

# Table 1 Land Use Tables

**P** = Permitted      **A** = Accessory Use      **S** = SUP      "+" = Permitted with Conditions

<b>Agric.</b>	<b>Residential</b>									<b>Permitted Uses</b>	<b>Commercial</b>					<b>Industrial</b>		
<b>A-O</b>	SF-E	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH	<b>Rural &amp; Animal-Related</b>	NS	R	CH	CS	TC	ORT	LI	MI
P										Agricultural Building								
P	P	P	P	P	P	P	P	P	P	Agricultural Uses on Un-Platted Land	P	P	P	P		P	P	P
S	S									Animal Boarding/Kennel <i>with</i> Outside Pens								
P	S									Animal Boarding/Kennel <i>without</i> Outside Pens	S	S	P	P			P	P
S										Animal Clinic for small animals, no outdoor pens +	S	P	P	P			P	S
S										Animal Hospital, Clinic		S	P	S			P	P
S										Animal Production								
S										Animal Shelter							P	P
P										Crop Production								
P	S									Horse Corral or Stable (Commercial)+								
P	P									Horse Corral or Stable (Private)								
S	S									Wholesale Nursery for Growing of Plants, No Retail Sale on Site							P	P

A-O	SF-E	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH	Residential & Lodging	NS	R	CH	CS	TC	ORT	LI	MI
P	P	P	P	P	P	P	P	P	P	Accessory Building +	P	P	P	P		P	P	P
S	S							P		Bed & Breakfast Operation +	S							
P										Caretakers Quarters/Domestic or Security Unit		P	P	P		P	P	P
A	A	A	A	A	A	A	A	A	A	Carport +								
P								P		Convent or Monastery		P		P				
						P	P	P		Duplex +								
A	A	A	A	A	A	A	A	A	A	Garage	A	A	A	A		A	A	A
A	A	A	A	S	S	S	S	P	S	Guest Quarters/ Secondary Living Unit +								
P	P	P	P	P	P	P	P	P	P	Home Occupation +								
										Hotel or Motel		S	P	P				
										Hotel, Residence		S		P				
							P	P		Loft	P	P	P	P				
								P		Multi-Family								
	P	P	P	P	P	P	P		P	Portable Building - Residential +								
								P		Residential Care Facility	S	S		S				
S										Single Family on less than the min. size lot +								
					P	P	P	P		Single Family, Attached +								
P	P	P	P	P	P	P	P	P	P	Single Family, Detached +								
					P	P	P	P		Single Family, Zero Lot Line +								
	S	S	S	S	S	S	S	S		Subdivision Screening Wall								
A	A	A	A	A	A	A	A	A	A	Swimming Pool, Private								
A	A	S	S	S	S	S	S	S	S	Tennis Court Private	S						P	S
							P	P		Townhouse +		P						
								S		Urban Residential +		S						

A-O	SF-E	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH	Institutional & Community Service	NS	R	CH	CS	TC	ORT	LI	MI
								P		Assisted Living Facility +	S	P		P				
										Blood Plasma Donor Center		P	P	P			P	P
										Child Care Facility		S	P	P				
										Church/House of Worship +	P	P	P	P			P	P
										College, University, or Seminary		p	P	S		P	P	P
										Convalescent Care Facility/Nursing Home +	P	P	P	P		S	S	
S	S	S	S	S	S	S	S	S	S	Day Care (child or adult)	P	P	P	P		A		
										Emergency Ambulance Services, Ground		P	P	P			P	P
P	P	P	P	P	P	P	P	P	P	Group or Community Home+	P	P						
										Government Facility		P	P	P		P	P	P
								S		Hospice	P	P	P	P		S	S	S
										Hospital		P	P	P		P	P	S
										Library, Art Gallery or Museum (Public)	P	P	P	P		P	P	P
										Mortuary or Funeral Chapel		P	P	P		S	P	
										Penal Boarding Home							P	P
										Post Office, Local Service	P	P	P	P		P	P	P
										Post Office, Regional			P			S	P	P
										Prison/Custodial Institution							P	P
P	P	P	P	P	P	P	P	P	P	Public School Primary, Secondary, Senior (Includes a Charter School) +	P	P	P	P		P	P	P
S	S	S	S	S	S	S	S	S	S	Private School Primary, Secondary, Senior +	S	S	S	S				
										Rescue Mission or Shelter for the Homeless			S				P	P
										Social Service Provider, not Rescue Mission or Shelter		S	P				P	P

P	P	P	P	P	P	P	P	P	P	Temporary Educational Building +	P	P	P	P		P	P	P
A-O	SF-E	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH	Office & Professional	NS	R	CH	CS	TC	ORT	LI	MI
										Bank, Savings and Loan, Credit Union or similar Financial Institution with Drive-Through + (See Definitions)	S	P	P	P		P	P	P
										Bank, Savings and Loan, Credit Union or similar Financial Institution without Drive-Through (See Definitions)	P	P	P	P		P	P	P
										Check Cashing Business, Credit Agency or similar Financial Institution (See Definitions)				S				S
										Office, General		P	P	P		P	P	P
										Office Building, less than 5,000 s.f.	P	P	P	P		P	P	P
										Office Building, 5,000 s.f. or more	S	P	P	P		P	P	P
A-O	SF-E	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH	Recreation, Entertainment & Amusement	NS	R	CH	CS	TC	ORT	LI	MI
										Billiard Parlor or Pool Hall +		S	S	P			P	P
										Carnival, Circus, or Amusement Ride, Temporary +	S	P	S	P		S	P	P
										Commercial Amusement/ Recreation (Inside) +		S	P	P			P	P
										Commercial Amusement/ Recreation (Outside)		S	S	S			S	P
S	S	S	S	S	S	S	S	S	S	Community or Recreation Club, Public or Private (Accessory)	S	P	P	P		P	P	P
S	S	S	S	S	S	S	S	S	S	Country Club, Private	S	P	P	P		S	P	P
										Golf Driving Range	S	S	S	P		S	P	P
P	P	P	P	P	P	P	P	P	P	Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary +	P	P	P	P		P	P	P
										Gun Club, Skeet or Target Range (Indoor)		S	P	P			P	P
S										Gun Club, Skeet or Target Range (Outdoor)								S

								A		Health Club	P	P	P	P		P	P	P
A-O	SF-E	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH	<b>Recreation, Entertainment &amp; Amusement, continued</b>	NS	R	CH	CS	TC	ORT	LI	MI
										Private Club, Lodge or Fraternal Organization	S	P	P	P			P	S
										Private Sports Arena, Stadium or Track		S	S	S			S	S
P	P	P	P	P	P	P	P	P	P	Public Park or Playground	P	P	P	P		P	P	P
S	S	S	S	S	S	S	S	S	S	Tennis Courts (Not accessory to a public or private club) +	S	P	P	P			P	P
A-O	SF-E	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH	<b>Retail &amp; Personal Services</b>	NS	R	CH	CS	TC	ORT	LI	MI
										Antique/Collectible Store	S	P	P	P				
										Astrologer, Hypnotist, or Psychic Art and Science	P	P	P	P				
										Banquet Facility		P	P	P				
										Business School		P	P	P		P	S	
										Catering Service	S	P	P	P		S	P	
										Christmas Tree Sales Lot & Similar Uses, Temporary +	S	P	P	P		S	P	P
										Copy Center	P	P	P	P		P	P	P
										Display, Incidental +	P	P	P	P				
										Garden Supply/Plant Nursery +	S	P	P	P			P	
										General Personal Service	P	P	P	P			S	
										Hair Salon, Manicurist	P	P	P	P				
										Laundry, Drop-off/Pickup	P	P	P	P			P	P
										Laundry, Self Service	P	P	P	P			P	P
										Massage Therapist	P	P	P	P				

										Museum or Art Gallery (Private)	S	P		P		P		
A-O	SF-E	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH	<b>Retail &amp; Personal Services, Continued</b>	NS	R	CH	CS	TC	ORT	LI	MI
										Night Club, Discoteque, or Dance Hall		S	P	P			S	S
										Pawn Shop								P
										Pet Shop	P	P	P	P				
P	P	P	P	P	P	P	P	P	P	Real Estate Sales Office, On-site, Temporary +	P	P	P	P		P	P	P
										Rental Store, w/o Outside Storage and Display		S	S	S			S	P
										Restaurant, Less than 2000 Sq. Ft., w/ Drive-Thru +	S	P	P	P			P	P
										Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru	P	P	P	P		P	P	P
										Restaurant, 2000 Sq. Ft. or more, w/ Drive-Thru +	S	P	P	P			P	P
										Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru	S	P	P	P		S	P	P
										Retail Store, 25,000 Sq. Ft. or more	S	S	P	P				
										Retail Store, Less than 25,000 Sq. Ft.	P	P	P	P			S	S
										Retail store with gasoline product sales limited to 2 fuel dispensers and 4 vehicles	S	P	P	P			P	P
										Retail store with more than 2 fuel dispensers		S	P	P			P	P
										Used Merchandise Store		S	P	P				
										Sexually Oriented Business +								P
										Studio - Art, Photography or Music	P	P	P	P			P	
										Tailor, Clothing or Apparel Shop	P	P	P	P				

A-O	SF-E	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH	Retail & Personal Services, Continued	NS	R	CH	CS	TC	ORT	LI	MI
										Tattoo, Body Piercing (does not include earlobe piercing)		S						
										Taxidermist Shop							P	P
A-O	SF-E	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH	Commercial & Business Services	NS	R	CH	CS	TC	ORT	LI	MI
										Bail Bond Service			S	P			P	P
										Building & Landscape Material <i>with</i> Outside Storage +		P	P	P			P	P
										Building Maintenance, Service & Sales <i>with</i> Outside Storage +				S			P	P
										Building Maintenance, Service & Sales <i>without</i> Outside Storage			P	P			P	P
S										Cemetery/ Mausoleum/ Mortuary		P	P	P			P	P
										Crematorium							S	P
										Custom & Craft Work			P	S			P	P
										Electrical, Watch, Clock, Jewelry & Similar Repair	P	P	P	P				
										Feed Store, Ranch Supply			P	S			S	P
										Food Processing				S			P	P
										Furniture or Cabinet Repair			S	P			P	
										Furniture Upholstery, Refinishing or Resale			S	P			P	P
										Gunsmith Repair and Sales			S	P			P	P
										Heavy Machinery & Equipment (Rental, Sales & Service)			S	S			P	P
										Locksmith		P	P	P			P	P
										Machine Shop				S			P	P

A-O	SF-E	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH	Commercial & Business Services, continued	NS	R	CH	CS	TC	ORT	LI	MI
										Medical or Scientific Research Lab			P	P		P	P	P
										Mobile Home/Trailer Sales Lot				S			S	P
										Portable Buildings - Commercial +		S	S	S		S	S	S
										Research and Technology			P	P		P	P	P
										Shoe and Boot Repair and Sales	P	P	P	P				
										Trade School			S	S		P	P	P
P	P	P	P	P	P	P	P	P	P	Temporary On-site Construction Office +	P	P	P	P		P	P	P
A-O	SF-E	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH	Auto & Marine-Related	NS	R	CH	CS	TC	ORT	LI	MI
										Auto Repair Garage, Major +							P	P
										Auto Repair Garage, Minor +		S	S	P			P	P
										Automobile Rental			S	P			P	P
										Boat & Trailer Dealership (New and Used) +			P	P			P	P
										Car Wash/Auto Detail +	S	S	S	P			P	P
										Car Wash, Self Service		S		P			P	P
										Motor Vehicle Dealership, New & Used (Cars and Light Trucks) +			P	S			P	P
										Parking, Commercial			P	P			P	P
										Parking Lot, non-commercial	S	P	P	P		P	P	P
										Recreational Vehicle (RV) Sales and Service			S	P			P	P
										Service Station +	S	P	P	P			P	P
										Towing & Impound Yard							S	P



										Towing Service, No Storage							S	P
A-O	SF-E	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH	<b>Auto &amp; Marine-Related, continued</b>	NS	R	CH	CS	TC	ORT	LI	MI
										Truck Rental				P			P	P
										Truck Stop with Fuel and Accessory Services +				S			S	P
A-O	SF-E	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH	<b>Industrial &amp; Manufacturing</b>	NS	R	CH	CS	TC	ORT	LI	MI
S										Asphalt or Concrete Batch Plant +							S	S
P	P	P	P	P	P	P	P	P	P	Asphalt or Concrete Batch Plant, Temporary +	P	P	P	P		P	P	P
										Bottle Works, Milk or Soft Drinks							P	P
										Brewery, Distillery or Winery (Excluding Brew Pub)				S			P	P
										Carpet and Rug Cleaning				S			P	P
										Environmentally Hazardous Materials +							S	P
										Food Processing (No Slaughtering)				S			P	P
										Light Assembly & Fabrication			S	P		P	P	P
										Manufacturing, Heavy							S	P
										Manufacturing, Light			S	P		S	P	P
										Metal Plating, Electro Plating							S	P
S	S	S	S	S	S	S	S	S	S	Mining and Extraction (Sand, Gravel Oil & other) +	S	S	S	S		S	S	S
										Monument Works, Stone and Metal				S			S	P
										Portable Building				S			S	S
										Printing & Publishing				P			P	P
										Salvage or Reclamation of Products (Indoors)				S			P	P

A-O	SF-E	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH	Industrial & Manufacturing, continued	NS	R	CH	CS	TC	ORT	LI	MI
										Salvage or Reclamation of Products (Outdoors)							S	P
										Sheet Metal Shop				S			P	P
										Tool, Dye, Guage and Machine Shop							S	P
										Welding Repair				S			P	P
A-O	SF-E	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH	Wholesale, Distribution & Storage	NS	R	CH	CS	TC	ORT	LI	MI
										Cold Storage Plant			P				P	P
										Heavy Construction Trade Yard			S				P	P
S										Landfill, Sanitary								
										Mini-warehouse +			S	S			P	P
										Outside Storage +			P				P	P
										Recycling Collection Center			S				P	P
										Warehouse/ Distribution Center			P			S	P	P
										Wholesale Showroom Facility			P	S			P	P
A-O	SF-E	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH	Utilities, Communications & Transportation	NS	R	CH	CS	TC	ORT	LI	MI
										Airport, Heliport or Landing Field			S				S	S
P	S	S	S	S	S	S	S	P	S	Antenna, Accessory +	P	P	P	P		P	P	P
										Antenna, Commercial +		S	S	S		S	S	P
A	A	A	A	A	A	A	A	A	A	Antenna, Dish +	A	P	P	P		P	P	P
S										Antenna, Commercial, Free-Standing +		S	S	S		S	P	P
										Antenna, Commercial, Mounted +		S	S	S		P	P	P
										Bus Charter Service & Service Facility			P				P	P
										Helipad		S	S	S		S	S	S

A-O	SF-E	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH	Utilities, Communications & Transportation, continued	NS	R	CH	CS	TC	ORT	LI	MI
S	S	S	S	S	S	S	S	S	S	Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S	S	S	S		S	S	S
P	P	P	P	P	P	P	P	P	P	Municipally Owned or Controlled Facilities, Utilities and Uses	P	P	P	P		P	P	P
S										Portable Building	S	S	S	S		S	S	S
	S	S	S	S	S	S	S	S	S	Private Streets	S	S	S	S		S	S	S
										Radio Broadcasting		P	P	P		P	P	P
S	S	S	S	S	S	S	S	S	S	Railroad Yard or Shop	S	S	S	S		S	S	S
										Recording Studio		S	P	P		P	P	P
P	P	P	P	P	P	P	P	P	P	Satellite Dish +	P	P	P	P		P	P	P
										Transit Passenger Facility	S	S	S	S		S	S	S
										Trucking Company								P
										TV Broadcasting & Other Communication Service		S	P	S		S	P	P
S	S	S	S	S	S	S	S	S	S	Utilities Holding a Franchise from City of Lancaster	S	S	P	S		S	P	P
S	S	S	S	S	S	S	S	S	S	Utility Installation, Other than Listed	S	S	S	S		S	S	S
S	S	S	S	S	S	S	S	S	S	Utility/ Transmission Lines +	S	S	S	S		S	S	S
S	S	S	S	S	S	S	S	S	S	Wireless Communication Tower	S	S	S	S		S	S	S