

ZONING

300 Attachment 1

Township of Lancaster

**TABLE 601: Table of Authorized Uses by District**  
**[Amended 9-21-2015 by Ord. No. 106; at time of adoption of Code**  
**(see Ch. 1, General Provisions, Art. I)]**

KEY:

P = Permitted Principal Use

C = Conditional Use

Uses	CN	R-1	R-2	V	MU	I	A&D Overlay
Adult entertainment establishment						C	
Agricultural operation, concentrated						C	
Agricultural operation, normal	P	P	C	C	C	P	
Airport, private		C	C			C	
Airport, public						C	
Amusement establishment					C		
Amusement park						C	
Apartment		C	C	C			C
Apartment, conversion		C	C	C	C		C
Arena/amphitheater					C		
Assembly hall				C	C	C	
Bed-and-breakfast		C	C	C	P		
Billboard						C	
Boardinghouse		C	C	P	P		
Bowling alley				C	C	C	
Bulk fuel storage						C	
Campground		C					
Cemetery		C		C			
Consumer services (barber, beauty, dry cleaner, tailor, etc.)				P	P		P
Contracting establishment/yard					C	P	
Convenience store, with fuel				C	P	P	C
Convenience store, without fuel				C	P	P	P
Convention and/or exposition center					C	C	
Crematorium						C	
Day care/nursery school		C	C	C	C	C	C
Drive-through restaurant				C	C	P	C
Duplex		P	P	P	P		
Eating establishment without liquor license				P	P		P
Eating establishment with liquor license				C	C		C
Educational institution		C	C		C	C	

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Uses	CN	R-1	R-2	V	MU	I	A&D Overlay
Emergency service		C	C	P	P	P	P
Financial institution				P	P		P
Funeral home and mortuary				C	C	P	C
Garden apartment (stacked flat)							
Garden center		C		C	P	P	
Golf course	C	C			C		
Grocery store				C	C	P	C
Group dwellings			C	C	C		
Group residential facility					C		
Heavy equipment sales, rental, and service					C	C	
Heliport					C	C	
Home-based business (no-impact)	P	P	P	P	P	P	P
Home-based business (low-impact)	P	P	P	P	P	P	
Hospital					C	P	
Kennel		C			C	P	
Landfill					P	C	
Lumber yard						P	
Machine and repair shop					C	P	
Manufactured housing unit	C	P	P	P	P		
Manufacturing, heavy and other heavy industry						P	
Manufacturing, light, and assembly					C	P	
Medical treatment facility				C	C	C	C
Mobile home	C	P	P		P		
Mobile home park			C		C		
Mobile home sales					P	P	
Motel/hotel					P		
Multifamily dwelling			P	P	P		
Municipal facility (non-Lancaster Township)	C	C	C	C	C	P	
Municipal uses	P	P	P	P	P	P	P
Museum/art center				P	C		C
Music studio				P	C	P	C
Nursing home		C			C		
Oil/gas well	C	C	C	C	C	P	C
Parking lot, off-street, private				C	C	C	C
Parking lot, off-street, public				C	C	C	C
Patio home			P	P	P		
Personal care facility					C		
Photographic studio, business or personal				P	P		
PRD			C		C		
Post office				P	P		P

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Uses	CN	R-1	R-2	V	MU	I	A&D Overlay
Power generation plant					C	C	
Printing facility				C	C	P	
Private membership club (VFW, Masonic temple, etc.)				C	C	C	C
Professional office				C	P	P	C
Public garage				C	P	C	C
Public infrastructure services	C	C	C	C	C	P	C
Public library				P	P		P
Real estate or travel agency				P	C		P
Recreation, commercial entertainment facility						C	
Recreation, noncommercial entertainment facility	C	C					
Recreational vehicle park					C	P	
Religious establishment		C	C	C	P		
Research and development facility						P	
Retail store				C	C	P	C
Salvage yard						C	
Single-family dwelling	C	P	P	P	P		
Slaughterhouse/meat processing					C	P	
Solid waste disposal site/incinerator						C	
Stable, private	C	C			C		
Stable, public		C			C		
Storage facility					C	P	
Strip mining	C	C	C	C	C	C	C
Tavern/pub/nightclub				C	C	C	C
Telecommunications tower					C	C	
Timber harvesting	P	P	P	P	P	P	P
Transportation service				C	C	C	
Truck terminal					C	C	
Vehicle repair shop					P	P	
Vehicle sales/rental					C	P	
Vehicle service station					C	P	
Vehicle washing facility					C	P	
Veterinary facility		C			C	P	
Waste transfer facility						C	
Wholesaler						P	
Windmill, private	C	C	C				