

ZONING

300 Attachment 2

City of Lancaster

Table of Permitted Uses
Residential (1)

[Amended 9-13-2016 by Ord. No. 9-2016; 7-11-2017 by Ord. No. 10-2017; 9-12-2017 by Ord. No. 12-2017]

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	CM
Single-family detached dwelling											
(a) New	X	X	X	X	X	X					
(b) Conversion of an existing building	X	X	X	X	X	X	X(2)	X	X	X	
Single-family semidetached dwelling											
(a) New		X	X	X	X	X					
(b) Conversion of an existing building		X	X	X	X	X	X(2)	X	X	X	
Single-family attached dwelling											
(a) New			X	X	X	X			X		
(b) Conversion of an existing building			X	X	X	X	X(2)	X	X	X	
Apartment dwelling, above an allowed nonresidential use											
(a) Two units per building			X	X	X	X	X(2)	X	X	X	X
Two-family dwelling, including efficiency units, and combination dwelling											
(a) New						S	X(2)	X			
(b) Conversion of an existing building(3)											
(i) Minimum 3,500-gross-square-foot building			S	S	S	S			S	S	
(ii) Without minimum threshold							X(2)	X			

LANCASTER CODE

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	CM
Multifamily dwelling, including efficiency units, and combination dwelling											
(a) New(4)(11)				S		S	X(2)	X	X	X	
(b) Conversion of an existing building(3)(11)											
(i) Minimum 3,500-gross-square-foot building			S	S	S	S			S	S	
(ii) Without minimum threshold							X(2)	X			
Fraternity/sorority				S							
Manufactured dwelling(5)	X	X	X	X	X	X					
Nonfamily unit	X(8)	X(8)	X(8)	X	X	X	X(2)	X	X	X	X
Home occupation											
(a) No impact(6)	X	X	X	X	X	X	X	X	X	X	X
(b) General(7)	S	S	S	S	S	S	S	S	S	S	S
Rooming/boarding units											
(a) Conversion of a minimum 3,500-gross-square-foot-building(3)(9)				S					S	S	
(b) New or conversion without a minimum gross square foot building(10)							S(2)	S			
Live-work unit(12)						X	X(2)	X	X	X	
Flexible residential development option in accordance with § 300-23		X	X	X	X	X					

NOTES:

See also the habitable floor area requirements in § 300-30.

If a zoning district is not listed in the above table, it means that none of the uses listed on that table are allowed in that zoning district, unless specifically permitted otherwise.

- (1) In all districts, an existing corner storefront shall not be converted to any residential unit or use.
- (2) In the CB1 District, a residential use of any type shall not be permitted on the street level of a building, with the exception of an existing single-family dwelling as of the date of adoption of this chapter.
- (3) A certificate of zoning compliance shall be issued or a special exception shall be granted for the conversion of a structure below the minimum gross square foot threshold only if the following conditions are met:
 - a. Where the structure contains one or more nonresidential uses and is not a single-family dwelling, conversion of the nonresidential space to one or more dwelling units will be permitted, provided the requirements of Article VI, Article VIII, and all other applicable provisions of this chapter are satisfied; and

ZONING

- b. If the building is located in the Historic Resource Overlay District and the proposed conversion of the nonresidential space to residential use will result in exterior alteration of the building visible from a public street, the applicant shall provide a letter from the Historic Preservation Specialist prior to the zoning hearing stating that the alteration is appropriate and consistent with the Secretary of the Interior standards and will have no adverse impact on the historic resource nor on the streetscape and immediate neighborhood.
- (4) A preliminary architectural sketch or rendering shall be provided that illustrates the appearance of the exterior of any proposed new building from all streets, and describes the types of exterior building materials. This requirement shall only apply if the building will not be subject to exterior design approval under the Historic District or Heritage Conservation District Ordinances.
- (5) A certificate of zoning compliance for a manufactured dwelling shall not be issued unless the following conditions are met:
 - a. The primary entrance of the dwelling shall face the front lot line;
 - b. If the dwelling will be located in a Historic Resource Overlay District, the applicant shall provide evidence of issuance of a certificate of appropriateness from Lancaster City Council to the Zoning Hearing Board for any dwelling proposed in the City of Lancaster Historic District or Heritage Conservation District;
 - c. The dwelling shall be constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974 or the Pennsylvania Industrialized Housing Act of 1972, or such successor standards;
 - d. The dwelling shall be installed in accordance with the Uniform Construction Code and approved by the City of Lancaster Building Official, and which includes a perimeter enclosure around the unit that has the appearance of a perimeter foundation; and
 - e. All wheels, axles, transportation lights and towing apparatus shall be removed.
- (6) A certificate of zoning compliance for a no-impact home occupation shall not be issued unless the following conditions are met:
 - a. The activity shall be operated solely by the occupants of the dwelling;
 - b. Not more than 25% of the gross floor area of the dwelling shall be devoted to the activity;
 - c. There shall be no sale of commodities on the premises;
 - d. There shall be no external evidence of the activity nor any changes to the exterior of the dwelling because of the activity;
 - e. The activity shall be limited to office or other low-key activities, including but not limited to telephone and computer work, sewing, and arts and crafts;
 - f. The activity shall not involve visits by clients, customers, sales representatives, students, or others;
 - g. The activity shall create no noticeable noise, odors, dust, smoke or vibrations, or objectionable refuse;
 - h. The activity shall not require the delivery of commodities by commercial truck at a frequency in excess of once per week;
 - i. No vehicle of 9,500 pounds or greater shall be stored on the premises nor parked in the public right-of-way; and
 - j. No accessory building shall be used except for routine accessory storage, and no required garage parking space may be displaced by the use.
- (7) A special exception for a general home occupation shall not be granted unless the following conditions are met:
 - a. The activity shall be operated by the occupants of the dwelling with the assistance of not more than one employee;
 - b. One off-street parking space shall be provided on the premises for the employee;
 - c. Not more than 25% of the gross floor area of the dwelling shall be devoted to the activity;
 - d. There shall be no sale of commodities on the premises;
 - e. There shall be no external evidence of the activity except for one sign as provided for in Article IX;
 - f. The activity shall create no objectionable noise, odors, vibrations, dust, smoke or refuse;
 - g. The activity shall not generate an unreasonable flow of pedestrian or vehicular traffic, including delivery vehicles;

LANCASTER CODE

- h. No vehicle of 9,500 pounds or greater shall be parked in the public right-of-way nor stored on the premises except in a garage, and provided that the required parking for the occupants' personal vehicle(s) is not eliminated;
 - i. The need for additional parking spaces shall be determined by the Zoning Hearing Board; and
 - j. The activity shall not occur within the vehicle storage area of any garage and shall in no way prevent or interfere with the parking of vehicles in a garage.
- (8) In the R1, R2 and R3 Districts, a nonfamily unit shall meet the following additional requirements:
- a. The nonfamily unit shall be occupied by at least one owner of record of the property;
 - b. Under § 300-41, two off-street parking spaces are required per nonfamily unit. If there is already a lawful grandfathered deficit of one space, then one new space shall be provided; and
 - c. A nonfamily unit shall only be allowed within a single-family detached dwelling, a single family semidetached dwelling, or a single-family attached dwelling.
- (9) The lot shall be limited to a maximum of six rental units. Each rental unit shall not be occupied by more than two persons over age 18. See habitable floor area requirement in § 300-30.
- (10) The lot shall be limited to a maximum of 20 rental units. Each rental unit shall not be occupied by more than two persons over age 18. See habitable floor area requirement in § 300-30.
- (11) Multifamily dwellings may be combined in the same building with types and sizes of commercial uses that are allowed in the zoning district, provided the commercial uses are on the street level floor. See also off-site parking option in § 300-44G.
- (12) Live-work units shall include an allowed family dwelling or nonfamily unit that can be combined with one of the following uses: an office, a personal service use, an art gallery or studio with accessory retail sales of art, musical or art instruction for up to five persons at a time, or preparation of food for off-site catering. The nonresidential use shall be conducted by one or more of the occupants of the dwelling. See also the provisions for live-work units in the Uniform Construction Code, which may limit the number of nonresident employees and the total size of the unit.

ZONING

Commercial—Retail

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3 (1)	R4 (1)	RO	MU	CB1	CB	C1	C2	C3	CM	SM
Beer or other alcoholic beverage retail store, for off-premises consumption (which may be combined with sale of other beverages and snacks)													
(a) Up to 10,000 square feet of floor area						S	S	S		S			
(b) Up to 25,000 square feet of floor area											X	X	
Building and home improvement equipment, furnishings, landscaping, and supplies													
(a) Up to 50,000 square feet of floor area							S						
(b) Without size restriction						S		X		S	X	X	X
Convenience store/mini-market — up to 7,000 square feet of floor area(2)													
(a) With gasoline sales										S	X		
(b) Without gasoline sales						S	S	S	X	X	X		
Drive-through restaurant											X		
Eating and drinking establishment, excluding drive-through restaurant(3)													
(a) Up to 1,200 square feet of floor area			S						S				
(b) Up to 3,000 square feet of floor area				S	S					S			
(c) Without size restriction						S	X	X			X		X
Farm equipment											X		X
Firearms and accessories store											X		
Fuel and ice dealer											X	X	X
Gasoline stations/service station, excluding convenience store										S	X	X	

LANCASTER CODE

Use	R1	R2	R3 (1)	R4 (1)	RO	MU	CB1	CB	C1	C2	C3	CM	SM
Gourmet/specialty food store													
(a) Up to 1,200 square feet of floor area			S	S									
(b) Up to 3,000 square feet of floor area					S				X				
(c) Up to 10,000 square feet of floor area						X	X	X		X			
(d) Without size restriction						S	S	S			X		
Grocery/general store, excluding gasoline/service station(2)													
(a) Up to 1,200 square feet of floor area			S	S									
(b) Up to 3,000 square feet of floor area					S				X				
(c) Up to 10,000 square feet of floor area						X	X	X		X	X		
Liquor store — See “beer or other alcoholic beverage store”													
Motor vehicle, marine and aircraft accessory store													
(a) Up to 50,000 square feet of floor area							S					X	
(b) Without size restriction						S		X	X	X	X		
Motor vehicle, marine and aircraft sales, new or used													
(a) Up to 100,000 square feet of lot area												X	
(b) Without size restriction											X		
Pawn shop											S		
Pet store						S	X	X	S	S	X		
Pharmacy													
(a) Up to 1,200 square feet of floor area			S	S									
(b) Up to 3,000 square feet of floor area					S				X	X			
(c) Up to 12,000 square feet of floor area						X				S			
(d) Without size restriction							X	X			X		
Retail store, other than uses listed separately and not including gasoline or auto sales													
(a) Up to 2,000 square feet of floor area			S	S					X				
(b) Up to 10,000 square feet of floor area						X				X			
(c) Up to 150,000 square feet of floor area							X	X			X		X
(d) Without size restriction							C	C			C		C

ZONING

Use	R1	R2	R3 (1)	R4 (1)	RO	MU	CB1	CB	C1	C2	C3	CM	SM
Secondhand/consignment furniture store						S		X	S	X	X		
Supermarket, over 10,000 square feet of floor area(2)						S	S	S		S	X		
Vending cart or truck(4)			S	S	S	S	X	X	X	X	X	X	X
Wholesale/retail discount warehouse store(5)											X		X

NOTES:

- (1) A special exception for commercial—retail uses permitted in the R3 and R4 Districts shall be granted only for retail uses located in corner properties or existing storefronts. A reduction in required parking for corner properties may be granted by special exception pursuant to § 300-11C, Commercial storefronts.
- (2) A special exception shall be granted or a certificate of zoning compliance shall be issued for a convenience store/mini-market or a grocery/general store only if the following conditions are met:
 - a. At least 50% of the gross floor area is devoted to food products; and
 - b. The applicant shall install and maintain an exterior litter receptacle, intended for public use, in a location and with a design approved by the City Engineer.
- (3) If an eating and drinking establishment will specialize in take-out sales, the applicant shall install and maintain an exterior litter receptacle, intended for public use, in a location and with a design approved by the City Engineer.
- (4) A special exception shall be granted or a certificate of zoning compliance shall be issued for a vending cart or truck only if the following conditions are met:
 - a. The vending cart or truck shall be used only for the sale of food products or natural products;
 - b. The vending cart or truck shall be placed in a fixed location on private property, as shown on a site plan, with the prior written permission of the property owner;
 - c. The vending cart or truck shall remain a portable vehicle capable of being moved at any time from the property;
 - d. The vending cart or truck shall comply with the design standards set forth in City Code § 291-10, Neighborhood vending cart and vending truck design standards;
 - e. The vending cart or truck shall not be placed within the public right-of-way;
 - f. The vending cart or truck shall be situated in a manner that avoids blockage of the public sidewalk by customers;
 - g. Neither the vending cart or truck nor any related sign, display, or other appurtenance shall be located in any required off-street parking space on the premises;
 - h. The applicant shall provide a litter receptacle, intended for public use, on the premises near the vending cart or truck;
 - i. The cart or truck vendor shall make no loud noises, including hawking, or use sound-amplifying devices to attract attention to his/her business.
 - j. The hours of operation shall be limited to 8:00 a.m. to 9:00 p.m. in residential zoning districts, or to such hours imposed by the Zoning Hearing Board, and from 7:00 a.m. to 1:00 a.m. in nonresidential districts;
 - k. The maximum sign area for a vending cart or truck shall be 12 square feet, which shall have no impact on the maximum sign allowance for other uses on the property;

LANCASTER CODE

- l. The applicant shall receive all necessary licenses and certifications for the sale of food and natural products as required by state and local statutes and regulations;
 - m. The applicant shall maintain a current cart or truck vendor license, issued by the City of Lancaster Health Officer, at all times; and
 - n. The cart or truck shall be set back a minimum of 50 feet from the lot line of any principal residential use, which shall be increased to 100 feet if the use involves outdoor barbeque grills or generators.
- (5) A certificate of zoning compliance for a wholesale and/or discount warehouse store in the SM District shall not be issued unless evidence is presented that the following conditions have been met:
- a. The lot shall be located within 500 feet of a Route 30 Bypass access ramp;
 - b. No more than one wholesale and/or retail discount warehouse store shall be permitted on a lot nor shall a wholesale and/or retail discount warehouse store be permitted within 5,000 feet of another wholesale and/or retail discount warehouse store within the SM District;
 - c. The use shall comply with the Noise Control Ordinance, Chapter 198 of the Codified Ordinances of the City of Lancaster, as amended;
 - d. Any lighting used to illuminate any parking or loading areas or to illuminate any structures shall be so arranged as to reflect the light away from and not cause or create any glare, reflection, or illumination upon any abutting residential districts or properties and any abutting public rights-of-way;
 - e. The percent of maximum building coverage shall not exceed 50%;
 - f. Where the proposed use is on a lot abutting a residential zone within the City or neighboring municipality, the rear and side yard setbacks along the abutting property line shall be a minimum of 30 feet, and no accessory structures or paved areas shall be permitted in this setback area;
 - g. A minimum of 15% of the lot shall be landscaped with shrubs, ornamental trees and shade trees; and
 - h. Where the lot abuts or is across the street from a residential zoning district, a landscape screen shall be planted within the required yard area, provided that a twenty-five-foot sight triangle at corners and a five-foot sight triangle at driveways are maintained. The landscape screen shall be composed of evergreen shrubs and trees arranged to form both a low-level and a high-level screen and shall be permanently maintained by the owner of the lot. The high-level screen shall consist of evergreen trees of not less than six feet in height at the time of planting and planted at intervals of not more than 10 feet. The low-level screen shall consist of evergreen shrubs of not less than two feet in height at the time of planting and planted at intervals of not more than five feet.

ZONING

Commercial—Services

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Art studio or gallery (which may also include custom crafts)			S	S	X	X	X	X	X	X	X	(3)		
Automobile or other motor vehicle rentals														
(a) Up to 100,000 square feet of lot area												X		
(b) Without size restriction								S		S	X			
Automobile or other motor vehicle repair(1)								S		S	X	X		
Banks and similar financial institutions, which may include drive-through service														
(a) Up to 6,000 square feet of floor area												X	X	
(b) Without size restriction						S	X	X	S	X	X			
Beauty or barber shop, nail salon, or similar personal service use														
(a) Up to 1,200 square feet in area(2)			S	S	S				X					
(b) Without size restriction						X	X	X	S	X	X			
Bed-and-breakfast inn, tourist home, or youth/elder hostel														
(a) Up to 5 units			S	S					X	X				
(b) Up to 10 units					S	S	X	X	S	S				
Business/professional/service office														
(a) Up to 1,200 square feet of floor area(2)			S	X										
(b) Up to 3,000 square feet of floor area(2)				S					S	X				

LANCASTER CODE

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
(c) Conversion up to 6,000 square feet of floor area										S				
(d) Conversion/expansion without size restriction of (c)					X	X	X	X			X	(3)		
(e) New construction without size restriction						X	X	X			X			
(f) New construction with a minimum building size of 20,000 square feet of floor area												X		
Car or truck wash														
(a) Up to 100,000 square feet of lot area										S		X		
(b) Without size restriction											X			
Catering service(2)			S	S	S	X	X	X	X	X	X	(3)		
Contractor's office														
(a) Without storage of equipment and materials(2)			S	S	X	X	X	X	X	X	X	X	X	
(b) With interior storage of equipment/materials(2)(4)				S	S	X	X	X	X	X	X	X	X	
(c) With exterior storage of equipment/materials						S					X	X	X	
Day care home														
(a) 1 to 3 children	X	X	X	X	X	X	X	X	X	X		X		
(b) 4 to 6 children(5)	X	X	X	X	X	X	X	X	X	X		X		
(c) 7 to 12 children				S	S	S	S	S	S	S		S		
Day care center	S	S	S	S	X	X	X	X	X	X	X	X	X	
Dry cleaning service														
(a) Up to 1,200 square feet(2)			X	X	X	X			X					
(b) Without size restriction						S	X	X	S	X	X		X	
Duplicating, printing, mailing, computer service(2)			X	X	X	X	X	X	X	X	X	(3)		

ZONING

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Educational and scientific research agency(2)				S	S	S	S	S	S	S	S	S	S	
Funeral service				S	S	S		X	S	X	X			
Hotel, motel and inn						S	X	X			X			
Locksmith(2)			X	X	X	X	X	X	X	X	X	(3)		
Medical and health service														
(a) Up to 3,000 square feet of floor area			S	S		X			S	X				
(b) Conversion of existing building without size restriction					X	S	X	X		X	X	(3)		X
(c) New construction/expansion without size restriction					X	S	X	X			X			X
(d) New construction with a minimum building size of 20,000 square feet of floor area												X		
Medical, dental, optical laboratory and prosthetic device fabrication(2)(4)				S	X	X	X	X	X	X	X	X	X	X
Miscellaneous repair service														
(a) Up to 1,200 square feet(2)			X	X	X									
(b) Up to 3,000 square feet						X			X	X				
(c) Without size restriction						S	X	X			X	X		
Parking lot or parking garage/deck (Note: Parking as an accessory use to an on-site principal use is permitted by right in all districts.)(6)			S	S	S	S	X	X	X	X	X	X	X	X
Pet grooming(2)			S	S	S	S	X	X	X	X	X			
Photographic studio														
(a) Portrait studio(2)			X	X	X	X	X	X	X	X	X			
(b) Commercial studio, excluding portrait photography					X	X	X	X	X	X	X	X		
Research development and testing lab(4)					S	S	S	S			X	X	X	
Self-service laundry(7)														

LANCASTER CODE

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
(a) Up to 1,200 square feet(2)			S	S	S			X						
(b) Up to 3,000 square feet						X			X			X	X	
(c) Without size restriction						S				S	X			
Self-storage facility, up to a maximum of 20,000 square feet of total floor area per lot or building, whichever is more restrictive			S	S		S			S			X		
Services to dwellings and other buildings						S			S	X	X	X	X	
Shoe, garment and related repair or alteration services(2)			X	X	X	X	X	X	X	X	X			
Tattoo shops, body-piercing and related services			S	S	S	X	X	X	X	X	X			
Taxicab service														
(a) Up to 100,000 square feet of lot area												X		
(b) Without size restriction								S		S	X			
Veterinarian hospital or clinic														
(a) With boarding kennel										S	X	X		
(b) Without boarding kennel						S		S		X	X	X		
Visitor house rental(8)			X	X	X	X	X	X	X	X				

NOTES:

- (1) An auto repair use shall meet the following additional requirements:
 - (a) All paint work shall be performed within a building, with a fume collection and ventilation system that directs fumes away from any adjacent dwellings. Outdoor major repairs (such as body work and grinding) and outdoor welding shall not occur within 200 feet of a lot that has a dwelling as its principal use. Sanding of vehicles shall not occur outdoors;
 - (b) Outdoor storage of motor vehicles shall not be within any required buffer yard or street right-of-way;
 - (c) Any motor vehicle that is not in operable condition shall not be stored for more than 30 days within view of a public street or a dwelling, unless it is actively under repair; and
 - (d) Service bay doors shall not face directly towards an abutting dwelling (not including a dwelling separated from the garage by a street) if another reasonable alternative exists.
- (2) A special exception shall be approved or a certificate of zoning compliance granted for commercial—service uses permitted in the R3 and R4 Districts only for uses located in corner buildings (at the intersection of two or more public streets) or in existing lawful commercial spaces.

ZONING

- (3) Certain commercial service uses shall be permitted in the CM District in accordance with § 300-11B, Mixed-use facility.
- (4) In the CB1 District, this use shall not be permitted on any ground floor or street level of a building.
- (5) A certificate of zoning compliance shall be granted subject to the following: (a) The applicant shall provide the Zoning Officer with a family child day care home certificate of registration from the Pennsylvania Department of Public Welfare; and (b) the hours of operation shall not exceed 5:00 a.m. to 12:00 midnight. Additional hours may be approved by special exception if the applicant proves to the Zoning Hearing Board that such hours will be compatible with adjacent dwellings. An exterior sign for a day care home shall not exceed eight inches by 24 inches or 1.3 square feet.
- (6) A special exception shall be approved or certificate of zoning compliance granted for parking facilities in accordance with § 300-44B, Parking in Historic Resource Overlay District, of this chapter.
- (7) A special exception shall be approved or a certificate of zoning compliance granted for self-service laundries, conditioned on City approval of water and sewer capacity for proposed new or expanded laundries.
- (8)
 - (a) The dwelling must be registered with the City of Lancaster as a rental unit, with inspection of the property by a City Housing Inspector prior to registration approval.
 - (b) A property manager must be identified, and the name and contact information shall be provided to the City's Housing Unit.
 - (c) The maximum length of stay per registered party shall be 30 consecutive days.
 - (d) The entire dwelling shall be rented in the name of one individual, who represents the entire family or group renting the dwelling during the reserved time period.
 - (e) The number of guests in one party shall not exceed two adults per bedroom.
 - (f) No exterior or interior sign intended to be seen by the public shall be permitted.

ZONING
Culture, Entertainment and Recreation

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	PO	CM	SM	HC
Adult-oriented business(1)											S				
Bowling alley						S		X		S	X				
Civic/convention/exhibition center						C	C	C			C		C		
Community center			S	S	S	S					X	S			
Community garden(7)	S	S	S	S		S									S
Conservation area, natural habitat, riparian greenway or similar area												X			
Dance hall(2)							X	X			X				
Event facility(3)						S	X	X			X				
Field house or gymnasium						X					X		(5)		
Fitness center(4)			S	S	S	X	X	X	X	X	X		(5)		
Game room, billiard room or similar establishment (See also § 300-16.)(2)						S	X	X	S	S	X				
Ice or roller skating rink(6)						S	X	X		S	X	S			
Library			S	S	S	X	X	X	X	X	X				
Movie and live theater						S	X	X		S	X				
Museum, planetarium or aquarium		S	S	S	S	X	X	X	S	X	X	S	(5)		
Nightclub(2)						S	X	X			X				
Park, tot-lot, playground, or game court or course															
(a) Public	X	X	X	X	X	X	X	X	X	X	X	X			
(b) Private or restricted	S	S	S	S	S	S	S	S	S	S	S	X	(5)		
(c) Commercial						S	S	S			S	X	(5)		
Performing arts studio				S	S	X	X	X	S	X	X		(5)		
Sports stadium or arena						X					S		S	S	
Swimming pool(6)	S	S	S	S		S		S	S	S	S	S			

NOTES:

- (1) A special exception shall be approved for an adult-oriented business only if the following conditions are met:
a. The lot or property line of such business shall not be located within 300 feet of a residential district;

LANCASTER CODE

- b. The lot or property line of such business shall not be located within 300 feet of the lot or property line of any place of worship, school, day care facility, library or public park;
 - c. The lot or property line of such business shall not be located within 500 feet of another adult-oriented business;
 - d. There shall be no display of adult-oriented materials that can be seen from the exterior of the building;
 - e. Signs shall not include any pornographic or obscene images;
 - f. No adult-oriented business or activity may change to another type of adult-oriented business or activity except upon application to and approval by the Zoning Hearing Board of such change as a special exception;
 - g. No unlawful sexual activity or conduct shall be performed or permitted;
 - h. No person under 18 years of age will be permitted to enter the business;
 - i. The applicant shall prove compliance with all applicable state laws. Phone and mail contact information shall be provided to the Zoning Officer for an on-site manager who shall be responsible to ensure compliance with City ordinances. Such information shall be updated whenever such person is no longer serving in such capacity;
 - j. This term shall also include a membership club which otherwise meets the definition;
 - k. Adult-oriented business activities shall not be conducted between the hours of 12:00 midnight and 6:00 a.m. If the facility has a liquor license, restaurant activities may continue until 2:00 a.m. unless otherwise restricted by another law or regulation; and
 - l. See also Section 7327 of Title 18 of Pennsylvania Statutes, which prohibits many types of uses involving alcohol consumption that are open after 2:00 a.m.
- (2) A special exception shall be approved for a dance hall, nightclub, or game room, billiard room or similar establishment only if the following conditions are met:
- a. If the patrons will be under the age of 18, the hours of operation will be in conformity with curfew laws;
 - b. The building shall be soundproofed to prevent any noise disturbance, as per the Lancaster Noise Control Ordinance, Chapter 198 of the Code of the City of Lancaster; and
 - c. The use shall not be open to customers or patrons between 2:00 a.m. and 6:00 a.m.
- (3) A special exception shall be granted or a certificate of zoning compliance shall be issued for an event facility only if the following conditions are met:
- a. The event facility shall not be open to customers, patrons, or guests between 2:00 a.m. and 6:00 a.m.; and
 - b. If amplification of music will occur, the sound heard beyond the facility shall not cause a noise disturbance, as defined by the Lancaster Noise Control Ordinance, Chapter 198 of the Code of the City of Lancaster.
- (4) A special exception for a fitness center in the R3, R4 and RO Districts shall be approved only for occupancy within an existing nonresidential space.
- (5) Certain culture, entertainment and recreation uses shall be permitted in the CM District in accordance with §300-11B, Mixed-use facility.
- (6) A special exception shall be approved for an ice or roller skating rink or a swimming pool in the PO District only if the following condition is met:
- a. The skating rink or pool is an outdoor, unenclosed facility.
- (7) A special exception shall be approved for a community garden only if the following conditions are met:
- a. If the applicant is other than the property owner, the applicant shall provide a lease or other written agreement authorizing use of the property as a community garden, with such agreement including any limitations or requirements stipulated by the owner.
 - b. A garden coordinator shall be identified and the name, address, telephone number and email address shall be provided to the Zoning Officer, with updates provided as needed.

ZONING

- c. Hours of operation shall be between 7:00 a.m. and dusk, or as determined by the Zoning Hearing Board.
- d. The site shall be designed and maintained so that water and fertilizer will not drain onto adjacent property or into a public or private right-of-way.
- e. All seed, fertilizer and other organic material shall be stored in a sealed, rodentproof container.
- f. Compost materials shall be stored in a manner that shields them from view from adjacent property and a public right-of-way, controls odor, prevents infestation, and minimizes runoff from the property.
- g. Accessory structures shall only be used for the storage of materials associated with the garden, shall not include electrical, liquid-fuel or solid-fuel heating devices, and shall not exceed 25% of the allowable building coverage in the zoning district for other principal uses.
- h. Seasonal structures for growing plants, such as hoop houses, shall not exceed allowable building coverage in the zoning district for other principal uses and shall be removed when no longer in use.
- i. Sales of unprocessed produce are permitted. No sale of processed produce is permitted.

LANCASTER CODE

Institutional

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	DF	HC
Ambulance service						X		X	X	X	X	X	X	X	X
Church, synagogue, mosque, temple or similar place of worship(1)			S	S		S	S	S		S	X				
College or university(2)		S				S	S	S			S	(3)			
Community rehabilitation facility or halfway house(4)					S					S					S
Criminal/juvenile detention facility														X	
District magistrates				S	S	S	X	X	X	X	X	(3)			
Fire or police station	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Government facilities															
(a) City of Lancaster			X	X	X	X	X	X	X	X	X	X	X	X	X
(b) Federal, state, county						S	X	X			X	X		X	
Group care facility(5)					S										S
Group home(6)	X	X	X	X	X	X	X	X	X	X	X	X			
Homeless shelter(7)					S					S					S
Hospital(8)															X
Membership club, lodge or similar organization(9)						S	S	X	S	S	X	(3)			
Nursing home, personal care center, assisted living center, hospice or similar health care facility		S	S	S	S	S		S							X
Schools															
(a) Elementary and secondary		S	S	S	S	X	X	X			X	(3)			
(b) Business, trade, art school or other educational facility		S	S	S	S	X	X	X		X	X	(3)			X
Shelter for abused persons(10)				S	S	S				S					S

ZONING

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	DF	HC
Social service agency(9)															
(a) Up to 1,200 square feet of floor area			S	S					S						
(b) Without restriction					X	S	X	X		X	X	(3)			X
Special hospital						S					X				
Supportive housing or transitional housing(11)					S	S									
Temporary shelter(12)					X	X		X	X	X	X	X			

NOTES:

- (1) A special exception shall be approved for a church, synagogue, mosque, or temple or other place of worship only if the following conditions are met:
 - a. In all districts, a church or other place of worship that occupies a portion of a building in which a residential unit is located or that is located in a building less than 10 feet from a structure containing a residential unit shall be soundproofed so as to prevent sound greater than a level of 40 decibels at all audible frequency ranges of all sound sources from being received by an adjoining or neighboring residential unit;
 - b. No exterior loudspeakers shall be used to broadcast music or human voices, except that church bells, chimes or other religious summons or holiday music shall be permitted;
 - c. If the building is located in the Historic Resource Overlay District and the proposed place of worship will result in exterior alteration of the building visible from a public street, the applicant shall provide a letter from the historic preservation specialist prior to the zoning hearing stating that the alteration is appropriate and consistent with the Secretary of the Interior’s standards and will have no adverse impact on the historic resource nor on the streetscape and immediate neighborhood;
 - d. The minimum lot area for a new place of worship in the R3 or R4 District shall be 10,000 square feet; and
 - e. In the CB1 and CB Districts, such use shall not occupy the street level of a building.
- (2) See also the CO Campus Overlay District regulations, which provide an alternative set of standards for college uses within the boundaries of that district: § 300-19, CO Campus Overlay District – permitted uses; § 300-21, CO Campus Overlay District – dimensional requirements; and § 300-54M, Signs permitted in the CO Campus Overlay District.
- (3) Certain institutional uses shall be permitted in the CM District in accordance with § 300-11B, Mixed-use facility.
- (4) A special exception shall be approved for a community rehabilitation facility or halfway house only if the following conditions are met:
 - a. The applicant shall indicate the nature of the clients to be served and the type of treatment/care to be provided, including whether or not any counseling or other services will be provided for nonresidents;
 - b. The applicant shall provide evidence that the facility is licensed by an applicable county, state or federal program. The facility shall notify the City, in writing, within 14 days if there is a change in the type of clients or the maximum number of residents, or if the license expires, is suspended or withdrawn;
 - c. If the facility is a temporary residence for the clients, the maximum number of clients shall be indicated at the time of application, and that number, not including employees, shall not exceed the minimum space requirements contained in the Uniform Construction Code, as amended by the City of Lancaster;

LANCASTER CODE

- d. The facility shall have twenty-four-hour on-site supervision by professionals trained to supervise the types of clients to be served by the facility;
 - e. If a facility will house persons presenting a potential physical threat to the safety of nonresidents, the facility operator shall provide evidence that sufficient staffing and other security measures will be provided;
 - f. The facility shall be located a minimum of 1,000 linear feet from any other such existing/approved facility; and
 - g. If the facility is within a residential district, the building shall be maintained and/or constructed to ensure that it is similar in appearance, condition and character to the other residential structures in the area, and only a sign as provided for in Article IX shall be permitted.
- (5) A special exception shall be approved for a group care facility only if the following conditions are met:
- a. The applicant shall indicate the nature of the residents to be served and the type of treatment/care to be provided, including whether or not any counseling or other services will be provided for nonresidents;
 - b. The applicant shall provide evidence that the group care facility is licensed by an applicable county, state or federal agency. The group care facility shall notify the City, in writing, within 14 days if there is a change in the type of residents or the maximum number of residents, or if the license expires, is suspended or withdrawn;
 - c. The maximum number of residents shall be indicated at the time of application, and that number, not including employees who do not reside at the facility, shall not exceed the minimum space requirements contained in the Uniform Construction Code, as amended by the City of Lancaster.
 - d. See § 300-68H, which may allow modifications to zoning requirements to be approved as a special exception by the Zoning Hearing Board.
- (6) A certificate of zoning compliance shall be issued for a group home only if the following conditions are met:
- a. The group home shall be occupied by individuals with disabilities, as defined and protected by the Federal Fair Housing Act, as amended, who shall live together primarily for purposes relating to their disabilities as the functional equivalent of a family in a shared living arrangement;
 - b. No more than six people, including caregivers, shall occupy the home, and the residents shall function as a common household, except that a higher number may be approved by the Zoning Hearing Board under § 300-68H;
 - c. The home shall be licensed by the appropriate county, commonwealth or federal agency; and
 - d. In the MU, CB1, CB, C1, C2, and CM Districts, group homes shall be permitted only in existing buildings; no new construction of a group home shall be permitted.
 - e. See § 300-68H, which may allow modifications to zoning requirements to be approved as a special exception by the Zoning Hearing Board.
- (7) A special exception shall be approved for a homeless shelter only if the following conditions are met:
- a. The applicant shall provide letters from appropriate City codes staff, including, at a minimum, Building or Housing Code enforcement staff and the Fire Marshal, that the structure has been inspected within the past two months and that it meets minimum code requirements for the intended use;
 - b. The maximum number of residents shall be indicated at the time of application, and that number, not including employees, shall not exceed the minimum space requirements contained in the Uniform Construction Code, as amended by the City of Lancaster.
- (8) All development, including expansion, in the HC District shall comply with provisions of Article VII, Supplementary District Regulations, § 300-38, Hospital Complex District.
- (9) In the CB1 District, this use shall not be permitted on the street level of a building.
- (10) A special exception shall be approved for a shelter for abused persons only if the following conditions are met:
- a. The applicant shall provide letters from appropriate City codes staff, including, at a minimum, Building or Housing Code enforcement staff and the Fire Marshal, that the structure has been inspected within the past two months and that it meets minimum code requirements for the intended use;

ZONING

- b. The applicant shall prove to the satisfaction of the Zoning Hearing Board that there will be sufficient security measures to provide adequate protection to the residents; and
 - c. The maximum number of residents shall be indicated at the time of application, and that number, not including employees who do not reside at the facility, shall not exceed the minimum space requirements contained in the Uniform Construction Code, as amended by the City of Lancaster.
- (11) A special exception shall be approved for a supportive or transitional housing facility only if the following conditions are met:
- a. No more than two residents shall occupy each bedroom.
 - b. On-site supervision shall be provided 24 hours per day, seven days per week.
 - c. No overnight guests shall be permitted.
 - d. The applicant shall provide letters from appropriate City codes staff, including, at a minimum, Building and/or Housing Code enforcement staff, Health Officer and Fire Marshal, that the structure has been inspected within the past two months and that it meets minimum code requirements for the intended use.
 - e. The maximum length of occupancy shall be two years.
 - f. No more than one sign identifying the facility is permitted, and the sign shall not exceed eight inches by 24 inches or 1.3 square feet and shall not be internally illuminated.
- (12) A certificate of zoning compliance for a temporary shelter shall be issued only if the following conditions are met:
- a. The applicant shall provide letters from appropriate City codes staff, including, at a minimum, Building or Housing Code enforcement staff and the Fire Marshal, that the structure has been inspected within the past two months and that it meets minimum code requirements for the intended use;
 - b. The temporary shelter shall be approved for a maximum time period of two years and shall require another special exception approval every two years. Upon applying for renewal, the applicant shall provide evidence of need for the continuation of the use.

LANCASTER CODE

Manufacturing and Industrial(1)

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	MU	CB1	CB	C3	CM	SM
Animal and vegetable products						
(a) Microbrewery/brew pub	S	S	S	S	S	S
(b) Distilling, rectifying, blending, brewing, processing and packaging of liquors, malt liquors, wines and brandy	S				S	S
(c) Slaughtering, processing, packaging, dressing and treatment of meat, poultry and fish products					S	X
(d) Manufacturing, processing, and/or packaging of animal and/or vegetable products or beverages other than listed in (a) or (b)	S			S	X	X
Chemicals and synthetics						
(a) Manufacturing, processing and packaging of drugs, medicinal chemicals and pharmaceutical preparations	S				S	S
(b) Manufacturing, processing and packaging of perfumes, cosmetics and other toilet preparations	S				S	S
(c) Manufacturing, processing and/or packaging of chemicals and/or synthetics other than listed in (a) or (b)	S				S	S
Electroplating, polishing, finishing, and other treatment of metals and formed products	S				S	X
Fabricated metal products manufacture or processing	S				X	X
Instruments, appliances and miscellaneous goods manufacture	S				X	X
Leather and fur product manufacturing					S	S
Lumber and wood products, manufacturing or processing	S				X	X
Machinery and equipment manufacturing or assembly, including motorized and nonmotorized vehicles	S				S	X
Paper and paperboard products						
(a) Manufacturing of paper and paperboard, treatment and packaging of pulp and pressed or molded pulp goods, including paper, paperboard, building paper and building board						S
(b) Processing and packaging of paper and paperboard products other than listed in (a)	S				X	X
Petroleum refining or processing or bulk storage for off-site use of petroleum and coal products						S
Primary metals manufacturing or processing, including smelting, refining and processing ferrous and nonferrous metals						S

ZONING

Use	MU	CB1	CB	C3	CM	SM
Printing or binding at an industrial scale	S			S	X	X
Recycling						
(a) Collection facilities for short-term storage of paper, glass, aluminum and bimetal cans and other residential recyclable materials	S		S	X	X	X
(b) Establishments primarily engaged in assembling, processing and wholesale distribution of recyclable residential, commercial, institutional, and municipal waste materials, provided that no hazardous materials shall be stored or processed					X	X
(c) Automobile salvage facilities engaged in dismantling automobiles for scrap and for resale of auto parts						S
Rubber, synthetic products and miscellaneous plastics						
(a) Reclaiming of rubber						S
(b) Manufacturing, processing and packaging of molded and fabricated rubber, synthetic and plastic products	S				S	X
Stone, clay and glass products manufacturing or processing	S				S	X
Textiles and apparel manufacturing or processing	S				X	X
Weaponry, small arms, artillery, ammunition, and related products manufacturing	S				S	S
Wholesale trade and storage, excluding manufacturing, assembling, processing or treatment of materials	S			X	X	X

NOTES:

- (1) A special exception for any manufacturing or industrial use in the MU District shall not be approved unless the following conditions are met:
- a. The use shall not generate any dust, obnoxious odors, vibration, glare, or unreasonable noise;
 - b. The use does not require the storage of any hazardous materials, chemicals or other substances determined by the Bureau of Fire of the City of Lancaster to be of a hazardous or highly flammable nature;
 - c. The hours of operation shall be compatible with adjacent uses;
 - d. All refuse areas shall be screened from view; and
 - e. All outdoor storage areas shall be screened or buffered in accordance with §300-36, Outdoor storage areas.

LANCASTER CODE

Transportation, Communication, Utilities and Miscellaneous

KEY:

X = Permitted by right

S = Permitted by special exception

C = Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB 1	CB	C1	C2	C3	CM	SM	HC	PO
Bus passenger station or terminal							X	X			X	X			
Forestry	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Natural gas or oil well or natural gas compressor facility													S		
Heliport landing/takeoff pad												S	S	S	
Motor freight terminal															
(a) Up to 150,000 square feet of lot area												S			
(b) Without size restriction											S		X		
Municipal waste/recyclables processing or treatment facility												S	S		
Natural and manufactured gas or oil storage and distribution											S	S	S		
Radio, television broadcasting studio						S	X	X	S	X	X	X			
Railroad terminal												S			
Telecommunications antenna or tower(1)															
(a) Antenna affixed to existing structure	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
(b) Freestanding monopole or tower											S	S	S		
Telecommunications center						X	X	X	X	X	X	(2)			

ZONING

Use	R1	R2	R3	R4	RO	MU	CB 1	CB	C1	C2	C3	CM	SM	HC	PO
Telephone exchange station, electricity substation, water pressure control station, gas pressure regulator station, sewage pressure control station, and sewage pumping station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Transportation storage, equipment repair and maintenance facility											S	X	X		
Water/sewer treatment plant													X		
Wind turbine(3)						X				X	X	X	X		

NOTES:

- (1) All telecommunication antennas and towers shall be permitted in accordance with Article XIX, §§ 300-85 through 300-88.
 - a. Telecommunication towers shall be permitted by special exception in the public right-of-way in all zoning districts along certain roads as determined by City Council resolution. Telecommunication towers outside the public right-of-way shall be permitted by special exception only in the C3, CM and SM Districts.
- (2) Certain transportation, communication and utilities uses shall be permitted in the CM District in accordance with § 300-11B, Mixed-use facility.
- (3) A certificate of zoning compliance shall be issued for a wind turbine only if the following conditions are met:
 - a. All wind turbines shall be set back from the lot line a minimum distance equal to the total maximum height to the top of the extended blade, unless a written waiver is provided by the owner of such adjacent lot. All wind turbine setbacks shall be measured from the center of the base of the turbine;
 - b. A maximum of one wind turbine shall be allowed per lot. In place of one regular wind turbine, multiple smaller wind turbines may be used that are attached to a building, provided they do not exceed the height of that building by more than 25 feet;
 - c. The owner of the facility shall completely remove all aboveground structures within 12 months after the wind turbine is no longer used to generate electricity;
 - d. A wind turbine shall not be climbable for at least the first 12 feet above the ground level, unless it is surrounded by a fence with a minimum height of six feet; and
 - e. All wind turbines shall be set back from the nearest public street right-of-way and from all lot lines a minimum distance equal to the total maximum height to the top of the extended blade.