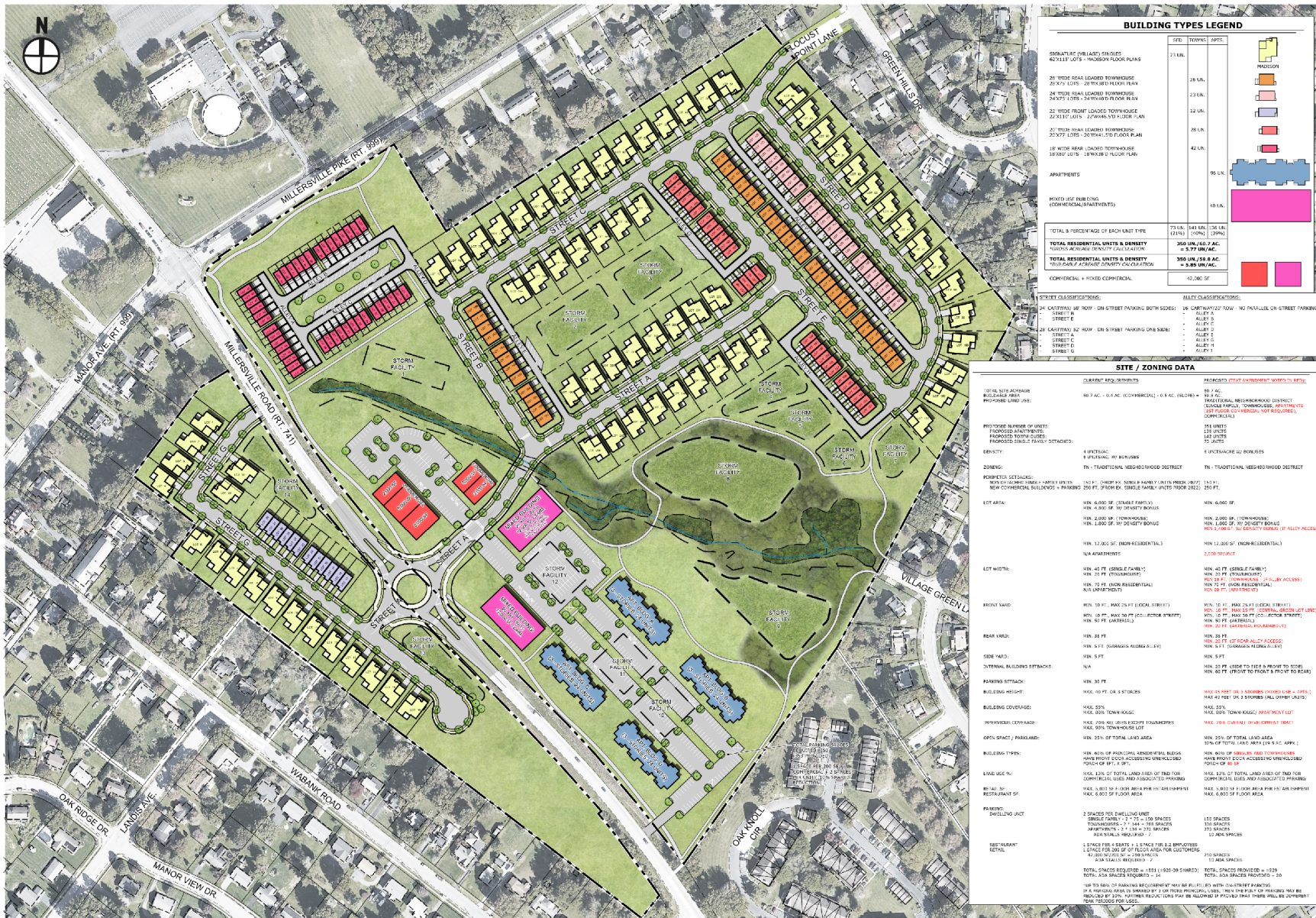


CROSSINGS AT PENN RIDGE

PROPOSED ZONING TEXT AMENDMENT PRESENTATION
February 10, 2026

Garman
BUILDERS





BUILDING TYPES LEGEND

DESCRIPTION	SF	TOWNH.	APTS.	ICON
SMALLER DENSITY ROWHOUSES	73 UN.			[Yellow Box]
24' WIDE ROWHOUSES	28 UN.			[Orange Box]
22' WIDE ROWHOUSES	23 UN.			[Red Box]
20' WIDE ROWHOUSES	20 UN.			[Blue Box]
18' WIDE ROWHOUSES	12 UN.			[Pink Box]
APARTMENTS	95 UN.			[Blue Box]
MIXED USE BUILDINGS	49 UN.			[Pink Box]
TOTAL & PERCENTAGE OF EACH LAST TYPE	73 UN. (22%)	141 UN. (43%)	26 UN. (8%)	
TOTAL RESIDENTIAL UNITS & DENSITY	240 UN./60.7 AC.			
TOTAL RESIDENTIAL DENSITY CALCULATION		3.77 UN./AC.		
TOTAL UNITS/AC		3.88 UN./AC.		
COMMERCIAL + MIXED COMMERCIAL	43 UN. (13%)			

SITE / ZONING DATA

DESCRIPTION	REQUIREMENT	REQUIREMENT (BY DEVELOPER'S OPTION TO APPLY)
TOTAL SITE AVERAGE BUILDABLE AREA	NO F.A.C. - 0.8 A.C. (COMMERCIAL) - 0.8 A.C. (RESIDENTIAL)	NO F.A.C. - 0.8 A.C. (COMMERCIAL) - 0.8 A.C. (RESIDENTIAL)
PROPOSED NUMBER OF UNITS	240 UNITS	240 UNITS
ZONING	TR - TRADITIONAL RESIDENTIAL DISTRICT	TR - TRADITIONAL RESIDENTIAL DISTRICT
LOT AREA	MIN. 4,000 SF (SINGLE-FAMILY) MIN. 4,000 SF (SINGLE-FAMILY) MIN. 2,000 SF (TOWNHOUSES) MIN. 2,000 SF (TOWNHOUSES)	MIN. 4,000 SF MIN. 4,000 SF MIN. 2,000 SF (TOWNHOUSES) MIN. 2,000 SF (TOWNHOUSES)
LOT WIDTH	MIN. 40 FT (SINGLE-FAMILY) MIN. 30 FT (TOWNHOUSES) MIN. 20 FT (SINGLE-FAMILY) MIN. 20 FT (SINGLE-FAMILY)	MIN. 40 FT (SINGLE-FAMILY) MIN. 30 FT (TOWNHOUSES) MIN. 20 FT (SINGLE-FAMILY) MIN. 20 FT (SINGLE-FAMILY)
FRONT YARD	MIN. 10 FT (SINGLE-FAMILY) MIN. 10 FT (SINGLE-FAMILY) MIN. 10 FT (SINGLE-FAMILY) MIN. 10 FT (SINGLE-FAMILY)	MIN. 10 FT (SINGLE-FAMILY) MIN. 10 FT (SINGLE-FAMILY) MIN. 10 FT (SINGLE-FAMILY) MIN. 10 FT (SINGLE-FAMILY)
REAR YARD	MIN. 5 FT MIN. 5 FT MIN. 5 FT MIN. 5 FT	MIN. 5 FT MIN. 5 FT MIN. 5 FT MIN. 5 FT
INTERNAL BUILDING SETBACKS	N/A N/A N/A N/A	MIN. 30 FT (SEE TO FIELD & PROXY TO SIDES) MIN. 30 FT (SEE TO FIELD & PROXY TO SIDES)
PARKING SPACES	MIN. 30 FT MIN. 30 FT MIN. 30 FT MIN. 30 FT	MIN. 30 FT (SEE TO FIELD & PROXY TO SIDES) MIN. 30 FT (SEE TO FIELD & PROXY TO SIDES)
BUILDING HEIGHT	MAX. 10 FT OR 3 STORIES MAX. 10 FT OR 3 STORIES MAX. 10 FT OR 3 STORIES MAX. 10 FT OR 3 STORIES	MAX. 10 FT OR 3 STORIES (PROXY USE + OPTS.) MAX. 10 FT OR 3 STORIES (ALL OTHER UNITS)
BUILDING COVERAGE	MAX. 25% MAX. 25% MAX. 25% MAX. 25%	MAX. 25% MAX. 25% MAX. 25% MAX. 25%
OFFICE SPACE / PARKING	MIN. 25% OF TOTAL LAND AREA MIN. 25% OF TOTAL LAND AREA	MIN. 25% OF TOTAL LAND AREA MIN. 25% OF TOTAL LAND AREA
LAND USE %	MIN. 25% OF TOTAL LAND AREA OF THE SITE FOR COMMERCIAL USES AND ASSOCIATED PARKING MIN. 25% OF TOTAL LAND AREA OF THE SITE FOR COMMERCIAL USES AND ASSOCIATED PARKING	MIN. 25% OF TOTAL LAND AREA OF THE SITE FOR COMMERCIAL USES AND ASSOCIATED PARKING MIN. 25% OF TOTAL LAND AREA OF THE SITE FOR COMMERCIAL USES AND ASSOCIATED PARKING
PARKING	2 SPACES PER DWELLING UNIT TOTAL SPACES PROVIDED = 14	2 SPACES PER DWELLING UNIT TOTAL SPACES PROVIDED = 14
RESTAURANT / RETAIL	1 SPACE PER 1,000 SF OF FLOOR AREA FOR CUSTOMERS 1 SPACE PER 1,000 SF OF FLOOR AREA FOR CUSTOMERS	1 SPACE PER 1,000 SF OF FLOOR AREA FOR CUSTOMERS 1 SPACE PER 1,000 SF OF FLOOR AREA FOR CUSTOMERS

741 / 999 SITE - MASTER PLAN
 PREFERRED PLAN - EXPANDED PARKING
 MILLERSVILLE BOROUGH, LANCASTER COUNTY, PA
 01.14.2026
 GARMAN BUILDERS ASSOCIATES



Built For The Way You Live.

PLAN CHANGES SINCE LAST MEETING

Unit Count & Grading

- Preliminary Grading is complete – Unit Count dropped from 355 to 350 total units.

Architectural Manual & Pattern Book

- Architectural Manual will be fully complete by March 2026
- Copies will be provided to the Borough for public viewing.

Traffic Planning

- Preliminary scope of traffic improvements has been identified.
- Final Scope will need to be reviewed by PennDOT.
- Borough officials will be involved in these discussions.
- Garman Builders was awarded \$600,000 dollars in CFA Multimodal Grants to help advance the traffic improvements through implementation.
- Final designs will align with Borough Comprehensive Plan & PennDOT requirements

ZONING TEXT AMENDMENTS – APARTMENT DWELLING USE

Existing Requirement

- All apartment dwelling units must be located above a permitted non-residential use.

Proposed Requirement

- Permit apartment dwelling units as both a standalone principal use and in a mixed-use building when located above a permitted non-residential use.



ZONING TEXT AMENDMENTS – PORCHES

Existing Requirement

- A minimum 60% of principal residential buildings shall include a front door accessing onto a front porch that is a minimum depth of 6 feet and a minimum width of 9 feet.

Proposed Requirement

- A minimum 60% of single-family detached, twin or townhouse buildings shall include a front door accessing onto a front porch that is a minimum 40 square feet in area.



ZONING TEXT AMENDMENTS – RESIDENTIAL FRONT SETBACKS

Existing Requirement

- Under current requirements, commercial uses may front on the common green required as part of the TND development

Proposed Requirement

- We are proposing to allow both residential and commercial uses to front on the common green.
- We are also proposing that porch stoops and railings on dwellings be permitted to encroach up to 5 feet in the minimum 10-foot setback along local streets.



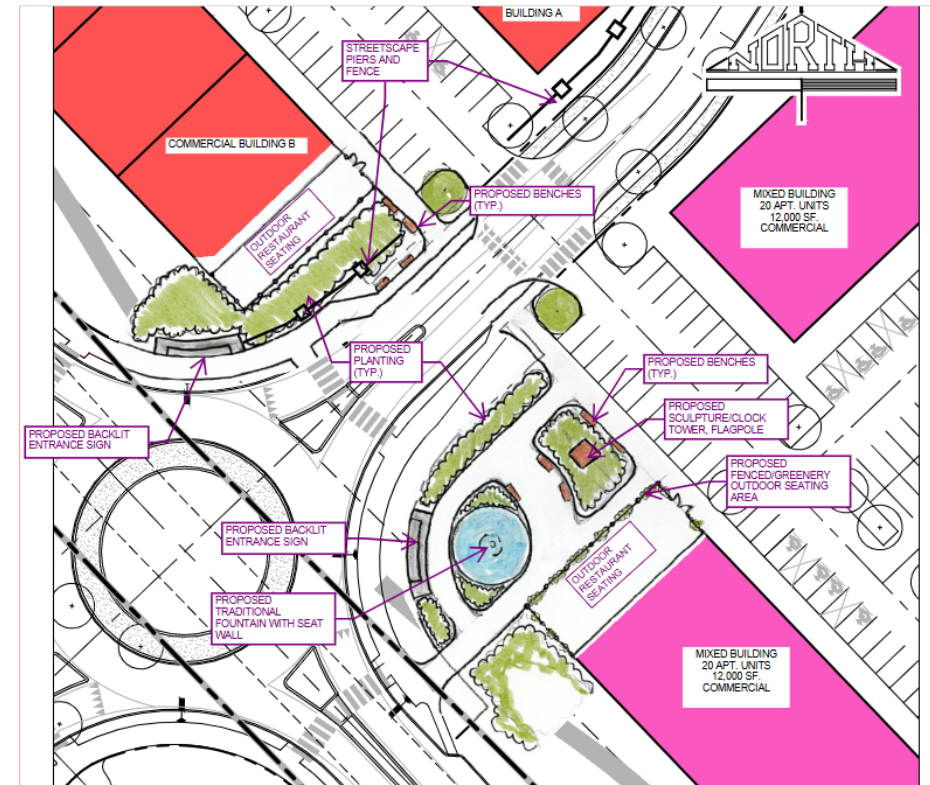
ZONING TEXT AMENDMENTS – COMMERCIAL FRONT SETBACKS

Existing Requirement

- Minimum 50' setback from arterial roadways.
- Minimum 10' from local and collector streets.

Proposed Requirement

- Proposed reduction to 20' from the associated right-of-way of an arterial road roundabout.
- Permit a 10-foot front yard encroachment for unenclosed patio dining and accessory structures such as railings, tables, chairs, umbrellas and awnings. These structures can't encroach more on a right-of-way for the roundabout than the 20' requested.



ZONING TEXT AMENDMENTS – REAR LOAD ALLEY LOTS

Existing Requirement

- Rear Yard Setback – If access is off an alley setback is 5 feet to an attached or detached garage.
- Density Bonuses for Lot Areas
 - Single-Family Homes – 4,800 square feet
 - Twin Dwellings – 4,000 square feet
 - Townhomes – 1,800 square feet

Proposed Requirement

- Rear Yard Setback – If access is off an alley setback 20 feet to an attached garage and 5 feet to a detached garage. In the instance of an attached garage, a rear deck may encroach 10 feet into the rear setback if located above the driveway.
- Density Bonuses for Lot Areas if Rear Load
 - Single-Family Homes – 3,850 square feet
 - Twin Dwellings – 3,000 square feet
 - Townhomes – 1,400 square feet – min. dwelling width of 18'



ZONING TEXT AMENDMENTS – MIXED-USE & APARTMENT DIMENSIONAL REQUIREMENTS

Existing Requirement

- Current ordinance has no dimensional requirements for these uses.
- Current Max Building Height is 40 feet or three stories.
- Impervious coverage is calculated over individual lots – 70% for all uses except for townhomes which can increase to 90% of the lot.

Proposed Requirement

- All building setbacks must comply with ordinance
- Maximum length of buildings will be 250 feet, provided no more than 75 feet of length contains the same setback.
- Proposed max building height increases to 45 feet to allow pitch roofs.
- Impervious coverage changes to 70% over the entire tract rather than individual lots.



ZONING TEXT AMENDMENTS – BUILDING SIGNS

Existing Requirement

- No limit on number of building signs
- Sign area allowed is 1.5 feet per linear foot of frontage up to 200 square feet total.
- Internal illumination is permitted.
- Vinyl and plastic materials are permitted.

Proposed Requirement

- Each tenant may have up to 3 signs – one per street or rear parking lot frontage.
- Street facing signs may be up to 40 square feet in area, parking lot signs up to 30 square feet.
- A window, awning or projecting sign may be included up to 20 square feet in area.
- No internal illumination permitted
- Signs must be a dimensional channel letter, carved or raised off a sign panel.



ZONING TEXT AMENDMENTS – RESIDENTIAL DEVELOPMENT SIGNS

Existing Requirement

- One sign per principal entrance up to a maximum 2 signs on a single street frontage.
- Max sign area is 20 square feet and up to 6 feet in height.

Proposed Requirement

- One sign per street frontage.
- Max sign area is 40 square feet and up to 8 feet in height.
- The area of the sign may increase to 80 square feet if the sign abuts a street corner and only one development sign is provided in the development
- No sign may be internally illuminated.



ZONING TEXT AMENDMENTS – OPEN SPACE PLANNING

Proposed Definition

- Intent is to provide clarity on what spaces in the development may be included in the required open space.
- Require perpetual maintenance by the HOA.
- Must include both active and passive recreation opportunities for the residents.
- The developer must designate the areas at time of Master Plan that will be available for public use.



MULTIMODAL TRANSPORTATION FUND

SCOPE OF GRANT

- Construction of a roundabout along PA Route 741 (Millersville Road).
- Traffic signal upgrades, including a northbound left turn and signal timing.
- Construction of an 8' wide multi-purpose trail along PA Route 741 and PA Route 999.
- Creation of a bus stop, including a shelter, bench, and streetlight.
- Repaving, striping, and signage.

AMOUNT AWARDED: \$600,000



REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM

SCOPE OF GRANT

- Limited to the horizontal improvements in the commercial, mixed-use, and apartment portions of the project.
- Scope to include but not be limited to:
 - Excavation, site work, and rock crushing
 - Water, sewer, and stormwater
 - Parking lots
 - Gas and electric
 - Curbing and sidewalks
 - Stormwater drainage basin
 - Streetlights and parking lights
 - Signs, mailboxes, and benches
 - Landscaping
 - Erosion and sedimentation controls



APPLICATION AMOUNT: \$3,500,000

Garman

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