

How to Use the Big Fixes:

Fifteen broad changes municipalities can implement to simplify their zoning regulations



Land Use Efficiency

Big Fix #1: Choose Mixed-Use Districts from the [Proposed Zoning Districts](#) document and rezone existing limited-use districts.

Big Fix #2: Align Industrial zoning with data from EDC Lancaster County and other partners.

Big Fix #3: To provide flexible regulations facilitating infill, redevelopment, and adaptive reuse, utilize the building height, setback, and lot area [Bulk Regulations](#) for the VMUR, VMUC, ER, MR, MUR, MUC, MUH, DCB, and DCC Zoning Districts.

Big Fix #4: Adopt *minimum* building heights utilizing the [Bulk Regulations](#) for the MUR, MUC, MUE, DCB, and DCC Zoning Districts.



Housing

Big Fix #1: Choose Mixed-Use Districts from the [Proposed Zoning Districts](#) document and rezone existing limited-use districts to increase housing opportunity.

Big Fix #4: To provide housing opportunities above commercial uses, adopt *minimum* building heights utilizing the [Bulk Regulations](#) for the MUR, MUC, MUE, DCB, and DCC Zoning Districts.

Big Fix #5: Ensure housing options, including ADUs, are compatible with municipal comprehensive plans and permitted by right.

Big Fix #6: Adopt *minimum* residential densities utilizing the [Bulk Regulations](#) standards for the VMUR, VMUC, MR, MUR, MUC, DCB and DCC Zoning Districts.

Big Fix #7: Regulate *project average* lot areas rather than *individual* lot areas to promote greater design flexibility and lot size variation within proposed subdivisions.

Add housing [Definitions](#) across the region.



Transportation

Big Fix #8: Use the [Proposed Zoning Districts](#) document to achieve consistent zoning across municipal boundaries.

Big Fix #9: Increase density along key public transit routes by utilizing the Minimum Residential Density and Maximum Lot Coverage [Bulk Regulations](#) for the VMUR, VMUC, MR, MUR, MUC, MUH, and MUE Zoning Districts.

Big Fix #10: Reduce minimum parking space requirements and adopt *maximum* parking space limits. Encourage shared parking.



Community Character

Big Fix #1: Choose Mixed-Use Districts from the [Proposed Zoning Districts](#) document and rezone existing limited-use districts.

Big Fix #3: To maintain character continuity during infill and redevelopment, utilize the building height, setback, and lot area [Bulk Regulations](#) for the VMUR, VMUC, ER, MR, MUR, MUC, MUH, DCB, and DCC Zoning Districts.

Big Fix #8: Use the [Proposed Zoning Districts](#) document to achieve consistent zoning across municipal boundaries.

Big Fix #11: Encourage village and urban development to include “Third Places” that foster social interaction.



Agricultural & Natural Lands

Big Fix #12: To protect high priority natural landscapes and resources, utilize the [Bulk Regulations](#) standards for the N1 or N2 Zoning Districts.

Big Fix #13: To permit compatible on-farm businesses, utilize the [Bulk Regulations](#) standards for the A1 and A2 Zoning Districts.

Big Fix #14: To preserve ag. or natural landscape character, utilize the lot size [Bulk Regulations](#) for the N1, N2, A1, and A2 Zoning Districts.



Flexible Regulations

Big Fix #3: To provide flexible requirements consistent with the adjacent built environment, utilize the building height, setback, and lot area [Bulk Regulations](#) for the VMUR, VMUC, ER, MR, MUR, MUC, MUH, DCB, and DCC Zoning Districts.

Big Fix #4: Adopt *minimum* building heights utilizing the [Bulk Regulations](#) for the MUR, MUC, MUE, DCB, and DCC Zoning Districts.

Big Fix #5: Utilize the Impacts sections of the [Bulk Regulations](#) and the companion [Assessment of Land Use Impacts](#) to permit compatible, by right uses.

Big Fix #15: Remove regulations within municipal documents that duplicate state and federal requirements or regulatory areas.

How to Use the Simplified Zoning Tool

Proposed Zoning Districts

Consider 18 countywide zoning districts along with their stated purposes, characteristics, and associated Landscape Character Sectors.

Compare these countywide zoning districts with your community's current zones.

Review the 'Purpose' and 'Characteristics' of each existing zoning district.

Choose districts that are either similar to your current community or align with your community's future vision, your comprehensive plan, and the County's [Character Sector](#) document.

Adopt the zoning districts that best fit your community's character and goals.

Bulk Regulations

See recommendations for land use impacts that should be expected and permitted by-right, require greater regulation through the Conditional Use or Special Exception process, or should not be permitted within a given zone.

Review your current [Bulk Regulations](#).

Adjust the [Bulk Regulations](#) to better align with proposed zoning standards and community character.

Identify and revise any regulations that are too strict, unnecessary, or duplicative of state/federal regulations.

Streamline land use tables and explore whether they can be simplified for at least one zoning district.

Assessment of Land Use Impacts

Identify anticipated impact types and evaluate impact intensities to be permitted in each zoning district.

Use the [Zoning District Impacts](#) chart to evaluate appropriate impact levels for each district.

Allow land uses with appropriate impacts to be permitted uses while requiring uses with greater impacts to be considered via Conditional Use or Special Exception.

Consult the [Assessment of Land Use Impacts](#) section for help in analyzing land use impacts.

Definitions, Acronyms, & Abbreviations

Adopt standard terminology which presents opportunities for more consistent usage from one municipality to another.

Review current terminology.

Connect with neighboring municipal leaders to identify which terms should be consistent across your region.

Decide which shared terminology should be adopted to improve clarity and regional consistency.

Remove or revise any terms in your current ordinances that are redundant, overly complex, or unnecessary.