



# Development Regulations for Single Family and Multi-Family Residential Zones

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

Zones							
	R-7,000	SFR Corner Duplex	R-10,000	R-15,000	SRR	RR-1	RR-2.5
<b>Code Section</b>	17.08.060.	17.08.060.	17.08.060.	17.08.060.	17.08.060.	17.08.060.	17.08.060.
Minimum Lot Size	7,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	15,000 sq. ft.	20,000 sq. ft.	40,000 sq. ft.	100,000 sq. ft.
Minimum Lot Width	60 ft.	100 ft.	70 ft.	85 ft.	85 ft.	110 ft.	165 ft.
Minimum Lot Depth	100 ft.	100 ft.	100 ft.	120 ft.	120 ft.	130 ft.	250 ft.
Minimum Width- Corner Lot	75 ft.	-	85 ft.	100 ft.	-	-	-
Maximum Building Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	40 ft.	40 ft.
Maximum Lot Coverage %	50%	45%	40%	40%	40%	40%	30%
Fence Height: Front Yard- Back Yard-	4 ft. 6 ft.	4 ft. 6 ft.	4 ft. 6 ft.	4 ft. 6 ft.	4 ft. 6 ft.	4 ft. 6 ft.	4 ft. 6 ft.
Front Yard	Minimum 14 ft.	Minimum 16 ft.	Minimum 16 ft.	Minimum 20 ft.	Minimum 30 ft.	Minimum 30 ft.	Minimum 40 ft.
Interior Side Yard	5 ft.	10 ft.	5 ft.	5 ft.	Minimum 10 ft.	Minimum 15 ft.	Minimum 20 ft.
Interior Side Yard: total sum of two yards (feet)	15 ft.	N/A	15 ft.	20 ft.	25 ft.	30 ft.	40 ft.
Street Side Yard	10 ft.	N/A	15 ft.	15 ft.	20 ft.	30 ft.	40 ft.
Rear Yard	15 ft.	N/A	20 ft.	20 ft.	20 ft.	25 ft.	30 ft.



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	HDR	MDR	SFR Corner Duplex
<b>Code Section</b>	17.08.060.	17.08.060.	17.08.060.
Minimum Lot Size	6,000 sq. ft.	6,000 sq. ft.	10,000 sq. ft.
Minimum Lot Width	60 ft.	60 ft.	100 ft.
Minimum Width-Corner Lot	80 ft.	80 ft.	-
Minimum Lot Depth	100 ft.	100 ft.	100 ft.
Max. Building Height	55 ft., 35 ft. when within 100 ft. of SFR Zone	55 ft., 35 ft. when within 100 ft. of SFR Zone	35 ft.
Lot Coverage %	50%	50%	45%
Fence Height	4 ft.- 6 ft.	4 ft.- 6 ft.	4 ft.- 6 ft.

## Setbacks

Front Build-To Line	<b>0 ft.</b> ; fronting local, collector, or other residential streets with on-street parking adjacent to single-family uses along with same street <b>8 ft.</b> ; fronting arterial street with no on-street parking <b>20 ft.</b>	<b>0 ft.</b> ; fronting local, collector, or other residential streets with on-street parking adjacent to single-family uses along with same street <b>8 ft.</b> ; fronting arterial street with no on-street parking <b>20 ft.</b>	16 ft.
Interior Side Yard	10 ft.	10 ft.	10 ft.
Street Side Yard	15 ft.	15 ft.	-
Rear Yard	15 ft.	15 ft.	-