

100.030. PURPOSE OF T.O.D. ZONES

FIGURE 2

ZONING MAP



The T.O.D. Zones are comprised of three mixed-use zones (SA, CC, EC), one industrial zone (WD), and two residential zones (NM, NL). **Table 1** describes the intent of each zone

and identifies the location of the land use and development standards for each zone. **Figure 2** shows the parcels subject to the T.O.D. Zones and their associated zoning.

100.050. USE AND PERMIT REQUIREMENTS

TABLE 2

ALLOWABLE LAND USES

LAND USE	ZONE					
	SA	CC	EC	WD	NM	NL
RETAIL/SERVICE						
Art gallery	P	P	P	P	C ¹	N/A
Automotive repair	N/A	D	D	D	N/A	N/A
Automotive sales and services	N/A	C	C	C	N/A	N/A
Bank/credit union	P	P	P	P	C ¹	N/A
Bar/nightclub/dance club ²	N/A	C	C	C	N/A	N/A
Car wash	N/A	C	C	C	N/A	N/A
Entertainment (theater, live music, karaoke, comedy, etc.) ²	D	D	D	D	N/A	N/A
Gas station ²	N/A	D	D	D	N/A	N/A
Grocery store/mini mart/neighborhood market ²	P	P	P	P	C ¹	N/A
Health and fitness services	D	D	D	D	C ¹	N/A
Personal services	P	P	P	P	C ¹	N/A
<i>Tobacco and e-cigarette sales</i>	D	D	D	D	N/A	N/A
<i>Tattoo/body piercing</i>	N/A	D	D	D	N/A	N/A
<i>Pawn shops, thrift stores, and consignment stores</i>	N/A	D	D	D	N/A	N/A
Restaurants/café/bakery/deli ²	P	P	P	P	C ¹	N/A
Retail store	P	P	P	P	C ¹	N/A
OFFICE/PROFESSIONAL						
Professional office	P	P	P	P	C ¹	N/A
Medical/dental office	P	P	P	P	C ¹	N/A
Light industrial uses	N/A	N/A	N/A	P	N/A	N/A
LODGING						
Bed and breakfast ²	D	P	N/A	D	N/A	N/A
Conference/meeting room space	D	P	D	D	N/A	N/A
Hotel/motel*	C	P	N/A	D	N/A	N/A
PUBLIC/SEMI-PUBLIC						
Church/religious institution	C	P	P	D	C	C
Colleges and universities	C	C	C	N/A	N/A	N/A
Community gardens	D	D	D	N/A	D	D
Expansion of parking lot for institutional uses	D	D	D	D	D	D
Government office	P	P	P	P	N/A	N/A
Parking lots as a transitional use	D	D	D	D	N/A	N/A
Post office	P	P	P	P	N/A	N/A
Private school, trade and vocational schools	C	P	P	P	N/A	N/A
Recreation/museum/cultural	D	P	P	P	N/A	N/A

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	SA	CC	EC	WD	NM	NL
MIXED-USE						
Home occupation/home artist studio/home office	P	P	N/A	N/A	P	P
Live/Work – residential component	P	P ³	N/A	N/A	D ¹	N/A
Live/Work – commercial component	P	P	N/A	N/A	D ¹	N/A
Mixed-Use – residential component	P	P ³	N/A	N/A	C ¹	N/A
Mixed-Use – commercial component	P	P	P	P	C ¹	N/A
RESIDENTIAL						
Assisted living facility/residential care facility	C	C	N/A	N/A	C	N/A
Caretaker unit	N/A	N/A	D	D	N/A	N/A
Carriage unit (studio) located above detached garage	N/A	N/A	N/A	N/A	P	P
Multi-family: 2, 3, 4 units, multi-family	P ⁴	P ^{3,4}	N/A	N/A	P ⁴	P ⁴
Rooming and boarding houses	C	N/A	N/A	N/A	C	N/A
Single-family house on individual lot	N/A	N/A	P ⁵	P ⁵	P ⁴	P ⁴
Single-room occupancy (SRO)	D	D	N/A	N/A	D	N/A
RESIDENTIAL ACCESSORY USES						
Accessory structures/buildings (gazebos, sheds, etc.)	P	P	N/A	N/A	P	P
Swimming pools and pool equipment	P	P	N/A	N/A	P	P
Accessory dwelling unit	N/A	N/A	N/A	N/A	P	D
Guest house	N/A	N/A	N/A	N/A	P	P
Garage conversion ⁶	N/A	N/A	N/A	N/A	P	P
Day care as residential accessory use	D	D	N/A	N/A	D	D
Daycare Center	D	D	N/A	N/A	D	D
Electric vehicle charging station (EVCS)	P	P	P	P	P	P
Non-commercial solar energy systems, including building and ground-mounted photo-voltaic (PV) panels	P	P	P	P	P	P
Non-commercial wind energy systems (NC-WES)	D	D	D	D	D	D
Vertical-axis wind turbines (VAWTs)	D	D	D	D	D	D

NOTE: Permitted uses for each zone are set forth in **Table 2**. All land uses are as defined in **Section 17.04.240** of the Lancaster Municipal Code.

P = permitted use
D = director's review
C = conditional use permit
N/A = not allowed

¹ Use allowed only along Milling Street between Date Avenue and Fern Avenue and along Beech Avenue between Oldfield Avenue and Avenue J.

² Alcohol uses require a conditional use permit

³ Use allowed only on an upper floor, or behind a groundfloor street-fronting use.

⁴ Limited to Building Types permitted in each Zone – see **Section 100.070**.

⁵ Existing residential may continue to be used as a permitted use provided that such uses not be expanded by a cumulative total of more than 500 square feet of floor area.

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ALLOWABLE LAND USES

LAND USE	ZONE					
	SA	CC	EC	WD	NM	NL
TEMPORARY USES						
Temporary agriculture on vacant parcel (Urban Farm)	C	C	C	C	N/A	N/A
Temporary mobilehome as residence during construction	N/A	N/A	N/A	N/A	N/A	D
Cargo containers	D	D	D	D	D	D
OTHER USES						
Automated banking, movie rental, food vending machines	P	P	P	P	N/A	N/A
Christmas tree lots	D	D	D	D	N/A	N/A
Front Yard Agriculture	N/A	N/A	N/A	N/A	D	D
Mini-storage	N/A	N/A	N/A	P	N/A	N/A
Outdoor sales and promotional activities	D	D	D	D	N/A	N/A
Outdoor storage on private property	N/A	N/A	N/A	P	N/A	N/A
Research and Development	P	P	P	P	D	N/A
Wireless telecommunications facilities (stealth)	D	D	D	D	N/A	N/A
Converted cargo container	D	D	D	D	N/A	N/A
Similar uses to those permitted above as determined by the Director	P/D/C	P/D/C	P/D/C	P/D/C	P/D/C	P/D/C
PROHIBITED USES						
Adult only/sexually-oriented businesses						
Check cashing/payday loans/bail bonds						
Manufacturing/heavy industrial						

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¹ Existing residential may continue to be used as a permitted use provided that such uses not be expanded by a cumulative total of more than 500 square feet of floor area.

⁶ Relocated parking spaces for garage conversions must be located at rear of property per Section 100.060 and accessed from an alley.