

# ZONING

## 400 Attachment 2

### Town of Lancaster

#### Schedule B

[Amended 6-6-2022 by L.L. No. 4-2022; 4-21-2024 by L.L. No. 1-2025]

**Key:**

Square feet	sq. ft.
Acre(s)	ac.
Dwelling unit(s)	DU
Maximum	max.
Minimum	min.

Agricultural-Residential	AR
Single-family Residential	R
Multifamily Residential	MF
Mixed Use	MU
Light Commercial	LC
General Commercial	GC
Light Industrial	LI
General Industrial	GI

Regulation	AR	R	MF <sup>i</sup>	MU	LC	GC	LI	GI
Min. lot area	Per DU: 3 ac.	15,000 sq. ft. per DU If public sewer on corner lot: 15,625 sq. ft. per DU	Attached DU: 3,000 sq. ft. Detached DU on individual lots: R regulations apply Other detached DU: 7,500 sq. ft. <sup>ii</sup>	1 ac.	1 ac.	1 ac.	1 ac.	1 ac.
Min. lot width	300 feet if abutting dedicated street	Abutting a dedicated street: (1) If public sewer: 100 feet (2) If public sewer on corner lot: 125 feet (3) No public sewer: 150 feet	Attached DU: 120 feet <sup>iii</sup> Detached DU: R regulations apply	100 feet	100 feet	100 feet	100 feet	100 feet
Min. front yard	50 feet	35 feet	Detached DU on individual lots: R regulations apply	45 ft.	45 ft.	60 (75 if	30 (75 if building	40 (75 if

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Regulation	AR	R	MF <sup>i</sup>	MU	LC	GC	LI	GI
			Attached or other detached DU: 30 feet			building taller than 30 ft.)	taller than 30 ft.)	building taller than 30 ft.)
Min. side yard width for dwellings up to 35 feet in height <sup>iv</sup>	Each side yard: the lesser of 10% of the lot width or 10 feet Total side yard: the lesser of 25% of the lot width or 25 feet	Each side yard: the lesser of 10% of the lot width or 10 feet Total side yard: the lesser of 25% of the lot width or 25 feet From the property line or if an easement exists, from the edge of the easement (whichever is more restrictive)	Attached DU: 40 feet Other detached DU: 10 feet mm.	See below	See below	See below	See below	See below
Min. side yard width for other principal buildings <sup>iv</sup>	Each side yard shall be the greater of 15 feet, or width equal to 1/2 the height of the principal building; but if a side yard abuts an A-R, R, or MF lot, that side yard shall equal the greater of 30 feet or a width equal to the full height of the principal building.	Each side yard shall be the greater of 15 feet, or width equal to 1/2 the height of the principal building; but if a side yard abuts an A-R, R, or MF lot, that side yard shall equal the greater of 30 feet or a width equal to the full height of the principal building. From the property line or if an easement exists, from the edge of the	Attached DU: 40 feet Other detached DU: 10 feet mm.	See below	See below	See below	See below	See below

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		easement (whichever is more restrictive)						
Min. rear yard	50 feet	35 feet From the property line or if an easement exists, from the edge of the easement (whichever is more restrictive)	Attached DU: 40 feet All detached DU: R regulations apply	See below	See below	See below	See below	See below
Max. building height (in feet)	Barns, silos, or other farm accessory structures: 65 feet All other principal structures: 35 feet Accessory: 16 feet except as otherwise permitted	35 feet Accessory: 16 feet	Principal: 35 feet Accessory: 16 feet	35 feet	35 feet	35 feet	65 feet <sup>v</sup>	65 feet <sup>v</sup>

Regulation	AR	R	MF <sup>i</sup>	MU	LC	GC	LI	GI
Min. distance between buildings	10 feet	10 feet	30 feet for principal structures	10 feet	10 feet	10 feet	Interior min. building separation: 30 feet	Interior min. building separation: 30 feet

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<b>Regulation</b>	<b>AR</b>	<b>R</b>	<b>MF<sup>1</sup></b>	<b>MU</b>	<b>LC</b>	<b>GC</b>	<b>LI</b>	<b>GI</b>
Max. lot coverage	25% by principal use; up to 10% additional with accessory use.	35% by principal use; up to 5% additional with accessory use.	40% with principal use; up to 5% additional with accessory use.	See below	See below.			
Min. floor area	Livable floor area: Less than two stories: 900 sq. ft. Two or more stories: 1,100 sq. ft.	One story: 1,000 sq. ft. More than one story: 1,200 sq. ft.	Attached DU, by number of bedrooms: <ul style="list-style-type: none"> <li>• Zero: 400 sq. ft.</li> <li>• One: 640 sq. ft.</li> <li>• Two: 760 sq. ft.</li> <li>• Three: 1,000 sq. ft.</li> <li>• Add 180 sq. ft. per bedroom thereafter</li> </ul> Other detached DU: <ul style="list-style-type: none"> <li>• Under two stories: 900 sq. ft.</li> <li>• Two or more stories: 1,100 sq. ft.</li> </ul>	N/A	N/A			
Density	N/A	N/A	Min. gross land area to be devoted to attached units: 4,300 sq. ft. per DU <sup>vi</sup>	N/A	N/A			
Building dimension and location, other	N/A	N/A	Any main or longitudinal wall of a sequence of units shall not exceed 132 feet in length without a 90° offset of at least 10 feet. The aggregate length of any wall excluding offsets shall not exceed 176 feet.	N/A	N/A			
Accessory: min. location from another structure	10 feet	10 feet	10 feet	N/A	N/A			

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<b>Regulation</b>	<b>AR</b>	<b>R</b>	<b>MF<sup>1</sup></b>	<b>MU</b>	<b>LC</b>	<b>GC</b>	<b>LI</b>	<b>GI</b>
Accessory: min. location from lot line	15 feet from side lot line 60 feet from front lot line	5 feet from side lot line or if an easement exists, from the edge of the easement (whichever is more restrictive) 35 feet from the front lot line	5 feet from side lot line For attached DU, no accessory structure shall be located in the area between the front building line of the principal structure and the street line.	N/A	N/A			
Additional accessory dimension and location rules	N/A	N/A	Length of any accessory structure shall not exceed the length of the principal structure.	N/A	N/A			
Max. accessory structure size	1,250 sq. ft.	750 sq. ft.	750 sq. ft.	N/A	N/A			

<b>Regulation</b>	<b>AR</b>	<b>R</b>	<b>MF<sup>1</sup></b>	<b>MU</b>	<b>LC</b>	<b>GC</b>	<b>LI</b>	<b>GI</b>
Min. front yard for structures from right-of-way of a dedicated street (in ft.)	50 feet	35 feet	Detached DU on individual lots: R regulations apply Attached or other detached DU: 30 feet	45 ft.	45 ft.	60 (75 if building taller than 30 ft.)	30 (75 if building taller than 30 ft.)	40 (75 if building taller than 30 ft.)
Min. side and rear yard for structures abutting a residential district (feet) <sup>iv</sup>	N/A	N/A	N/A	50 feet	50 feet	50 feet (75 feet if building taller than 30 feet)	50 feet (75 feet if building taller than 30 feet)	50 feet (75 feet if building taller than 30 feet)
Min. side and rear yard for structures abutting a nonresidential district (feet) <sup>iv</sup>	N/A	N/A	20 feet	25 feet	25 feet	15 feet (25 feet if building taller than 30 feet)	15 feet (25 feet if building taller than 30 feet)	15 feet (25 feet if building taller than 30 feet)
Min. yard for parking, loading, and stacking	Side: 10 feet Front: 10	Side: 10 feet Front: 10 feet	Side: 20 feet Front: 20 feet	20 feet <sup>vii</sup>	20 feet <sup>vii</sup>	20 feet <sup>i</sup>	20 feet <sup>i</sup>	20 feet <sup>i</sup>

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Regulation	AR	R	MF <sup>1</sup>	MU	LC	GC	LI	GI
areas from right-of-way of a dedicated street (feet)	feet							
Min. side and rear yard for parking, loading, and stacking areas abutting a residential district (feet) <sup>iv</sup>	15 feet	5 feet	25 feet	25 feet <sup>i</sup>	25 feet <sup>i</sup>	25 feet <sup>i</sup>	50 feet <sup>i</sup>	50 feet <sup>i</sup>
Min. side and rear yard for parking, loading, and stacking areas abutting a nonresidential district (feet) <sup>iv</sup>	15 feet	5 feet	10 feet	10 feet	10 feet	10 feet <sup>i</sup>	10 feet <sup>i</sup>	10 feet <sup>i</sup>

Regulation	AR	R	MF	LC	MU	GC	LI	GI
Min. interior building separation (in ft.)	N/A	N/A	N/A	N/A	30	30	30	30
Min. distance between buildings	10 ft.	10 ft.	30 ft. for principal structures.	10	10	10	Interior Min. building separation: 30 ft.	Interior Min. building separation: 30 ft.
Enclosure	N/A			All uses except signs, landscaping, and off-street parking, loading, and stacking must be completely enclosed.	All uses except signs, landscaping, and off-street parking, loading, and stacking must be completely enclosed.	All manufacturing or processing activities shall be completely enclosed in buildings	All manufacturing or processing activities shall be completely enclosed in buildings.	
Outdoor storage	N/A					Prohibited in front yard setback area. Acceptable in a side and rear yard if storage area is	Permitted except in any front yard, or in any yard abutting a residential district	

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							screened from adjacent parcels, does not exceed 16 feet in height, and is not closer than 50 feet from any property line	or a front yard of any adjacent parcel. Outdoor storage shall be screened from adjacent parcels.

Regulation (“X” indicates applicability)	AR	RI	MF	MU	LC	HC	LI	GI
Front yards partially built-up blocks. Where 50% or more of the aggregate street frontage on one side of a street between two successive intersecting streets is occupied by buildings, the min. front yard of a lot to be developed shall be the average setback distance of existing residence buildings located on either side.	X	X	X	X				
Accessory building may not protrude into the front yard	X	X	X					
Nonportable exterior heating or air-conditioning structures and generators shall not be located within 5 feet of any lot line.	X	X	PUD/HOA approved	X				
No structures (other than fencing) allowed within any drainage access easement	X	X	X	X				
Comer lot yards. Principal structures on comer lots have two front yards which face the streets. The rear yard is the yard opposite the front face of the structure. Corner lots have one side yard, which is the interior yard between the principal structure and the adjacent lot line.	X	X	X	X	X	X	X	X

**NOTES:**

- i Design regulations for detached DUs on individual lots shall be the same regulations as R District.
- ii This measurement excludes the area of public streets on the perimeter of the lot.
- iii This measurement applies to each group development or separate structure not a part of group development.
- iv For corner lots, the width of the side yard on the street shall be not less than the front, and the interior side yard shall comply with the min. regulations for the district.
- v Requires special use permit for all buildings exceeding 35 feet in height.
- vi This measurement excludes the area of public streets on the perimeter of the lot.
- vii Entire area must be landscaped.