

ZONING

300 Attachment 4

Town of Lyons

Table 300-5.3A

Schedule of Use Regulations: Town Center District [Amended 4-27-2022 by L.L. No. 1-2022]

KEY:

PP = Permitted Principal Use
PA = Permitted Accessory Use
SP = Special Permit Use
OP = Operating Permit Required
SC = Special Conditions Apply
NP = Not Permitted
SC = Special Conditions

Uses	Division 1 Mixed Use	Division 2 Residential	Division 3 Commercial
Residential Group R-3, one-family dwelling, two-family dwelling, townhouse, bed-and-breakfast dwelling, modular home, rental-to-residential conversion	PP	PP	PP, SP
Residential Group R-3, two-family dwelling, townhouse, bed-and-breakfast dwelling, modular home	SP, SC, OP	SP, SC, OP	SP, SC, OP
Expansion of existing boardinghouses or multiple dwellings	SP	SP	SP
Residential Group R-2, multiple dwelling	SP, SC, OP	SP, SC, OP	NP
Residential Group R-1, boarding-house, lodging house, motel, hotel	SP, OP	SP, OP	SP, OP
Residential Group R-4, group home, rehabilitation center, hospice residence	SP, OP	SP, OP	SP, OP
Manufactured home, single-wide (MHP only)	PP, SP	NP	NP
Manufactured home, multiwide	PP, SC	NP	NP
Mobile home	NP	NP	NP
Manufactured home park	SP, OP	NP	NP
Upper story dwelling over business	PP, SC, OP	PP, SC, OP	PP, SC, OP
Ground-floor residential conversion	NP	NP	NP
Accessory structure, such as garage, carport, shed and boathouse	PA	PA	PA
Apartment garage	PA, SC	PA, SC	NP
Agricultural building	PP, PA, SC	NP	NP
Driveway, parking lot, loading dock	PA, SC	PA, SC	PA, SC

LYONS CODE

Uses	Division 1 Mixed Use	Division 2 Residential	Division 3 Commercial
Home occupation	PA	PA	PA
Fences, walls and similar screening devices	PA, SC	PA, SC	PA, SC
Family day care	PA	PA	PA, SP
Dormitory	PA	PA	PA, SP
Assembly Group A, place of religious worship, restaurant, indoor recreation facility, amusement center	PP, OP	PP, OP	SP, OP
Business Group B, outpatient clinic	PP	PP	PP
Institutional Group I, ambulatory care facility	PP	PP	PP
Misc. Group U, public utility station	PP, PA	PP, PA	PP, PA
Educational Group E	PP	PP	PP
Commercial school	SP	SP	SP
Factory industrial Group F, industrial occupancy	PP, SP	NP	NP
Mercantile Group M (Class B and C)	PP	PP, SP	PP
Mercantile Group M (Class A)	SP, OP	SP, OP	SP, OP
Consumer fireworks retail sales (CFRS) facility	NP	PP, PA, SP	PP, PA
Storage Group S, warehouse	PP, SP	PP	PP, SP
High-Hazard Group H	PP, OP	NP	NP
Hazardous materials storage	PP, OP	PP, OP, SC	NP (except underground tanks, OP)
Storage yard	PA	PA	NP
High-piled combustible storage	PA, OP	PA, OP	NP
Detached building (hazardous materials)	PA, OP	PA, OP	NP
Magazine	PA, OP	NP	NP
Refinery, bulk plant or terminal, LPG bulk plant, liquid storage warehouse, dry-cleaning plant	SP, OP	NP	NP
LPG dispensing facility	PA, OP	PA, OP, SC	PA, SC, OP
Bulk storage of tires	SP, OP	NP	NP
Timber and lumber production facility	SP, OP	NP	NP
Marina, marine terminal and/or marine fuel-dispensing facility	SP, OP	SP, OP	SP, OP
Mural	SP	SP	SP
Campground	SP, OP	NP	NP
Recreational park trailer (in campground only)	PP, SC	NP	NP
Landing strip, heliport	SP, OP	NP	NP
Helistop	SP, OP	SP, OP	SP, OP

ZONING

Uses	Division 1 Mixed Use	Division 2 Residential	Division 3 Commercial
Heliport, emergency use	PA, OP	PA, OP	PA, OP
Airport	NP	NP	NP
Water storage tank, fire pump, or hose house, standby generator, trash compactor, dumpster	PA	PA	PA
Special amusement building (as temporary use)	PP, PA, OP	PP, PA, OP	PP, PA, OP
Outdoor recreation facility, fairground	SP, OP	SP, OP	SP, OP
Nursing home, hospital, and psychiatric hospital	SP, OP	SP, OP	NP
Recycling facility	SP, OP	NP	NP
Redemption center	PP, PA	PP, PA	PP, PA
Automobile junkyard, dump, landfill	NP	NP	NP
Open parking garage	SP	SP	SP
Self-service storage facility	SP	SP	SP
Automotive motor fuel dispensing facility, repair garage	SP, OP	SP, OP	SP, OP
Fleet vehicle motor fuel dispensing facility	PA, OP	PA, OP	NP
Drive-through facility	SP	SP	SP
Wharf	PA	PA	PA
Tent, canopy, and temporary stage canopy	PA, OP	PA, OP	PA, OP
Storm shelter	PA	PA	PA
Residential aircraft hanger	PA	NP	NP
Sidewalk cafe	PA, SC	PA, SC	PA, SC
Mobile food service establishment	PA, SC	PA, SC	PA, SC
Restaurant, food service establishment, commissary	PP, PA, OP	PP, PA, OP	PP, PA, OP
Nightclub	SP	SP	SP
Accessory living quarters	PA	PA	PA
Park and playground	PP, PA	PP, PA	PP, PA
Outdoor wood boiler (refer to NYSDEC regulations)	PA	NP	NP
Portable sawmill	PA	NP	NP
Garden, including but not limited to rooftop gardens, community gardens, and home gardens	PA	PA	PA
Urban agriculture and composting	PA, SC	PA, SC	NP
Grandstand, bleachers, press box, concession stand and similar uses accessory to an approved facility	PA	PA	PA

LYONS CODE

Uses	Division 1 Mixed Use	Division 2 Residential	Division 3 Commercial
Large-scale business or industrial development, such as regional commercial center, covered mall, or industrial or research park	SP	SP	SP
Recreational vehicle or trailer sales, mobile and/or manufactured home sales, used car lots and automotive sales and showroom	SP	SP	NP
Freight or truck terminal for overnight parking of trucks, trailers, etc.	SP	SP	NP
Wind energy system, radio, television or other tower exceeding not exceeding 35 feet in height	PA	PA	NP
Farm-related use	PP, PA, SC	PP, PA, SC	NP
Farm-service use	SP	SP	NP
High-rise building (any occupancy)	NP	SP	SP
Abattoir (slaughterhouse)	NP	NP	NP
Adult use	NP	NP	NP
Portable toilet as temporary use	PA	PA	PA
Pit privy	PA, SC	NP	NP
Removable-receptacle privy	NP	NP	NP
Apiary (keeping of bees)	NP	NP	NP
Storage trailer, in compliance with § 300-2.47	PA, SC	PA, SC	PA, SC
Dangerous building	NP	NP	NP
Kennel, animal hospital, veterinary clinic	SP	NP	NP
Cemetery, pet cemetery, and mausoleum	SP	SP	NP
Mortuary and funeral home, crematory	SP, OP	SP, OP	SP, OP
Incinerator	SP, OP	SP, OP	NP
Sidewalk sale, garage and yard sale, rummage sale and flea market as temporary use	PA, SC	PA, SC	PA, SC
Gas and oil drilling, mining and commercial logging	NP	NP	NP
Building-, roof-, and ground-mounted satellite dish, solar photovoltaic and arrays	PA	PA	PA
Conversion of multifamily or two-family to one-family	PP	PP	PP