

ZONING
300 Attachment 4

Town of Lyons

Table 300-5.3A

Schedule of Use Regulations

	Mixed Use District 1	Mixed Use District 2	Town Center Residential District 3	Town Center Commercial District 4	Commercial Corridor District 5	Industrial District 6
Uses						
Residential Group R-3, one-family dwelling, two-family dwelling, townhouse, bed-and-breakfast dwelling, modular home, rental-to residential conversion	PP	PP	SP	NP	NP	NP
Residential Group R-2, multiple dwelling	SP	SP	NP	SP	NP	NP
Residential Group R-1, boardinghouse, lodging house, motel, hotel	SP, OP	SP, OP	NP	SP, OP	SP, OP	NP
Residential Group R-4, group home, rehabilitation center, hospice residence	SP, OP	SP, OP	NP	NP	SP, OP	NP
Manufactured home, single-wide (MHP only) / Manufactured home, multi-wide / Mobile home	PP	NP	NP	NP	NP	NP
Manufactured home park	SP, OP	NP	NP	NP	NP	NP
Upper story dwelling over business	NP	NP	NP	PP	NP	NP
Ground-floor residential conversion	NP	SP	NP	NP	NP	NP
Accessory structure, such as garage, carport, shed and boathouse	PA	PA	PA	NP	NP	NP
Apartment garage	SP	SP	NP	NP	NP	NP
Agricultural building	PP, PA, SC	NP	NP	NP	NP	NP
Driveway, parking lot, loading dock	PA, SC	PA, SC	PA, SC	PA, SC	PA, SC	PA, SC
Home occupation	PA	PA	PA	PA	NP	NP
Fences, walls and similar screening devices	PA, SC	PA, SC	PA, SC	PA, SC	PA, SC	PA, SC
Family day care	PA	PA	PA	PA, SC	NP	NP
Restaurant, indoor recreation facility, amusement center	NP	SP	NP	PP	PP	SP
Medical Clinics/Urgent Care	NP	NP	NP	PP	PP	PP
Day Care Facility	SP	SP	NP	SP	SP	SP

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Uses						
Assembly Group	PP, OP	PP, OP	SP, OP	PP, OP	PP, OP	NP
Business Group B, outpatient clinic	NP	NP	NP	PP	PP	PP
Institutional Group I, ambulatory care facility	SP	SP	NP	PP	PP	NP
Misc. Group U, public utility station	PP, PA	PP, PA	PP, PA	PP, PA	PA, PP	PP, PA
Educational Group E	PP	PP	NP	PP	NP	NP
Commercial school	SP	SP	NP	PP	PP	SP
Mercantile Group M (Class B and C)	PP	PP, SP	NP	PP	PP	NP
Mercantile Group M (Class A)	SP, OP	SP, OP	NP	NP	PP	NP
Consumer fireworks retail sales (CFRS) facility	NP	NP	NP	NP	OP, PP	NP
Storage Group S, warehouse	SP	NP	NP	NP	NP	PP
High-Hazard Group H	SP	NP	NP	NP	NP	SP
Hazardous materials storage	OP, PA	NP	NP	NP	NP	PP, OP
Storage yard	PA	NP	NP	NP	PA	PA
High-piled combustible storage	PA	NP	NP	NP	PA	PA
Magazine	PA, OP	NP	NP	NP	PA, SC	PA, PA
Refinery, bulk plant or terminal, LPG bulk plant, liquid storage warehouse, dry-cleaning plant	SP, OP	NP	NP	NP	NP	SP, OP
LPG dispensing facility	PA, OP	NP	NP	NP	PA, OP	PA, OP
Bulk storage of tires except Ag. Use	SP, OP	NP	NP	NP	NP	SP, OP
Timber and lumber production facility	SP, OP	NP	NP	NP		
Marina, marine terminal and/or marine fuel-dispensing facility	SP, OP	NP	NP	NP	SP. OP	SP, OP
Mural	SP	SP	NP	SP	SP	SP
Campground	SP, OP	NP	NP	NP	NP	NP
Landing strip, heliport	SP, OP	NP	NP	NP	NP	SP, OP
Airport	NP	NP	NP	NP	NP	NP
Water storage tank, fire pump, or hose house, trash compactor, dumpster	PA	NP	NP	NP	PA	PA
Light Manufacturing	PP	NP	NP	NP	PP	PP
Heavy Manufacturing	SP, OP	NP	NP	NP	NP	PP, SP

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Uses						
Special amusement building (as temporary use)	PP, PA, OP	PP, PA, OP	NP	PP, OP	NP	NP
Outdoor recreation facility, Park	SP, OP	SP, OP	NP	NP	NP	NP
Nursing home, hospital, and psychiatric hospital	SP, OP	SP, OP	NP	NP	SP, OP	NP
Recycling facility	SP, OP	NP	NP	NP	NP	SP, OP
Redemption center	PP, PA	NP	NP	PP/PA	PP, PA	NP
Dump, landfill	NP	NP	NP	NP	NP	NP
Open parking garage	SP	NP	NP	NP	NP	NP
Self-service storage facility	SP	NP	NP	NP	SP	NP
Automotive motor fuel dispensing facility, repair garage	SP, OP	NP	NP	NP	SP, OP	SP, OP
Fleet vehicle motor fuel dispensing facility	PA, OP	NP	NP	NP	PA, OP	PA, OP
Drive-through accessory use	SP	NP	NP	SP	SP	NP
Wharf	NP	NP	NP	NP	PA	PA
Tent, and temporary stage canopy	PA, OP	PA, OP	PA, OP	PA, OP	PA, OP	PA, OP
Residential aircraft hanger	PA	NP	NP	NP	NP	NP
Sidewalk cafe	PA, SC	PA, SC	NP	PA, SC	PA, SC	NP
Mobile food service establishment	PA, SC	PA, SC	NP	PA, SC	PA, SC	PA, SC
Restaurant, food service establishment, commissary	PP, PA, OP	PP, PA, OP	NP	PP, PA, OP	PP, PA, OP	PP, PA, OP
Nightclub	SP	SP	NP	SP	SP	NP
Park and playground	PP, PA	PP, PA	PP, PA	PP, PA	PP, PA	PP, PA
Outdoor wood boiler (refer to NYSDEC regulations)	PA	NP	NP	NP	NP	NP
Large-scale business or industrial development, such as regional commercial center or industrial or research park	SP	NP	NP	NP	SP	SP
Recreational vehicle or trailer sales, mobile and/or manufactured home sales, used car lots and automotive sales and showroom	SP	NP	NP	NP	SP	NP
Automobile Junkyard	SP, OP	NP	NP	NP	NP	NP

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Uses						
Freight or truck terminal for overnight parking of trucks, trailers, etc.	SP	NP	NP	NP	SP	SP
Above ground wind energy system, radio, television or other tower not exceeding 35 feet in height	PA	PA	NP	NP	PA	PA
Farm-related use	PP, PA, SC	NP	NP	NP	NP	NP
Farm-service use	PP	SP	NP	NP	SP	SP
High-rise building (any occupancy)	NP	NP	NP	SP	SP	NP
Abattoir (slaughterhouse)	SP	NP	NP	NP	NP	SP
Adult use	NP	NP	NP	NP	SP	NP
Pit privy	NP	NP	NP	NP	NP	NP
Apiary (keeping of bees)	PA	SP	NP	NP	NP	SP
Storage trailer, in compliance with § 300-2.47	PA, SC	PA, SC	PA, SC	PA, SC	PA, SC	PA, SC
Animal hospital, veterinary clinic	SP	NP	NP	NP	SP	NP
Cemetery, pet cemetery, and mausoleum	SP	SP	NP	NP	NP	NP
Mortuary and funeral home	SP, OP	SP, OP	SP, OP	SP, OP	SP, OP	NP
Incinerator, crematory	SP, OP	NP	NP	NP	NP	SP, OP
Sidewalk sale, garage and yard sale, rummage sale and flea market as temporary use	PA, SC	PA, SC	PA, SC	PA, SC	PA, SC	NP
Gas and oil drilling, Mining	SP	NP	NP	NP	NP	NP
Building mounted solar photovoltaic and arrays	PA, SC	PA, SC	PA, SC	PA, SC	PA, SC	PA, SC
Ground mounted solar photovoltaic and arrays	PA, SC	NP	NP	NP	NP	NP
Wind energy system, radio tower exceeding 35 feet in height	SP	SP	NP	NP	SP	SP
Commercial Logging	PA	PA	PA	PA	PA	PA

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Uses						
Covered Mall	NP	NP	NP	NP	SP	NP
Billboard	SP	NP	NP	NP	NP	NP
Kennel	SP	NP	NP	NP	NP	NP
Tiny House	PA	SP	NP	NP	NP	NP
Recreational Cabin	PP,PA	SP,SC	NP	NP	NP	NP
Recreational Vehicle/Trailer	PP,PA	SC	NP	NP	NP	NP

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