

1129.05 RESIDENTIAL - TRANSITIONAL (RT).

(a) Purpose.

To provide for a variety of housing options including one-unit dwellings, duplexes, triplexes, and traditional row houses integrated with small residential scale retail and office uses with pedestrian connections between such uses.
To foster reinvestment into vacant and/or deteriorating commercial structures integrated into existing residential areas.
To promote a walkable community by creating pedestrian connections between the various uses.
To encourage residential infill development on existing, narrow lots.
To increase the housing supply and enhance streetscapes by redeveloping vacant properties and promote housing options on small lots.

(b) Target Areas.



(c) Permitted, Special Exception, and Accessory Uses. See Section 1125.02 - Permitted, Special Exception, and Accessory Uses for each District.

(d) Lot Area, Setback, Height, and Lot Coverage Requirements.

Development Standards	Residential - Transitional
Minimum Lot Size (Sq. Ft.)	3,600
Maximum Density (utilize net acres)	12 units/acre
Minimum Frontage (feet)	40
Minimum Front Setback (Feet) Arterial Roadway	20
Minimum Front Setback (Feet) All other roadways	No minimum - Utilize average front setback as defined in Chapter 1161
Maximum Front Setback (Feet)	35
Minimum Side Setback (Feet)	5
Minimum Rear Setback (Feet)	15
Maximum Height (Feet)	35
Maximum Lot Coverage (Percent)	45

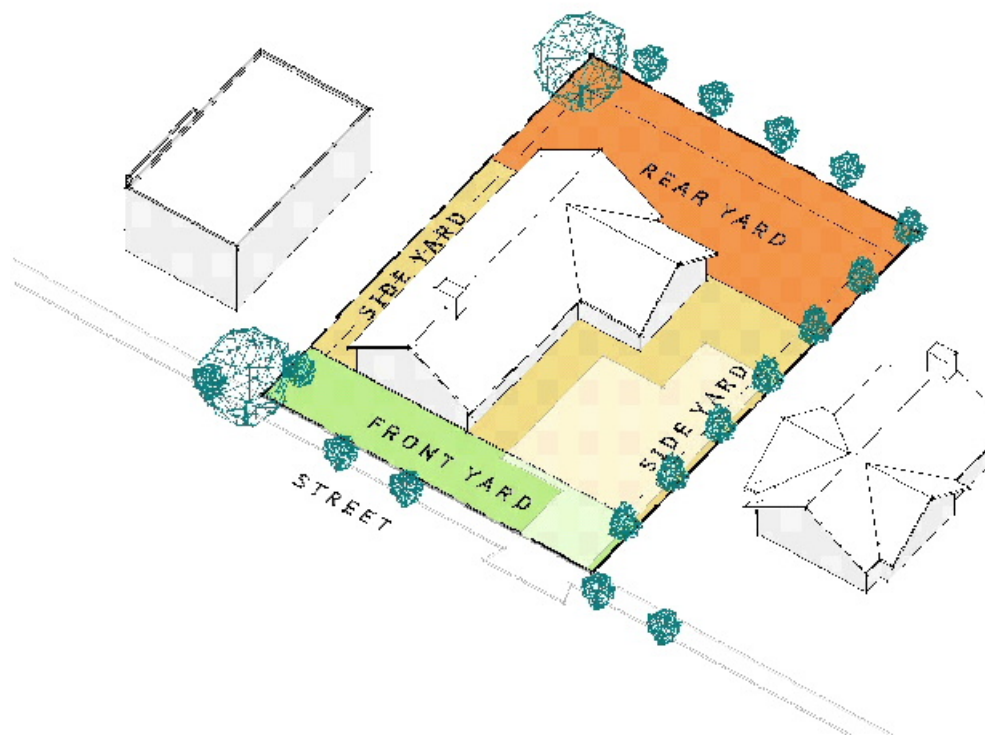
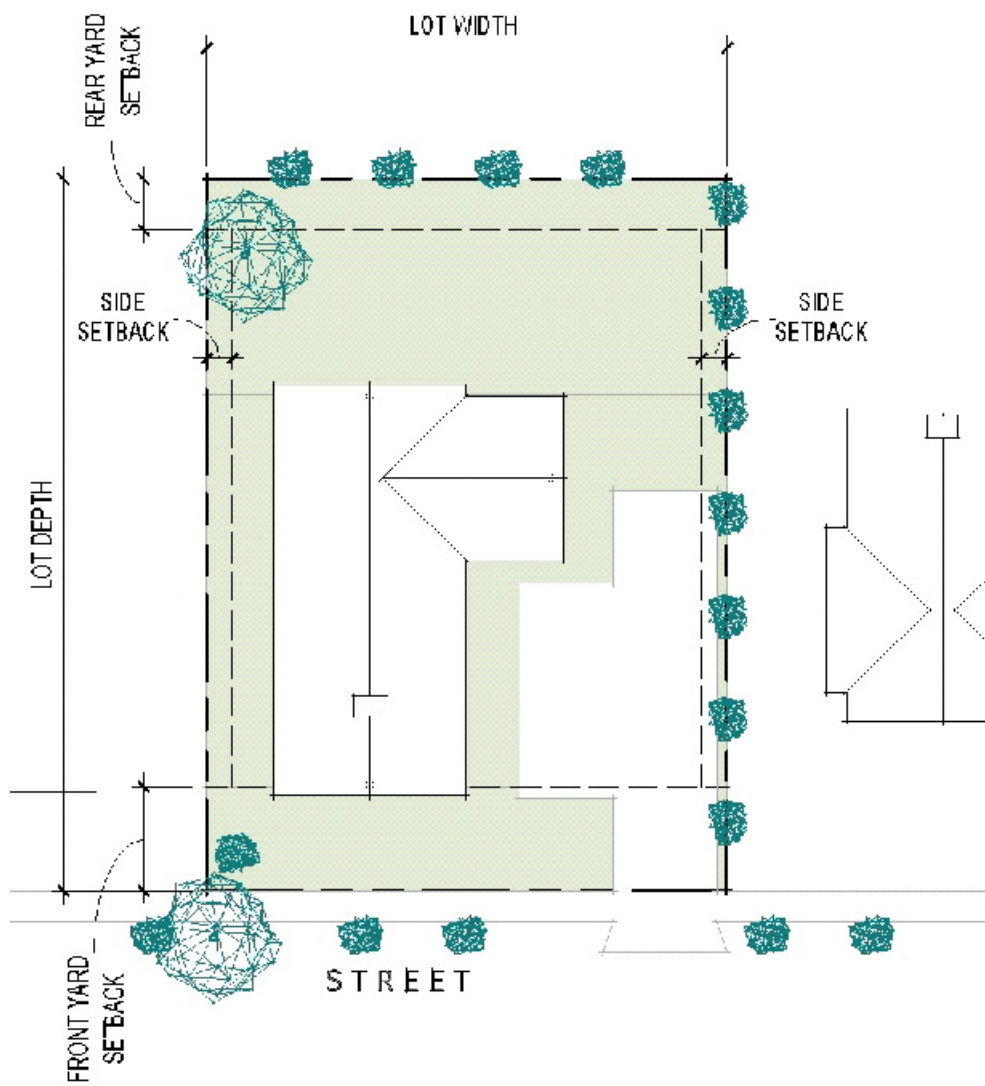
Projection into required setback

Cornices, canopies, eaves (roof overhang), fireplaces-chimneys, bay window, porch, stoop, or other similar architectural features may project into a required setback up to two feet.

Exemptions from required side and rear setbacks

Swimming pools, tennis courts, clotheslines, barbeque pits, playground equipment, portable or permanent dog run, house or kennel and similar structures customary and ancillary to the primary residential use of the property may be placed in a required minimum side or rear setback, but in no case shall such uses be closer than five (5) feet from a side or rear lot line.

(e) Example Lot Layout and Rendering.



	Applicable	Section Reference	Notes
Accessory Structures	Y	Section 1147.02	Detached Accessory Structures may encroach a side or rear setback but shall be no closer than five (5) feet from the side or rear lot line. Accessory structures shall also comply with all other requirements in Section 1147.02.
Fences	Y	Section 1147.05	Fences and walls may be placed in a required minimum setback provided they comply with Section 1147.05 .
Landscaping/ Buffering	Y	Chapter 1141	Plant material and berms may be placed in any required minimum setback provided they do not constitute a nuisance as provided in the Lancaster Codified Ordinances.
Parking	Y	Chapter 1143	Parking must be provided in accordance with Section Chapter 1143 . Parking for multi-unit buildings should be placed to the side or rear of the principal structure. Parking is prohibited on lawns or other unpaved areas.
Signs	Y	Chapter 1145	Signs, provided they comply with Section Chapter 1145 , may be located within a front setback.

(Ord. 15-23. Passed 8-14-23.)