

**COLUMBIA BOROUGH
LANCASTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 957 of 2025

AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF COLUMBIA, AMENDING CHAPTER 220 OF THE CODE OF THE BOROUGH OF COLUMBIA ZONING, TO INCLUDE DEFINITIONS AND CHANGE PERMITTED USES AND DIMENSIONAL REQUIREMENTS ACROSS ZONING DISTRICTS; PROVIDING FOR THE REPEAL OF INCONSISTENT ORDINANCES; PROVIDING FOR THE SEVERABILITY OF THE ORDINANCE; AND PROVIDING THAT THE ORDINANCE SHALL TAKE EFFECT IN ACCORDANCE WITH PENNSYLVANIA LAW.

WHEREAS, the Borough of Columbia, Lancaster County, Pennsylvania, recognizes that in primarily nonresidential zoning districts the expectation of relative stability and permanence in the composition of the neighborhood is inherent in the use of light business; and

WHEREAS, the Borough of Columbia wishes to allow neighborhoods to maintain their character and allow homeowners to maintain their quality of life.

NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED AND ENACTED by the Borough Council of the Borough of Columbia, Lancaster County, Pennsylvania, as follows

SECTION 1. Chapter 220 of the Columbia Borough Code Zoning Section 220-19, Definitions, be and hereby is amended to include the following definitions:

“Data Center” – An establishment engaging in the storage, management, processing, and/or transmission of digital data, and housing computer and/or network equipment, systems, servers, appliances, and other associated components related to digital data operations.

“Smoke Shop” - A retailer whose main purpose is the sale of smoking products, including, but not limited to cigarettes, cigars, pipe tobacco, THC, THCA, vapes and smoking paraphernalia for off-premises consumption at a retail establishment that either devotes more than fifteen (15%) percent of its total floor area to smoking, drug, and/or tobacco paraphernalia or devotes more than a two foot by four (2' by 4") foot (two (2' 0") feet in depth maximum) whichever is greater, section of shelf space for display of for-sale tobacco products and the sale of smoking and/or tobacco paraphernalia. Includes electronic cigarettes and electronic vapor devices.

“Tattoo Parlor” – An establishment where the act or process of indelibly marking or coloring the skin of any person by the insertion of pigment under or in the skin or by the production of scars is conducted.

“Package Delivery Distribution Center” – A facility of 50,000 sf. maximum that specializes in transporting packages weighing less than 150 lbs. from one location to another.

SECTION 2. Chapter 220-20.D.(11) Change the purpose statement for Light Business to: "To provide for a range of light commercial and industrial uses, in a manner compatible with adjacent homes, enhances the quality of life of the public and provides for and encourages the development of land within the district"

SECTION 3 Chapter 220-26.B.(3) is changed to Within the LB zoning district, The building height limit shall be not more than thirty-five feet (35'). Building height may be increased by one foot (1') for each foot the building is distant from the building setback line up to a maximum total building height of ninety feet (90'). Further, existing 220-26.B.(3) is changed to 220-26.B.(4) and existing 220-26.B.(4) is changed to 220-26.B.(5). No building or structure shall be constructed which will cause a shadow on the south facing wall of any dwelling measured at the first floor between the hours of 9:00 a.m. and 3:00 p.m. on any winter solstice day, December 21st .

SECTION 4. Chapter 220 of the Code of the Borough of Columbia - Zoning, Section 220 Attachment 2, Table of Permitted Uses by District, Primarily Non-Residential Districts, be and hereby is amended to change the following uses:

Type of Uses (See definitions in Article II)	Zoning Districts							
	INSR	DC & NC ¹	MDRB	LB	CR	HC	RC	LI & GI
Commercial Uses								
Campground (S. 220-30)	N	N	N	N	SE	SE	N	N
Car wash (S. 220-30)	N	N	N	N	N	P	N	P
Communications towers, subject to the standards for communications towers set forth at Article IV, § 220-30A(13), and communications equipment buildings	N	N	N	SE	SE	N	N	SE
Funeral home (S. 220-30)	N	SE	SE	N	P	P	P	P
Golf course	SE	N	N	N	P	P	P	P
Marijuana dispensary	N	N	N	P	N	N	N	P
Picnic grove, private	N	N	N	N	P	P	P	P
Recreation, outdoor (other than publicly- owned recreation (including miniature golf course, golf driving range, amusement park, boating, fishing, and closely similar uses)	N	N	N	N	P	P	P	P
Smoke Shop	N	N	N	N	N	P	N	N
Target range, firearms outdoor (S. 220-30)	N	N	N	N	SE	N	N	N
Target range, firearms indoor	N	N	N	SE	N	N	N	N
Tattoo Parlor	N	N	N	N	N	P	N	N
Tavern which may include a state-licensed microbrewery	N	P in DC N in NC	N	P	SE	P	P	N
Industrial Uses								

Data Center	N	N	N	P	N	N	N	P
Building supplies and building materials, wholesale sales of	N	N	N	P	P	P	N	P
Cement, gypsum, concrete or plaster products	N	N	N	P	N	N	N	P
Chemical products that are not highly hazardous or toxic	N	N	N	SE	N	N	N	SE
Transportation equipment	N	N	N	P	N	N	N	P
Package delivery services distribution center	N	N	N	SE	N	N	N	P
Recycling collection center (S. 220-30)	N	N	N	N	SE	SE	N	SE
Self-storage development (S. 220-30)	N	N	N	P	N	SE	N	P
Warehousing (S.220-30)	N	N	N	SE	N	N	N	P
Welding	N	N	N	P	N	N	N	P
Institutional Uses								
College or university: educational and support buildings	P	P	N	N	P	P	P	P
Community center or library	P	P	P	N	P	P	P	P
Cultural center or museum	P	P	P	N	P	P	P	P
Day-care center, adult (S. 220-30)	P	P	P	N	P	P	P	P
Day-care center, child (S. 220-30) (see also as an accessory use)	P	P	P	N	P	P	P	P
Hospital (S. 220-30)	P	P	N	N	P	P	P	P
Nursing home or personal care home (S. 220-30)	P	P	SE	N	P	P	P	P
Place of worship (S. 220-30)	P	SE	P	N	P	P	P	P
Retirement community: see under "residential"								
School, public or private, primary or secondary (S.220-30)	P	P	P	N	P	P	P	N
Public/Semipublic Uses								
Government facility, other than uses separately in § 220-25	SE	SE	SE	N	SE	SE	SE	P
Emergency services station, which may include a supporting social club building or facility	P	SE	N	N	P	P	SE	P
Publicly owned recreation	P	P	P	N	P	P	P	P
Swimming pool, non-household (S. 220- 30)	P	N	N	N	P	P	P	P
U.S. Postal Service facility, which may include a leased facility	N	P	N	N	P	P	P	P
Accessory Uses								
Day-care center accessory to a lawful place of worship	P	P	P	N	P	P	P	P
Day-care, child (S. 220-31):	P	P	P	P	P	P	P	P
Group day-care home	P	P	P	N	P	P	P	P
Family day-care home	P	P	P	N	P	P	P	P
Home occupation, general (S. 220-31)	SE	P	P	N	P	P	P	P

Home occupation, light (S. 220-31)	P	P	P	N	P	P	P	P
Raising of livestock (S. 220-30)	N	N	N	N	SE	N	N	N
Crop farming	P	N	N	N	P	P	P	P

SECTION 5. Chapter 220 of the Code of the Borough of Columbia - Zoning, Section 220 Attachment 3, Table of Dimensional Requirements, be and hereby is amended to change the following requirements under the Light Business District:

Zoning District: Type of Use	Minimum Lot Area ⁶ (square feet)	Minimum Lot Width Measured at Minimum Building Setback Line ¹⁰ (feet)	Minimum Front Yard Setback (feet)	Minimum Rear Yard Setback ² (feet)	Minimum Side Yard Setback, ² Each (feet)	Maximum Coverage
LB or CR Districts	20,000 square foot minimum lots	80	30	25 ³	25 ³	85% maximum impervious coverage

SECTION 5. If any section, subsection, clause or provision of this ordinance is held invalid the remainder shall not be affected by such invalidity.


SECTION 6. Upon the effective date of this ordinance, the proper officials of the Borough of Columbia are ordained that the provisions of this Ordinance shall become and be made a part of Borough of Columbia's Code of Ordinances of the Borough of Columbia, Lancaster County, Pennsylvania.

This Ordinance shall become effective as provided by the laws of the Commonwealth of Pennsylvania.

DULY ORDAINED AND ENACTED this 26 day of August, 2025, by the Borough Council of the Borough of Columbia, Lancaster County, Pennsylvania, in lawful session duly assembled.

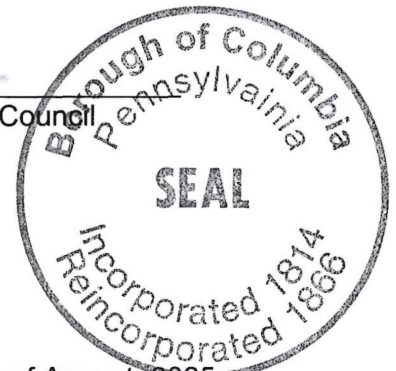
BOROUGH OF COLUMBIA, LANCASTER COUNTY, PENNSYLVANIA

BY:

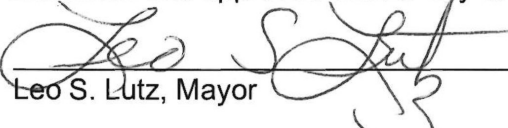

Heather Zink, President of Borough Council

ATTEST:


Steven Kaufhold, Manager/Secretary



Examined and approved this 26 day of August, 2025.


Leo S. Lutz, Mayor