

**§ 4.01. Land Use Schedule.**

- (a) Use of Land and Buildings. Buildings, structures and land shall be used only in accordance with the uses permitted in the following "Land Use Schedule," subject to all other applicable requirements of this ordinance including Article 5.00, Zoning District Development Standards.
- (1) The symbol "P" shall mean that the use is permitted as a principal use in that zoning district by right.
  - (2) The symbol "S" shall mean that the principal use is permitted in that zoning district only after first obtaining a "Specific Use Permit" as set forth in this Article.
  - (3) The Symbol "A" shall mean that this use is specifically permitted as an accessory use to a main use in the district. This does not exclude other land uses which are generally considered ancillary to the primary use.
  - (4) The Symbol "+" shall mean that this use is conditional and has special standards or requirements listed in this section [this article], which it must meet in order to be allowed.
  - (5) A blank square shall mean that the use is not allowed in that zoning district as a principal use.

**Table 1. Land Use Tables**

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

Ag.	Residential										Permitted Uses	Commercial					Industrial		
AO	SF-E	SF-2	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH		NS	R	CH	CS	TC	ORT	LI	MI
											<b>Rural &amp; Animal-Related</b>								
P											Agricultural Building								
P	P	P	P	P	P	P	P	P	P	P	Agricultural Uses on Unplatted Land	P	P	P	P		P	P	P
S	S										Animal Boarding/ Kennel with Outside Pens								
P	S										Animal Boarding/ Kennel without 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
											<b>Residential &amp; Lodging</b>								
P	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											Caretaker's Quarters/Domestic or Security Unit		P	P	P		P	P	P
A	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	A	Garage	A	A	A	A		A	A	A

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AO	SF-E	SF-2	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH		NS	R	CH	CS	TC	ORT	LI	MI
A	A	A	A	A	S	S	S	S	P	S	Guest Quarters/ Secondary Living Unit+								
P	P	A	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		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	P	Single-Family, Detached+								
						P	P	P	P		Single-Family, Zero Lot Line+								
	S	S	S	S	S	S	S	S	S		Subdivision Screening Wall								
A	A	A	A	A	A	A	A	A	A	A	Swimming Pool, Private								
A	A	S	S	S	S	S	S	S	S	S	Tennis Court Private	S						P	S
								P	P		Townhouse+		P						
									S		Urban Residential+		S						
											<b>Institutional &amp; Community Service</b>								
									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	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	P	Group or Community Home+	P	P						
											Government Facility		P	P	P		P	P	P

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AO	SF-E	SF-2	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH		NS	R	CH	CS	TC	ORT	LI	MI	
									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	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	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	P	Temporary Educational Building+	P	P	P	P		P	P	P	
											<b>Office &amp; Professional</b>									
											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	
											<b>Recreation, Entertainment &amp; Amusement</b>									
											Billiard Parlor or Pool Hall+		S	S	P				P	P

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AO	SF-E	SF-2	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH		NS	R	CH	CS	TC	ORT	LI	MI
											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	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	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	P	Fund Raising Events by Nonprofit, 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
											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	P	Public Park or Playground	P	P	P	P		P	P	P
S	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
											<b>Retail &amp; Personal Services</b>								
											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				

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											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		
											Night Club, Discoteque, or Dance Hall		S	P	P			S	S
											Pawnshop								P
											Pet Shop	P	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-Through+	S	P	P	P			P	P
											Restaurant, Less than 2000 Sq. Ft., w/o Drive-Through	P	P	P	P		P	P	P
											Restaurant, 2000 Sq. Ft. or more, w/ Drive-Through+	S	P	P	P			P	P
											Restaurant, 2000 Sq. Ft. or more, w/o Drive-Through	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				

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											Tattoo, Body Piercing (does not include earlobe piercing)		S						
											Taxidermist Shop							P	P
											<b>Commercial &amp; Business Services</b>								
											Bail Bond Service			S	P			P	P
											Building & Landscape Material with Outside Storage+		P	P	P			P	P
											Building Maintenance, Service & Sales with Outside Storage+				S			P	P
											Building Maintenance, Service & Sales without 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
											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	P	Temporary On-site Construction Office+	P	P	P	P		P	P	P



Ag.	Residential										Permitted Uses	Commercial					Industrial		
AO	SF-E	SF-2	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH		NS	R	CH	CS	TC	ORT	LI	MI
											Manufacturing, Light			S	P		S	P	P
											Metal Plating, Electro-Plating							S	P
S	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
											Salvage or Reclamation of Products (Outdoors)							S	P
											Sheet Metal Shop				S			P	P
											Tool, Dye, Gauge and Machine Shop							S	P
											Welding Repair				S			P	P
											<b>Wholesale, Distribution &amp; Storage</b>								
											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
											<b>Utilities, Communications &amp; Transportation</b>								
											Airport, Heliport or Landing Field			S				S	S
P	S	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	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

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AO	SF-E	SF-2	SF-4	SF-5	SF-6	ZL-7	2F-6	TH-16	MF-16	MH		NS	R	CH	CS	TC	ORT	LI	MI
											Bus Charter Service & Service Facility			P				P	P
											Helipad		S	S	S		S	S	S
S	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	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	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	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	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	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	S	Utility Installation, Other than Listed	S	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	S	Wireless Communication Tower	S	S	S	S		S	S	S