

2.4 DISTRICT DEVELOPMENT STANDARDS

The following tables outline the primary development standards for each base zoning district in Lancaster County. For development on infill lots and additions to existing development, the standards in Chapter 1 shall also apply.

STANDARD	Agricultural Residential (AR)	Rural Residential (RR)	Rural Neighborhood (RN)	Rural Business (RUB)	Manufactured Housing (MH)
1. DEVELOPMENT STANDARDS					
A. District/Development Area (min)	n/a	n/a	n/a	n/a	n/a
B. Development/District Exterior Setback/Buffer	n/a	n/a	n/a	n/a	n/a
C. Density (max)	1 unit/acre	1 unit/acre	1 unit/acre	1 unit/acre	1 unit/acre
D. Open Space (min)	Exempt	Exempt	Exempt	Exempt	Exempt
E. Park Space (min)	Exempt	Exempt	Exempt	Exempt	Exempt
F. Building Floor Area (max)	n/a	n/a	n/a	n/a	n/a
G. Development Floor Area (max)	n/a	n/a	n/a	n/a	n/a
2. LOT STANDARDS					
A. Lot Area (min)	1.0 acre	1.0 acre	1.0 acre	1.0 acre	1.0 acre (3)
B. Lot Width at Front Setback (min)	130 lf	130 lf	130 lf	130 lf	130 lf
C. Pervious Surface (min)	65%	50%	50%	50%	50%
3. PRINCIPAL BUILDING					
A. Principal Front Setback (min)	40 ft	40 ft	40 ft	40 ft	40 ft
B. Street Side/Secondary Front Setback (min) Corner	20 ft	20 ft	20 ft	20 ft	20 ft
C. Side (from adjacent lot) Setback (min)	20 ft	20 ft	20 ft	20 ft	20 ft
D. Rear Setback (min)	25 ft	25 ft	25 ft	25 ft	25 ft
E. Other Standards	n/a	n/a	n/a	See Below (4)	n/a
4. ACCESSORY STRUCTURE	<i>Note: Accessory Structures have no front setbacks because they're not allowed in front yards</i>				
A. Side Setback	5 ft	5 ft	5 ft	5 ft	5 ft
B. Rear Setback	5 ft	5 ft	5 ft	5 ft	5 ft
C. Other Standards	See Below (1, 2)	See Below (1, 2)	See Below (1, 2)	See Below (1, 2)	See Below (1, 2)
5. PARKING CONFIGURATION					
A. Parking Location per Section 7.2	See Chart 7.2.3	See Chart 7.2.3	See Chart 7.2.3	See Chart 7.2.3	See Chart 7.2.3
B. Parking in Exterior Setback	n/a	n/a	n/a	n/a	n/a
6. BUILDING HEIGHT					
A. Principal Building (max)	35 ft	35 ft	35 ft	35 ft	35 ft
B. Accessory Structure (max)	35 ft	35 ft	35 ft	35 ft	35 ft
C. Additional Height Permitted with Additional Setback	n/a	n/a	n/a	n/a	n/a

1. Accessory structures over 600 sf must comply with principal setback requirement.
2. No accessory structures may be located on corner lots between the street and wall line of the principal structure, unless front setback requirements are provided on both streets.
3. Manufactured/Mobile Home Parks have additional standards that apply to each designated manufactured/mobile home space as required in Chapter 5.
4. For any nonresidential structure which is located immediately adjacent to a single family residential use or district, the lot boundary line minimum distance shall be determined as follows: For every foot building height, the developer shall provide setbacks equal to the height of the building. At no time shall the setback be less than what is indicated in the above table.

STANDARD	Low Density Residential (LDR)	Medium Density Residential (MDR)	Professional Business (PB)	Neighborhood Business (NB)	General Business (GB)	Regional Business (RB)
1. DEVELOPMENT STANDARDS						
A. District/Development Area (min)	n/a	n/a	n/a	n/a	n/a	n/a
B. Development/District Exterior Setback/Buffer	n/a	n/a	n/a	n/a	n/a	n/a
C. Density (max)	1.5 unit/acre	2.5 units/acre	n/a	n/a	n/a	n/a
D. Open Space (min)	10%	20%	n/a	n/a	n/a	n/a
E. Park Space (min)	5%	5%	n/a	n/a	n/a	n/a
2. LOT STANDARDS						
A. Lot Area (min)	29,040 sf	10,000 sf	5,000 sf	n/a	n/a	n/a
B. Lot Width at Front Setback (min)	90 ft Water/Sewer OR 130 ft Septic See Below (5)	70 ft Water/Sewer OR 130 ft Septic See Below (5)	100 ft	100 ft	100 ft	100 ft
C. Pervious Surface (min)	45%	45%	24%	24%	24%	24%
3. PRINCIPAL BUILDING						
A. Principal Front Setback (min)	40 ft	30 ft	10 ft	25 ft	50 ft	50 ft
B. Street Side/Secondary Front Setback (min)	20 ft	15 ft	10 ft	10 ft	15 ft	15 ft
C. Side (from adjacent lot) Setback (min)	20 ft	10 ft	10 ft	10 ft	15 ft	15 ft
D. Rear Setback (min)	25 ft	25 ft	10 ft	10 ft	15 ft	15 ft
E. Other Standards	n/a	n/a	See Below (4)	See Below (4)	See Below (4)	See Below (4)
4. ACCESSORY STRUCTURE						
A. Side Setback	5 ft	5 ft	40 ft	40 ft	50 ft	50 ft
B. Rear Setback	5 ft	5 ft	30 ft	30 ft	30 ft	30 ft
C. Other Standards	See Below (1,3)	See Below (1, 2)	See Below (1, 2)	See Below (1,2)	See Below (1, 2)	See Below (1, 2)
5. PARKING CONFIGURATION						
A. Parking Location per Section 7.2.3	See Chart 7.2	See Chart 7.2		Per building type	Per building type	Per building type
B. Parking in Exterior Setback/Buffer	n/a	n/a	n/a	n/a	n/a	n/a
6. BUILDING HEIGHT						
A. Principal Building (max)	35 ft	35 ft	35 ft	35 ft or 3 stories (whichever is greater)	35 ft or 3 stories (whichever is greater)	50 ft
B. Accessory Structure (max)	2 stories	2 stories	35 ft	35 ft	35 ft	35 ft
C. Additional Height Permitted with Additional Setback	n/a	n/a	n/a	n/a	1 ft additional height permitted with each 2 ft horizontal setback	1 ft additional height permitted with each 2 ft horizontal setback

1. Accessory structures over 600 sf must comply with principal setback requirement.
2. No accessory structures may be located on corner lots between the street and wall line of the principal structure.
3. No accessory structures may be located on corner lots between the street and wall line of the principal structure, unless front setback requirements are provided on both streets.
4. For any nonresidential structure which is located immediately adjacent to a single family residential use or district, the lot boundary line minimum distance shall be determined as follows: For every foot building height, the developer shall provide setbacks equal to the height of the building. At no time shall the setback be less than what is indicated in the above table.
5. Any development/subdivision connected to both public water and sewer shall utilize the alternate dimensional standards given in the table.

STANDARD	Institutional (INS)	Open Space Preservation (OSP)	Light Industrial (LI)	Heavy Industrial (HI)	Mining (M)
1. DEVELOPMENT STANDARDS					
A. District/Development Area (min)	10,000 sf	n/a	2 acres*	6 acres	20 acres
B. Development/District Exterior Setback/Buffer	30 ft setback from adjacent AR, RR, RN, MH, LDR, MDR, HDR, OSP Districts. 10 ft setback from all other adjacent properties and adjacent streets.	n/a	25 ft setback from adjacent RB and GB Districts. 50 ft setback from all other adjacent properties and adjacent streets.	75 ft setback from adjacent RB and GB Districts. 150 ft setback from all other adjacent properties and adjacent streets. See Below (4)	75 ft setback from adjacent RB and GB Districts. 150 ft setback from all other adjacent properties and adjacent streets. See Below (4)
C. Density (max)	n/a	n/a	n/a	n/a	n/a
D. Open Space (min)	6%	n/a	n/a	n/a	n/a
E. Park Space (min)	n/a	n/a	n/a	n/a	n/a
2. LOT STANDARDS					
A. Lot Area (min)	10,000 sf	n/a	n/a	n/a	n/a
B. Lot Width at Front Setback (min)	100 ft	n/a	n/a	n/a	n/a
C. Pervious Surface (min)	n/a	n/a	n/a	n/a	n/a
3. PRINCIPAL BUILDING					
A. Principal Front Setback (min)	40 ft (3)	n/a	40 ft (3)	50 ft (3)	50 ft (3)
B. Street Side/Secondary Front Setback (min)	35 ft	n/a	35 ft	35 ft	35 ft
C. Side (from adjacent lot) Setback (min)	35 ft	n/a	35 ft	35 ft	35 ft
D. Rear Setback (min)	35 ft	n/a	35 ft	35 ft	35 ft
E. Other Standards	See Below (3)	See Below (3)	See Below (3)	See Below (3)	See Below (3)
4. ACCESSORY STRUCTURE					
A. Side Setback	5 ft	n/a	5 ft	5 ft	5 ft
B. Rear Setback	5 ft	n/a	5 ft	5 ft	5 ft
C. Other Standards	See Below (1, 2)	See Below (1, 2)	See Below (1, 2)	See Below (1, 2)	See Below (1, 2)
5. PARKING CONFIGURATION					
A. Parking Location per Section 9.3	7.2.3		7.2.3	7.2.3	7.2.3
B. Parking in Exterior Setback/Buffer	n/a	n/a	n/a	n/a	n/a
6. BUILDING HEIGHT					
A. Principal Building (max)	50 ft	35 ft	50 ft	50 ft	60 ft
B. Accessory Structure (max)	35 ft	35 ft	35 ft	35 ft	35 ft
C. Additional Height Permitted with Additional Setback	1 ft additional height permitted with each 2 ft horizontal setback		1 ft additional height permitted with each 2 ft horizontal setback	1 ft additional height permitted with each 2 ft horizontal setback	1 ft additional height permitted with each 2 ft horizontal setback

1. Accessory structures over 600 sf must comply with principal setback requirement.
2. No accessory structures may be located on corner lots between the street and wall line of the principal structure.
3. For any nonresidential structure which is located immediately adjacent to a single family residential use or district, the lot boundary line minimum distance shall be determined as follows: For every foot building height, the developer shall provide setbacks equal to the height of the building. At no time shall the setback be less than what is indicated in the above table.
4. The Development/District Exterior Setback/Buffer shall not apply between adjacent LI and HI districts. A waiver of these requirements may be granted by the Administrator for LI and HI lots existing at the adoption date of this ordinance which do not meet the specified minimum District/Development Area. In such instances the building setback standards for the AR District shall apply. A waiver of these requirements may also be granted by the Administrator in order to permit access to an adjacent railroad right-of-way.

5. Subject to approval by the Fire Marshal Office, the height limitations of this ordinance shall not apply to church spires, belfries, cupolas, and domes not intended for human occupancy, monuments, water towers, mechanical penthouses (provided they are set back 20 feet from the front elevation), observation towers, transmission towers, chimneys, smokestacks, tanks, equipment, conveyors, flagpoles, masts, and antennas (provided evidence from appropriate authorities is submitted to the effect that such building or buildings will not interfere with any airport zones or flight patterns). With the exception of water towers, observation towers, transmission towers, and antennas, in no instance shall a non-habitable structure exempted under this section exceed a height of 90-ft or 70-ft when located within 100 feet of a residential use or district. Said height exemption for non-habitable structures shall also apply to the UDO Chapter 3 MX Districts subject to Fire Marshal Office approval. See Section 4.2.1, McWhirter Field Aviation Overlay District, and Chapter 5, Use Regulations, for additional height limitations related to airports zones and communications towers. (Ord. No. 2019-1608, 11.12.19)

Note: For Mixed Use Zones, where form determines site design, minimum front setbacks range from 0 ft - 15 ft. Mixed use design standards require mixed use structures to be built up to the street; others have 5 - 15 ft setbacks. Code citations below:

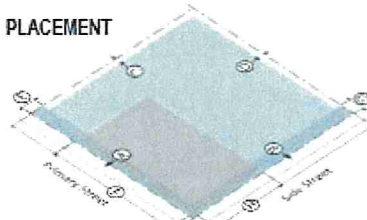
3.6 BUILDING TYPE DEVELOPMENT STANDARDS

3.6.1 MIXED USE BUILDING

A. LOT



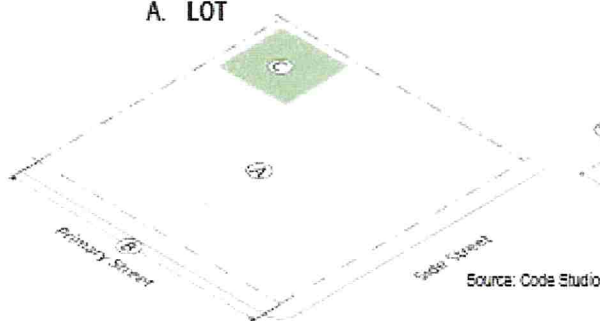
B. PLACEMENT



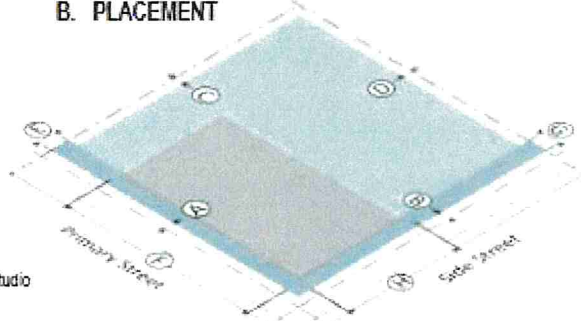
Lot Dimensions		Building Setbacks		
A	Lot area (min)	5,000 SF	A Primary street (min)	0'
B	Lot width (min)	50'	B Side street (min)	0'
Lot Parameters		C Side interior (min)	0' or 5'	
C	% of outdoor amenity space (min)	10%	C Side interior, abutting protected district, RMX or UR (min)	10'

3.6.2 GENERAL BUILDING

A. LOT



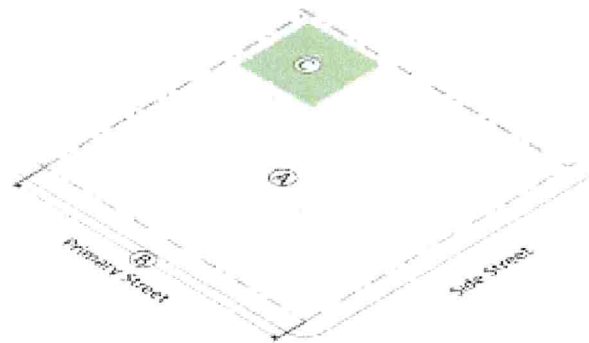
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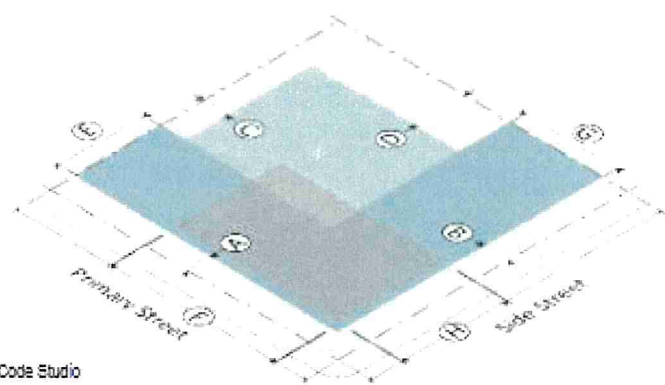
Lot Dimensions		Building Setbacks		
A	Lot area (min)	5,000 SF	A Primary street (min)	5'
B	Lot width (min)	50'	B Side street (min)	5'
Lot Parameters		C Side interior (min)	0' or 5'	
C	% of outdoor amenity space (min)	10%	C Side interior, abutting protected district, RMX or UR (min)	10'

3.6.3 CIVIC BUILDING

A. LOT



B. PLACEMENT

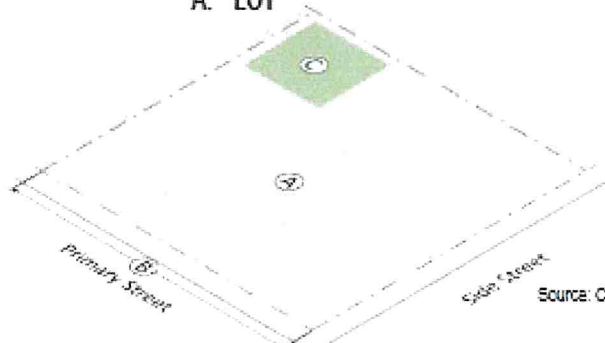


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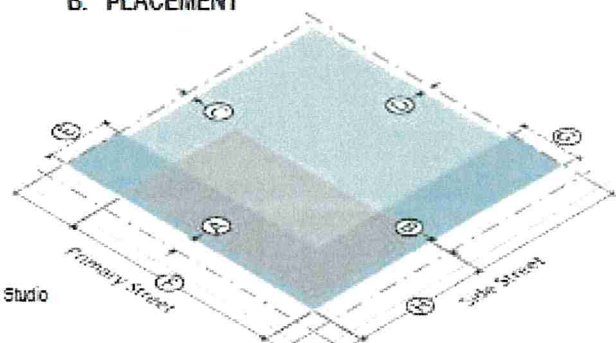
Lot Dimensions		Building Setbacks		
A	Lot area (min)	5,000 SF	A Primary street (min)	10'
B	Lot width (min)	50'	B Side street (min)	10'
Lot Parameters		C Side interior (min)	10'	
C	% of outdoor amenity space (min)	10%	D Rear (min)	20'

3.6.4 APARTMENT BUILDING

A. LOT



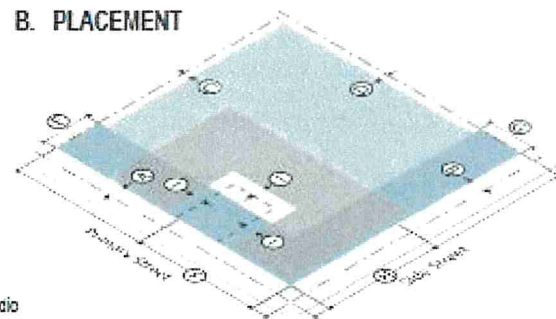
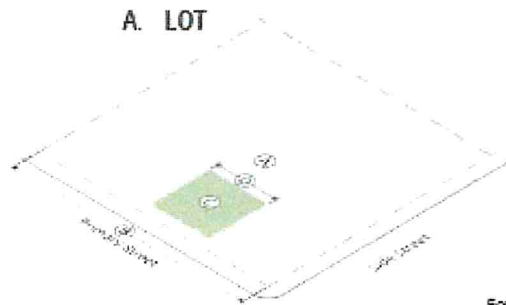
B. PLACEMENT



Source: Code Studio

Lot Dimensions		Building Setbacks		
A	Lot area (min)	12,5000 SF	A Primary street (min)	10'
B	Lot width (min)	100'	B Side street (min)	10'
Lot Parameters		C Side interior (min)		0' to 5'
C	% of outdoor amenity space (min)	10%	C Side interior, abutting protected district, RMX or UR (min)	10'

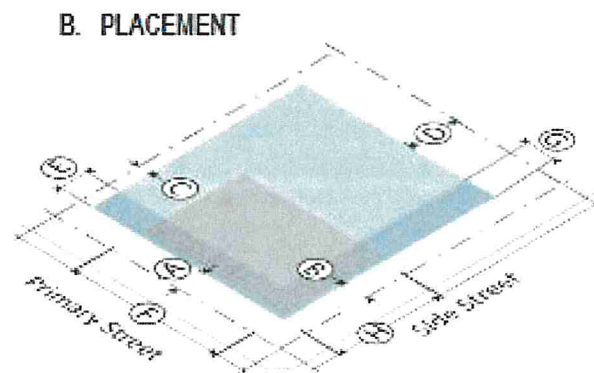
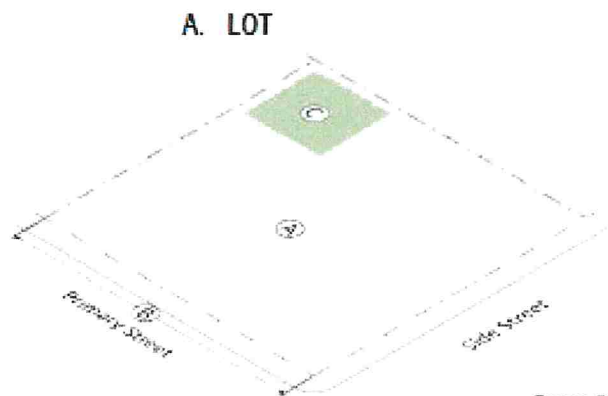
3.6.5 APARTMENT COURT



Source: Code Studio

Lot Dimensions			Building Setbacks	
A	Lot area (min)	30,000 SF	A Primary street (min)	10'
B	Lot width (min)	150'	B Side street (min)	10'
Courtyard Dimensions			C Side interior (min)	0' or 5'
			C Side interior, abutting protected district, RMX or UR (min)	10'
C	Area (min)	2,000 SF	C Side interior, abutting protected district, RMX or UR (min)	10'
C	% of outdoor amenity space (min)	10%	D Rear (min)	0' or 5'
D	Width (min)	45'	D Rear, abutting protected district, RMX or UR (min)	20'

3.6.6 GARDEN APARTMENT

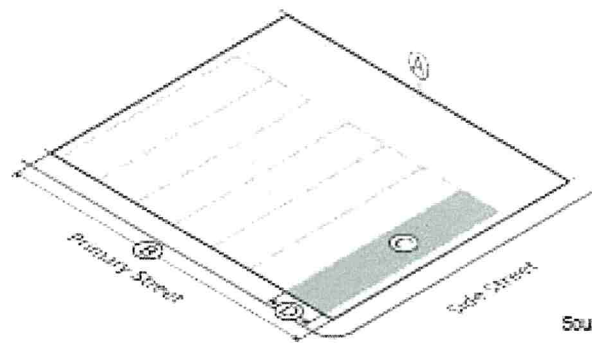


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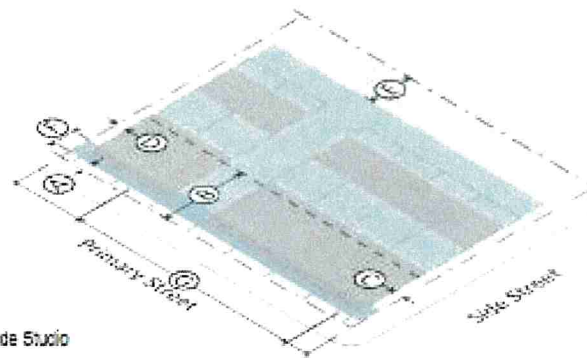
Lot Dimensions		Building Setbacks		
A	Lot area (min)	12,500 SF	A Primary street (min)	10'
B	Lot width (min)	100'	B Side street (min)	10'
Lot Parameters		C Side interior (min)	5'	
		C Side interior, abutting protected district or UR (min)	10'	
C	% of outdoor amenity space (min)	10%	D Rear (min)	20'

3.6.7 STACKED FLAT

A. LOT



B. PLACEMENT

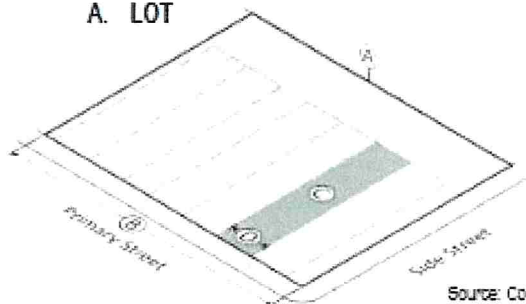


Source: Code Studio

Site Dimensions		Building Setbacks	
A	Site area (min)	12,500 SF	A Primary street - principal building (min) 5'
B	Site width (min)	100'	B Primary street - accessory structures (min) 40'
Lot Dimensions		C	Side street (min) 5'
C	Lot area (min)	1,300 SF	D Side interior, end unit only (min) 5'
D	Unit width (min/max)	20' to 30'	D Side interior, abutting protected district, RMX or UR (min) 10'

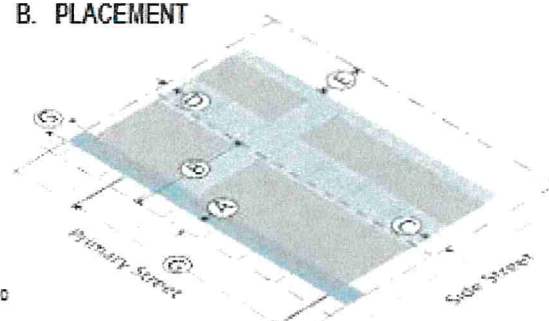
3.6.8 TOWNHOUSE

A. LOT



Source: Code Studio

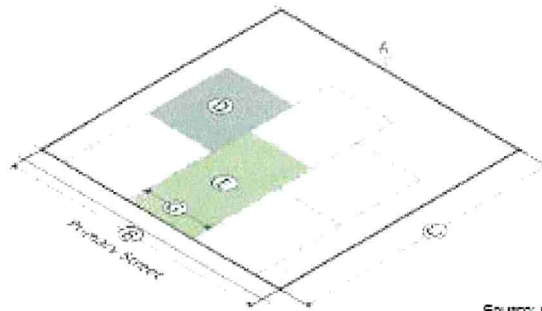
B. PLACEMENT



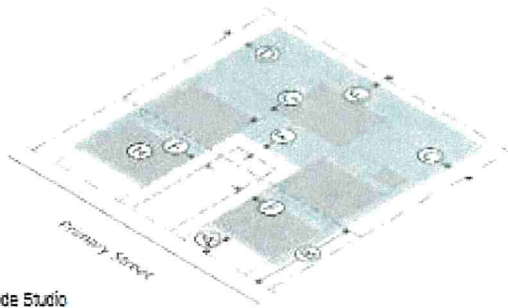
Site Dimensions		Building Setbacks	
A	Site area (min)	10,000 SF	A Primary street - principal building (min) 5'
B	Site width (min)	100'	B Primary street - accessory structures (min) 40'
Lot Dimensions		C	Side street (min) 10'
C	Lot area (min)	1,300 SF	D Side interior, end unit only (min) 5'
D	Unit width (min/max)	20' to 30'	D Side interior, abutting protected district, RMX or UR (min) 10'
E	RMX: Dwelling units per building (max)	6	E Rear (min) 20'

3.6.9 COTTAGE COURT

A. LOT



B. PLACEMENT

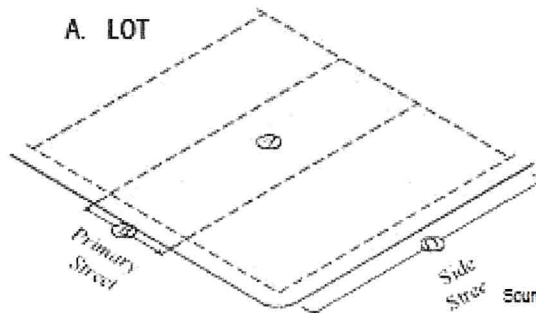


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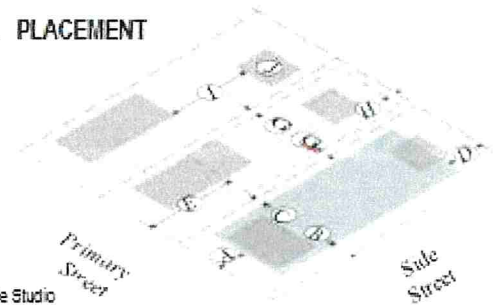
Site Dimensions		Building Setbacks	
A	Site area (min)	22,500 SF	A Primary street - principal buliding (min) 15'
	Site area per detached house (min)	4,500 SF	B Primary street - accessory structures (min) 30'
	Detached houses per site (max)	9	C Side street (min) 10'
B	Site width (min)	150'	D Side interior (min) 7.5'
C	Site depth (min)	150'	E Rear (min) 10'

3.6.10 DETACHED HOUSE

A. LOT



B. PLACEMENT

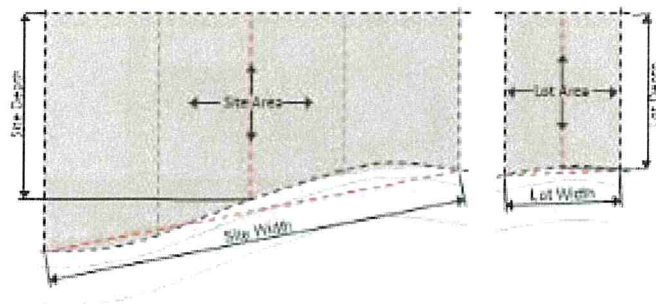


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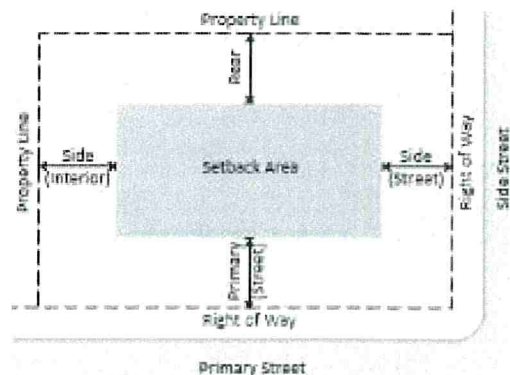
Lot Dimensions		Principal Building Setbacks	
A	Lot area (min)	7,500 SF	A Primary street (min) 15'
A	Lot area - rear loaded (min)	5,000 SF	B Side street (min) 10'
B	Lot width (min)	50'	C Side interior (min) 7.5'
B	Lot width - rear loaded (min)	40'	D Rear (min) 20'
C	Dwelling units per lot (max)	1	D Abutting alley 4' or 20' min

3.8 RULES FOR ALL BUILDING TYPES

A. Site



B. Lot



Source: Code Studio

C. Building Setbacks

1. Generally: There are 4 types of setbacks – primary street, side street, side interior, and rear.
2. Measurement of Building Setbacks
 - i. Primary and side street setbacks are measured from the edge of the right-of-way.
 - ii. Side interior setbacks are measured from the side property line.
 - iii. When the side interior setback is 0 or 5 feet, the building or structure must be placed on the side property line or be placed a minimum of 5 feet from the side property line.
 - iv. Rear setbacks are measured from the rear property line or the edge of the right-of-way where there is an alley.
 - v. When the rear setback is 4 or 20 feet, the building or structure must be placed exactly 4 feet from the rear property line or be placed a minimum of 20 feet from the rear property line.