

Section 2.5.3 Use Table (For detailed Use Definitions see Chapter 10.)

USE TYPES	RURAL						TRANSITIONAL						SPECIAL						NEIGHBORHOOD						REF
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX				
A. RESIDENTIAL																									
Dwelling - Single Family	P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	P	-	P	P	-				
Dwelling - Two Family	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	-	-	-				
Dwelling - Three Family, Four Family	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	P	P	P	P				
Dwelling - Townhome	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	P	PR	PR	PR				
Dwelling - Multifamily	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	PR	PR	-	-				
Dwelling - Accessory	PR	PR	PR	-	-	PR	PR	PR	-	SE	-	SE	-	-	-	-	PR	PR	-	-	-				
Halfway Homes	-	-	-	-	-	-	-	-	-	PR	-	SE	-	-	-	-	-	-	-	-	-				
Live-Work Units	-	-	-	PR	-	-	-	PR	PR	-	-	SE	-	-	-	-	-	-	PR	PR	PR				
Manufactured Housing	PR	PR	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Manufactured Home Park	SE	-	-	-	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Residential/Family Care Home (5 or fewer residents)	P	P	P	-	P	P	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P				
Residential Care Facilities (6 or more residents)	-	-	-	-	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR				
B. LODGING																									
Bed and Breakfast Homes (up to 8 rooms)	PR	PR	PR	PR	-	PR	-	PR	PR	-	-	PR	-	-	-	-	PR	PR	-	PR	PR				
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	-	PR	PR				
Boarding or Rooming House	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-				
Campground	SE	SE	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	-				
Dormitory	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-				
Fraternity/Sorority House	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-				
Hotel/Motel	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	P	P				
C. OFFICE/SERVICE																									
ATM	-	-	-	P	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	P	P				
Banks, Credit Unions, Financial Services	-	-	-	P	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	P	P				
Business Support Services	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	P	P				
Crematoria	-	-	-	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	-				
Dry Cleaning and Laundry Services	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	P	P				
Funeral Homes	-	-	-	P	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	P	P				
Home Occupation	PR	PR	PR	-	PR	PR	-	-	-	-	-	-	-	-	-	-	PR	PR	PR	PR	PR				
Kennels, Indoor	PR	PR	PR	PR	-	-	PR	PR	PR	PR	PR	PR	-	PR	-	-	-	-	-	PR	PR				
Kennels, Outdoor	PR	PR	CU	PR	-	-	-	-	-	CU	CU	CU	-	CU	-	-	-	-	-	-	-				
Medical Clinic	-	-	-	PR	-	-	-	PR	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR				

P – Permitted by Right PR – Permitted with Review CU – Conditional Use Required SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL					SPECIAL					NEIGHBORHOOD					REF	
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX		IMX
C. OFFICES/SERVICES (CONTINUED)																						
Personal Services	-	-	-	P	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	P	P
Personal Services, Restricted	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	5.4.6
Post Office	-	-	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	P	P
Professional Services	-	-	-	P	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	P	P
Small Equipment Repair/Rental	-	-	-	P	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	P	P
Veterinary Clinic	-	-	-	P	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	P	P

D. COMMERCIAL/ENTERTAINMENT	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
	Alcoholic Beverage Sales Store	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	
Amusements, Indoor	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	-	P	P
Amusements, Outdoor	-	-	-	PR	-	-	-	-	-	CU	CU	-	-	CU	-	-	-	-	-	-	-	5.5.1
Bar/Tavern/Brew Pub	-	-	-	CU	-	-	-	-	-	CU	PR	-	-	-	-	-	-	-	-	-	PR	5.5.2
Billiard/Pool Hall	-	-	-	CU	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-
Brewery	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	P
Distillery	-	-	-	-	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	-	-	-
Food Truck	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	-	PR	PR
General Commercial	-	-	-	PR	-	-	-	-	PR-	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR
Night Club	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	-	-
Outside Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR
Outside Sales, Sidewalk Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR
Pawnshops	-	-	-	PR	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	-	5.5.7
Racetrack	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	-	5.5.8
Restaurant	-	-	-	PR	-	-	-	-	CU	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR
Riding Stables	P	P	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Sexually Oriented Business/Adult Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.5.10
Shooting Range, Indoor	-	-	-	PR	-	-	-	-	PR	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.5.11
Shooting Range, Outdoor	SE	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	5.5.12
Theater, Indoor/Move or Live Performance	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	P	P
Theater, Outdoor (Amphitheater)	PR	-	-	PR	-	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR

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Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL						TRANSITIONAL						SPECIAL						NEIGHBORHOOD						REF
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H. INDUSTRY/WHOLESALE/STORAGE																									
Artist Studio/Light Manufacturing Workshops	-	-	-	P	-	-	-	-	P	P	-	-	-	P	P	-	-	-	-	-	P	P			
Industry, Light	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-			
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-			
Industry, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-			
Junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-			
Landfill – Class One	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-			
Landfill – Class Two	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-			
Landfill – Class Three	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-			
Mining - Major In-Depth Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	P	-	-	-	-	-	-			
Mining - Minor Surface Resource Extraction	PR	PR	PR	PR	-	-	-	-	PR	PR	PR	PR	PR	PR	PR	P	-	-	PR	PR	PR	PR			
Private Recycling Collection Stations	-	-	-	-	-	-	-	-	-	-	PR	PR	PR	PR	PR	-	-	-	-	-	-	-			
Public Recycling and Waste Collection Facilities	-	-	-	PR	-	-	-	-	-	-	PR	PR	PR	PR	PR	-	-	-	-	-	-	-			
Research and Development Facilities	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P	-	-	-	-	-	-	P			
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	-	PR	PR	-	-	-	PR	PR	-	-	-	-	-	-	-			
Storage – Self Service (Mini)	-	-	-	-	-	-	-	-	PR	PR	-	-	-	PR	PR	-	-	-	-	-	-	-			
Storage – Warehouse Indoor	-	-	-	-	-	-	-	-	CU	PR	-	-	-	PR	PR	-	-	-	-	-	-	PR			
Storage – Warehouse Indoor, Restricted	-	-	-	-	-	-	-	-	-	PR	-	-	-	PR	PR	-	-	-	-	-	-	-			
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	PR	-	-	-	P	P	-	-	-	-	-	-	P			
Wholesaling and Distribution, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-			
I. AGRICULTURE																									
Agriculture and Crop Production/Harvesting	P	P	P	P	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-			
Agricultural Support Services/Nurseries	P	P	P	P	-	-	-	-	P	P	-	-	-	P	P	-	-	-	-	-	-	P			
Agriourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Animal Production/General Farms	PR	PR	PR	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Animal Production Facilities, Non-Swine	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Animal Production Facilities, Swine	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Animal Production Facilities, Swine Apiculture (Bee Keeping)	P	P	P	P	-	-	-	-	P	-	-	P	P	-	-	-	-	-	-	-	-	P			
Backyard Pens/Coops	P	P	P	P	-	-	-	-	-	-	PR	PR	PR	PR	PR	-	-	-	-	-	-	PR			

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I. AGRICULTURE (CONTINUED)																						
Commercial Stables	P	P	P	P	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-
Ecolourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Farmer's Markets and Roadside Stands	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	
Forestry	P	P	P	P	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P	
Wineries	PR	PR	PR	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

J. INFRASTRUCTURE	RURAL					TRANSITIONAL					SPECIAL					NEIGHBORHOOD					REF	
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX		IMX
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	PR	-	-	-	-	-	-	5.11.1
Geothermal Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.2
Solar Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.3
Solar Farms	CU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.11.4
Utilities – Class 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 3	P	P	-	-	-	-	-	-	-	-	PR	-	-	P	P	-	-	-	-	-	-	5.11.6
Wireless Communication Facility (Concealed)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (Up to 60,00')	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (60.0' to 199.99')	SE	SE	SE	SE	SE	SE	SE	SE	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5	
Wireless Communication Facility (200' and Over)	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	SE	-	-	-	-	5.11.5	
K. OTHER	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Temporary Uses	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.12

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(Ord. No. 2017-1468, 9.25.17; Ord. No. 2018-1492, 2.12.18; Ord. No. 2018-1494, 3.12.18; Ord. No. 2018-1519, 7.16.18; Ord. No. 2019-1607, 10.14.19; Ord. No. 2019-1620, 12.9.19; Ord. No. 2019-1634, 1.27.20; Ord No. 2020-1645, 2.24.20; Ord. No. 2020-1698, 12.14.20; Ord. No. 2021-1708, 04.12.21)