

Borough of Lititz
Lancaster County, Pennsylvania

ORDINANCE NO. C-XXX

AN ORDINANCE OF THE BOROUGH OF LITITZ, LANCASTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 122, ZONING, TO AMEND THE DEFINITION OF CONTINUING CARE RETIREMENT COMMUNITY (CCRCs), TO ADD A DEFINITION OF MOTOR VEHICLE SALES, TO AMEND THE R-1 RESIDENTIAL DISTRICT TO PERMIT CCRCs AS A SPECIAL EXCEPTION USE, TO REFINE THE PERMITTED USES OF THE COMMERCIAL, GENERAL BUSINESS, AND INDUSTRIAL DISTRICTS, TO CLARIFY THE REGULATIONS OF THE FLOODPLAIN DISTRICT AND EXCEPTIONS TO HEIGHT LIMITATIONS, TO REMOVE A CONFLICT IN THE PERMITTED HEIGHT OF ACCESSORY STRUCTURES, AND TO ELIMINATE A LOT SIZE RESTRICTION FOR THEATRES.

SECTION 105. Terms Defined.

The provisions of Section 105 are amended as follows:

The definition of Continuing Care Retirement Community shall be amended to read:

Continuing Care Retirement Community (CCRC). A planned development that provides for a continuum of licensed accommodations and care, from independent living, to assisted living, to skilled nursing for both long-term and short-term care of age qualified or physically handicapped individuals. CCRCs may also provide for on-site medical care, accessory commercial, and social uses, so long as those uses are primarily scaled to serve the inhabitants of the campus. CCRCs may be a component of a Traditional Neighborhood Development (TND).

The definition of Motor Vehicle Sales shall be added and shall read as follows:

Motor Vehicle Sales. The use of a building or structure on a lot that is used for the sale of automobiles, trucks, and similar vehicles.

SECTION 206. R-S Residential District

Section 206.F – Maximum height of accessory structures shall be changed to 20 feet.

SECTION 207. R-1 Residential District

Section 207.C.15 is added and shall read:

15. Continuing Care Retirement Communities subject to Section 427.

Section 207.F – Maximum height of accessory structures shall be changed to 20 feet.

SECTION 208. R-2 Residential Districts

Section 208.F – Maximum height of accessory structures shall be changed to 20 feet.

SECTION 208.1. R-2A Residential Districts

Section 208.1.F – Maximum height of accessory structures shall be changed to 20 feet for those structures not used for housing.

SECTION 209. R-A Residential Districts

Section 209.F – Maximum height of accessory structures shall be changed to 20 feet.

SECTION 211. Commercial District

Section 211.B shall be amended and read as follows:

B. Permitted Uses.

1. The following business uses shall be permitted in the Commercial District provided that the use shall not exceed one thousand five hundred (1,500) square feet of floor area when in a building of two stories, or four thousand (4,000) square feet of floor area when in a building of three or more stories.
 - a. Personal Services
 - b. Retail Businesses

2. The following business uses shall be permitted in the Commercial District provided that the use shall not exceed four thousand (4,000) square feet of floor area when in a building of two stories, or ten thousand (10,000) square feet of floor area when in a building of three or more stories. However, the use may exceed the above square footage as a special exception, but shall be designed to

the satisfaction of the Zoning Hearing Board that the exterior of the building will continue to give the appearance of a small storefront area.

- a. Banking and other financial institutions.
 - b. Business and professional offices and studios, including medical and dental offices.
 - c. Restaurants, Taverns, and Cafes.
 1. Outdoor seating for eating establishments shall maintain a minimum six-foot clear zone for pedestrian movements.
3. Hotels subject to Section 420.
 4. Public garages.
 5. Conversion apartments subject to Section 406.
 6. Essential Services Structures subject to Section 408.
 7. Customary accessory uses, buildings, and structures incidental to the above permitted uses subject to Section 301.
 8. Business conversions subject to Section 418.
 9. Home Occupations (no-impact home-based businesses as defined herein) in accordance with Section 401.
 10. Event Space
 11. Upper story apartments above another permitted non-residential use.

Section 211.C shall have the following added:

10. Theatres in accordance with Section 428

SECTION 212. General Business District

Section 212.B shall be amended to read as follows:

B. Permitted Uses.

1. Retail business up to 20,000 square feet on the ground floor.
2. Medical clinics and dental clinics.
3. Business offices and professional offices/studios.
4. Banks and other financial institutions.
5. Hotels and motels subject to Section 420.
6. Restaurants and taverns, including restaurants with drive-in facilities.
7. Public garages.

8. Bed and breakfast inns subject to Section 404.
9. Commercial recreation.
10. Amusement arcades.
11. Motor vehicle service stations.
12. Motor vehicle washes.
13. Motor vehicle repair garages and bodyshops.
14. Motor vehicle sales.
15. Hospitals and nursing/convalescent homes subject to Section 417.
16. Self-service laundry.
17. Dry cleaners.
18. Night clubs.
19. Self-service storage facilities.
20. Convenience stores.
21. Non-profit clubs.
22. Business conversions subject to Section 418.
23. Customary accessory uses, buildings, and structures incidental to the above permitted uses subject to Section 301.
24. Essential services structures, subject to Section 408.
25. Home Occupations (no-impact home-based businesses as defined herein in accordance with Section 401).
26. Personal services.

Section 212.C shall have the following added:

10. Theatres in accordance with Section 428

SECTION 213. Industrial District

Section 213.B & 213.C shall be amended to read as follows:

B. Permitted Uses.

1. Manufacturing businesses.
2. Businesses involved with processing and assembling operations.
3. Recycling centers/plants subject to Section 421.
4. Warehouses and wholesaling.
5. Self-service storage facilities.
6. Building materials sales rooms.
7. Contractors' equipment yards.
8. Laboratories and medical laboratories.

9. Essential services buildings and structures subject to Section 408.
10. Public garages.
11. Motor vehicle service stations.
12. Motor vehicle washes.
13. Motor vehicle repair garages and bodyshops.
14. Motor vehicle sales.
15. Business conversions subject to Section 418.
16. Non-profit clubs.
17. Customary accessory uses, buildings, and structures incidental to the above permitted uses subject to Section 301.
18. Home Occupations (no-impact home-based businesses as defined herein) in accordance with Section 401.

C. Special Exception Uses.

1. Public/Municipal Buildings and Uses subject to Section 412.
2. Greenhouses/nurseries subject to Section 419.
3. Recreational, health, or fitness clubs conducted for profit.
4. Commercial kennels subject to Section 409.
5. Veterinary clinics and animal hospitals subject to Section 409.
6. Day Care Centers as an accessory use to a permitted use subject to Section 402.
7. Home Businesses subject to Section 401.

SECTION 215. Floodplain District

A note shall be added to the beginning of this section, it shall read as follows:

Ordinance C-544, adopted by Borough Council on March 29, 2016, established a standalone Flood Plain ordinance. Article II, Section 2.01.B of C-544 states that this ordinance and the Zoning Ordinance are to be consistent. When provisions of the two ordinances cannot be interpreted in a consistent fashion, the provisions of C-544 shall be controlling regarding floodplain issues.

SECTION 219. Lititz Run Revitalization District

Section 219.B shall have the following added:

15. Event Space

SECTION 304. Exceptions

Section 304.B is amended and shall be read as follows:

- B. Exceptions to Height Limitations. All buildings and structures shall be subject to the maximum height regulations specified within each zoning district except chimneys, church spires, belfries, cupolas and domes not intended for human occupancy, monuments, public utility lines, smokestacks, poles, antennas, towers, water storage tanks, signs, elevators, penthouses, flagpoles, silos, windmills, farm accessory buildings or other similar structures. However, no penthouse, roof structure nor any space above the height limit specified in the applicable zoning district shall be allowed for the purpose of providing additional habitable floor space for residential, commercial or industrial use. The height of any such structure or projection shall not exceed seventy (70) feet in height unless the following criteria can be satisfied:

SECTION 427. Continuing Care Retirement Communities (CCRC).

Section 427 shall be amended to read as follows:

- A. A minimum of one and a quarter (1.25) parking spaces per unit shall be provided for independent living dwelling units. A CCRC is permitted to submit a shared parking analysis for review by the Borough. The shared parking analysis will identify the anticipated percentage of parking usage on the campus at different times of day. The shared parking analysis shall be updated each time new facilities, dwelling units, or accessory uses are proposed.
- B. CCRCs shall be permitted to have a range of accessory uses that are primarily for the benefit of their residents. Such uses shall include, but are not limited to dining facilities, library, community center, and personal services such as beauty salons or barber shop.
- C. The following provisions shall apply to a CCRC in the Traditional Neighborhood Development Overlay District.
 - 1. A CCRC parcel that is twenty (20) acres or greater in size shall be permitted to have a maximum of seventy percent (70%) of the housing units be one type.
 - 2. On-street parking shall only be required on one side of the street in the Neighborhood Residential Area (NRA).
 - 3. Attached dwelling units (Townhouse or Row) shall be permitted in the Neighborhood Residential Area (NRA).
- D. The following provisions shall apply to a CCRC in the R-1 Residential District

1. Every five years a sketch level campus plan shall be submitted detailing future changes of the campus. No subdivision plan shall be considered if it is not consistent with the current sketch plan. A CCRC may update their sketch plan at any time by providing the Planning Commission with an updated copy. A statement of no planned future changes to the campus shall also satisfy this requirement.
2. A CCRC shall consist of a range of housing types and care levels. They include, but are not limited to, single-family detached, single-family attached, apartment, personal care, assisted living and skilled care units.
3. Accessory uses – Accessory uses to the CCRC shall be scaled to serve campus residents and shall be visually and functionally integrated into the campus. Accessory uses open to the public shall not have signage visible off-campus other than at principal gateways to the campus.
4. Total maximum density of the CCRC shall be 14 Dwelling Units per acre (du/ac). For the purpose of this section two skilled care beds shall constitute one dwelling unit.
5. No more than 30% of the total dwelling units shall consist of skilled care beds.
6. No more than 60% of dwelling units shall be comprised of a single housing/care level type,
7. Maximum coverage of a CCRC campus shall be 60%.
8. Setbacks – A minimum setback of 20 feet shall apply to all sides of the campus, excluding those that front upon a public street. Structures that are permitted by the Zoning Hearing Board to exceed the 35-foot maximum height shall be set back an additional foot for every foot allowed above 35 feet.
9. Buffers – A 15-foot vegetative buffer shall be provided between the campus and off-campus building housing apartments , personal care units, assisted living units, or skilled care units on-campus and single-family residential units off-campus.
10. Building Separation – The minimum separation between buildings shall be determined based on the minimum separation required by applicable building code.

SECTION 428. Theatres

Section 428.A.1 shall be deleted. The subsequent subsections shall be renumbered accordingly.

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