



Development Regulations for the Commercial Zones & Industrial Zones

C- (Commercial), H- (Hospital), OP- (Office Professional), LI- (Light Industrial), HI- (Heavy Industrial)

For a complete description of all regulations refer to Title 17 of the Lancaster Municipal Code.

Zones					
	C	H	OP	LI	HI
Code Section	17.12.130	17.12.640	17.12.800	17.16.130	17.16.130
Minimum Lot Area	10,000 sq. ft.	40,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	20,000 sq. ft.
Minimum Lot Width	100 ft.	100 ft.	80 ft.	180 ft.	100 sq. ft.
Minimum Lot Depth	100 ft.	100 ft.	100 ft.	100 ft.	150 ft.
Maximum Building Height	50 ft. or 3 stores, whichever is less. No building within 100 ft. of residential property may exceed 2 stories or 35 ft.	No building or structure in the H zone shall exceed 5 stories in height.	No building or structure in the OP zone shall exceed a height of 50 ft. No building within 100 ft. of residential property may exceed 2 stories or 35 ft.	50 ft. No building within 100 ft. of residential property may exceed 2 stories or 35 ft. Code Section-17.16.100	70 ft. No building within 100 ft. of residential property may exceed 2 stories or 35 ft. Code Section-17.16.100
Maximum Floor Area Ratio	-	50% max lot coverage	0.75	0.5	0.5
Fence Height	-	See code section 17.12.200	See code section 17.12.890	See code section 17.16.220	See code section 17.16.220
Landscape	See code section 17.12.230	See code section 17.12.700	See code section 17.12.890	See code section 17.16.220	See code section 17.16.220
Parking	See code section 17.12.220	See code section 17.12.690	See code section 17.12.880	See code section 17.16.210	See code section 17.16.210
Setbacks					
Code Section	17.12.130	17.12.640	17.12.800	17.16.130	17.16.130
Front Yard	Street Frontage "build-to" line- Arterial Street 0-12 ft., Other streets- 0-6 ft.	20 ft. plus 5 additional feet for each story over one.	Street Frontage "build-to" line-Arterial Street 0-12 ft., Other streets- 0-6 ft.	Adjoining a freeway or arterial street- 20 ft. All other properties- 15 ft.	Adjoining a freeway or arterial street- 20 ft. All other properties- 10 ft.
Interior Side Yard	10 ft. when abutting residential zone.	20 ft. plus 5 additional feet for each story over one.	10 ft. when abutting a residential zone.	10 ft.	None
Street Side Yard	-	20 ft. plus 5 additional feet for each story over one.	-	Adjoining a freeway or arterial street- 20 ft. All other properties- 10 ft.	Adjoining a freeway or arterial street- 20 ft. All other properties- 10 ft.
Rear Yard	10 ft. when abutting residential zone.	50 ft.	10 ft. when abutting a residential zone.	10 ft.	10 ft. when adjoining freeway or arterial streets, other properties no setback.