

10. Theatres in accordance with Section 428.
11. Short-Term Rental subject to Section 430.

D. Conditional Uses

1. Demolition of an existing structure subject to Section 322

E. Lot and Yard Requirements.

1. New Construction shall follow the Lot and Yard Requirements Presented in the Form Based Codes. The minimum lot and yard requirements shall be determined by the following table as well as all other applicable provisions contained in this Section. Within the following table "square feet" and "feet" are abbreviated as "S.F." and " ft " respectively.

Minimum Lot Area (S. F.)	No Minimum
Minimum Lot Width (ft.)	No Minimum
Minimum Side Yard (ft.)	No Minimum
Minimum Rear Yard (ft.)	20
Maximum Lot Coverage (%)	85

2. If the block on which the lot is located is more than fifty percent (50%) developed, the average setback of the existing structures on that block may be used as the minimum front yard building setback line. Otherwise, the setbacks within the Form-Based Code in Article VIII shall apply.

F. Height Requirements.

All structures shall have a maximum height of fifty (50) feet. All principal buildings shall have a minimum height of twenty (20) feet.

G. Application of Supplementary Provisions.

All uses, structures, and lots shall comply with all applicable Supplementary Provisions as provided in Article III as well as all other pertinent provisions of this Ordinance.

SECTION 211.1 Neighborhood Storefront District. (NSD)

- A. Purpose. The regulations for this District are intended to provide for business enterprises and commercial needs while preserving and enhancing the sense of place, which is experienced within the Borough. This District encourages commercial uses, which

- B. primarily function to serve the needs of the local neighborhood and not compete with the function of the Borough's historic downtown. The Neighborhood Storefront District, in combination with the adjacent residential districts, provides the mixture of uses and the expansion of service and retail activities set forth in the Lititz-Warwick Joint Strategic Comprehensive Plan.

Commercial uses are generally limited by size and intensity to allow a mixture of uses and to prevent the establishment of intensive commercial uses, which exceed the neighborhood orientation of this District. Residential uses are permitted, when combined with a commercial use in the same structure, to allow access to local goods and services. Uses are encouraged to be developed in ways that control traffic ingress and egress, provide convenient and adequate off-street parking and promote pedestrian access through the use of sidewalks and walking paths.

1. The following elements characterize the district:

- a. The inclusion of a public square or plaza as a central organizing feature;
- b. The inclusion of residential living units above street-level shops;
- c. A mix of office with some civic and retail uses;
- d. Compatibility with the historic character, architectural styles and pattern of the existing community;
- e. The protection of significant natural, cultural, and historic features.

- C. Permitted Uses. Drive-in facilities; drive-in service place; restaurant, drive-in; and adult-oriented uses are not permitted. Mixed-use structures are encouraged.

1. The following business uses shall be permitted in the NSD provided that the use shall not exceed four thousand (4,000) square feet of floor area when in a building of one and one-half story, or ten thousand (10,000) square feet of floor area when in a building of two 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. Outdoor seating for eating establishments shall maintain a minimum six-foot clear zone for pedestrian movements.

- a. Banking and other financial institutions.
- b. Business and professional offices and studios, including medical and dental offices.
- c. Restaurants and cafes.

2. The following business uses shall be permitted in the NSD provided that the use shall not exceed one thousand five hundred (1,500) square feet of floor area when in a building of one and one-half story, or four thousand (4,000) square feet of

floor area when in a building of two or more stories. Outdoor seating for eating establishments shall maintain a minimum six-foot clear zone for pedestrian movements.

- a. Personal services, including but not limited to barber, beauty, tanning and health salons, tailors, off-site dry cleaning, self-service laundry, and repair shops.
 - b. Retail business, including but not limited to pharmacies, music and video shops, news centers and book stores, bakery and delicatessens, convenience store without gasoline service, confectionary stores, dry goods and art supply shops, flower shops, photographic studios and supply shops, electronic supply stores, office supply shops, and sporting good stores.
3. The following residential uses shall be permitted in the NSD area:
 - a. Multiple family dwellings
 - b. Nursing/convalescent homes in accordance with Section 417.
 - c. Upper-story residential uses to be located over shops and/or offices.
 - d. Single-family attached dwelling units, including quadraplexes.
 4. Public parks, playgrounds or recreation areas, including greens, neighborhood squares, civic space, and botanical gardens subject to Section 321 and 410.
 5. Customary accessory uses, buildings, and structures incidental to the above permitted uses subject to Section 301, including:
 - a. Private swimming pools, in accordance with Section 312.
 - b. Private garages, playhouses, garden houses or green houses not used for commercial purposes, in accordance with Section 301.
 - c. Home occupations (no-impact home-based businesses as defined herein), in accordance with Section 401.
 - d. Parking lots and structures accessory to multi-family and nonresidential uses, in accordance with Section 307 and as stipulated herein.

D. Special Exception Uses.

1. Public/Municipal Buildings and Uses subject to Section 412.
2. Day care center in accordance with Section 402.
3. Elementary and secondary schools in accordance with Section 407.
4. Churches and similar places of religious worship. These uses shall be in accordance with the dimensional requirements of the NSD and not Section 405.
5. Bed and breakfast inns subject to Section 404.
6. Home businesses subject to Section 401.

E. Conditional Uses

1. Demolition of an existing structure subject to Section 322

F. Lot Requirements.

1. New Construction shall follow the Lot and Yard Requirements Presented in the Form Based Codes. The minimum lot and yard requirements shall be determined by the following table as well as all other applicable provisions contained in this Section.

Minimum Lot Area (S.F.)	No minimum - add twenty (20) percent to the land area needed for the structure, on-lot parking, ingress/egress, and any other on-site infrastructure that is required. The additional twenty (20) percent shall constitute setbacks and landscaped buffers
Minimum Lot Width (ft)	20
Maximum Front Yard (ft)	10
Minimum Side Yard (ft)	5
Minimum Rear Yard (ft)	20 feet, except for structures along alleys in which case the minimum setback shall be ten (10) feet from the edge of pavement
Maximum Lot Coverage (%)	85

2. A thirty-five (35) foot wide side yard is required on the side abutting a residential district without an intervening street, alley, and lane or railroad right-of-way.
3. Parking shall be placed to the rear of the lot.

G. Height Requirements.

Principal buildings shall be between one-and-one half and four stories above grade as seen from their front sides with a maximum height of fifty feet (50'), and a minimum height of 20 feet. The height limit shall not apply to bell or clock towers, cupolas, steeples, or similar architectural features in accordance with Section 304 herein.

H. Signage Requirements.

All signage shall conform to the requirements as listed for the Commercial District.

I. Application of Supplementary Provisions.

All uses, structures, and lots shall comply with all applicable Supplementary Provisions as provided in Article III as well as all other pertinent provisions of this Ordinance.

SECTION 211.2 Neighborhood Storefront District – 1 (NSD-1)

- A. Purpose. The regulations for this District are intended to provide for business enterprises and commercial needs while preserving and enhancing the sense of place, which is experienced within the Borough. This District encourages commercial uses, which primarily function to serve the needs of the Borough residents. The Neighborhood

Storefront District - 1, in combination with the adjacent commercial districts of the historic Downtown, provides the mixture of uses and the expansion of service and retail activities set forth in the Lititz-Warwick Joint Strategic Comprehensive Plan.

The Neighborhood Storefront District - 1 provides a compatible mixture of residential and nonresidential uses that is suitable in areas along Main Street and in close proximity to residential neighborhoods, but prevents the establishment of intensive commercial uses, which would negatively impact the flow of traffic and access through these areas. Residential uses are permitted, when combined with a commercial use in the same structure, to allow access to local goods and services. Uses are encouraged to be developed in ways that control traffic ingress and egress and provide convenient and adequate off-street parking.

- B. Permitted Uses. Drive-in facilities; drive-in service place; restaurant, drive-in; and adult-oriented uses are not permitted. Mixed-use structures are encouraged.
1. The following business uses shall be permitted in the NSD-1 provided that the use shall not exceed four thousand (4,000) square feet of floor area when in a building of one and one-half story, or ten thousand (10,000) square feet of floor area when in a building of two 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. Outdoor seating for eating establishments shall maintain a minimum six-foot clear zone for pedestrian movements.
 - a. Banking and other financial institutions.
 - b. Business and professional offices and studios, including medical and dental offices.
 - c. Restaurants and cafes.
 2. The following business uses shall be permitted in the NSD-1 provided that the use shall not exceed one thousand five hundred (1,500) square feet of floor area when in a building of one and one-half story, or four thousand (4,000) square feet of floor area when in a building of two or more stories. Outdoor seating for eating establishments shall maintain a minimum six-foot clear zone for pedestrian movements.

- a. Personal services, including but not limited to barber, beauty tanning and health salons, tailors, off-site drycleaning, self-service laundry, and repair shops.
 - b. Retail business, including but not limited to pharmacies, music and video shops, news centers and book stores, bakery and delicatessens, convenience store without gasoline service, confectionary stores, dry goods and art supply shops, flower shops, photographic studios and supply shops, electronic supply stores, office supply shops, and sporting good stores.
3. The following residential uses shall be permitted in the NSD-1 area:
- a. Attached dwelling units over shops and/or offices.
 - b. Nursing/convalescent homes in accordance with Section 417.
4. Customary accessory uses, buildings, and structures incidental to the above permitted uses subject to Section 301, including:
- a. Home occupations (no-impact home-based businesses as defined, herein), in accordance with Section 401.
 - b. Parking lots and structures accessory to multi-family and nonresidential uses, in accordance with Section 307 and as stipulated herein.

C. Special Exception Uses.

- 1. Churches and similar places of religious worship in accordance with Section 405
- 2. Day care center in accordance with Section 402.
- 3. Public/municipal buildings and uses subject to Section 412.
- 4. Social and fraternal clubs and organizations subject to Section 411.
- 5. Accessory apartments subject to Section 416.
- 6. Conversion apartments subject to Section 406.
- 7. Home businesses subject to Section 401.
- 8. Bed and Breakfast inns subject to Section 404.

D. Conditional Uses

- 1. Demolition of an existing structure subject to Section 322

E. Lot and Yard Requirements.

- 1. New Construction shall follow the Lot and Yard Requirements Presented in the Form Based Codes. The minimum lot and yard requirements shall be determined by the following table as well as all other applicable provisions contained in this Section.

Minimum Lot Area (S.F.)	No minimum – add twenty (20) percent to the land area needed for the structure, on-lot parking, ingress/egress, and any other on-site infrastructure that is required. The additional twenty (20) percent shall constitute setbacks and landscaped buffers
Minimum Lot Width (ft)	20
Maximum Front Yard (ft)	20
Minimum Side Yard (ft)	5
Minimum Rear Yard (ft)	20 feet, except for structures along alleys in which case the minimum setback shall be ten (10) feet from the edge of pavement
Maximum Lot Coverage (%)	85

2. Parking shall be placed to the rear of the lot.

F. Height Requirements.

Principal buildings shall be between one-and-one half and four stories above grade as seen from their front sides with a maximum height of fifty (50') feet, and a minimum height of 20 feet. The height limit shall not apply to bell or clock towers, cupolas, steeples, or similar architectural features in accordance with Section 304 herein.

G. Signage Requirements.

All signage shall conform to the requirements as listed for the Commercial District.

H. Application of Supplementary Provisions.

All uses, structures, and lots shall comply with all applicable Supplementary Provisions as provided in Article III as well as all other pertinent provisions of this Ordinance.