—	60	75
R3	Two-family dwelling	3,000(d)	30	90	5(b)	25	7	14	3	38	—	60	75
R3	Apartment dwelling (above a permitted nonresidential use)	—	—	—	—	—	—	—	—	—	—	—	—
R3	Multifamily dwelling	3,600(d)	40	90	5(b)	25	7	14	3	38	—	60	75
R3	Efficiency unit	500(e)	—	—	—	—	—	—	—	—	—	—	—
R3	Conversion to other use permitted by § 300-15 without exterior alteration of building(h)	2,000	—	—	—	—	—	—	—	—	—	—	75
R3	Other principal structure or use	2,000	20	90	5(b)	25	5	12	3	38	—	60	75

LANCASTER CODE

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		Area (square feet)	Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Side (feet)	Comb. Sides (feet)	Maximum Stories	Maximum (feet)	Minimum Stories	Building	Total Coverage
R4/RO/ C1/C2/ MU	Single-family detached dwelling(d)	3,500	30	90	5(b)	25	5	10	3	38	—	45	60
R4/RO/ C1/C2/ MU	Single-family semidetached dwelling(d)	2,500	25	90	5(b)	25	5(c)	—	3	38	—	50	65
R4/RO/ C1/C2/ MU	Single-family attached dwelling(d)	2,000	18	90	5(b)	25	5(c)	—	3	38	—	60	75
R4/RO/ C1/C2/ MU	Apartment dwelling (above a permitted nonresidential use)	—	—	—	—	—	—	—	3	38	—	—	—
R4/RO/ C1/C2/ MU	Two-family dwelling	3,000(d)	30	90	5(b)	25	7	14	3	38	—	60	75
R4/RO/ C1/C2	Multifamily dwelling (a) 1 to 3 stories (b) Over 3 stories	3,600(d) 6,300(d)	40 70	90 90	5(b) 5(b)	25 25	7 12	14 24	3 5	38 60	— —	60 70	75 85
MU	Multifamily dwelling(j) (a) 1 to 3 stories (b) Over 3 stories	3,600(d) 6,300(d)	40 70	90 90	5(b) 5(b)	25 25	7 12	14 24	3 5	43 65	— —	60 70	75 85
R4/RO/ C1/C2/ MU	Efficiency unit, or rooming unit where allowed by § 300-15	500(d)(e)	20	90	5(b)	25	5(c)	—	3	38	—	60	75
R4/RO/ C1/C2/ MU	Conversion to other use permitted by § 300-15 without exterior alteration of building(h)	2,000	—	—	—	—	—	—	—	—	—	—	85
R4/RO/ C1/C2	Other principal structure or use	2,000	20	90	5(b)	25	5	12	3	38	—	70	85
C1/C2/ MU	Live-work unit	1,800(d)(e)	18	90	5(b)	25	7	15	3	38	—	60	75
MU	Permitted manufacturing structure or use	5,000	70	90	10(b)	25	10(g)	25	5	60	—	70	85

ZONING

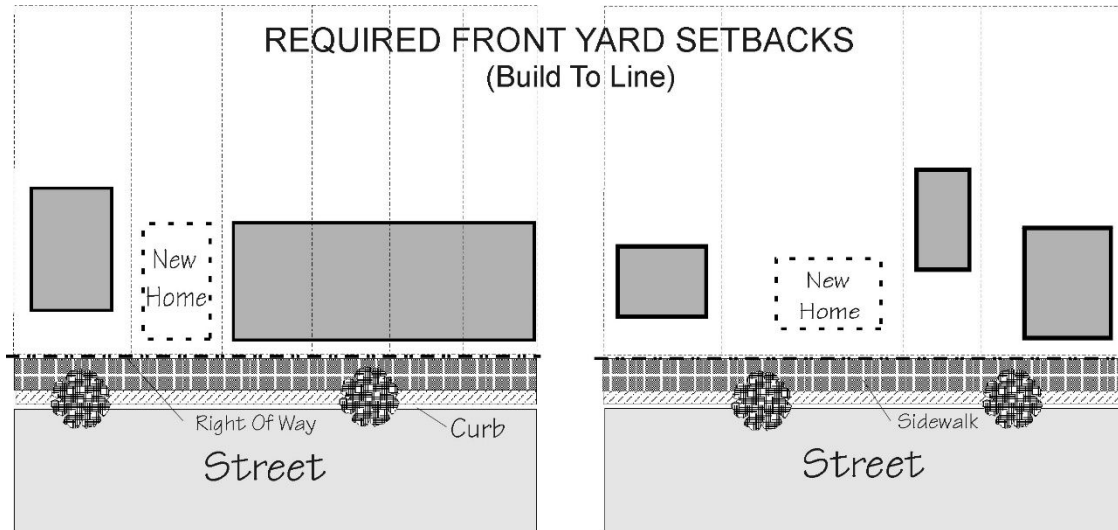
District	Use	Lot Minimum			Yards Minimum				Building Height			% of Maximum Lot Coverage(a)	
		Area (square feet)	Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Side (feet)	Comb. Sides (feet)	Maximum Stories	Maximum (feet)	Minimum Stories	Building	Total Coverage
MU	Other principal structure or use	2,000	20	90	10(b)	25	7	15	5	60	—	70	85
CB/CB1	Apartment dwelling above a permitted nonresidential use, or a live-work unit, provided the street floor level is used for a permitted nonresidential use	—	—	—	—	—	—	—	—	—	—	—	—
CB/CB1	Two-family dwelling(i)	—	—	—	0(b)	—	—	—	—	—	2	—	—
CB/CB1	Multifamily dwelling (three stories or under)(i)	—	—	—	0(b)	—	—	—	—	—	2	—	—
CB/CB1	Multifamily dwelling (over three stories)(i)	—	—	—	0(b)	—	—	—	—	150	—	—	—
CB/CB1	Efficiency unit	—	—	—	—	—	—	—	—	—	—	—	—
CB/CB1	Conversion of single-family dwelling or other use to a rooming (boarding) or nonfamily unit.	—	—	—	—	—	—	—	—	—	—	—	—
CB/CB1	Conversion of single-family dwelling or other use to a combination dwelling or other permitted residential use	—	—	—	—	—	—	—	—	—	—	—	—
CB/CB1	Conversion to another permitted use(i)	—	—	—	—	—	—	—	—	—	—	—	—
CB/CB1	Other principal structure or use(i)	—	—	—	0(b)	—	—	—	—	150	2	—	—
C3	Principal structure or use	2,000	20	—	20	10	5	10	—	75	—	70	85
CM	Permitted manufacturing structure or use	10,000	80	100	10(b)	5	5	10	4	50	—	80	85
CM	Other principal structure or use	2,000	20	—	10(b)	5	5	10	4	50	—	80	85
SM	Permitted manufacturing-structure or use	50,000	150	250	20	30	25	60	6	75	—	70	85

LANCASTER CODE

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		Area (square feet)	Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Side (feet)	Comb. Sides (feet)	Maximum Stories	Maximum (feet)	Minimum Stories	Building	Total Coverage
SM	Other principal structure or use	20,000	100	100	20	20	10	25	4	50	—	70	85
DF	Principal structure or use	200,000	400	400	20	—	—	—	—	46	—	70	85
HC	Principal structure or use	10,000	90	90	(f)	—	(f)	(f)	(f)	(f)	—	(f)	
PO	Principal structure or use	—	—	—	20	20	10	20	2	24	—	20	35

NOTES:

- (a) Wheelchair ramps and wheelchair lifts not exceeding minimum dimensions required to meet the standards of the American with Disabilities Act (ADA) shall be exempt from lot coverage limitations and from setback requirements where an alternative location is not feasible.
- (b) Principal buildings shall be built to the front yard setback of one of the following: (1) the majority of existing buildings on the block face on the same side of the street, where the Zoning Officer determines there is a predominant setback; (2) the average of front yard setbacks of existing buildings on adjoining properties; or (3) the listed setback in § 300-20 from the street right-of-way line. A larger front yard setback shall be allowed for the sole purposes of providing space for outdoor restaurant seating or a landscaped pedestrian plaza, or to accommodate vegetated stormwater infiltration areas or rain gardens.



(1) Setback determined by the majority of existing building setbacks

(2) Setback determined by the average of existing building setbacks

ZONING

- (c) A five-foot side yard is required at the end of each row or group of attached dwellings. A row or group of attached dwellings is limited to 10 units after which each row or group is required to provide said five-foot side yard, or a total of 10 feet. Additions to attached and semidetached dwellings shall maintain the following side yard setbacks: (i) three-foot setback for structures up to 10 feet in height, and (ii) five-foot setback for structures taller than 10 feet. Setbacks of zero feet to three feet may be permitted, provided that the adjoining property owner grants a maintenance easement acceptable to the City and that the applicant records said easement in the office of the Recorder of Deeds for Lancaster County
- (d) Where there is no expansion of existing buildings, front yard, side yard, lot depth, lot width, lot area, building height, and building coverage requirements may be waived for the conversion of structures to efficiencies, single-family (detached, semidetached, and attached), two-family dwellings and multifamily dwellings, or a live-work unit, provided that nonconforming lot coverage shall not be increased and that the required parking is provided.
- (e) The number of square feet for each unit created through construction or conversion.
- (f) Structures in the HC District shall comply with the design standards contained in Article VII, Supplementary District Regulations, § 300-38 Hospital Complex District.
- (g) For a manufacturing use, a minimum setback of 30 feet shall apply from the lot line of a principal dwelling in a residential district, unless the manufactured use replaces a previous manufacturing use in the same location.
- (h) An existing principal building shall not have exterior changes to building sides that face onto a street, except historic rehabilitation improvements and fire access and disability access improvements that need to be on a side of a building that faces onto a street, and the addition of permitted signs, and except for other exterior changes that may be specifically approved by the City under the Historic District Ordinance or Heritage Conservation District Ordinance.
- (i) Any principal building shall have a pedestrian entrance that faces onto a public street or a landscaped pedestrian plaza that abuts a public street.
- (j) Height, area, and bulk regulations for multifamily dwellings may or may not include commercial uses.