

ZONING

230 Attachment 1

City of Lackawanna

BRA Land Use Table
(See § 230-17.)

Land Use Table for summary and comparison purposes only. Refer to Zoning text for complete list of uses and requirements.

Use	Intent/Purpose	Recommended Zoning Symbol	Primary Uses	Key Dimensional Requirements						Maximum Height (feet)	Key Design Elements
				Lot Area (acres)	Maximum Lot Coverage (percent)	Minimum Building Coverage (percent)	Minimum Lot Frontage (feet)	Minimum Front Setback (feet)	Minimum Side/Rear Yards (feet)		
Business Park	Creates a balanced employment mix in the City focusing on office-based businesses. Includes retail, R&D, offices, laboratories, light assembly, and other similar types of employment.	BRA-BP	Commercial business and professional offices, research and laboratory, retail. Restaurant and light manufacturing as a special permit.	2 acres, individual; 50 acres, PUD	65%	15% (approx. 13,000 square feet on 2-acre lot)	150	45	25/30	3 stories or 30 feet, whichever is greater; 20 feet (minimum)	No direct access to Route 5. Pedestrian and bicycle facilities shall be provided along Route 5. Supplemental regulations and design guidelines apply.
Light Industry	Provides light industrial use areas on larger lots than provided in Business Park District as a transition zone between business park uses and medium/heavy industrial uses.	BRA-LI	All uses permitted in the BRA-BP, plus more industrial uses such as intermodal, manufacturing, materials handling and warehousing.	5 acres, individual; 50 acres, PUD	80%	15% (approx. 32,000 square feet on 5-acre lot)	300	30	25/30	3 stories or 40 feet, whichever is greater; 20 feet (minimum)	Supplemental regulations and design guidelines apply.
Medium Industry	Provides a transition between the Heavy Industry areas and the cleaner office/commercial based uses in the Business Park and Light Industry categories. Includes WECS limited to WECS Overlay.	BRA-MI	All uses permitted in the BRA-LI minus those uses permitted in the BRA-BP. Includes manufacturing, outdoor storage, and warehousing operations, but not “smokestack” industries such as chemical production, foundries or fossil fueled power generation.	10 acres, individual; 50 acres, PUD	75%	15% (approx. 65,000 square feet on 10-acre lot)	600	50	50/50	60 feet; 20 feet (minimum)	Outdoor storage of bulk material to be screened or controlled in such manner to control fugitive dust from blowing off premises.
Heavy Industry	Take advantage of the uniquely large industrial site and history of heavy industry to redevelop to meet future demands for industrial lands.	BRA-HI	Green energy, including wind power, manufacturing, production, rail yards and intermodal	20 acres, individual; 50 acres, PUD	80%	10% (approx. 87,000 square feet on 20-acre lot)	600	50	50/50	60 feet; 20 feet (minimum)	Outdoor storage of bulk material to be screened or controlled in such manner to control fugitive dust from blowing off premises. 200-foot setback from the edge of the canal for all new permanent structures.

LACKAWANNA CODE

Use	Intent/Purpose	Recommended Zoning Symbol	Primary Uses	Key Dimensional Requirements						Maximum Height (feet)	Key Design Elements
				Lot Area (acres)	Maximum Lot Coverage (percent)	Minimum Building Coverage (percent)	Minimum Lot Frontage (feet)	Minimum Front Setback (feet)	Minimum Side/Rear Yards (feet)		
Intermodal	Reserve key areas uniquely suited to intermodal uses by limiting allowed uses in order to leverage existing infrastructure. Limits new building near canal.	BRA-INT	Rail, shipping, materials handling, bulk materials transfer, truck depot	10 acres, individual; 50 acres, PUD	100%	NA	NA	50	50/50, or 100/100 adjacent to BRA-LI or BRA-BP	60 feet; 20 feet (minimum)	200-foot setback from the edge of the canal for all new permanent structures, excludes rail track. Bulk materials stored outdoors must be contained or controlled in such a manner as to not allow fugitive dust or blowing of bulk materials off premises.
Lakefront Buffer Overlay	The LAC overlay within the industrial district provides physical and visual buffer to the Lake Erie waterfront while still allowing wind power projects with the overlay.	LRO	Trails, open space, scenic overlooks, lakefront access and WECS	NA	NA	NA	NA	NA	NA	NA	No buildings within 300 feet of bluff.
Open Space	This area, reserved for the permanent disposal of on-site environmental remediation materials and restricted from future development, provides future reclaimed areas as large contiguous open space near waterfront.	OS	Same as existing Open Space - OS District in City Zoning Code, including recreation facilities (outside the CAMUs)	NA	NA	NA	NA	NA	NA	NA	Allows development of recreation trail.
Smokes Creek Overlay	This corridor protects the creek's ecological quality while allowing public recreation access.	SCO	Same as existing Smokes Creek Overlay - SCO District in City Zoning Code	NA	NA	NA	NA	NA	NA	NA	No buildings, parking lots or bulk storage of chemicals, petroleum, or snow containing de-icing agents is permitted. Requires 50-foot buffer in adjacent districts.
Wind Energy Conversion Systems Overlay	An overlay district within the heavy industrial district limiting wind energy collection systems to 2,000 feet from shoreline, limiting the potential loss of developable industrial lands from WECS exclusionary buffers.	WECS Overlay	Same as underlying district, plus wind energy conversion systems	Not specified; therefore, same as underlying district	NA	NA	1.5 x WECS height from property line; 1,500 feet from any dwelling; 1.5 x WECS height from public road and buildings; 1,000 feet from the municipal boundaries	NA	NA	450 feet	2,000 feet from Lake Erie shoreline.