

ORDINANCE NO. ____

AN ORDINANCE TO AMEND THE MILLERSVILLE
BOROUGH ZONING ORDINANCE TO CREATE A NEW
LCO LIMITED COMMERCIAL OVERLAY
DISTRICT THAT WOULD APPLY GENERALLY ALONG
PORTIONS OF THE EAST SIDE OF GEORGE ST. NORTH OF
JAMES STREET TO INCLUDE THREE LOTS NORTH OF NORMAL
STREET, AND TO INCLUDE ADJACENT LOTS ALONG BOTH
SIDES OF E. FREDERICK ST., AS SHOWN IN MORE DETAIL
ON THE ATTACHED DRAFT LCO DISTRICT MAP, TO
PROVIDE USE, DIMENSIONAL AND OTHER STANDARDS
FOR THE LCO DISTRICT, AND TO REVISE CERTAN SIGN REGULATIONS.

Under the authority of the Pennsylvania Municipalities Planning Code, as amended, the Borough Council of Millersville, Lancaster County, Pennsylvania hereby adopts the following amendment to *Chapter 280 Zoning* of the Codified Ordinances of the Borough of Millersville:

Part 1. New District. The following is added to Section 380-22.C:

“The LCO Limited Commercial Overlay District shall apply as an overlay district as provided in Section 380-30.2.”

The following is added to Section 380-22.D.:

“10. LCO Limited Commercial Overlay District: This district is intended to allow mixtures of lower-intensity businesses and residential uses in a key area in the center of Millersville, while also protecting the livability of existing residential areas. These provisions also carry out the purposes of the Traditional Neighborhood Development (TND) provisions of the Pennsylvania Municipalities Planning Code, which are hereby included by reference. The goal is to encourage new uses that will be consistent with traditional patterns and scale of development, that create a sense of place, and that widen business opportunities for residents, students and persons working in the vicinity.”

Part 2. LCO Overlay District. The following is added to *Chapter 280, Zoning, Article III, Districts* as a new Section 380-30.2 entitled “LCO Limited Commercial Overlay District.”

“380-30.2. LCO Limited Commercial Overlay District Regulations.

A. Boundary. The LCO District is hereby established, which shall include the geographic area shown in Exhibit A - the “LCO Limited Commercial Overlay District Map”, which is attached and incorporated herein by reference.

B. Applicability and Phasing.

1. The LCO Overlay District is a district that overlays the underlying zoning district. An applicant shall have the option of developing property under the LCO District or under the underlying district. Once a zoning application is approved under the LCO District, it shall be completed and occupied under the LCO District provisions, unless the applicant does not build the project and provides a written withdrawal of the approval to the Zoning Officer.
 2. All provisions of Borough ordinances shall continue to apply in the LCO Overlay District, except for provisions that are modified by this Section, such as allowed uses and dimensional requirements. If an application is submitted under the LCO provisions, and if there is a direct conflict between a provision of the LCO Overlay District and another Borough requirement, the provision of the LCO Overlay District shall govern the application.
- C. Use Regulations. *The* attached table entitled “Table of Permitted Uses - LCO District” is hereby enacted to add to the existing 380 Attachment 2 Table of Permitted Uses. In addition, the following regulations shall apply within the LCO Overlay District:
1. Live Work Units shall be permitted by right if they meet Section 380-34.
 2. New apartments shall only be allowed on floors above the street level floor, and shall only be allowed in combination with a street level commercial uses or a street level college of university use that is allowed in the underlying zoning district. The street level of the building may also include a lobby, exercise facilities and common area facilities for upper story dwellings.
 3. A commercial drive-through lane and window shall not be allowed, but there may include reserved parking spaces for picking up orders made off-site in advance.
- D. Additional Regulations. The Table of Dimensional Requirements is hereby revised to add a new row for the LCO Limited Commercial District as provided on the attachment.
1. The following additional regulations shall apply to the LCO overlay district:
 - a. Building Height- The maximum building height shall be 4 stories or 50 feet, whichever is more restrictive, unless a taller height is allowed under Section 380-28.B. within the R-1A district. Rooftop recreational canopies and awnings shall not count towards the maximum building height. A mostly below-ground parking level shall not count as a story.
 - b. New principal buildings shall be oriented onto a public street, with pedestrian entrances and windows facing along that street.
 - c. A minimum of 15 percent of the first 10 feet in height of the first floor of a new building facing onto George Street shall be comprised of windows and/or pedestrian doors. Such windows do not necessarily need to be open to the interior of the building, if there are security issues, but instead can be enclosed display windows.
 - d. A new principal building over 150 feet in length along a street shall include variations in the front facade in rooflines, overhangs, architectural details, setbacks, colors and/or facade materials and/or use canopies, balconies, porches and awnings to provide variation. A long new principal building

- should have the appearance of smaller connected buildings.
- e. New exterior fire escapes shall not be constructed on the front facade of a building facing onto a public street.
 - f. Solid metal security gates over first floor doors and windows that face onto a public street and that are within 50 feet of a public sidewalk are prohibited. Instead, any security gates shall be mostly transparent, such as using a metal grill.
 - g. **Maximum Setback and Front Parking.** For a lot abutting George Street within the LCO Overlay District, a minimum of 50 percent of the front wall of each new principal building shall have a maximum setback of 40 feet from the right-of-way line of the street. However, this maximum front building setback shall not apply if the setback width that is greater than 40 feet is only occupied by a landscaped pedestrian plaza or an outdoor dining area. No new off-street above-ground vehicle parking spaces shall be located in the area between the curb of a public street and the front wall of a principal building, but off-street parking may be located to the side or rear of the principal building.
 - h. **Services.** The applicant shall propose appropriate locations for garbage storage and collection, truck loading and unloading areas, restaurant ventilation equipment and similar building services that are designed to minimize conflicts with existing dwellings on adjacent lots. Restaurant exhaust fans shall not be placed within 30 feet from adjacent dwellings on another lot.
 - i. **Architecture.** To carry out the intent of Traditional Neighborhood Development, the applicant shall submit a preliminary architectural sketch of the front facade of each new principal building to the Zoning Officer and the Borough Planning Commission for review and comment. If there are substantive changes to such design, a revised sketch shall be submitted for another review. The applicant shall also describe the range of exterior materials that will be used on the building facades facing onto a public street (not including an alley). This architectural sketch shall be submitted at the time of the first special exception, conditional use, zoning permit or land development application, whichever occurs first, involving the proposed building. Such review and comment period shall be a maximum of 30 days.
 - j. **Street Access.** If a new vehicle access is proposed onto George Street, the applicant for a development under this Section shall provide an analysis of alternatives, such as using an alley, a side street or a shared driveway, to show that the proposed access is the safest and will minimize conflicts with pedestrian traffic along George Street.
2. **Pedestrian Access.** A lot shall have a suitable pedestrian hard-surfaced pathway from the front to the back of a building or an attached group of buildings if parking to the rear is intended to be used by customers.
 3. **Street Trees.** For every new principal building or parking lot built under the LCO Overlay provisions, a minimum average of one deciduous shade tree shall be planted or maintained for every 40 feet of abutting street right-of-way length. Such trees do not need to be evenly spaced, but may be varied in spacing to account for sight distances, driveways and similar features. Existing healthy street trees may be used to serve part or all of this requirement.

4. Additional Off-Street Parking and Loading Regulations.
 - a. Off-street parking may be shared by various uses and lots provided that the applicant shall demonstrate to the Borough that sufficient parking is provided that is within 400 feet of walking distance from the pedestrian entrance of the use that is served by the parking during the peak hours of the uses. This distance may be increased to 600 feet for employee parking. The applicant shall prove that shared parking will continue to be available to all of the uses that are served by the parking during the life of those uses.
 - b. In recognition of the ability of many persons to walk to these lots, the minimum parking requirement shall be reduced by 80 percent.
5. Sign Regulations. Signs in the LCO district shall meet the same sign requirements as apply within the NC district.
6. Hours of Operation. Special exception approval shall be required in order for a commercial use to be open to the public between the hours of 12:00 midnight and 6:00 a.m. The only standard for such special exception approval shall be that the applicant prove that such operations will be compatible with any dwellings within 300 feet. This requirement shall not apply if a particular use was already regularly open to the public in a lawful manner between 12 midnight and 6 a.m. prior to the enactment of this section.

Part 3. Signs for Student Activity Center - In the Table of Permitted Uses, 380 Attachment 2, in regards to “Student Activity Centers”, the following text is deleted: “Such use shall not include any signs that are readable from an R-1 or R-2 District.”

SEVERABILITY. It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provisions of this Amendment to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Amendment shall continue to be separately and fully effective. The Borough Council hereby declares that it would have passed this Amendment and each section or part thereof, after deleting such part declared invalid, if it had advance knowledge that such part would be declared invalid.

REPEALER. Any specific provisions of the Millersville Borough Zoning Ordinance that are in direct conflict within this Zoning Amendment are hereby repealed to the extent of the direct conflict.

ENACTMENT. Under the authority conferred by the Pennsylvania Municipalities Planning Code, as amended, the Borough Council of Millersville hereby enacts and ordains into an Ordinance this Zoning Ordinance Amendment on this date of _____, 2024. This Ordinance shall become effective immediately.

Date of Borough Council Public Hearing: _____, 2024.

BOROUGH COUNCIL

President

Attest, Borough Secretary

Mayor

Dimensional Standards for the LCO District - *Added to 380 Attachment A*

Zoning District: Type of Use	Minimum Lot Area (sq.ft.)	Minimum Lot Width Measured at Minimum Building Setback Line (ft.)	Minimum Front Yard Setback (ft.)	Minimum Rear Yard Setback (ft.)	Minimum Side Yard Setback (each) (ft.) (Note A)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
<p>LCO Limited Commercial Overlay District:</p> <p>a) Uses allowed in the LCO district under “380 Attachment 2 - Table of Permitted Uses”</p> <p>b) Uses allowed in the underlying zoning district (and not allowed in the LCO district) shall meet the dimensional requirements of the underlying district.</p> <p>If differing standards apply for a particular mix of uses on a lot in the LCO district that includes uses only allowed in the underlying zoning district, the more restrictive standard shall apply within the LCO district.</p>	<p>a) 4,000, plus 1,000 per each dwelling unit greater than one (Note E)</p>	<p>a) 30</p>	<p>a) 10 (10 feet of which may include an un-enclosed front porch)</p>	<p>a) 10</p>	<p>a) 5</p>	<p>a) 60%</p>	<p>a) 90%</p>

ZONING

380 Attachment 2

Borough of Millersville

Table of Permitted Uses - Primarily Nonresidential Districts

KEY:

- P = Permitted by right (zoning decision by Zoning Officer)
- SE = Special exception use (zoning decision by Zoning Hearing Board)
- C = Conditional use (zoning decision by Borough Council)
- N = Not permitted
- (§ 380-34) = See additional requirements in § 380-34
- (§ 380-35) = See additional requirements in § 380-35

Types of Uses (See definitions in Article II)	Zoning Districts				LCO**
	RP	NC	GC	R1A	
a. Residential uses:					
Single-family detached dwelling (including manufactured/mobile home [§ 380-34A(24)])	P	P	P	P	
Twin dwelling, side-by-side, with each dwelling unit on its own fee-simple or condominium lot	P	P	P	P	
Townhouse/row house [§ 380-34A(40)]	N	P	N	P	
Apartments [§ 380-34A(40)]	P ¹	P	P	P	P*
Boardinghouse or rooming house [§ 380-34A(9)]	N	N	SE	N	
Dormitory [§ 380-34A(37)] housing only full-time students and staff of an accredited college or university	N	N	N	P	
Group home within a lawful pre-existing dwelling unit [§ 380-34A(17)], not including a treatment center	P	P	P	P	
Student group residence [§ 380-34A(37)], such as special-interest housing	N	N	N	SE ²	
Traditional neighborhood development meeting § 380-29 shall be allowed as a conditional use within the TN District					
b. Commercial uses:					
See also “student activity center” under institutional uses for customarily incidental commercial uses located within the R1A District.					
Adult use [§ 380-34A(1)]	N	N	SE	N	
After-hours club (Note: This use is effectively prohibited by State Act 219 of 1990)	N	N	N	N	
Amusement arcade	N	SE	P	N	SE
Auto repair garage or service station [§ 380-34A(6)]	N	N	SE	N	
Auto, boat or mobile/manufactured home sales [§ 380-34A(5)]	N	N	P	N	
Bakery, retail	P ¹	P	P	N	P
Bed-and-breakfast inn [§ 380-34A(8)]	P ¹	P	P	P	P

* Only allowed in combination with a principal street level: a) allowed commercial use or b) a college or university use allowed in the underlying district.

** For the column for the LCO Overlay District, only uses that are allowed in addition to the underlying zoning district are listed in this table.

MILLERSVILLE CODE

Types of Uses (See definitions in Article II)	Zoning Districts				LCO**
	RP	NC	GC	RIA	
Beverage distributor, which may include retail and/or wholesale sales	N	N	SE	N	P
Car wash [§ 380-34A(11)]	N	N	P	N	
Catering, custom, for off-site consumption	N	P	P	N	
Communications tower/antennae, commercial [§ 380-34A(13)]					
Meeting § 380-34A(13)(a) pertaining to accessory structures	P	P	P	P	
Other, such as a freestanding tower	N	N	SE	SE	
Conference center	N	P	P	P	
Construction company or tradesperson’s headquarters (including but not limited to landscaping, janitorial or pest-control contractor; see also as home occupation). Accessory outdoor storage shall be permitted, provided that it meets the plant screening requirements of §§ 380-57 and 380-58.	N	P	P	N	
Crafts or artisan’s studio (see also as “home occupation”)	P ³	P	P	P	P
Custom printing, photocopying, faxing, mailing or courier service	P ³	P	P	N	
Exercise club	N	P	P	P	P
Financial institution (§ 380-34; includes banks), with any drive-through facilities meeting § 380-35	N	P ⁴	P ⁴	N	P***
Flea market/auction house	N	N	P	N	
Funeral home (§ 380-34). See “crematorium” as a separate use.	SE ³	P	P	N	
Gas station – see “auto service station”					
Greenhouse, garden center or plant nursery	N	P	P	N	
Kennel [§ 380-34A(20)]	N	N	SE	N	
Laundromat	N	P	P	N	P
Laundry, commercial or industrial	N	N	P	N	
Lumberyard	N	N	P	N	
Massage therapy, certified – see “personal services”					
Motel or hotel [§ 380-34A(18)], which may include an accessory restaurant	N	SE	P	SE ⁵	
Office	P ³	P	P	P	P
Pawn shop	N	N	SE	N	
Personal services (includes tailoring, custom dressmaking, haircutting/styling, dry-cleaning, shoe repair, certified massage therapy and closely similar uses) (See also “home occupation”)	P ⁶	P	P	N	P
Recreation, indoor (§ 380-34) (includes bowling alley, roller or ice skating, batting practice and closely similar uses; other than uses listed separately in this § 380-27)	N	P	P	N	P
Recreation, outdoor (including miniature golf course, golf driving range, amusement park, private picnic groves and	N	SE	P	N	

*** Without drive-through service.

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ZONING

Types of Uses (See definitions in Article II)	Zoning Districts				LCO**
	RP	NC	GC	RIA	
closely similar uses; other than uses listed separately in this § 380-27, such as under “university or college”)					
Repair service, household appliance	N	P	P	P	
Restaurant [§ 380-34A(33)] with drive-through service [§ 380-35D(5)]	N	N	SE	N	
Restaurant [§ 380-34A(33)] or banquet hall, without drive-through service	N	P	P	N	P
Retail store (other than uses listed separately in this § 380-27)	N	P ⁶	P	N	P
Self-storage development – see under industrial uses					
Target range, firearms					
Completely indoor and enclosed	N	N	P	P	
Other than above	N	N	N	N	
Tattoo or body-piercing establishment	N	N	SE	N	
Tavern, which may include a state-licensed brew-pub (not including an after-hours club)	N	SE	SE	N	SE
Theater, indoor, other than an adult use	N	P	P	P	P
Trade/hobby school	N	P	P	P	
Veterinarian office [§ 380-34A(42)]	N	P	P	N	
Wholesale sales — see under industrial uses					
c. Industrial uses:					
Assembly or finishing of products using materials produced elsewhere (such as products from plastics manufactured off site)	N	N	SE	N	
Building supplies and building materials, wholesale sales of	N	N	P	N	
Distribution as a principal use (other than trucking company terminal)	N	N	SE	N	
Electricity-generating plant (other than waste-to-energy)	N	N	N	N	
Industrial equipment sales, rental and service, other than vehicles primarily intended to be operated on public streets	N	N	P	N	
Junk – outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	
Junkyard [§ 380-34A(19)]	N	N	SE	N	
Liquid-fuel storage, bulk, for off-site distribution, other than auto service station, retail propane distributor, prepackaged sales or fuel tanks for company vehicles	N	N	N	N	
Manufacture and/or bulk processing of the following, provided that manufacturing occurs only indoors:					
Agricultural chemicals, fertilizers or pesticides	N	N	N	N	
Apparel, textiles, shoes and apparel accessories (see also “crafts studio”)	N	N	SE	N	
Ceramics products (other than crafts studio)	N	N	SE	N	
Chemicals, bulk manufacture, bulk processing, mixing, recycling or bulk storage of	N	N	N	N	

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MILLERSVILLE CODE

Types of Uses (See definitions in Article II)	Zoning Districts			
	RP	NC	GC	RIA
Clay, brick, tile and refractory products	N	N	SE	N
Computers and electronic and microelectronic products	N	N	P	N
Concrete, cement, lime and gypsum products	N	N	N	N
Electrical equipment, appliances and components	N	N	SE	N
Fabricated metal products (except ammunition or explosives)	N	N	SE	N
Manufacture and/or bulk processing of the following, provided that manufacturing occurs only indoors:				
Food (human) and beverage products, at an industrial scale as opposed to a clearly retail scale (other than uses listed individually in this § 380-27)	N	N	P	N
Food products – meat packing	N	N	N	N
Food products for animals	N	N	N	N
Gaskets	N	N	SE	N
Glass and glass products (other than crafts studio)	N	N	SE	N
Incineration, reduction, distillation, storage or dumping of slaughterhouse refuse, rancid fats, garbage, dead animals or offal (other than within an approved solid waste facility)	N	N	N	N
Jewelry and silverware	N	N	P	N
Leather and allied products (other than crafts studio or tannery)	N	N	SE	N
Machinery	N	N	SE	N
Manufactured or modular housing	N	N	N	N
Medical equipment and supplies	N	N	P	N
Metal products, primary	N	N	N	N
Mineral products, nonmetallic (other than mineral extraction)	N	N	N	N
Paper and paper products (including recycling, but not including manufacture of raw paper pulp)	N	N	P	N
Paper – raw pulp	N	N	N	N
Paving materials, other than bulk manufacture of asphalt	N	N	N	N
Pharmaceuticals and medicines	N	N	SE	N
Plastics, polymers, resins, vinyl, coatings, adhesives or sealants, printing ink or photographic film	N	N	N	N
Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	P	N
Roofing materials and asphalt saturated materials	N	N	N	N
Rubber, natural or synthetic	N	N	N	N
Manufacture and/or bulk processing of the following, provided that manufacturing occurs only indoors:				
Scientific, electronic and other precision instruments	N	N	P	N
Soaps and cleaning compounds	N	N	N	N

LCO**

** For the column for the LCO Overlay District, only uses that are allowed in addition to the underlying zoning district are listed in this table.

ZONING

Types of Uses (See definitions in Article II)	Zoning Districts				LCO**
	RP	NC	GC	RIA	
Sporting goods, toys, games, musical instruments or signs	N	N	P	N	
Transportation equipment	N	N	N	N	
Wood products and furniture (not including raw paper pulp)	N	N	P	N	
See § 380-6 for uses that are not listed					
Mineral extraction [§ 380-34A(22)] and related processing, stockpiling and storage	N	N	SE	N	
Packaging	N	N	P	N	
Package delivery services distribution center	N	N	P	N	
Photo processing, bulk	N	N	P	N	
Printing or bookbinding	N	N	P	N	
Recycling collection center [§ 380-34A(31)], not involving operations of an industrial scale (See also “Borough-owned use”)	N	SE	SE	P	
Recycling center, bulk processing, provided that all operations of an industrial scale occur within an enclosed building (this use shall not include a solid waste disposal or transfer facility nor a junkyard)	N	N	SE	N	
Research and development, engineering or testing facility or laboratory	N	N	P	P	
Sawmill/planing mill	N	N	SE	N	
Self-storage development [§ 380-34A(36)]	N	N	SE	N	
Trucking company terminal (§ 380-34)	N	N	N	N	
Warehousing or storage as a principal use	N	N	N	N	
Warehousing or storage as an accessory use to a permitted principal use on the same lot or an adjacent lot or located in the same zoning district	N	P	P	P	
Welding	N	N	P	N	
Wholesale sales (other than motor vehicles)	N	N	P	N	
d. Institutional uses:					
Alternative School Campus	N	P	N	P	
Cemetery (see “crematorium” listed separately)	N	P	P	P	
College or university:					
Educational and customary support uses	P	N	P	P	
Recreation and athletic uses	N	N	N	P	
Student activity center, which may include retail sales, dining facilities, snack bars, restaurants, taverns, entertainment, personal services, photocopying, financial institutions, theaters, indoor recreation and closely similar uses that the applicant proves to the Zoning Officer are customarily incidental to a college/university, and provided that each establishment (other than a bookstore or dining facilities) shall have a maximum floor area of 10,000 square feet. No use shall	N	N	N	P	

** For the column for the LCO Overlay District, only uses that are allowed in addition to the underlying zoning district are listed in this table.

MILLERSVILLE CODE

Types of Uses (See definitions in Article II)	Zoning Districts			
	RP	NC	GC	RIA
involve drive-through facilities. Such use shall be set back a minimum of 200 feet from any lot zoned R-1 or R-2 or occupied by an existing dwelling that is not owned by the college/university or its affiliates. Such uses shall be limited to types and sizes that would primarily serve students and staff of the college or university.				
Offices for a college or university shall be allowed in R-1A, in addition to wherever “offices” are allowed.				
See “residential uses” listed separately in this table				
Community center or library	P	P	P	P
Crematorium	N	N	N	P
Cultural center or museum	P	P	P	P
Day-care center, adult [§380-34A(2)]	P ³	P	P	P
Day-care center, child [§380-34A(15)] (see also as an accessory use)	P ³	P	P	P
Hospital or surgery center	N	N	SE	N
Membership club meeting and recreational facility, but with any after-hours club or tavern having to meet the requirements for such use	N	P	P	P
Nursing home or personal-care home/assisted-living [§ 380-34A(26)]	N	P	P	N
Place of worship [§ 380-34A(29)]	P	P	P	P
School, public or private, primary or secondary [§ 380-34A(35)]	N	P	P	P
Student group residence [§ 380-34A(37)]	SE	SE	SE	P
Treatment center [§ 380-34A(41)]	N	N	SE	N
e. Public/semipublic uses:				
Borough-owned uses	P	P	P	P
Government facility, other than uses separately in this § 380-27	SE	SE	SE	SE
Emergency services station, which may include a supporting social club building or facility	N	P	P	P
Publicly owned or publicly operated recreation, or closely similar primarily outdoor park open for public recreation use without admission charge	P	P	P	P
Public utility facility (see also § 380-15) (other than uses listed separately in this § 380-27)	N	SE	SE	SE
Swimming pool, nonhousehold [§ 380-34A(38)]	N	N	P	P
U.S. Postal Service facility, which may include a leased facility	P	P	P	P
f. Accessory uses:				
See list of additional permitted uses in § 380-27C, such as “residential accessory structure or use”				

LCO**

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ZONING

Types of Uses (See definitions in Article II)	Zoning Districts			
	RP	NC	GC	RIA
See additional requirements in § 380-35 for specific accessory uses.				
Day-care center accessory to a lawful place of worship	P	P	P	P
Day-care, child [see § 380-35D(4)]:				
Group day-care home	P ³	P	P	P
Family day-care home	P ³	P	P	P
Heliport	N	N	N	SE
Home occupation accessory to a lawful dwelling unit:				
General home occupation [§ 380-35D(8)]	SE	P	P	SE
Light home occupation [§ 380-35D(8)]	P	P	P	P
Telephones (outdoor pay) or vending machines – see § 380-35D(13)				
g. Miscellaneous uses:				
Erosion and sedimentation controls, flood hazard and stormwater improvements	P	P	P	P
Forestry	P	P	P	P
Nature preserve or environmental education center	P	P	P	P
Parking lot as the principal use of a lot	SE	P	P	P
Crop farming	P	P	P	P
All uses that will be unable to comply with the performance standards of this chapter. See the environmental protection requirements of Article V.	N	N	N	N

LCO**

NOTES:

¹ Within the RP District, this use shall be limited to within buildings that existed at the time of adoption of this chapter. Minor additions shall be allowed to an existing building for handicapped accessibility and emergency access. See minimum floor area requirements for dwellings in § 380-55. Apartments shall only be allowed in a building that also includes an allowed principal commercial or institutional use.

² Except permitted by right for a use that is on a university campus. See setbacks in § 380-34.

³ Within the RP District, this use shall be limited to within buildings that existed at the time of adoption of this chapter. Minor additions shall be allowed to such buildings for handicapped accessibility and emergency access. See minimum floor area requirements for dwellings in § 380-55.

⁴ Provided that any drive-through service shall need special exception approval. The applicant shall prove that the entrances and exits for the drive-through service have been designed to minimize conflicts with pedestrian travel along streets. To the maximum extent feasible, drive-through service entrances and exits shall use alleys and side streets, as opposed to crossing major pedestrian routes along main streets.

⁵ An accessory restaurant and tavern shall be allowed as a special exception use if there is a minimum lot area of three acres.

⁶ Limited to indoor sales and display, except for clearly customarily accessory activities, such as sidewalk sales. Such use shall not include the sale of gasoline or propane. A retail store may include drive-through service with special exception approval. The applicant shall prove that the entrances and exits for the drive-through service have been designed to minimize conflicts with pedestrian travel along streets. To the maximum extent feasible, drive-through service entrances and exits shall use alleys and side streets, as opposed to crossing major pedestrian routes along main streets. No retail establishment shall exceed a floor area of 7,500 square feet.

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Exhibit A
Zoning Map Change

The area outlined on the attached map shows the area that is included in the new LCO Limited Commercial Overlay Zoning District. The boundaries of the zoning map change shall extend to the centerline of abutting streets and alleys, except where a property line is the border.

Draft - April 1, 2024

Attachment A

Zoning Map Amendment to Change Land Areas to
a New LCO - Limited Commercial Overlay District

