



Simplified Zoning
Bulk Regulations for Proposed Zoning Districts
September 2025

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Natural Preservation (N1)

Bulk Regulations

Lot Area, Frontage, and Coverage

Minimum Lot Area	Non-residential Lots: 50 acres
Maximum Lot Area	Residential Lots: 2 acres
Minimum Lot Frontage	15 ft.
Maximum Lot Coverage: Lots ≤ 2 Acres	30%
Maximum Lot Coverage: Lots ≥ 2.1 Acres	10%

Building Height and Setbacks

Maximum Height	35 ft. (excludes agricultural structures)
Minimum Side and Rear Yard Setbacks	35 ft. or building height equivalent, whichever is greater

Off-street Parking

Minimum Space Quantity	
Maximum Space Quantity	

Permitted/Expected Impact

- On-lot Water and Sewer Services

Impacts Requiring Greater Regulation

- Noise/Vibration
- Air Degradation/Odor
- Moderate Percentage of Impervious Coverage
- Soil Degradation
- Moderate # Off-street Parking Spaces
- Pedestrian Activity Generation within Public Rights-of-Way
- Residential Character

Impacts Not Permitted

- Public Water and/or Sewer Services
- Loading Docks
- Truck Traffic Generation
- Retail Commercial Character
- Industrial, Manufacturing, or Wholesale Commercial Character

Expected Community Character

- Natural Character
- Moderate Agricultural Character
- Scale similar to surrounding low-intensity built environment

Natural Conservation (N2)

Bulk Regulations

Lot Area, Frontage, and Coverage

Minimum Lot Area	Non-residential Lots: 20 acres
Maximum Lot Area	Residential Lots: 2 acres
Minimum Lot Frontage	15 ft.
Maximum Lot Coverage: Lots ≤ 2 Acres	30%
Maximum Lot Coverage: Lots ≥ 2.1 Acres	10%

Building Height and Setbacks

Maximum Height	35 ft. (excludes agricultural structures)
Minimum Side and Rear Yard Setbacks	35 ft. or building height equivalent, whichever is greater

Off-street Parking

Minimum Space Quantity	
Maximum Space Quantity	

Permitted/Expected Impacts

- a. On-lot Water and Sewer Services
- b. Moderate Air Degradation/Odor

Impacts Requiring Greater Regulation

- a. Noise/Vibration
- b. Moderate Percentage of Impervious Coverage
- c. Soil Degradation
- d. Moderate # of Off-street Parking Spaces
- e. Truck Traffic Generation
- f. Pedestrian Activity Generation within Public Rights-of-Way
- g. Residential Character

Impacts Not Permitted

- a. Public Water and/or Sewer Services
- b. Loading Docks
- c. Retail Commercial Character
- d. Industrial, Manufacturing, or Wholesale Commercial Character

Expected Community Character

- a. Natural Character
- b. Moderate Agricultural Character
- c. Scale similar to surrounding low-intensity built environment

Agricultural Preservation (A1)

Bulk Regulations

Lot Area, Frontage, and Coverage

Minimum Lot Area	Non-residential Lots: 50 acres
Maximum Lot Area	Residential Lots: 2 acres
Minimum Lot Frontage	15 ft.
Maximum Lot Coverage: Lots < 2 Acres	Restricted only by Stormwater Management Requirements
Maximum Lot Coverage: Lots 2 - 10 Acres	20%
Maximum Lot Coverage: Lots 10.1 - 49.9 Acres	20% or 4 acres, whichever is greater
Maximum Lot Coverage: Lots ≥ 50 Acres	10%

Building Height and Setbacks

Maximum Height	35 ft. (excludes agricultural structures)
Minimum Side and Rear Yard Setback	35 ft. or building height equivalent, whichever is greater

Off-street Parking

Minimum Space Quantity	
Maximum Space Quantity	

Permitted/Expected Impacts

- a. Intermittent or Seasonal Air Degradation/Odor
- b. On-lot Water and Sewer Services
- c. Moderate Intermittent Noise/Vibration

Impacts Requiring Greater Regulation

- a. Constant Noise/Vibration
- b. Constant Air Degradation/Odor
- c. Moderate Percentage of Impervious Coverage
- d. Soil Degradation
- e. Traffic Generation
- f. Residential Character
- g. Industrial, Manufacturing, or Wholesale Commercial Character

Impacts Not Permitted

- a. Public Water and/or Sewer Services
- b. Retail Commercial Character

Expected Community Character

- a. Agricultural Character
- b. Moderate Natural Character
- c. Scale similar to surrounding low-intensity built environment

Agricultural Conservation (A2)

Bulk Regulations

Lot Area, Frontage, and Coverage

Minimum Lot Area	Non-residential Lots: 20 acres
Maximum Lot Area	Residential Lots: 2 acres
Minimum Lot Frontage	15 ft.
Maximum Lot Coverage: Lots < 2 Acres	Restricted only by Stormwater Management Requirements
Maximum Lot Coverage: Lots 2 - 10 Acres	20%
Maximum Lot Coverage: Lots 10.1 - 49.9 Acres	20% or 5 acres, whichever is greater
Maximum Lot Coverage: Lots ≥ 50 Acres	10%

Building Height and Setbacks

Maximum Height	35 ft. (excludes agricultural structures)
Minimum Side and Rear Yard Setback	35 ft. or building height equivalent, whichever is greater

Off-street Parking

Minimum Space Quantity	
Maximum Space Quantity	

Permitted/Expected Impacts

- Intermittent or Seasonal Air Degradation/Odor
- On-lot Water and Sewer Services
- Moderate Noise/Vibration
- Moderate Constant Air Degradation/Odor
- Moderate Soil Degradation

Impacts Requiring Greater Regulation

- Moderate Percentage of Impervious Coverage
- Traffic Generation
- Residential Character
- Retail Commercial Character
- Industrial, Manufacturing, or Wholesale Commercial Character

Impact Not Permitted

- Public Water and/or Sewer Services

Expected Community Character

- Agricultural Character
- Moderate Natural Character
- Scale similar to surrounding low-intensity built environment

Rural Crossroads (RC)

Bulk Regulations

Lot Area

Maximum Lot Area	Residential: 2 acres
	Non-residential Lot: 10 acres

Building Height and Setbacks

Maximum Height	35 ft. or the average height of adjacent residential uses plus one story, whichever is lesser
Minimum Front Yard Setback	Lots < 2 acres: 10 ft. Lots 2-5 acres: 25 ft. Lots 5 to 10 acres: 50 ft.
Minimum Side Yard Setback*	Residential Lots: 10 ft.
Minimum Rear Yard Setback	Non-residential Lots: 35 ft.

Off-street Parking

Minimum Space Quantity	
Maximum Space Quantity	

Permitted/Expected Impacts

- a. Intermittent or Seasonal Air Degradation/Odor
- b. On-lot Water and Sewer Services
- c. Moderate Noise/Vibration
- d. Moderate Constant Air Degradation/Odor
- e. Moderate Soil Degradation
- f. Moderate Truck Traffic Generation

Impacts Requiring Greater Regulation

- a. Moderate Percentage of Impervious Coverage
- b. Moderate # of Off-street Parking Spaces
- c. Moderate # of Loading Docks
- d. Pedestrian Activity Generation within Public Rights-of-Way

Impact Not Permitted

- a. Public Water and/or Sewer Services

Expected Community Character

- a. Moderate Residential Character
- b. Moderate Retail Commercial Character
- c. Moderate Industrial, Manufacturing, or Wholesale Commercial Character
- d. Moderate Natural Character
- e. Moderate Agricultural Character
- f. Scale similar to surrounding low-intensity built environment

**One Side Yard Setback may be reduced if the opposing Side Yard is increased by an equivalent distance.*

Rural Special District (RSD)

Bulk Regulations

Building Setbacks

Minimum Front, Side, and Rear Yard Setbacks	100 ft. or the structure height, whichever is greater
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Off-street Parking

Minimum Space Quantity	
Maximum Space Quantity	

Permitted/Expected Impacts

- a. Noise/Vibration
- b. Air Degradation/Odor Impacts
- c. High Percentage of Impervious Coverage
- d. On-lot Water and Sewer Services
- e. Soil Degradation
- f. High # of Loading Docks
- g. High # of Off-Street Parking Spaces
- h. High Truck Traffic Generation

Impact Requiring Greater Regulation

- a. Retail Commercial Character

Impacts Not Permitted

- a. Public Water and/or Sewer Services
- b. Pedestrian Activity Generation within Public Rights-of-Way
- c. Residential Character

Expected Community Character

- a. Industrial, Manufacturing, or Wholesale Commercial Character

Lot Area, Frontage, Density, and Coverage

Minimum Lot Area	Residential Lots with Public Water and/or Sewer: 10,000 sq. ft. Non-residential Lots with Public Water and/or Sewer: 25,000 sq. ft. Residential or Non-residential Lots with On-lot Water and Sewer: 1 acre
Maximum Lot Area	Any Permitted Lot Type with Public Water and/or Sewer: 2 acres
Minimum Lot Frontage	15 ft.
Project Average Lot Area	
Minimum Gross Density	0.5 Dwelling Units/Acre
Maximum Gross Density	4.35 Dwelling Units/Acre
Maximum Lot Coverage	50%

Building Height and Setbacks

Maximum Height	35 ft.
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Principal Building Setbacks

Minimum Front Yard Setback	25 ft. or the average setback of buildings on adjacent lots
Minimum Side Yard Setback*	10 ft.
Minimum Rear Yard Setback	35 ft.

Accessory Building Setbacks

Minimum Side and Rear Yard Setbacks*	6 ft.
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Off-street Parking

Minimum Space Quantity	
Maximum Space Quantity	

Permitted/Expected Impacts

- a. Public Water and/or Sewer Services
- b. Moderate Intermittent Noise/Vibration
- c. Moderate Intermittent or Seasonal Air Degradation/Odor
- d. Moderate Percentage of Impervious Coverage
- e. Moderate Soil Degradation
- f. Moderate Pedestrian Activity Generation within Public Rights-of-Way

Impacts Requiring Greater Regulation

- a. Constant Noise/Vibration
- b. Constant Air Degradation/Odor
- c. Moderate # of Off-street Parking Spaces
- d. Truck Traffic Generation

Impacts Not Permitted

- a. Loading Docks
- b. Industrial, Manufacturing, or Wholesale Commercial Character

Expected Community Character

- a. Residential Character
- b. Moderate Retail Commercial Character
- c. Moderate Natural Character
- d. Moderate Agricultural Character
- e. Scale similar to surrounding medium-intensity built environment

**One Side Yard Setback may be reduced if the opposing Side Yard is increased by an equivalent distance.*

Lot Area, Frontage, Density, and Coverage

Minimum Lot Area	Residential Lots with Public Water and/or Sewer: 7,000 sq. ft. Non-residential Lots with Public Water and/or Sewer: 25,000 sq. ft. Residential or Non-residential Lots with On-lot Water and Sewer: 1 acre
Maximum Lot Area	Any Permitted Lot Type with Public Water and/or Sewer: 2 acres
Minimum Lot Frontage	15 ft.
Minimum Gross Density	0.5 Dwelling Units/Acre
Maximum Gross Density	6.25 Dwelling Units/Acre
Maximum Lot Coverage	75%

Building Height and Setbacks

Minimum Height	20 ft.
Maximum Height	40 ft. or the average height of buildings on adjacent lots plus one story, whichever is greater

Principal Building Setbacks

Minimum Front Yard Setback	25 ft. or the average setback of buildings on adjacent lots
Minimum Side Yard Setback*	10 ft.
Minimum Rear Yard Setback	30 ft

Accessory Building Setbacks

Minimum Side Yard Setback *	6 ft.
Minimum Rear Yard Setback	10 ft.

Off-street Parking

Minimum Space Quantity	
Maximum Space Quantity	

Permitted/Expected Impacts

- a. Public Water and/or Sewer Services
- b. High Pedestrian Activity Generation within Public Rights-of-Way
- c. Moderate Noise/Vibration
- d. Moderate Air Degradation/Odor
- e. Moderate Percentage of Impervious Coverage
- f. Moderate Soil Degradation
- g. Moderate # of Off-street Parking Spaces
- h. Moderate Truck Traffic Generation

Impacts Requiring Greater Regulation

- a. Loading Docks
- b. Industrial, Manufacturing, or Wholesale Commercial Character

Expected Community Character

- a. Retail Commercial Character
- b. Moderate Residential Character
- c. Moderate Natural Character
- d. Moderate Agricultural Character
- e. Scale similar to surrounding medium-intensity built environment

**One Side Yard Setback may be reduced if the opposing Side Yard is increased by an equivalent distance.*

Existing Residential (ER)

Bulk Regulations

Lot Area, Frontage, Density, and Coverage

Minimum Lot Area	Average area of lots on the block minus 20% of this average
Maximum Lot Area	Average area of lots on the block plus 20% of this average
Minimum Lot Frontage	15 ft.
Maximum Gross Density	+1 Du/Lot
Maximum Lot Coverage	Within the range of lot coverages on the block

Building Height and Setbacks

Maximum/Minimum Height	Within the range of height of buildings on the block
Front, Side, and Rear Yard Setbacks for Principal Buildings	Within the range of setbacks of buildings on lots on the block

Off-street Parking

Minimum Space Quantity	
Maximum Space Quantity	

Permitted/Expected Impacts

- a. Public Water and Sewer Services
- b. Moderate Intermittent or Seasonal Air Degradation/Odor
- c. Moderate # of Off-street Parking Spaces

Impacts Requiring Greater Regulation

- a. Noise/Vibration
- b. Constant Air Pollution/Odor
- c. Moderate Percentage of Impervious Coverage
- d. Retail Commercial Character

Impacts Not Permitted

- a. Loading Docks
- b. Truck Traffic Generation
- c. Industrial, Manufacturing, or Wholesale Commercial Character
- d. Agricultural Character

Expected Community Character

- a. Residential Character
- b. Scale similar to surrounding medium-intensity built environment

Medium Density Residential (MR)

Bulk Regulations

Lot Area, Frontage, Density, and Coverage

Minimum Lot Area	4,500 sq. ft.
Maximum Lot Area	15,000 sq. ft.
Project Average Lot Area	
Minimum Lot Frontage	15 ft.
Minimum Gross Density	3 Dwelling Units/Acre
Maximum Gross Density	10 Dwelling Units/Acre
Maximum Lot Coverage	60%

Building Height and Setbacks

Maximum Height	35 ft. or the average of building heights on adjacent lots plus one story, whichever is greater
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Principal Building Setbacks

Minimum Front Yard Setback	10 ft. or the average setback of existing buildings on adjacent lots minus 5 ft., whichever is greater
Maximum Front Yard Setback	25 ft.
Minimum Side Yard Setback *	5 ft. (excludes lots with attached or semi-detached units)
Minimum Rear Yard Setback	20 ft.

Off-street Parking

Minimum Space Quantity	
Maximum Space Quantity	

Permitted/Expected Impacts

- Public Water and Sewer Services
- Moderate Percentage of Impervious Coverage
- Moderate Pedestrian Activity Generation within Public Rights-of-Way

Impacts Requiring Greater Regulation

- Noise/Vibration
- Air Degradation/Odor
- Soil Degradation
- Moderate # of Off-street Parking Spaces
- Retail Commercial Character

Impacts Not Permitted

- Loading Docks
- Truck Traffic Generation
- Industrial, Manufacturing, or Wholesale Commercial Character
- Agricultural Character

Expected Community Character

- Residential Character
- Scale similar to surrounding medium-intensity built environment

**One Side Yard Setback may be reduced if the opposing Side Yard is increased by an equivalent distance.*

Mixed-Use Residential (MUR)

Bulk Regulations

Lot Area, Frontage, Density, and Coverage

Maximum Lot Area	2 acres
Minimum Lot Frontage	15 ft.
Project Average Lot Area	
Minimum Gross Density	Central Lancaster Growth Area: 9 Dwelling Units/Acre Christiana/Gap, Solanco, Strasburg, & Elanco North Growth Areas: 5.5 Dwelling Units/Acre All other Growth Areas: 6.5 Dwelling Units/Acre
Maximum Lot Coverage	65%

Building Height and Setbacks

Minimum Height	20 ft.
Maximum Height	50 ft. or the average height of buildings on adjacent lots plus one story, whichever is greater
Minimum Front Yard Setback	50 ft. from arterial streets, 30 ft. from collector streets
Maximum Front Yard Setback	75 ft. from arterial streets, 50 ft. from collector streets
Minimum Side Yard Setback*	10 ft. (excludes lots with attached or semi-detached units)
Minimum Rear Yard Setback	20 ft.

Off-street Parking

Minimum Space Quantity	
Maximum Space Quantity	

Permitted/Expected Impacts

- a. Public Water and Sewer Services
- b. High Percentage of Impervious Coverage
- c. High Pedestrian Activity Generation within Public Rights-of-Way
- d. Moderate Intermittent Noise/Vibration

Impacts Requiring Greater Regulation

- a. Constant Noise/Vibration
- b. Air Degradation/Odor
- c. Soil Degradation
- d. Loading Docks
- e. Moderate # of Off-street Parking Spaces
- f. Truck Traffic Generation

Impacts Not Permitted

- a. Industrial, Manufacturing, or Wholesale Commercial Character
- b. Agricultural Character

Expected Community Character

- a. Residential Character
- b. Moderate Retail Commercial Character
- c. Scale similar to surrounding high-intensity built environment

**One Side Yard Setback may be reduced if the opposing Side Yard is increased by an equivalent distance.*

Mixed-Use Commercial (MUC)

Bulk Regulations

Lot Area, Frontage, Density, and Coverage

Maximum Lot Area	2 acres
Minimum Lot Frontage	15 ft.
Project Average Lot Area	
Minimum Gross Density	Central Lancaster Growth Area: 7 Dwelling Units/Acre Christiana/Gap, Solanco, Strasburg, & Elanco North Growth Areas: 3.5 Dwelling Units/Acre All other Growth Areas: 4.5 Dwelling Units/Acre
Maximum Lot Coverage	80%

Building Height and Setbacks

Minimum Height	20 ft.
Maximum Height	50 ft. or the average height of buildings on adjacent lots plus one story, whichever is greater
Minimum Front Yard Setback	50 ft. from arterial streets, 30 ft. from collector streets
Maximum Front Yard Setback	50 ft.
Minimum Side and Rear Yard Setbacks*	10 ft. (excludes lots with attached or semi-detached units)

Off-street Parking

Minimum Space Quantity	
Maximum Space Quantity	

Permitted/Expected Impacts

- Public Water and Sewer Services
- High Percentage of Impervious Coverage
- High # of Off-street Parking Spaces
- High Pedestrian Activity Generation within Public Rights-of-Way
- Moderate Noise/Vibration
- Moderate Air Degradation/Odor
- Moderate # of Loading Docks
- Moderate Truck Traffic Generation

Impacts Requiring Greater Regulation

- Soil Degradation
- Industrial, Manufacturing, or Wholesale Commercial Character

Impact Not Permitted

- Agricultural Character

Expected Community Character

- Retail Commercial Character
- Moderate Residential Character
- Scale similar to surrounding high-intensity built environment

**One Side Yard Setback may be reduced if the opposing Side Yard is increased by an equivalent distance.*

Mixed-Use Highway (MUH)

Bulk Regulations

Lot Area, Frontage, and Coverage

Minimum Lot Area	Residential/Mixed Use Lots: 8,000 sq. ft. Commercial Lots: 20,000 sq. ft.
Maximum Lot Area	Residential/Mixed Use Lots: 1 acre Commercial Lots: 5 acres
Minimum Lot Frontage	100 ft.
Maximum Lot Frontage	500 ft.
Maximum Lot Coverage	70%

Building Height and Setbacks

Maximum Height	45 ft.
Minimum Front Yard Setback	Residential Buildings: 25 ft. or the average setback of existing buildings on adjacent lots, whichever is lesser Commercial Buildings: 40 ft. or the average of setback of existing buildings on adjacent lots, whichever is lesser
Maximum Front Yard Setback	50 ft. or the average setback of existing buildings on adjacent lots plus 20 ft., whichever is greater
Minimum Side Yard Setback	15 ft.
Maximum Side Yard Setback	40 ft.

Off-street Parking

Minimum Space Quantity	
Maximum Space Quantity	

Permitted/Expected Impacts

- a. Noise/Vibration
- b. Air Degradation/Odor
- c. High Percentage of Impervious Coverage
- d. Public Water and Sewer Services
- e. Soil Degradation
- f. High # of Loading Docks
- g. High # of Off-street Parking Spaces
- h. High Truck Traffic Generation

Impacts Requiring Greater Regulation

- a. Pedestrian Activity Generation within Public Rights-of-Way
- b. Residential Character

Impact Not Permitted

- a. Agricultural Character

Expected Community Character

- a. Retail Commercial Character
- b. Industrial, Manufacturing, or Wholesale Commercial Character
- c. Scale similar to surrounding high-intensity built environment

Mixed-Use Enterprise (MUE)

Bulk Regulations

Lot Area and Coverage

Maximum Lot Area	10 acres
Project Average Lot Area	
Maximum Lot Coverage	75%

Building Height and Setbacks

Minimum Height	20 ft.
Maximum Height	45 ft.
Minimum Front Yard Setback	20 ft.
Minimum Side Yard Setback*	10 ft.

Off-street Parking

Minimum Space Quantity	
Maximum Space Quantity	

Permitted/Expected Impacts

- Noise/Vibration
- Intermittent or Seasonal Air Degradation/Odor
- Public Water and Sewer Services
- Soil Degradation
- High # of Loading Docks
- High # of Off-street Parking Spaces
- High Truck Traffic Generation
- Moderate Constant Air Pollution/Odor
- Moderate Percentage of Impervious Coverage

Impacts Requiring Greater Regulation

- Pedestrian Activity Generation within Public Rights-of-Way
- Residential Character

Impact Not Permitted

- Agricultural Character

Expected Community Character

- Retail Commercial Character
- Industrial, Manufacturing, or Wholesale Commercial Character
- Scale similar to surrounding high-intensity built environment

**One Side Yard Setback may be reduced if the opposing Side Yard is increased by an equivalent distance.*

Heavy Industrial-Manufacturing (IM)

Bulk Regulations

Lot Coverage

Maximum Lot Coverage	85%
Building Appurtenance Area	Up to 10% of building footprint

Building Height and Setbacks

Maximum Height of Building	50 ft.
Maximum Height of Building Appurtenance	125 ft.

Principal Building Setbacks

Minimum Front Yard Setback	100 ft. from arterial streets, 80 ft. from major collector streets, and 60 ft. from minor collector streets
Minimum Side and Rear Yard Setbacks	Equivalent to building height (exempt where yard is adjacent to lots in the IW or IM district)

Off-street Parking

Minimum Space Quantity	
Maximum Space Quantity	

Permitted/Expected Impacts

- Noise/Vibration
- Air Degradation/Odor
- High Percentage of Impervious Coverage
- Public Water and Sewer Services
- Soil Degradation
- High # of Loading Docks
- High # of Off-street Parking Spaces
- High Truck Traffic Generation

Impact Requiring Greater Regulation

- Retail Commercial Character

Impacts Not Permitted

- Pedestrian Activity Generation within Public Rights-of-Way
- Residential Character
- Agricultural Character

Expected Community Character

- Industrial, Manufacturing, or Wholesale Commercial Character

Industrial-Warehouse (IW)

Bulk Regulations

Lot Area and Coverage

Minimum Lot Area	10 acres
Maximum Lot Coverage	85%

Building Height and Setbacks

Maximum Height	50 ft.
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Principal Building Setbacks

Minimum Front Yard Setback	100 ft. from arterial streets, 80 ft. from major collector streets, and 60 ft. from minor collector streets
Minimum Side and Rear Yard Setback	Equivalent to building height (exempt where yard is adjacent to lots in the IW or IM district)

Off-street Parking

Minimum Space Quantity	
Maximum Space Quantity	

Permitted/Expected Impacts

- a. Intermittent Noise/Vibration
- b. Constant Air Degradation/Odor
- c. High Percentage of Impervious Coverage
- d. Public Water and Sewer Services
- e. High # of Loading Docks
- f. High # of Off-street Parking Spaces
- g. High Truck Traffic Generation
- h. Moderate Constant Noise/Vibration
- i. Moderate Intermittent Air Pollution/Odor
- j. Moderate Soil Degradation

Impact Requiring Greater Regulation

- a. Retail Commercial Character

Impacts Not Permitted

- a. Pedestrian Activity Generation within Public Rights-of-Way
- b. Residential Character
- c. Agricultural Character

Expected Community Character

- a. Industrial, Manufacturing, or Wholesale Commercial Character
- b. Scale similar to surrounding high-intensity built environment

Downtown Core-Borough (DCB)

Bulk Regulations

Lot Area and Density

Project Average Lot Area	
Minimum Gross Density	East Petersburg, Mountville, & Millersville: 9 Dwelling Units/Acre Christiana, Quarryville, Strasburg, & Terre Hill: 5.5 Dwelling Units/Acre All other boroughs: 6.5 Dwelling Units/Acre

Building Height and Setbacks

Minimum Height	20 ft.
Maximum Height	50 ft.

Principal Building Setbacks

Maximum Front Yard Setback	10 ft. or the average setback of existing buildings on adjacent lots, whichever is lesser
Minimum Side Yard Setback *	5 ft. (excludes lots with attached or semi-detached units)
Maximum Rear Yard Setback	10 ft.

Off-street Parking

Minimum Space Quantity	
Maximum Space Quantity	

Permitted/Expected Impacts

- a. High Percentage of Impervious Coverage
- b. Public Water and Sewer Services
- c. High Pedestrian Activity Generation within Public Rights-of-Way
- d. Moderate Noise/Vibration
- e. Moderate Truck Traffic Generation

Impacts Requiring Greater Regulation

- a. Air Degradation/Odor
- b. Soil Degradation
- c. Loading Docks
- d. Off-street Parking Spaces
- e. Industrial, Manufacturing, or Wholesale Commercial Character

Impact Not Permitted

- a. Agricultural Character

Expected Community Character

- a. Retail Commercial Character
- b. Moderate Residential Character
- c. Scale similar to surrounding high-intensity built environment

**One Side Yard Setback may be reduced if the opposing Side Yard is increased by an equivalent distance.*

Lot Density

Minimum Gross Density	9 Dwelling Units/Acre
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Building Height and Setbacks

Minimum Height	35 ft.
Maximum Height	150 ft. or the height of the tallest building on the same block plus 1 floor

Principal Building Setbacks

Maximum Front and Side Yard Setback	10 ft. or the average setback of buildings on adjacent lots, whichever is lesser
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Off-street Parking

Minimum Space Quantity	
Maximum Space Quantity	

Permitted/Expected Impacts

- a. High Percentage of Impervious Coverage
- b. Public Water and Sewer Services
- c. High Pedestrian Activity Generation within Public Rights-of-Way
- d. Moderate Noise/Vibration
- e. Moderate Truck Traffic Generation

Impacts Requiring Greater Regulation

- a. Air Degradation/Odor
- b. Soil Degradation
- c. Loading Docks
- d. Off-street Parking Spaces
- e. Industrial, Manufacturing, or Wholesale Commercial Character

Impact Not Permitted

- a. Agricultural Character

Expected Community Character

- a. Retail Commercial Character
- b. Moderate Residential Character
- c. Scale similar to surrounding high-intensity built environment