



# Development Regulations for the Mixed-Use Zones

**MU-N** (Mixed-Use Neighborhood) **MU-C** (Mixed-Use Commercial) **MU-E** (Mixed-Use Employment)

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

Development Standards	Single Family House	Small Apartment Building (2 to 15 units)	Large Apartment Building (16+ units)	Commercial Building	Mixed-Use Building	Light Industrial Building
Minimum Lot Size (Front Driveway Access)	4,750 sq. ft.	10,000 sq. ft.	40,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	15,000 sq. ft.
Minimum Lot Size (Alley Access)	3,500 sq. ft.	6,000 sq. ft.	-	5,000 sq. ft.	5,000 sq. ft.	-
Minimum Width (Front Driveway Access)	50 ft., max 12 ft. driveway	100 ft., with max 26 ft. driveway	160 ft.	100 ft.	100 ft.	80 ft.
Minimum Width (Alley Access)	40 ft.	60 ft.	-	60 ft.	60 ft.	-
Minimum Depth (Front Driveway Access)	85 ft.	80 ft.	160 ft.	75 ft.	80 ft.	160 ft.
Minimum Depth (Alley Access)	75 ft.	-	-	75 ft.	75 ft.	-
Front Build-To Line (Front Driveway Access)	10 to 18 ft	12 to 18 ft.	12 to 20 ft.	0 to 12 ft.	0 to 12 ft.	12 to 20 ft.
Front Build-To Line (Alley Access)	10 to 16 ft.	12 to 18 ft.	-	0 to 6 ft.	0 to 6 ft.	-
<b>Building Placement</b>						
Minimum Frontage Ratio (Front Driveway Access)	65%	60%	60%	60%	60%	60%
Minimum Frontage Ratio (Alley Access)	70%	70%	-	75%	75%	-
Side Yard	0 ft. with min 10 ft. building separation	5 ft., 10 ft. for 2 <sup>nd</sup> story, 15 ft. for 3 <sup>rd</sup> story.	10 ft., 15 ft. for 2 <sup>nd</sup> story, 18 ft. for 3 <sup>rd</sup> story.	5 ft.	5 ft.	5 ft.
Rear Yard	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Building Height	1 or 2 stories	1 to 3 stories	2 to 4 stories	1 to 2 stories	1 to 4 stories	1 to 4 stories
Permitted Zones (Refer to section 17.10.050. of LMC for uses and permits required table)	MU-N MU-C	MU-N MU-C MU-E	MU-N (CUP) MU-C (CUP) MU-E (CUP)	MU-N MU-C MU-E (depending on use)	MU-N MU-C MU-E (depending on use)	MU-E