



Simplify Zoning: The Big Fixes

September 2025

1. **Mixed-Use Districts** – Rezone districts, where appropriate, into combined zoning districts that permit a compatible mix of uses by right.
2. **Industrial and Special Districts** – Align Industrial zoning with the most current data from the EDC Lancaster County and other partners.
3. **Infill, Redevelopment, and Adaptive Reuse** – Adopt flexible regulations for uses and bulk requirements consistent with the adjacent built environment.
4. **Building Height** – Adopt *minimum*, as well as maximum, building heights compatible with nearby community character to maximize use of Growth Areas via vertical expansion.
5. **Permitted Land Uses** – Ensure that redevelopment/new development initiatives that implement municipal comprehensive plans are Permitted by right uses, while reserving lengthier Special Exception and Conditional Use processes for other proposals.
6. **Minimum Residential Density** – Adopt *minimum* residential densities as well as maximum residential densities to more efficiently utilize remaining Growth Area land.
7. **Average Lot Areas** – Regulate *project average* lot areas rather than *individual* lot areas to promote greater design flexibility and lot size variation within proposed subdivisions.
8. **Work Regionally** – Coordinate zoning and land development regulations for places that transcend municipal boundaries.
9. **Alternative Transportation** – Increase density and lot coverage requirements along key routes to support non-motorized transportation and public transit usage options.
10. **Parking** – Reduce minimum parking space requirements and adopt *maximum* parking space limits. Encourage shared parking among compatible land uses in proximity to each other.
11. **Public Open Spaces** – Encourage a percentage of development within urbanized communities to be public open spaces that foster social interaction and community connections.
12. **Natural Lands** – Preserve and protect high- priority landscapes and natural resources, identified by comprehensive plans, by aligning land uses allowed within conservation zoning districts.
13. **Ag Support Businesses** – Identify impact intensities in Agricultural zones and permit ag support businesses by right if impacts are minimal (e.g. no parking or public utilities and ag-centered customer base).
14. **Lot Area in Ag/Natural Lands** – Incorporate larger minimum lot sizes in the Natural and Agricultural Character Sectors, along with smaller maximum residential lot sizes, to preserve the landscape character.
15. **Redundant Regulations** – Remove regulations within municipal documents that duplicate state and federal requirements or regulatory areas. (e.g. D.E.P.)