

ZONING

400 Attachment 1

**Town of Lancaster**

**Schedule A**

**[Amended 7-5-2022 by L.L. No. 6-2022; 4-21-2024 by L.L. No. 1-2025]**

Permitted principal use	P
Permitted accessory use	A
Principal use with special use permit	PSUP
Accessory use with special use permit	ASUP
Principal use with special use permit and site plan	PSUP/SP
Accessory use with special use permit and site plan	ASUP/SP
Not permitted	N

Agricultural-Residential	AR
Single-Family Residential	R
Multifamily Residential	MF
Mixed Use	MU
Light Commercial	LC
General Commercial	GC
Light Industrial	LI
General Industrial	GI

Use	AR	R	MF	MU	LC	GC	LI	GI
Agricultural activity	P	N	N	N	N	N	N	N
Adult entertainment	N	N	N	N	N	N	N	PSUP/SP
Apparel repair and alterations and shoe repair shop	N	N	N	P	P	P	P	P
Art, dance, or music studios	N	N	N	P	P	P	N	N
Attached dwelling units	N	N	P	N	N	N	N	N
Automobile, farm equipment and trailer sales, rental, repair and services, including motor vehicle washes	N	N	N	N	PSUP/SP	PSUP/SP	PSUP/SP	PSUP/SP
Banks	N	N	N	P	P	P	N	N
Bar, tavern, or restaurant	N	N	N	PSUP/SP	PSUP/SP	PSUP/SP	PSUP/SP	PSUP/SP
Battery energy storage systems, Tier 1	P	P	P	P	P	P	P	P
Battery energy storage systems, Tier 2	PSUP/SP	N	PSUP/SP	PSUP/SP	PSUP/SP	PSUP/SP	PSUP/SP	PSUP/SP
Beauty, hair salon, or barber shop	N	N	N	P	P	P	N	N
Beekeeping	P	N	N	N	N	N	N	N
Blending, mixing, and packaging of disinfectants, insecticides, fungicides, ink, soap, detergents and related household and industrial chemical compounds, but excluding	N	N	N	N	N	N	P	P

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Use	AR	R	MF	MU	LC	GC	LI	GI
the preparation of any primary acids or other primary chemicals								
Business services, including sign company, window cleaning and other dwelling and building services and equipment sales and rental	N	N	N	PSUP/SP	PSUP/SP	PSUP/SP	PSUP/SP	PSUP/SP
Church, synagogue or any other place of public worship.	P	P	P	P	N	N	N	N
Commercial recreation activities	N	N	N	N	P	P	PSUP/SP	PSUP/SP
Common recreational structure or use ii	N	P	P	P	N	N	N	N
Composting	PSUP/SP	N	N	N	N	N	PSUP/SP	PSUP/SP
Compounding, manufacturing and assembly of: electrical equipment and appliances; furniture and furnishings; musical, scientific, medical, dental and photographic equipment; recreational equipment and toys; clothing and textiles; pharmaceuticals, cosmetics and toiletries; panel, sheet, tube and rod machining, extrusion, and casting, including of metal, plastic, and other materials, and related incidental activities; automobile and boating accessories from previously prepared materials; printing, book binders and engraving; food and beverage products	N	N	N	N	N	N	P	P
Concrete products mixing and manufacturing	N	N	N	N	N	N	N	P
Contracting or construction services	N	N	N	N	N	N	N	PSUP/SP
Custom manufacturing shop for sale of product on premises <sup>iii</sup>	N	N	N	N	P	P	P	P
Day-care center, nursery and other private schools	N	N	N	P	P	P	N	N
Dormitories, fraternities, and sororities	N	N	PSUP/SP	PSUP/SP	N	N	N	N
Electrical and household appliance repair services	N	N	N	N	P	P	N	N
Exercise studio or gym	N	N	N	P	P	P	P	P

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Experimental, research, and testing facilities, such as construction and operation of small-scale experimental and pilot plant operations	N	N	N	N	N	N	P	P
Farm, lawn, and garden supply outlets	N	N	N	N	N	P	PSUP/SP	PSUP/SP
Finance, insurance, real estate services and travel agencies	N	N	N	P	P	P	N	N
Forestry	P	N	N	N	N	N	N	N
Funeral parlors and mortuaries, with attendant or owner apartment	N	N	N	PSUP/SP	PSUP/SP	P	N	N
Gas station	N	N	N	N	N	PSUP/SP	PSUP/SP	PSUP/SP
Golf courses	PSUP/SP	N	N	N	N	N	N	N
Greenhouses and nurseries	A	N	N	N	N	A	A	A
Greenhouses, private use only	A	A	N	N	N	N	N	N
Grocery store	N	N	N	N	P	P	N	N
Hardware, plumbing, lawn, garden, or other home improvement sales, or services	N	N	N	N	P	P	P	P
Home occupations	ASUP	ASUP	ASUP	N	N	N	N	N
Kennel and the keeping of small animals <sup>iv</sup>	P	N	N	N	N	N	N	N
Legal, engineering, architectural, educational/scientific research, accounting, auditing and bookkeeping, and community planning services	N	N	N	P	P	P	N	N
Lumber and other building materials and services	N	N	N	N	N	P	P	P
Manufacture, compounding, assembling and/or treatment of articles or merchandise from previously prepared materials	N	N	N	N	N	N	P	P
Medical and other health services	N	N	N	P	P	P	N	N
Metal casting and foundry products	N	N	N	N	N	N	N	P
Motel or hotel	N	N	N	N	P	P	N	N
Multifamily housing	N	N	P	N	N	N	N	N
Newspaper printing	N	N	N	N	N	P	P	P
Office building and offices	N	N	N	P	P	P	P	P
Office of a resident professional as permitted	A	A	A	A	N	N	N	N

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Use	AR	R	MF	MU	LC	GC	LI	GI
and regulated by this chapter								
Outdoor display of merchandise	N	N	N	A	A	A	N	N
Picnic groves	PSUP/SP	N	N	N	N	N	N	N
Private and parochial schools and day-care centers accredited, when required, by New York State, when accessory to a church, synagogue or other place of public worship	A	A	A	A	N	N	N	N
Private garages and parking areas, detached	A	A	A	A	N	N	N	N
Private wildlife reservations or conservation projects	A	N	N	N	N	N	N	N
Processing or treatment of bituminous products	N	N	N	N	N	N	N	P
Public storage and warehouse storage facilities, except storage of any waste regulated by the NYSDEC	N	N	N	N	N	N	PSUP/SP	PSUP/SP
Railroad freight yard	N	N	N	N	N	N	N	P
Raising of livestock and/or poultry on lots of not less than five acres <sup>i</sup>	P	N	N	N	N	N	N	N
Retail sale of products manufactured, compounded or assembled on the premises, occupying not more than 15% of the gross floor area of the principal structures	N	N	N	N	N	N	ASUP/SP	A
Rooming and boarding of not more than three persons	A	A	A	N	N	N	N	N
Roadside sale and display of agricultural products raised on the premises <sup>v</sup>	A	N	N	N	N	N	N	N
Salvage yards and recycling facilities	N	N	N	N	N	N	N	PSUP/SP
Sand, gravel, and aggregate mining and extraction in the appropriate overlay district	PSUP/SP	N	N	N	N	N	PSUP/SP	PSUP/SP
Signs as permitted and regulated by this chapter	A	A	A	A	A	A	A	A
Single-family detached dwelling unit <sup>vii</sup>	P	P	P	N	N	N	N	N
Solar energy facilities <sup>viii</sup>	ASUP/SP	ASUP/SP	ASUP/SP	ASUP/SP	ASUP/SP	ASUP/SP	ASUP/SP	ASUP/SP

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Use	AR	R	MF	MU	LC	GC	LI	GI
Stables, public or private <sup>ix</sup>	P	N	N	N	N	N	N	N
Storage of goods and processing operations clearly incidental to the principal uses	N	N	N	A	A	A	A	A
Storage of petroleum and petroleum products	N	N	N	N	N	N	N	P
Storage of raw materials used in production and finished products	N	N	N	N	N	N	ASUP/SP	ASUP/SP
Stores, including for bakery and confectionery shops (and manufacture if primarily for on-site sale); apparel, jewelry, and accessories; home furnishings; drugstore; liquor; antiques and secondhand goods; book and stationery; sporting goods and bicycles; home garden items; laundromat, cleaning and dyeing; photo supply, printing, and/or photocopying; florist; tobacco products; newspapers and magazines; gifts, novelties and souvenirs; optical goods; hardware	N	N	N	P	P	P	N	N
Swimming pools	A	A	A	N	N	N	N	N
Tire, battery and accessories store	N	N	N	N	N	PSUP/SP	PSUP/SP	PSUP/SP
Transfer storage site for the temporary storage of waste regulated by NYSDEC by NYSDEC-permitted waste transporters	N	N	N	N	N	N	N	PSUP/SP
Two-family dwelling units	N	N	P	N	N	N	N	N
Veterinarian or small animal hospital	P	N	N	P	P	P	N	N
Warehouse distribution centers	N	N	N	N	N	N	P	P
Wholesale sales	N	N	N	N	P	P	N	N
Windmills for the pumping of water or the production of electricity <sup>x</sup>	A	N	N	N	N	N	N	N

**NOTES:**

- i Beekeeping permitted, provided that such activity is conducted in the rear yard and shall be kept 25 feet away from any lot line.
- ii Common recreational structures or uses are permitted, provided that: (1) the land is owned by a homeowners' association or other common ownership and is maintained and used only by the members of the association or owners in common, and their families and guests; (2) the members or common owners are residents of the subdivision within which the structure or use is located; and (3) all buildings shall be located at least 75 feet from any adjoining residential lot line, and all other structures and uses are at least 25 feet therefrom.
- iii Custom manufacturing shops are permitted, provided that the use does not produce offensive odors, noise, vibration, heat, glare, or dust.

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- iv Kennels and the keeping of small animals is permitted with the condition that any structures, pens or runways for the housing thereof are not less than 100 feet from any lot line. Further, no manure or other odor- or dust-producing substance shall be stored within 100 feet of any lot line. The manure shall be stored in tightly covered containers which shall control odor and insects.
- v Seasonal fruit and vegetable sales stands requiring a structure shall require a building permit. Seasonal fruit and vegetable sellers, hawkers, or peddler - type use, including holiday-related sales, operated from a vehicle or trailers shall be required to obtain a license as required under Town codes. The roadside sale and display of agricultural products raised on the premises is permitted, provided that the roadside stand shall not exceed 300 square feet in net floor area.
- vi The raising of livestock and/ or poultry on lots of not less than five acres, and/ or the raising of bees as permitted by the Code, provided that: (1) all such activities shall be conducted in an enclosure, and that fences or other enclosures shall keep the livestock, poultry or bees 15 feet from the lot line; (2) any structures, pens or runways for the housing thereof shall be not less than 100 feet from any lot line; and (3) no manure or other odor- or dust-producing substance shall be stored within 100 feet of any lot line.
- vii In sewered areas, R District provisions shall apply, with the exception of the AR District. Attached or built-in garages shall be deemed part of the principal structure, except for minimum livable floor area requirement.
- viii Solar energy facilities are subject to all regulations and requirements of Article XI of Chapter 400 of the Town Code.
- ix Private and public stables are permitted, provided that the area of the lot is five acres or more, and the stable and all exercise tracks are located at least 100 feet from any lot line.
- x Windmills for the pumping of water or production of electricity are permitted, provided that tower shall be no closer than 150 feet to any property line and shall not exceed 100 feet in height.