

# ZONING

## 270 Attachment 1

### Town of Lansing

#### Schedule I: Schedule of Land Uses or Activities, Town of Lansing [Amended 7-15-2020 by L.L. No. 3-2020]

**KEY:**

- P\* = Permitted with site plan
- P = Permitted as of right
- SC = Permitted but special conditions apply (see § 270-35)
- SP = Special use permit required (see § 270-36)
- N = Not permitted
- \* = Site plan review required (see § 270-27)
- Z = Zoning permit required

| Land Use or Activity  |                   |           | Residential |                  |                  | Commercial |                  | Industrial/Research |
|---|-------------------|-----------|-------------|------------------|------------------|------------|------------------|---------------------|
|   | Rural Agriculture | Lakeshore | Low Density | Moderate Density | Mixed Use        | Mix Use    | General Business |                     |
|   | RA                | L1        | R1          | R2               | R3               | B1         | B2               |                     |
| <b>Residential Uses</b>   |                   |           |             |                  |                  |            |                  |                     |
| Dwelling, one-family  | P                 | P         | P           | P                | P                | P          | P                | N                   |
| Dwelling, two-family  | P                 | P         | P           | P                | P                | P          | P                | N                   |
| Dwelling, conversion of existing building into three or four dwelling units | SC*<br>§ 270-35K  | N         | N           | P*               | SC*<br>§ 270-35K | P*         | P*               | N                   |
| Dwelling, multi-family, including apartments and condominium                | SC*<br>§ 270-35K  | N         | N           | P*               | P*               | P*         | N                | N                   |
| Dwelling, townhouse   | P*                | N         | N           | P*               | P*               | P*         | P*               | N                   |

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|--|----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|  |                      |                     | Low<br>Density      | Moderate<br>Density | Mixed<br>Use        | Mix Use             | General<br>Business |                     |
|  |                      |                     | RA                  | L1                  | R1                  | R2                  | R3                  |                     |
| Retirement housing   | P*                   | P*                  | P*                  | P*                  | P*                  | P*                  | SP*<br>§ 270-36B(1) | N                   |
| Congregate housing   | P                    | N                   | N                   | P*                  | P*                  | P*                  | P*                  | N                   |
| Shared housing   | P*                   | P*                  | P*                  | P*                  | P*                  | P*                  | P*                  | N                   |
| Mother-in-law/accessory                                    | Z                    | Z                   | Z                   | Z                   | Z                   | Z                   | Z                   | Z                   |
| Dwelling, ECHO housing (elder cottage housing opportunity) | P                    | SC*<br>§ 270-35J    | SC*<br>§ 270-35J    | SC*<br>§ 270-35J    | SC*<br>§ 270-35J    | SC*<br>§ 270-35J    | SC*<br>§ 270-35J    | SC*<br>§ 270-35J    |
| Dwelling, mobile home                                      | P                    | P                   | N                   | N                   | P                   | N                   | N                   | N                   |
| Mobile home park (see Ch. 170)                             | SC*<br>§ 270-35B     | N                   | N                   | N                   | N                   | N                   | N                   | N                   |
| Cluster development  | SP*<br>§ 270-36B(1)  | SP*<br>§ 270-36B(1) | SP*<br>§ 270-36B(1) | SP*<br>§ 270-36B(1) | SP*<br>§ 270-36B(1) | SP*<br>§ 270-36B(1) | N                   | N                   |
| Seasonal cabin or cottage                                  | P                    | P                   | N                   | N                   | P                   | N                   | N                   | N                   |
| Storage unit/containers                                    | Z                    | N                   | N                   | N                   | Z                   | Z                   | Z                   | Z                   |
| Accessory use related to residential development           | P                    | P                   | P                   | P                   | P                   | P                   | P                   | P                   |
| Mixed residential/commercial development                   | P*                   | N                   | N                   | N                   | N                   | P*                  | P*                  | N                   |
| <b>Community Uses</b>                                      |                      |                     |                     |                     |                     |                     |                     |                     |
| Government building; school; related buildings             | P*                   | P*                  | P*                  | P*                  | P*                  | P*                  | P*                  | N                   |
| Church, place of public worship and related facility       | P*                   | P*                  | P*                  | P*                  | P*                  | P*                  | P*                  | P*                  |

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|--|-------------------------|------------------|----------------------|----------------------|----------------------|-------------------------|-------------------------|---------------------|
|  |                         |                  | Low<br>Density       | Moderate<br>Density  | Mixed<br>Use         | Mix Use                 | General<br>Business     |                     |
|  |                         |                  | RA                   | L1                   | R1                   | R2                      | R3                      |                     |
| Community residence  | P*                      | P*               | P*                   | P*                   | P*                   | P*                      | P*                      | N                   |
| Playground, park,<br>noncommercial   | P                       | P                | P                    | P                    | P                    | P                       | P                       | P                   |
| Public or private club<br>(except rod and gun<br>club)                     | SP*<br>§ 270-36A        | SP*<br>§ 270-36A | SP*<br>§ 270-<br>36A | SP*<br>§ 270-<br>36A | SP*<br>§ 270-<br>36A | SP*<br>§ 270-<br>36B(1) | SP*<br>§ 270-<br>36B(1) | N                   |
| Public or private club -<br>sportsmen's club with<br>outdoor shooting      | SP*<br>§ 270-<br>36B(1) | N                | N                    | N                    | N                    | N                       | N                       | N                   |
| Cemetery   | SP*<br>§ 270-<br>36B(1) | N                | N                    | N                    | N                    | N                       | N                       | N                   |
| Youth center, library,<br>museum and theater                               | P*                      | P*               | P*                   | P*                   | P*                   | P*                      | P*                      | N                   |
| <b>Business Uses</b>   |                         |                  |                      |                      |                      |                         |                         |                     |
| Farming – crops  | P                       | P                | P                    | P                    | P                    | P                       | P                       | N                   |
| Farming – dairy  | P                       | N                | N                    | N                    | P                    | N                       | N                       | N                   |
| Farming – poultry  | P                       | N                | N                    | N                    | SC*<br>§ 270-<br>35P | N                       | N                       | N                   |
| Farming – livestock  | P                       | N                | N                    | N                    | SC*<br>§ 270-<br>35Q | N                       | N                       | N                   |
| 4H/similar educational<br>husbandry programs (see<br>§ 270-6, Definitions) | P                       | P                | P                    | P                    | P                    | N                       | N                       | N                   |

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|   |                      |                  | Low<br>Density   | Moderate<br>Density | Mixed<br>Use        | Mix Use          | General<br>Business |                     |
|   | RA                   | L1               | R1               | R2                  | R3                  | B1               | B2                  |                     |
| Commercial plant nursery; greenhouse, garden center | P*                   | N                | N                | P*                  | P*                  | P*               | P*                  | P*                  |
| Roadside stand                                      | Z                    | Z                | Z                | Z                   | Z                   | Z                | Z                   | N                   |
| Bed-and-breakfast facility                          | SC*<br>§ 270-35H     | SC*<br>§ 270-35H | SC*<br>§ 270-35H | SC*<br>§ 270-35H    | SC*<br>§ 270-35H    | SC*<br>§ 270-35H | SC*<br>§ 270-35H    | N                   |
| Rooming house; tourist home                         | P*                   | N                | N                | N                   | N                   | SC*<br>§ 270-35H | SC*<br>§ 270-35H    | P*                  |
| Nursery school; day-care facility                   | P*                   | SC*<br>§ 270-35C | SC*<br>§ 270-35C | SC*<br>§ 270-35C    | SC*<br>§ 270-35C    | SC*<br>§ 270-35C | SC*<br>§ 270-35C    | N                   |
| Nursing home; hospital; health-related clinic       | P*                   | P*               | P*               | P*                  | P*                  | P*               | P*                  | N                   |
| Residential (home) business or occupation           | P*                   | SC*<br>§ 270-35D | SC*<br>§ 270-35D | SC*<br>§ 270-35D    | SC*<br>§ 270-35D    | SC*<br>§ 270-35D | SC*<br>§ 270-35D    | N                   |
| Funeral home  | P*                   | N                | N                | P*                  | P*                  | P*               | P*                  | N                   |
| Public stable                                       | P*                   | N                | N                | N                   | P*                  | N                | N                   | N                   |
| Kennel; animal boarding                             | P*                   | N                | N                | N                   | SP*<br>§ 270-36B(2) | SC*<br>§ 270-35E | SP*<br>§ 270-36B(2) | SC*<br>§ 270-35E    |
| Keeping or raising of horses or ponies              | P                    | Z                | Z                | Z                   | Z                   | N                | N                   | N                   |

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|--|-------------------------|-------------------------|----------------|-------------------------|-------------------------|--|-------------------------|---------------------|
|  |                         |                         | Low<br>Density | Moderate<br>Density     | Mixed<br>Use            | Mix Use                                      | General<br>Business     |                     |
|  |                         |                         | RA             | L1                      | R1                      | R2   | R3                      |                     |
| Veterinary hospital  | P*                      | N                       | N              | N                       | SP*<br>§ 270-<br>36B(3) | SC*/SP*<br>§ 270-35F<br>and § 270-<br>36B(3) | SC*<br>§ 270-35F        | SC*<br>§ 270-35F    |
| Keeping of chickens  | P                       | Z                       | Z              | Z                       | P                       | Z  | Z                       | Z                   |
| Dog grooming (not as a home business)                                      | P*                      | N                       | N              | N                       | P*                      | P*   | P*                      | N                   |
| Commercial recreation: outdoors  | SP*<br>§ 270-<br>36B(1) | SP*<br>§ 270-<br>36B(1) | N              | SP*<br>§ 270-<br>36B(1) | SP*<br>§ 270-<br>36B(1) | SP*<br>§ 270-<br>36B(1)                      | SP*<br>§ 270-<br>36B(1) | SP*<br>§ 270-36B(1) |
| Commercial recreation: indoors   | P*                      | P*                      | N              | P*                      | P*                      | P*   | P*                      | SP*<br>§ 270-36B(1) |
| Motel; hotel   | SC*<br>§ 270-35G        | N                       | N              | N                       | N                       | SC*<br>§ 270-<br>35G                         | SC*<br>§ 270-35G        | SC*<br>§ 270-35G    |
| Professional or business office (not in a home)                            | P*                      | P*                      | N              | N                       | N                       | P*   | P*                      | P*                  |
| Bank; financial institution  | P*                      | N                       | N              | N                       | N                       | P*   | P*                      | P*                  |
| Retail sales, specialty; antiques, crafts and similar independent facility | SC*<br>§ 270-35I        | N                       | N              | N                       | SC*<br>§ 270-<br>35I    | P*   | P*                      | N                   |

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|   |                      |                  | Low<br>Density | Moderate<br>Density | Mixed<br>Use | Mix Use          | General<br>Business |                     |
|   | RA                   | L1               | R1             | R2                  | R3           | B1               | B2                  |                     |
| Retail sales, general: food, clothing, furniture, floor covering, hardware, variety, lawn and garden supply, pets and similar goods and items, paint. | P*                   | N                | N              | N                   | N            | P*               | P*                  | N                   |
| Retail sales: lumber and other building materials and supplies  | SC*<br>§ 270-35L     | N                | N              | N                   | N            | SC*<br>§ 270-35L | SC*<br>§ 270-35L    | N                   |
| Retail sales: industrial or agricultural equipment and supplies   | P*                   | N                | N              | N                   | N            | P*               | P*                  | N                   |
| Retail sales, services and storage; marine- and water-oriented  | SC*<br>§ 270-35M     | SC*<br>§ 270-35M | N              | N                   | N            | N                | SC*<br>§ 270-35M    | SC*<br>§ 270-35M    |
| Retail sales: mobile home, RV, snowmobile and similar items requiring outdoor storage   | SC*<br>§ 270-35M     | N                | N              | N                   | N            | N                | SC*<br>§ 270-35M    | N                   |
| Restaurant or tavern  | P*                   | N                | N              | N                   | N            | P*               | P*                  | N                   |
| Banquet hall/reception venue  | P*                   | N                | N              | N                   | N            | N                | N                   | N                   |
| Barber/beauty shop and similar personal services (not as a home business)   | P*                   | N                | N              | N                   | N            | P*               | P*                  | N                   |
| Photocopying and similar graphic services   | P*                   | N                | N              | N                   | N            | P*               | P*                  | N                   |
| Convenience (mini) mart   | P*                   | N                | N              | N                   | N            | P*               | P*                  | N                   |

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|  |                      |           | Low<br>Density | Moderate<br>Density | Mixed<br>Use | Mix Use          | General<br>Business |                     |
|  |                      |           | RA             | L1                  | R1           | R2               | R3                  |                     |
| “Mini” commercial warehouse for self-storage                                       | P*                   | N         | N              | N                   | N            | N                | P*                  | P*                  |
| Vehicular fuel and service (except body work)                                      | P*                   | N         | N              | N                   | N            | P*               | P*                  | P*                  |
| New and used car sales, including garage service and repair                        | P*                   | N         | N              | N                   | N            | P*               | P*                  | P*                  |
| Car wash   | P*                   | N         | N              | N                   | N            | N                | P*                  | N                   |
| Sale of plumbing, HVAC, electrical supplies and equipment (not as a home business) | P*                   | N         | N              | N                   | N            | P*               | P*                  | N                   |
| Laundry (self-service)   | P*                   | N         | N              | N                   | N            | P*               | P*                  | N                   |
| Sexually oriented business   | SP*<br>§ 270-36B(4)  | N         | N              | N                   | N            | N                | N                   | N                   |
| Contractor’s/ landscaping yard   | P*                   | N         | N              | N                   | N            | N                | P*                  | P*                  |
| <b>Industrial/Research</b>   |                      |           |                |                     |              |                  |                     |                     |
| Warehouse, storage or wholesaling of nonagricultural goods or materials            | P*                   | N         | N              | N                   | N            | N                | P*                  | P*                  |
| Printing and publishing (not a home business)                                      | SC*<br>§ 270-35N     | N         | N              | N                   | N            | SC*<br>§ 270-35N | SC*<br>§ 270-35N    | P*                  |

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|  |                                    |                     | Low<br>Density | Moderate<br>Density | Mixed<br>Use        | Mix Use    | General<br>Business |                     |    |
|  |                                    |                     | RA             | L1                  | R1                  | R2         | R3                  |                     | B1 |
| Commercial assembly: jewelry, leather, fabric, scientific instruments and similar items (not a home business)  | P*                                 | N                   | N              | N                   | N                   | N          | P*                  | P*                  | P* |
| Commercial excavation; rock, sand, gravel, salt and similar near-surface products                              | SP*<br>§ 270-36B(1)                | N                   | N              | N                   | N                   | N          | N                   | N                   | N  |
| Natural resource exploration (not a production facility)   | SP*<br>§ 270-36B(1)                | SP*<br>§ 270-36B(1) | N              | N                   | SP*<br>§ 270-36B(1) | N          | SP*<br>§ 270-36B(1) | SP*<br>§ 270-36B(1) |    |
| Truck or motor freight terminal  | P*<br>Farm-related activities only | N                   | N              | N                   | N                   | N          | P*                  | P*                  |    |
| Vehicle body shop, not as part of new or used car sales and service  | SC*<br>§ 270-350                   | N                   | N              | N                   | N                   | N          | SC*<br>§ 270-350    | SC*<br>§ 270-350    |    |
| Vehicle wrecking and salvage yard  | SP*<br>§ 270-36B(1)                | N                   | N              | N                   | N                   | N          | N                   | SP*<br>§ 270-36B(1) |    |
| Agricultural, industrial or educational research, design and production of prototypes (not as a home business) | P*                                 | N                   | N              | N                   | N                   | N          | P*                  | P*                  | P* |



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|  |                      |                     | Low<br>Density      | Moderate<br>Density | Mixed<br>Use        | Mix Use             | General<br>Business |                     |
|  | RA                   | L1                  | R1                  | R2                  | R3                  | B1                  | B2                  |                     |
| General processing, light manufacturing and assembly   | P*                   | N                   | N                   | N                   | N                   | P*                  | P*                  | P*                  |
| Scientific research laboratory   | P*                   | N                   | N                   | N                   | N                   | P*                  | P*                  | P*                  |
| Use of accessory farm buildings for sale of farm commodities, light fabrication or assembly  | P*                   | N                   | N                   | N                   | P*                  | N                   | N                   | N                   |
| <b>Utility and Miscellaneous Uses</b>  |                      |                     |                     |                     |                     |                     |                     |                     |
| Public utility service and distribution, including gas, electric, telephone, water and sewer, TV cable, but excluding substations, storage yards and transmission towers | P                    | P                   | P                   | P                   | P                   | P                   | P                   | P                   |
| Public utility substation, or storage yard   | SP*<br>§ 270-36B(1)  | SP*<br>§ 270-36B(1) | N                   | N                   | SP*<br>§ 270-36B(1) | SP*<br>§ 270-36B(1) | SP*<br>§ 270-36B(1) | SP*<br>§ 270-36B(1) |
| Electric or gas transmission lines   | SP*<br>§ 270-36B(1)  | SP*<br>§ 270-36B(1) | SP*<br>§ 270-36B(1) | SP*<br>§ 270-36B(1) | SP*<br>§ 270-36B(1) | SP*<br>§ 270-36B(1) | SP*<br>§ 270-36B(1) | P*                  |
| Wind energy conversion system  | SC*<br>§ 270-35S     | N                   | N                   | N                   | N                   | N                   | N                   | SC*<br>§ 270-35S    |

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|--|----------------------|-----------------|-----------------|---------------------|-----------------|------------------|---------------------|---------------------|
|  |                      |                 | Low<br>Density  | Moderate<br>Density | Mixed<br>Use    | Mix Use          | General<br>Business |                     |
|  | RA                   | L1              | R1              | R2                  | R3              | B1               | B2                  |                     |
| Non-tower-based wind energy conversion system  | Z<br>§ 270-20N       | Z<br>§ 270-20N  | Z<br>§ 270-20N  | Z<br>§ 270-20N      | Z<br>§ 270-20N  | Z<br>§ 270-20N   | Z<br>§ 270-20N      | Z<br>§ 270-20N      |
| Small-scale solar energy system  | Z<br>§ 270-20M       | Z<br>§ 270-20M  | Z<br>§ 270-20M  | Z<br>§ 270-20M      | Z<br>§ 270-20M  | Z<br>§ 270-20M   | Z<br>§ 270-20M      | Z<br>§ 270-20M      |
| Solar energy facility  | SC*<br>§ 270-35R     | N               | N               | N                   | N               | N                | N                   | SC*<br>§ 270-35R    |
| Solid waste recycling or transfer station  | N                    | N               | N               | N                   | N               | N                | N                   | SP*<br>§ 270-36B(1) |
| Solid waste landfill   | N                    | N               | N               | N                   | N               | N                | N                   | N                   |
| Communications tower for the commercial or public sector reception or transmission of electronic signals | SP*<br>§ 270-36B(5)  | N               | N               | N                   | N               | N                | SP*<br>§ 270-36B(5) | SP*<br>§ 270-36B(5) |
| Junkyard   | N                    | N               | N               | N                   | N               | N                | N                   | SP*<br>§ 270-36B(1) |
| Toxic waste disposal   | N                    | N               | N               | N                   | N               | N                | N                   | N                   |
| Planned Development Area   | SP*<br>§ 270-32      | SP*<br>§ 270-32 | SP*<br>§ 270-32 | SP*<br>§ 270-32     | SP*<br>§ 270-32 | SP*<br>§ 270-32  | SP*<br>§ 270-32     | SP*<br>§ 270-32     |
| Small-scale battery energy storage system  | P                    | P               | P               | P                   | P               | P                | P                   | P                   |
| Large-scale battery energy storage system  | SC*<br>§ 270-35T     | N               | N               | N                   | N               | SC*<br>§ 270-35T | SC*<br>§ 270-35T    | SC*<br>§ 270-35T    |