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**TOWN OF LANSING
LAND USE ORDINANCE**

Amended January 17, 2001

CI2026-02311

Index #: EF2026-0069

SEC. 503. SCHEDULE I: SCHEDULE OF LAND USES OR ACTIVITIES, TOWN OF LANSING

	1	2	3	4	5	6	7
P = Permitted as of Right SC = Special Conditions Apply (see Sec.802) SP = Special Use Permit Required (see Sec. 803) N = Not Permitted * = Site Plan Review Required (see Sec.701)	RURAL AGRICULTURAL	LAKESHORE	RESIDENTIAL - LOW DENSITY	RESIDENTIAL - MODERATE DENSITY	RESIDENTIAL - MIXED USE	COMMERCIAL - MIXED USE	INDUSTRIAL / RESEARCH
LAND USE OR ACTIVITY	RA	L1	R1	R2	R3	B1	IR
A. RESIDENTIAL USES							
1. Dwelling, one-family	P	P	P	P	P	P	N
2. Dwelling, two-family	P	P	P	P	P	P	N
3. Dwelling, conversion of existing building into three or four dwelling units	P	502.0*	502.0*	502.0*	502.0*	502.0*	N
4. Dwelling, multi-family including apartment and condominium	502.0*	N	N	502.0*	N	502.0*	N
5. Dwelling, townhouse	502.0*	N	N	502.0*	N	502.0*	N
6. Dwelling, retirement housing	P	P	SC*	SC* 802.1.	SC* 802.1.	SC* 802.1.	N
7. Dwelling, accessory	P	P	P	P	P	P	P
8. Dwelling, ECHO housing (see Definitions)	P	SC 802.21.	SC 802.21.	SC 802.21.	SC 802.21.	SC 802.21.	SC* 802.21.
9. Dwelling, mobile home	P	P	N	N	P	N	N
10. Mobile home park	SC 802.3.	SC 802.3.	N	N	N	N	N
11. Cluster housing	SC* 802.1.	SC* 802.1.	SC* 802.1.	SC* 802.1.	SC* 802.1.	N	N
12. Cabin or cottage for seasonal occupancy	P	P	P	P	P	N	N
13. Accessory use related to residential development	P	P	P	P	P	P	P
14. Keeping of a customary household pet (see Definitions)	P	P	P	P	P	P	P

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LAND USE OR ACTIVITY	RA	L1	R1	R2	R3	B1	IR
B. COMMUNITY USES.							
1. Government building; public school	P	P	P	P	P	P	N
2. Church, place of public worship and related facility	SC 802.0	SC* 802.4	SC* 802.4	SC* 802.4	SC* 802.4	SC* 802.4	N
3. Community residence	P	P	P	P	P	P	N
4. Playground, park, noncommercial	P	P	P	P	P	P	P
5. Public or private club except rod and gun	P	SP 803.1.	N	N	P	SC* 802.1.	SC* 802.1.
6. Rod and gun club	SP 803.1	N	N	N	N	N	N
7. Cemetery	SC* 802.7.	N	N	N	N	N	N
C. BUSINESS USES							
1. Farming - crops	P	P	P	P	P	P	P
2. Farming - dairy	P	N	N	N	P	N	P
3. Farming - poultry	P	N	N	N	P	N	P
4. Farming - livestock	P	N	N	N	P	N	P
5. 4H/similar educational husbandry programs (see Definitions)	P	P	P	P	P	P	P
6. Commercial plant nursery; greenhouse	P	P	SC* 802.8.	SC* 802.8.	P	SC* 802.8.	P

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LAND USE OR ACTIVITY	RA	L1	R1	R2	R3	B1	IR
7. Roadside stand	P	P	P	P	P	P	P
8. Bed and breakfast facility	P	P	P.	P	P	P	N
9. Rooming house; tourist home	P	P	P	P	P	P	P
10. Nursery school; day care facility	SC 802.0	SC* 802.5	SC* 802.5	SC* 802.5	SC* 802.5	SC* 802.5	N
11. Nursing home; hospital; health related clinic	P	SC* 802.6	SC* 802.6	SC* 802.6	SC* 802.6	SC* 802.6	N
12. Residential (home) business or occupation	P	SC 802.9.	SC 802.9.	SC 802.9.	SC 802.9.	P	P
13. Funeral home	P	SC* 802.10	SC* 802.10	SC* 802.10	SC* 802.10	SC* 802.10	P
14. Public stable, Keeping or raising of horses or ponies	P	SP 803.1.	SP 803.2.7	SP 803.2.7	P	N	N
15. Kennel; animal boarding	P	N	N	N	SP* 803.2.2.	N	SC* 802.11
16. Veterinary hospital	P	SP 803.2.3.	SP 803.2.3.	SP 803.2.3.	SP 803.2.3.	SP 803.2.3.	SP 803.2.3.
17. Commercial recreation outdoors without motors	P	P	P	P	P	P	P
18. Commercial recreation outdoors with motors	SP	SP	N	N	N	SP	SP
19. Commercial recreation indoors	P	P	P	P	P	P	P
20. Commercial premises with liquor license.	P	SP	N	N	SP	SP	SP
21. Motel; hotel	SP* 803.1	P	N	N	P	P	P

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LAND USE OR ACTIVITY	RA	L1	R1	R2	R3	B1	IR
22. Professional office	P	P	N	SP 803.2.4.	P	P	P
23. Bank; financial institution	P	N	N	N	N	SC 802.0.	SC 802.0.
24. Retail sales, specialty: antiques, crafts and similar independent facility	P	SC 802.0.	N	N	SC 802.0.	P	SC 802.0.
25. Retail sales, general: food, clothing, furniture, floor covering, hardware, variety, lawn and garden supply, pets and similar goods and items, paint, lumber and other building materials and supplies, industrial or agricultural equipment and supplies, plumbing, HVAC, electrical supplies and equipment	P	N	N	N	N	SC 802.0.	SC 802.0.
26. Retail sales, services and storage; marine and water oriented	P	SC 802.0.	N	N	N	SC 802.0.	SC 802.0.
27. Retail sales: mobile home, RV, snowmobile and similar items requiring outdoor storage, new and used car sales, service and repair	P	N	N	N	N	SC 802.0.	SC 802.0.
28. Restaurant or tavern (except fast food)	P	SP 803.1.	N	N.	N	SC 802.13.	SC 802.0.
29. Fast food restaurant	P	SP* 803.1.	N	N	N	SP* 803.1.	SP* 803.1.
30. Barber/beauty shop and similar personal services (Not as a home business)	P	N	N	SC 802.0.	SC 802.0.	SC 802.0.	SC 802.0.
31. Convenience (mini) mart	P	SP* 803.1.	N	N	N	SP* 803.1.	SP* 803.1.

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LAND USE OR ACTIVITY	RA	L1	R1	R2	R3	B1	IR
32. "Mini" commercial warehouse for self- storage	P	SC 802.0.	N	SC 802.0.	N	SC 802.0.	SC 802.0.
33. Vehicular fuel and service (except body work), and car wash	P	N	N	N	N	SP 803.1.	SP* 803.2.5
34. Laundry (self service)	P	N	N	N	N	SC 802.0.	SC 802.0.
35. Adult book/novelty store	SP 803.2.8.	N	N	N	N	N	N
36. Adult entertainment	SP 803.2.8.	N	N	N	N	N	N
<u>D. INDUSTRIAL/RESEARCH USES</u>							
1. Warehouse, storage or wholesaling of nonagricultural goods or materials	SC 802.0.	N	N	SC 802.0.	SC 802.0.	SC 802.0.	SC 802.0.
2. Printing and publishing (not a home business)	SC 802.0.	N	N	SC 802.0.	SC 802.0.	SC 802.0.	SC 802.0.
3. Commercial assembly: jewelry, leather, fabric, scientific instruments and similar small items, General processing, light manufacturing, assembly (not a home business)	P	N	N	SC 802.0.	SC 802.0.	SC 802.0.	SC 802.0.
4. Agricultural, industrial or educational research, design and production of prototypes	P	N	N	SC 802.0.	SC 802.0.	SC 802.0.	SC 802.0.
5. Use of accessory farm buildings for sale of farm commodities, light fabrication or assembly	P	N	N	SC 802.0.	SC 802.0.	SC 802.0.	SC 802.0.

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LAND USE OR ACTIVITY	RA	L1	R1	R2	R3	B1	IR
6. Commercial excavation: rock, sand, gravel, salt and similar products	SC 802.0.	N	N	N	N.	N	SC 802.0.
7. Natural resource exploration	SC 802.0.	SC 802.15.	SC 802.15.	SC 802.15.	SC 802.15.	SC 802.15	SC 802.15.
8. Truck or motor freight terminal	SC* 802.14.	N	N	N	N	SC 802.0.	SC 802.0.
9. Vehicle body shop, not as part of new or used car sales and service	P	N	N	N	N	SP 803.1.	SP 803.1.
10. Scientific research laboratory	SC 802.0.	N	N	N	SC 802.0.	SC 802.0.	SC 802.0.
<u>E. UTILITY AND MISCELLANEOUS USES</u>							
1. Planned development area	SP 706.0.	SP 706.0.	SP 706.0.	SP 706.0.	SP 706.0.	SP 706.0.	SP 706.0.
2. Sign/billboard	SC 802.16.	SC 802.16.	SC 802.16.	SC 802.16.	SC 802.16.	SC 802.16.	SC 802.16.
3. Public utility service and distribution including gas, electric, telephone, water and sewer, TV cable, but excluding substations, storage yards and transmissions towers	P	P	P	P	P	P	P
4. Utility substation, electric or gas transmission lines	SP 803.1.	SP 803.1.	SP 803.1.	SP 803.1.	SP 803.1.	SP 803.1.	SP 803.1.
5. Wind energy source	P	SP 803.0.	SP 803.0.	SP 803.0.	SP 803.0.	SP 803.0.	P

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LAND USE OR ACTIVITY	RA	L1	R1	R2	R3	B1	IR
6. Solar panel and similar alternative domestic energy source	P	P	P	P	P	P	P
7. Solid waste recycling or transfer operation	SP 803.1.	N	N	N	N	SP 803.1.	SP 803.1.
8. Solid waste landfill	N	N	N	N	N	N	N
9. Communication tower for the commercial or public sector reception or transmission of electronic signals	SC* 802.18.	N	N	N	N	N	SC* 802.18.
10. Junkyard	SC 802.19.	N	N	N	N	N	N
11. Toxic waste disposal	N	N	N	N	N	N	N

TOWN OF LANSING
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Amended July 1, 1998

Clerical Corrections

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LAND USE OR ACTIVITY	RA	L1	R1	R2	R3	B1	IR
A. RESIDENTIAL USES							
1. Dwelling, one-family	P	P	P	P	P	P	N
2. Dwelling, two-family	P	P	P	P	P	P	N
3. Dwelling, conversion of existing building into three or four dwelling units, multi-family including apartment and condominium, townhouse	P	SC 802.0	SC 802.0	SC 802.0	SC 802.0	SC 802.0	N
4. Dwelling, retirement housing	P	P	SC*	SC* 802.1.	SC* 802.1.	SC* 802.1.	N
5. Dwelling, accessory	P	P	P	P	P	P	P
6. Dwelling, ECHO housing (see Definitions)	P	SC 802.21.	SC 802.21.	SC 802.21.	SC 802.21.	SC 802.21.	SC* 802.21.
7. Dwelling, mobile home	P	P	N	N	P	N	N
8. Mobile home park	SC 802.3.	SC 802.3.	N	N	N	N	N
9. Cluster housing	SC* 802.1.	SC* 802.1.	SC* 802.1.	SC* 802.1.	SC* 802.1.	N	N
10. Cabin or cottage for seasonal occupancy	P	P	P	P	P	N	N
11. Accessory use related to residential development	P	P	P	P	P	P	P
12. Keeping of a customary household pet (see Definitions)	P	P	P	P	P	P	P

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LAND USE OR ACTIVITY	RA	L1	R1	R2	R3	B1	IR
B. COMMUNITY USES.							
1. Government building; public school	P	P	P	P	P	P	N
2. Church, place of public worship and related facility	SP 802.4	SP 802.4	SP 802.4	SP 802.4	SP 802.4	SP 802.4	N
3. Community residence	P	P	P	P	P	P	N
4. Playground, park, noncommercial	P	P	P	P	P	P	P
5. Public or private club except rod and gun	P	SP 803.1.	N	N	P	SC 802.1.	SC 802.1.
6. Rod and gun club	SP 803.1	N	N	N	N	N	N
7. Cemetery	SC* 802.7.	N	N	N	N	N	N
C. BUSINESS USES							
1. Farming - crops	P	P	P	P	P	P	P
2. Farming - dairy	P	N	N	N	P	N	P
3. Farming - poultry	P	N	N	N	P	N	P
4. Farming - livestock	P	N	N	N	P	N	P
5. 4H/similar educational husbandry programs (see Definitions)	P	P	P	P	P	P	P

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LAND USE OR ACTIVITY	RA	L1	R1	R2	R3	B1	IR
6. Commercial plant nursery; greenhouse	P	P	SC* 802.8.	SC* 802.8.	P	SC* 802.8.	P
7. Roadside stand	P	P	P	P	P	P	P
8. Bed and breakfast facility	P	P	P.	P	P	P	N
9. Rooming house; tourist home	P	P	P	P	P	P	P
10. Nursery school; day care facility	SC* 802.5.	SC* 802.5.	SC* 802.5.	SC* 802.5.	SC* 802.5.	SC* 802.5.	N
11. Nursing home; hospital; health related clinic	P	SC* 802.6.	SC* 802.6.	SC* 802.6.	SC* 802.6.	SC* 802.6.	N
12. Residential (home) business or occupation	P	SC 802.9.	SC 802.9.	SC 802.9.	SC 802.9.	P	P
13. Funeral home	P	SC* 802.10.	SC* 802.10.	SC* 802.10.	SC* 802.10.	SC* 802.10.	P
14. Public stable, Keeping or raising of horses or ponies	P	SP 803.1.	SP 803.2.7	SP 803.2.7.	P	N	N
15. Kennel; animal boarding	P	N	N	N	SP* 803.2.2.	N	SC 802.11.
16. Veterinary hospital	P	SP 803.2.3.	SP 803.2.3.	SP 803.2.3.	SP 803.2.3.	SP 803.2.3.	SP 803.2.3.
17. Commercial recreation outdoors without motors	P	P	P	P	P	P	P
18. Commercial recreation outdoors with motors	SP	SP	N	N	N	SP	SP
19. Commercial recreation indoors	P	P	P	P	P	P	P

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LAND USE OR ACTIVITY	RA	L1	R1	R2	R3	B1	IR
20. Commercial premises with liquor license.	P	SP	N	N	SP	SP	SP
21. Motel; hotel	SP* 803.1	P	N	N	P	P	P
22. Professional office	P	P	N	SC 803.2.4.	P	P	P
23. Bank; financial institution	P	N	N	N	N	SC 802.0.	SC 802.0.
24. Retail sales, specialty: antiques, crafts and similar independent facility	P	SC 802.0.	N	N	SC 802.0.	P	SC 802.0.
25. Retail sales, general: food, clothing, furniture, floor covering, hardware, variety, lawn and garden supply, pets and similar goods and items, paint, lumber and other building materials and supplies, industrial or agricultural equipment and supplies, plumbing, HVAC, electrical supplies and equipment	P	N	N	N	N	SC 802.0.	SC 802.0.
26. Retail sales, services and storage; marine and water oriented	P	SC 802.0.	N	N	N	SC 802.0.	SC 802.0.
27. Retail sales: mobile home, RV, snowmobile and similar items requiring outdoor storage, new and used car sales, service and repair	P	N	N	N	N	SC 802.0.	SC 802.0.
28. Restaurant or tavern (except fast food)	P	SP 803.1.	N	N.	N	SC 802.13.	SC 802.0.

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LAND USE OR ACTIVITY	RA	L1	R1	R2	R3	B1	IR
29. Fast food restaurant	P	SP* 803.1.	N	N	N	SP* 803.1.	SP* 803.1.
30. Barber/beauty shop and similar personal services (Not as a home business)	P	N	N	SC 802.0.	SC 802.0.	SC 802.0.	SC 802.0.
31. Convenience (mini) mart	P	SP* 803.1.	N	N	N	SP* 803.1.	SP* 803.1.
32. "Mini" commercial warehouse for self- storage	P	SC 802.0.	N	N	N	SC 802.0.	SC 802.0.
33. Vehicular fuel and service (except body work), and car wash	P	N	N	N	N	SP 803.1.	SP 803.2.5.
34. Laundry (self service)	P	N	N	N	N	SC 802.0.	SC 802.0.
35. Adult book/novelty store	SP 803.2.8.	N	N	N	N	N	N
36. Adult entertainment	SP 803.2.8.	N	N	N	N	N	N
<u>D. INDUSTRIAL/RESEARCH USES</u>							
1. Warehouse, storage or wholesaling of nonagricultural goods or materials	SC 802.0.	N	N	SC 802.0.	SC 802.0.	SC 802.0.	SC 802.0.
2. Printing and publishing (not a home business)	SC 802.0.	N	N	SC 802.0.	SC 802.0.	SC 802.0.	SC 802.0.

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LAND USE OR ACTIVITY	RA	L1	R1	R2	R3	B1	IR
3. Commercial assembly: jewelry, leather, fabric, scientific instruments and similar small items, General processing, light manufacturing, assembly (not a home business)	P	N	N	SC 802.0.	SC 802.0.	SC 802.0.	SC 802.0.
4. Agricultural, industrial or educational research, design and production of prototypes	P	N	N	SC 802.0.	SC 802.0.	SC 802.0.	SC 802.0.
5. Use of accessory farm buildings for sale of farm commodities, light fabrication or assembly	P	N	N	SC 802.0.	SC 802.0.	SC 802.0.	SC 802.0.
6. Commercial excavation: rock, sand, gravel, salt and similar products	SC 802.0.	N	N	N	N	N	SC 802.0.
7. Natural resource exploration	SC 802.0.	SC 802.15.	SC 802.15.	SC 802.15.	SC 802.15.	SC 802.15	SC 802.15.
8. Truck or motor freight terminal	SC 802.14.	N	N	N	N	SC 802.0.	SC 802.0.
9. Vehicle body shop, not as part of new or used car sales and service	P	N	N	N	N	SP 803.1.	SP 803.1.
10. Scientific research laboratory	SC 802.0.	N	N	N	SC 802.0.	SC 802.0.	SC 802.0.
E. UTILITY AND MISCELLANEOUS USES							
1. Planned development area	SP 706.0.	SP 706.0.	SP 706.0.	SP 706.0.	SP 706.0.	SP 706.0.	SP 706.0.

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SEC. 503. SCHEDULE I: SCHEDULE OF LAND USES OR ACTIVITIES, TOWN OF LANSING

	1	2	3	4	5	6	7
P = Permitted as of Right SC = Special Conditions Apply (see Sec.802) SP = Special Use Permit Required (see Sec. 803) N = Not Permitted * = Site Plan Review Required (see Sec.701)	RURAL AGRICULTURAL	LAKESHORE	RESIDENTIAL-LOW DENSITY	RESIDENTIAL-MODERATE DENSITY	RESIDENTIAL-MIXED USE	COMMERCIAL-MIXED USE	INDUSTRIAL/ RESEARCH
LAND USE OR ACTIVITY	RA	L1	R1	R2	R3	B1	IR
2. Sign/billboard	SC 802.16.	SC 802.16.	SC 802.16.	SC 802.16.	SC 802.16.	SC 802.16.	SC 802.16.
3. Public utility service and distribution including gas, electric, telephone, water and sewer, TV cable, but excluding substations, storage yards and transmissions towers	P	P	P	P	P	P	P
4. Utility substation, electric or gas transmission lines	SP 803.1.	SP 803.1.	SP 803.1.	SP 803.1.	SP 803.1.	SP 803.1.	SP 803.1.
5. Wind energy source	P	SP 803.0.	SP 803.0.	SC 803.0.	SP 803.0.	SP 803.0.	P
6. Solar panel and similar alternative domestic energy source	P	P	P	P	P	P	P
7. Solid waste recycling or transfer operation	SP 803.1.	N	N	N	N	SP 803.1.	SP 803.1.
8. Solid waste landfill	N	N	N	N	N	N	N
9. Communication tower for the commercial or public sector reception or transmission of electronic signals	SC* 802.18.	N	N	N	N	N	SC* 802.18.
10. Junkyard	SC 802.19.	N	N	N	N	N	N
11. Toxic waste disposal	N	N	N	N	N	N	N

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SEC. 504. SCHEDULE II: AREA, FRONTAGE, YARD, HEIGHTS AND COVERAGE REQUIREMENTS, * - TOWN OF LANSING										
District	Building Type (see below)	Minimum Lot Area (sf X 1000)		Minimum Road Frontage (Feet)		Minimum Yard Set Back (Feet)			Maximum Building Height (Feet)	Notes (See Next Page)
		w/Public Sewers or Water	wo/Public Sewers or Water	w/Public Sewers or Water	wo/Public Sewers or Water	Front**	Side	Rear		
RA Rural Agricultural	All	Health Dept.	Health Dept.	20	20	30/60	10	10	None	2
L1 Lakeshore	All	Health Dept.	Health Dept.	75 w/Health Dept. Approval	75 w/Health Dept. Approval	20	10	10	35	27
R1 Residential Low Density	All	20	Health Dept.	100	150	30/60	12/30	25	35	1, 2, 3, 5, 6, 8
R2 Residential Moderate Density	a.	10	X And Health Dept.	75	75	30/60	10/25	25	35	1, 2, 3, 5
	b.	6/DU		75	75	30/60	20 ea.	25	35	2, 3, 5
	c.	10		75	75	30/60	10 ea.	20/6	35	1, 2, 3, 5
R3 Residential Mixed Use	All	Health Dept.	Health Dept.	20	20	30/60	10/25	25	35	1, 3, 5, 6
B1 Commercial	a.	With Health Dept Approval	With Health Dept Approval	75	75	30	10 or less by Site Plan Review	10 or less by Site Plan Review	None	2, 5
	b.	Health Dept	Health Dept	75	75		30	10 or less by Site Plan Review	None	2, 5
	c.	Approval	Approval	20/75	20/75			Review	None	2, 5, 6
IR Industry/Research	All	None	Health Dept.	20	20	30	10 or less by Site Plan Review	10 or less by Site Plan Review	None	2, 5

* Footnotes on following page

Building Type: a. = 1 or 2 Dwelling Units; b. = 3 or more Dwelling Units; c. = Non-residential or Mixed Development