

BOROUGH OF MILLERSVILLE

Lancaster County, Pennsylvania

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE BOROUGH OF MILLERSVILLE, LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE MILLERSVILLE BOROUGH CODE OF ORDINANCES, CHAPTER 380, ZONING, TO MODIFY CERTAIN SPECIFIC CRITERIA AND AREA AND BULK REQUIREMENTS FOR A TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND).

WHEREAS, the Borough wishes to provide for certain additional or revised specific requirements that apply to TNDs within the TN Traditional Neighborhood District; and

WHEREAS, the Borough desires to provide for additional flexibility, incentives, uses, and building types within TNDs to further facilitate this type of development within the Borough.

NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED AND ENACTED by Borough Council of the Borough of Millersville, Lancaster County, Pennsylvania, as follows:

Section 1. The Millersville Borough Code of Ordinances, Chapter 380, Zoning, §380-29, subsection D., “Overall requirements”, subsection (2) shall be amended and restated as follows:

- (2) A minimum of 60% of the single-family detached, twin or townhouse buildings shall include a front door accessing onto an unenclosed front porch with a minimum area of 40 square feet. Such porch shall be covered by a permanent roof. Such porch shall not be enclosed along the front or sides that are not abutting the walls of the dwelling, but may include screening to keep out insects and movable blinds.

Section 2. The Millersville Borough Code of Ordinances, Chapter 380, Zoning, §380-29, subsection D., “Overall requirements”, subsection (5), shall be amended and restated as follows:

- (5) Sidewalks shall be provided along both sides of each street. An asphalt trail may be provided in-lieu of a concrete sidewalk on the sides of an internal street to the TND where no dwellings are proposed, or along existing perimeter street frontages to the TND property.

Section 3. The Millersville Borough Code of Ordinances, Chapter 380, Zoning, §380-29, subsection E., “Allowed uses”, shall be amended and restated as follows:

- E. Allowed uses.

- (1) The following uses shall be allowed within an approved TND, provided that all the uses are consistent with the overall Master Plan that was granted conditional use:
 - (a) Single-family detached dwellings.
 - (b) Twin dwellings, side by side, with each dwelling on its own fee-simple or condominium lot.
 - (c) Townhouses, with each dwelling on its own fee-simple or condominium lot.
 - (d) Apartment dwellings, provided that any land area for the principal, apartment use and their parking areas shall not occupy more than twenty percent (20%) of the total land area of the TND.
 - (e) Places of worship.
 - (f) Public transit or school passenger shelters.
 - (g) Libraries and museums.
 - (h) Child or adult day-care as a principal use meeting § 380-34, or as an accessory use meeting § 380-35.
 - (i) Nursing home or assisted-living/personal-care center, which shall not exceed 20% of the total tract area of the development.
 - (j) Offices.
 - (k) Meeting facility for a membership club.
 - (l) Retail store with a maximum floor area per establishment of 5,000 square feet. Restaurant, brewpub, micro-distillery, urban winery, meadery, art gallery, retail bakery, crafts or artisan's studio, financial institution or personal service use, with each establishment limited to a maximum floor area of 6,500 square feet. Storage areas that are not accessible to customers shall not count towards the maximum floor area. Drive-through facilities being prohibited in all cases.
 - (m) Exercise club or bed-and-breakfast inn with a maximum of 20 guest rooms.
 - (n) Mixed-use buildings containing apartment dwellings on floors above an approved commercial use, within the same building. The number of apartment dwellings shall be regulated within the total allowed density of the tract; however, the lot area of lots containing mixed-use buildings as a principal use shall not be included in the maximum percentage of the total tract area permitted to contain apartments under Subsection E(1)(d) above. Mixed-use buildings containing apartment dwellings on floors above an approved commercial use are considered nonresidential uses and are subject to subsection G(12) below.
 - (o) Public recreation areas and facilities, a community center for residents or the general public, or non-commercial recreation facilities for the residents and their invited guests.
 - (p) Live-Work Units meeting the requirements of Section 380-34, provided that the locations of the Live-Work Units shall be designated on the approved Master Plan.
 - (q) An approved dwelling unit may be used as a Group Home, under the same regulations as would apply within the R-1 district.
 - (r) Model homes for sales, which shall be designed to be eventually used as regular dwellings, and a rental and management office.
- (2) The allowed business uses shall be clustered together in an arrangement that is

similar to a historic main street or neighborhood commercial center. Shared off-street parking shall be provided and screened from existing perimeter street frontages. The screening shall be achieved either by placement of the parking behind the buildings containing the business uses, or by providing a combination of evergreen and deciduous landscaping, hedgerows, decorative masonry walls, and/or fencing. Screening and conceptual building designs shall be part of the architectural manual and approvals required by §380-29.D(14). On-street parking may be counted toward off-street parking requirements pursuant to Section 380-29.I(1)-(3). No outdoor business storage shall be permitted.

Section 4. The Millersville Borough Code of Ordinances, Chapter 380, Zoning, §380-29, subsection G., “Dimensional requirements”, subsection (5) “Maximum coverage for all uses,** per lot” is hereby amended and restated as follows:

- (5) Maximum impervious coverage on the development tract shall not exceed 70%. The Applicant shall provide a maximum coverage calculation for each lot at the time of a land development plan submittal to ensure all improvements proposed at time of application, and that would be allowable in the future, do not exceed the total impervious coverage permitted by this Section. Maximum building coverage per lot: 55%, except 80% for a townhouse lot and any apartment lot.

Section 5. The Millersville Borough Code of Ordinances, Chapter 380, Zoning, §380-29, subsection G., “Dimensional requirements”, subsection (6), “Building setbacks for principal buildings**”, is hereby amended and restated as follows:

- (6) Building setbacks for principal buildings** (along a street, minimum yards shall be measured from the proposed right-of-way):
 - (a) Front or side yard from a local street: minimum 10 feet; maximum 25 feet. The following requirements shall also apply:
 - [1] The front yard of units or lots fronting a central green and/or common open space shall instead be measured from the lot line adjacent to the central green and/or common open space. Any dwelling fronting a central green and/or common open space must be provided with access and parking off a rear alley. The rear alley shall be accessed via a local street within the development.
 - [2] Any part of an unenclosed front porch attached to a principal residential building, including decking, railing, and roof overhangs may encroach 5 feet into the required front yard along a local street or central commons, provided applicable clear sight distances required by this Section or other Borough Ordinances are maintained.
 - (b) Front yard or side yard from a collector street: minimum 10 feet; maximum 30 feet.
 - (c) Any yard from an arterial street: minimum 50 feet, except in the case of a roundabout on an arterial street, in which case the minimum yard from such roundabout shall be 20 feet.
 - (d) Unenclosed patio dining and accessory structures such as railings, tables, chairs,

umbrellas, and awnings accessory to a commercial use may encroach up to 10 feet within a required front yard (excluding that from a roundabout) provided all structures remain outside of public sidewalks and rights-of-way and provided that all clear sight distances required by this Section or other applicable Borough Ordinances are maintained.

- (e) Side yards shall comply with the following: minimum five feet each. Each twin dwelling unit shall have one side yard, while a side yard shall be required for each end townhouse unit. For a detached building, it is encouraged to make one side yard wider than the other to allow wider use by the residents of the larger side yard and/or to provide for a side driveway to rear parking.
- (f) Rear yards shall comply with the following:
 - [1] Any lot containing access from a street, other than a rear alley, shall maintain a rear yard of at least 35 feet.
 - [2] Any lot containing access from a rear alley that is shown as part of the approved subdivision plan creating the lot and containing an attached garage shall maintain a rear yard of at least 20 feet from the rear alley that provides access to the lot. This arrangement may include an attached upper floor deck that encroaches within the rear yard and over the driveway provided all portions of the deck maintain a rear setback of at least 10 feet from the rear alley that provides access to the lot.
 - [3] Any lot containing access from a rear alley that is shown as part of the approved subdivision plan, and that contains a detached garage shall maintain a rear yard of at least 5 feet from the rear alley that provides access to the lot. This arrangement may include a garage adjacent to an alley, with a breezeway or similar structure connecting the dwelling to the garage, and with an outdoor area between the dwelling and the garage.
- (g) Exceptions for setbacks referenced in § 380-57 shall apply, except as may be modified by reference in this Section.
- (h) For accessory structures: the provisions of the R-2 district shall apply, except as may be modified by reference in this Section.
- (i) Principal buildings fronting on the same block shall line up to form a consistent setback. Variations in setbacks may be approved by Borough Council where common greens are provided to enhance streetscape and increase amenity space scattered throughout the development.

Section 6. The Millersville Borough Code of Ordinances, Chapter 380, Zoning, §380-29, subsection G., “Dimensional requirements”, subsection (9), “Density bonuses,” subparagraph (a), is hereby amended to amend and restate subparagraph [5] as follows:

- [5] In no case shall the density bonuses provided in this Section result in a maximum density exceeding six (6) dwelling units per acre of buildable area, based upon the calculation provided in subsection G(8) above. If any of the density bonuses in this subsection G(9) are approved, then the following reductions in minimum lot areas shall be permitted:
 - [a] From 6,000 to 4,800 square feet for each single-family detached dwelling not containing rear access off an alley. If rear access is

provided off an alley, the lot area for a single-family detached dwelling may be reduced further from 4,800 to 3,850 square feet.

[b] From 5,000 to 4,000 square feet for each twin dwelling unit not containing rear access off an alley. If rear access is provided off an alley, the lot area for a twin dwelling may be reduced further from 4,000 to 3,000 square feet.

[c] From 2,000 to 1,800 square feet for each townhouse dwelling unit not containing rear access off an alley. If rear access is provided off an alley, the lot area for a townhouse dwelling may be reduced further from 1,800 square feet to 1,400 square feet. Additionally, the minimum width at the front of the enclosed townhouse dwelling unit may be decreased from 20 feet to 18 feet if provided with rear access off an alley.

Section 7. The Millersville Borough Code of Ordinances, Chapter 380, Zoning, §380-29, subsection G.(10), “Dimensional requirements”, subsection (10), “Maximum building height”, is hereby amended and restated as follows:

(10) Maximum building height: 45 feet or three stories, whichever is more restrictive. See exceptions in § 380-56 and definition in § 380-21.

Section 8. The Millersville Borough Code of Ordinances, Chapter 380, Zoning, §380-29, subsection G. “Dimensional requirements”, is hereby amended to restate subsection (8)(b) and to add new subsections (11), “Apartment dwellings,” and (12) “Mixed-used buildings,” as follows:

(8) Maximum overall density based upon buildable area. The maximum overall density of the TND shall be determined as follows, as calculated in acres (and decimals):

...

(b) Delete the area of impervious coverage within lots of nonresidential principal uses from Subsection G(8)(a).

...

(11) Apartment dwellings. All buildings containing apartment dwellings as a principal standalone use shall comply with the following requirements:

(a) Dimensional Requirements:

[1] Minimum lot area: 2,000 square feet per dwelling unit.

[2] Maximum building length: 250 feet; provided no front-facing wall contains the same setback for more than 75 feet.

[3] Minimum lot width at the minimum building setback line: 60 feet

(b) Building Setbacks:

[1] All setbacks shall comply with the applicable requirements of Subsection G(6) above, unless otherwise set forth in this Subsection G(11)(b).

- [2] All setbacks from common parking areas shall be 10 feet from the edge of pavement used for parking. Setbacks from parking shall include porches and decks.
 - [3] A minimum of 20 feet separation shall be maintained for side-to-side or front-to-side facing walls of apartment buildings.
 - [4] A minimum of 60 feet separation shall be maintained from front-to-front or front-to-rear facing walls of apartment buildings.
- (c) Lots containing apartment dwellings may contain multiple buildings on the same lot, provided the dimensional requirements are met for each building.
- (12) Mixed-use buildings. Mixed-use buildings containing apartment dwellings on floors above an approved commercial use shall comply with the dimensional requirements of Subsection G(4) above for a principal, nonresidential uses as well as all setback requirements contained in Subsection G(11)(b) above. Lots containing mixed-use buildings may contain multiple mixed-use buildings on the same lot, provided the dimensional requirements are met for each building. The area of impervious coverage within lots containing mixed-use buildings as a principal use pursuant to Section 280-29.E(1)(n) shall be included in the total land area of the development tract for purposes of calculating density, notwithstanding Subsection G(8)(b) above.

Section 9. The Millersville Borough Code of Ordinances, Chapter 380, Zoning, §380-29, subsection N., “Signs”, subsection (2) is hereby amended and restated as follows:

- (2) To comply with the purposes of the TND District expressed in Section 380-29.A, the following signage design, height and illumination requirements shall apply to all lots within the TND District containing principal nonresidential uses (and including lots containing mixed-use buildings as a principal use pursuant to Section 280-29.E(1)(n)), in order to achieve a consistent character between businesses located within the TND:
- (a) General Requirements.
 - [1] Terms and definitions used in this subsection 380-29.N(2) shall have the meanings given to those terms in Section 380-49, unless otherwise modified in this subsection.
 - [2] Except as specifically set forth in this subsection 380-29.N(2), all provisions of Article VII of this Chapter shall apply to signs for principal nonresidential uses with a TND.
 - [3] In order to maintain a specific character in the TND, wall signs shall be a dimensional style sign made of metal, wood, high-density urethane or similar durable material approved at time of sign permit. Letters shall either be (1) channel or flat cut lettering mounted directly to the building wall or a flat panel backer, (2) carved or sandblasted into a sign panel, or (3) dimensional letters raised off a sign panel a minimum of one-quarter inch (1/4”).
 - [4] Building signs on multistory buildings shall be installed below the lower sill of any upper floor (2nd floor or higher) windows that are used for

residential purposes. Building signs shall be banded around the multistory building at similar elevation to create uniformity along adjacent storefronts to maximize visibility to pedestrians and motorists.

- [5] Freestanding signs shall contain similar trims and finishes as the mixed-use buildings or nonresidential buildings in the TND. Stone, brick or wood shall be provided as trim materials on the sign to provide a high-quality finish and improved aesthetic in the TND District.
- [6] No internal illumination of signs is permitted in the TND District. Instead, signs shall utilize halo-lighting elements or external illumination from light fixtures attached to the building or ground (in the case of freestanding signs).
- [7] Lighting fixtures providing external sign illumination must complement the architecture of the mixed-use and nonresidential buildings within the TND (such as “gooseneck” style light fixtures) and be installed and maintained in a manner to minimize glare or spillover beyond the sign elements they are intended to light.
- [8] As part of the design provisions required to be submitted and established for the architecture, rooflines, and exterior materials in the TND pursuant to Section 380-29.D(14), the Applicant shall establish legally enforceable provisions controlling the styles of building signs and freestanding signs within the TND to ensure the signs meet the requirements of this subsection N. Such provisions shall be prepared by a reputable signage design and installation company and shall address, at a minimum, the design criteria for signs within the TND.

(b) Business Center Signs.

- [1] Each lot may have one (1) freestanding business center sign per each side of the lot which fronts a public street, up to a maximum of two (2) freestanding business center signs per lot. Freestanding business center signs may be placed on the same lot frontage if the frontage exceeds 300 feet in length, and provided that each sign is separated a minimum distance of 250 feet or more from the other sign located on the same street frontage.
- [2] The maximum cumulative total area of freestanding business center signs on each lot shall be 100 square feet. No single freestanding business center sign shall exceed 75 square feet in area or 10 feet in height.
- [3] No individual business sign shall be a standalone freestanding sign in the TND District. The intent of the TND District is that nonresidential uses will operate as a commercial center, and therefore freestanding signs should be consolidated into a business center sign when located within the TND District as much as possible. Individual businesses shall be permitted a freestanding sign only by special exception. The special exception may be granted as long as no other freestanding signs exist on the lot, the sign is not more than 40 square feet in area and 6 feet in height, and all other requirements of this Section are satisfied with respect to the freestanding sign.

- (c) Individual Business Signs. Each tenant or user within a lot shall be permitted a total of three (3) business signs. The following types of individual business signs may be used in combination by each tenant or user, provided no more than 2 of a single type of sign is used by that tenant or user:
 - [1] Wall signs.
 - [a] One wall sign shall be permitted for each building wall facing a public street. Any wall sign located on a public street facing wall shall not exceed 40 square feet in area.
 - [b] Any tenant spaces that contain a secondary frontage that accesses from a rear parking lot shall be permitted to have a wall sign on the rear parking facing wall of the building. The maximum area of a rear parking facing wall sign shall not exceed 30 square feet.
 - [2] Projecting signs. Each tenant or user shall be permitted one (1) projecting sign containing an area of not more than 20 square feet. The projecting sign shall not project more than 6 feet measured perpendicular to the building wall from which it is projecting. The projecting sign shall maintain a minimum ground clearance of 8 feet as measured from the bottom of the sign to the pedestrian walking surface beneath the sign. No projecting sign shall be projected above the roofline of the building or over vehicle access ways.
 - [3] Window signs. Each tenant or user shall be permitted one window sign with an area of not more than 20% of the window area to which the sign is affixed, up to a total of 20 square feet of sign area. Windows and window signs shall not contain any separate lighting elements for advertising or sign illumination purposes, such as trim lights outlining the window frame.
 - [4] Awning signs. Each tenant or user shall be permitted one building sign placed on an awning. The building sign shall have an area of not more than 50% of the area of the awning on which it is placed, up to a total of 20 square feet of sign area. Awning color shall be consistent with the trim or color palette of the building to which the awning is affixed. Building signs placed on an awning shall not contain any interior sign illumination elements.
- (d) Development identification signs. One freestanding development sign shall be permitted on each street frontage of the TND. Development signs shall contain the name of the TND only and shall not contain any business signage. Development signs may be included in addition to any business center sign, and shall be subject to the following criteria:
 - [1] Each development sign shall have an area of no more than 40 square feet and a height of not more than 8 feet. If a development sign is located at a street corner, the sign area may increase to 80 square feet; provided, however, that the development sign must remain a single-sided sign and further provided that only one development sign shall be permitted on the corner in place of the two development signs which would otherwise be permitted on the separate lot frontages extending to the street corner.
 - [2] Development signs shall be located at least 150 feet from any other

freestanding sign located in the TND.

- (e) Incidental signs. Incidental signs shall not count against the number of permitted signs under this subsection 380-29.N(2). Incidental signs shall not be illuminated and shall not exceed 2 square feet in sign area. All other temporary signs, such as “open” flags, shall be permitted to be displayed during business hours of operation only and shall not count toward the signage otherwise permitted for a tenant or user.
- (f) Address Identification. Building address identification signage shall be consistent with styling of other building signage; however, no sizing, lighting or location requirements of this subsection shall be enforced on address identification signs except those recommendations from emergency responders providing services to the Borough.

Section 10. The Millersville Borough Code of Ordinances, Chapter 380, Zoning, Section 380-45, subsection B., “Size and Marking of Parking Spaces”, subsection (1) is hereby amended and restated as follows:

- (1) Each parking space shall be a rectangle with a minimum width of 9 feet and a minimum length of 18 feet, except the minimum width shall be 7 feet and minimum length shall be 22 feet for parallel parking spaces.

Section 11. The Millersville Borough Code of Ordinances, Chapter 380, Zoning, Section 380-21, “Terms defined”, is hereby amended to amend and restate the definition of “Open space, common”, as follows:

OPEN SPACE, COMMON

A parcel, or parcels, of land within a tract which meets the following standards:

- A. Is designed, intended and suitable for active or passive recreation by residents of a development or the general public;
- B. Is covered by a system that ensures perpetual maintenance, if not intended to be publicly owned;
- C. Will be deeded to the Borough and/or deed restricted to permanently prevent uses of land other than common open spaces and noncommercial recreation; and
- D. Does not use any of the following areas to meet minimum open space requirements:
 - (1) Existing street rights-of-way
 - (2) Vehicle streets or driveways provided access to other lots.
 - (3) Land beneath building(s) or land within 20 feet of a building (other than accessory buildings and pools clearly intended for noncommercial recreation and other than agricultural buildings and a farmstead which are permitted within land approved by the Borough for agricultural preservation and other than land within 20 feet of a building that is outside a unit and/or lot within a TND).
 - (4) Off-street parking (other than that clearly intended for noncommercial recreation).
 - (5) Area(s) needed to meet a requirement for an individual lot
 - (6) For land intended to be open to the public, that does not have provisions for entry with a twenty-foot minimum width by pedestrians from a street open to

the public or from an adjacent common open space area that has access to such a street.

- (7) Land that includes a stormwater detention basin, except for a basin or portions of a basin that the applicant proves to the satisfaction of the Borough Council would be reasonably safe and useful for active and passive recreation during the vast majority of weather conditions.
- (8) Portions of land that have a width of less than 20 feet, except such areas of less than 20 feet in width that provide or contain a pedestrian path connection within a TND.

Section 12. All other sections, parts and provisions of the Code of Ordinances of Millersville Borough shall remain in full force and effect and previously enacted and amended.

Section 13. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or other sections of the Code of Ordinances that were not declared to be invalid or unconstitutional.

Section 14. This Ordinance is hereby adopted and ordained by the Borough Council of the Borough of Millersville, and shall become effective immediately after adoption.

DULY ORDAINED AND ENACTED this _____ day of _____, 2025, by Borough Council of the Borough of Millersville, Lancaster County, Pennsylvania, in lawful session duly assembled.

BOROUGH OF MILLERSVILLE
Lancaster County, Pennsylvania

Attest: _____
(Assistant) Secretary

By: _____
(Vice) President
Borough Council

[BOROUGH SEAL]

Examined and approved as an Ordinance this _____ day of _____, 2025.

Mayor