

ZONING

380 Attachment 3

**Borough of Millersville**

**Table of Dimensional Requirements**  
**[Amended 11-24-2009 by Ord. No. 2009-9; 12-10-2024 by Ord. No. 2024-07]**

<b>Zoning District: Type of Use</b>	<b>Minimum Lot Area (square feet)</b>	<b>Minimum Lot Width Measured at Minimum Building Setback Line (feet)</b>	<b>Minimum Front Yard Setback (feet)</b>	<b>Minimum Rear Yard Setback (feet) (Note A)</b>	<b>Minimum Side Yard Setback (each) (feet) (Note A)</b>	<b>Maximum Percent Building Coverage</b>	<b>Maximum Percent Impervious Coverage</b>
<b>P District:</b>							
Allowed use	100,000	100	30	40	15	5%	10%
<b>R-1A District:</b>							
Allowed use In addition, as an option, in the R-1A District, uses that are allowed in the R-1 District may be developed in conformance with the R-1 District regulations instead of the R-1A District regulations.	10,000	80	25	25	8 (Note D)	50%	80%

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<b>R-1 District:</b>							
<p>a) Single-family detached dwelling*</p> <p>b) Other allowed use</p> <p>See additional requirements within the Historic Overlay in § 380-30.</p> <p>Within the TN Overlay District, see the traditional neighborhood development option in § 380-29 that allows higher densities and various housing types.</p> <p>See also § 380-28C.</p> <p>All dwellings shall have a minimum principal building width and length of 18 feet (not including unenclosed structures).</p>	<p>a) 7,500</p> <p>b) 30,000</p>	<p>a) 60 (Note F)</p> <p>b) 90 (Note F)</p>	<p>25 (10 feet of which may include an unenclosed front porch)</p>	<p>25</p>	<p>8</p>	<p>30%</p>	<p>40%</p>

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Zoning District: Type of Use	Minimum Lot Area (square feet)	Minimum Lot Width Measured at Minimum Building Setback Line (feet)	Minimum Front Yard Setback (feet)	Minimum Rear Yard Setback (feet) (Note A)	Minimum Side Yard Setback (each) (feet) (Note A)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
<b>R-2 District:</b>							
a) Single-family detached dwelling*	a) 6,000	a) 50	25 (10 feet of which may include an unenclosed front porch)	25	8, except 0 at the shared lot line of lawfully attached dwellings	30% For a townhouse development, the maximum building coverage may be based upon an average for the development.	60% For a townhouse development, the maximum impervious coverage may be based upon an average for the development.
b) Twin dwelling unit*	b) Minimum average (Note E) of 5,000 per dwelling unit	b) 45 per dwelling unit					
c) Townhouse,* provided that 30% of the total tract area is preserved in common open space	c) Minimum average (Note E) of 5,000 per dwelling unit	c) 20 per dwelling unit (Note B)					
d) Retirement communities. The regulations of § 380-34 shall apply instead of the regulations of this section.	d) See § 380-34						

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Zoning District: Type of Use	Minimum Lot Area (square feet)	Minimum Lot Width Measured at Minimum Building Setback Line (feet)	Minimum Front Yard Setback (feet)	Minimum Rear Yard Setback (feet) (Note A)	Minimum Side Yard Setback (each) (feet) (Note A)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
<b>R-2 District: (cont'd)</b>							
<p>e) Other allowed use</p> <p>Within the TN Overlay District, see the traditional neighborhood development option in § 380-29 that allows higher densities and various housing types.</p> <p>In addition, a minimum building setback of 75 feet shall apply for any new principal residential building from the right-of-way of State Route 741.</p> <p>If a lot included more than 3 acres of undeveloped land at the time of adoption of this chapter, any subdivision of the lot shall include shared cross-access easements and deed restrictions on vehicle access points so as to result in not more than one total driveway or street entrance involving left-hand turns onto a state highway from the entire lot area that existed as a lot of record as of the adoption date of this chapter.</p>	e) 20,000	e) 70	25 (10 feet of which may include an unenclosed front porch)	25	8, except 0 at the shared lot line of lawfully attached dwellings	30% For a townhouse development, the maximum building coverage may be based upon an average for the development.	60% For a townhouse development, the maximum impervious coverage may be based upon an average for the development.

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<b>R-3 District:</b>							
a) Single-family detached dwelling*	a) 4,000	a) 35	25 (10 feet of which may include an unenclosed front porch)	25	8, except 0 at the shared lot line of lawfully attached dwellings, and except 20 for a new building including 6 or more apartments	40% For a townhouse development, the maximum building coverage may be based upon an average for the development.	70% For a townhouse development, the maximum impervious coverage may be based upon an average for the development.
b) Twin dwelling unit*	b) 4,000 per dwelling unit	b) 30 per dwelling unit					
c) Townhouse,* provided that 30% of the total tract area is preserved in common open space	c) Minimum average (Note E) of 4,000 per dwelling unit	c) 18 per dwelling unit (Note B)					
d) Apartments, provided that 30% of the total tract area is preserved in common open space	d) Minimum average (Note E) of 4,000 square feet per dwelling unit	d) 60					
e) Other allowed principal use	e) 8,000	e) 60					
f) Manufactured home parks shall meet the requirements for such use as stated in § 380-34 instead of the requirements of this section.							
g) Retirement communities. The regulations of § 380-34 shall apply instead of the regulations of this section.							

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<b>Zoning District: Type of Use</b>	<b>Minimum Lot Area (square feet)</b>	<b>Minimum Lot Width Measured at Minimum Building Setback Line (feet)</b>	<b>Minimum Front Yard Setback (feet)</b>	<b>Minimum Rear Yard Setback (feet) (Note A)</b>	<b>Minimum Side Yard Setback (each) (feet) (Note A)</b>	<b>Maximum Percent Building Coverage</b>	<b>Maximum Percent Impervious Coverage</b>
<b>RP, NC or GC District:</b>							
a) Allowed dwelling units – in conformance with the requirements of the R-3 District and not the NC, RP or GC District, and except that apartments in the RP District shall meet the additional standards in § 380-27B(1)							
b) Alternative school campus (Note G)	b) 5 acres	b) 150	b) 30 (10 of which may include an un-enclosed front porch)	b) 20 (Note D)	b) 15	b) 60%, except 40% on land that had a lot area greater than 1 acre at the time of enactment of this ordinance <sup>1</sup>	b) 80%, except 70% on land that had a lot area greater than 1 acre at the time of enactment of this ordinance <sup>2</sup>

<sup>1</sup> Editor's Note: "Alternative school campus" was added to the Table 11-24-2009 by Ord. No. 2009-9.

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<b>RP, NC or GC District: (cont'd)</b>							
c) Any other allowed use	c) 2,000	c) 25 However, if a new lot is created with its own driveway providing for left-hand turns onto an arterial street, the minimum lot width for that lot shall be 250 feet.	c) 30 (10 feet of which may include an un-enclosed front porch)	c) 20 (Note D)	c) 15	c) 60%, except 40% on land that had a lot area greater than 1 acre at the time of enactment of this chapter	c) 80%, except 70% on land that had a lot area greater than 1 acre at the time of enactment of this chapter
Special exception approval shall be required in order for a commercial use to be open to the public between the hours of 12:00 midnight and 6:00 a.m. The only standard for such special exception approval shall be that the applicant prove that such operations will be compatible with any adjacent dwellings.							

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<p>If a lot included more than 3 acres of undeveloped land at the time of adoption of this chapter, any subdivision of the lot shall include shared cross-access easements and deed restrictions on vehicle access points so as to result in not more than one total driveway or street entrance involving left-hand turns onto a state highway from the entire lot area that existed as a lot of record as of the adoption date of this chapter.</p> <p>See the additional requirements within the Historic Overlay District in § 380-30.</p> <p>See also § 380-28C.</p>							

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Zoning District: Type of Use	Minimum Lot Area (square feet)	Minimum Lot Width Measured at Minimum Building Setback Line (feet)	Minimum Front Yard Setback (feet)	Minimum Rear Yard Setback (feet) (Note A)	Minimum Side Yard Setback (each) (feet) (Note A)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
<p><b>LCO Limited Commercial Overlay District:</b></p> <p>a) Uses allowed in the LCO District under “380 Attachment 2 - Table of Permitted Uses”</p> <p>b) Uses allowed in the underlying zoning district (and not allowed in the LCO District) shall meet the dimensional requirements of the underlying district.</p> <p>If differing standards apply for a particular mix of uses on a lot in the LCO District that includes uses only allowed in the underlying zoning district, the more restrictive standard shall apply within the LCO District.</p>	<p>a) 4,000, plus 1,000 per each dwelling unit greater than 1 (Note E)</p>	<p>a) 30</p>	<p>a) 10 (10 feet of which may include an unenclosed front porch)</p>	<p>a) 10</p>	<p>a) 5</p>	<p>a) 60%</p>	<p>a) 90%</p>

**NOTES:**

See § 380-57B for corner lot setbacks.

See § 380-35 for swimming pools.

See § 380-59 regarding extension of nonconforming setbacks.

See § 380-57 regarding permitted reductions in setbacks to reflect average setbacks of adjacent buildings.

\* = Each dwelling unit is required to be on its own fee-simple or condominium lot.

(Note A) = The following exceptions to side and rear yards shall apply:

- A three-foot-wide minimum side and rear yard setback shall apply for a permitted detached structure that is accessory to a dwelling, except:

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- In no case shall a vehicle garage be set back less than five feet from the cartway of an alley.
- Structures shall not obstruct minimum sight clearance at intersections.
- No setback is required for a structure that is accessory to a dwelling from a lot line along which two dwellings are attached (such as a lot line shared by twin dwellings).
- A residential porch or wood deck that is open along sides not attached to the principal building may extend into a required setback. However, a raised wood deck shall be set back a minimum of 15 feet along a rear lot line and five feet along a side lot line. A setback is not required where two buildings are attached to each other along a lot line. Space under an unenclosed porch may be used for household storage.

(Note B) = Except if two or more off-street parking spaces per dwelling or garage doors for two or more vehicles are located within 20 feet of a public street, then the lot width per dwelling along such street shall be a minimum of 24 feet.

(Note C) = The lot area per dwelling unit may be reduced to 1,500 square feet if a lot includes six or more dwelling units and all the units are permanently restricted by deeds and leases to persons age 62 and older, the physically handicapped and their spouses.

(Note D) = Except a minimum of 40 feet for a new or expanded principal nonresidential building from a directly abutting primarily residential lot in a residential district. If a building involves manufacturing operations, this setback shall be increased to a minimum of 60 feet. Where a college or university building is proposed abutting a dwelling owned by the college or university or its affiliate, this additional setback shall not be required.

(Note E) = These provisions are intended to allow flexibility in the placement of individual dwelling units, regardless of whether the homes are condominium or fee-simple, and regardless of whether public streets, private streets or parking courts are used. The minimum average lot area per dwelling unit establishes the maximum number of units permitted on a tract of land. The minimum average lot area per dwelling unit shall be calculated after deleting existing street right-of-way of existing streets and alleys but shall include rights-of-way of proposed streets and alleys and areas of parking courts, common open space and stormwater detention basins.

(Note F) = Except 150 feet for a new lot that will have its own driveway access directly onto an arterial street that allows left-hand turns onto the arterial street.

(Note G) = The specific criteria as set forth in § 380-34A(4) shall apply.