

Part 4: Permitted Uses

§4-1 Use Schedule

- A. The following table outlines the permitted uses in each zoning district.
1. Uses marked with a “P” are permitted within the district as indicated.
 2. Uses marked with an “S” require a Special Use Permit pursuant to the requirements in §230-XX
 3. An asterisk (*) signifies that the use has additional requirements that must be met for the use to be established. These additional requirements are listed in Part 8 of this Ordinance.
 4. Uses that do not have one of the markings listed in this section are expressly prohibited.

Principal Use	R-1	R-2	R-3	CBD	NC	RC	OS	ENT	BRA				
									LI	MI	HI	INT	LOS
Residential													
1-Family Housing	P	P	P	P	P								
2-Family Housing	P	P	P	P	P								
3-Family Housing		P	P	P	P								
Manufactured Home Park			P*										
Multi-Family Housing		P	P	P	P	P							
Group Home	P	P	P	P	P	P							
Residential Care Facility	S	S	P	P	S	P							
Commercial													
Adult Uses								S*					
Animal Service Facilities				P*	P*	P*		P*					
Automotive Sales				S	S	P		P					
Automotive Service Facility				S*	S*	P*		P*					
Car Wash						P		P					
Cannabis Facilities													

Day Care Center			S	P	P	P							
Lodging				P	P	P							
Medical Office/Health Care Facility (Major)				P	S	P		P					
Medical Office/Health Care Facility (Minor)				S	P	P		P					
Personal Services				P	P	P							
Professional Office				P	P	P		P	P	P			
Restaurant/Tavern				P	P	P							
Retail Establishment				P	P	P							
Nursery/ Home and Garden Supply				S	P	P		P	S				
Civic/Public Uses													
Recreation Facility, Indoor				P	P	P		P	P				
Recreation Facility, Outdoor				S	P	P	P	P					
Cemetery	p*	p*	p*		p*	p*	p*						
Civic/Government Buildings	P	P	P	P	P	P	P	P					
Community Scale Agriculture			p*				p*						
Cultural Facility				P	P	P	P						
Funeral Services				P	P	P		P					
Lodge/Private Club				P	P	P							
Neighborhood Garden	S*	p*	p*	S*	p*		p*						
Place of Worship	P	P	P	P	P	P	P	P					
Places of Assembly				P	P	P	P						
Public Park/Open Space	P	P	P	P	P	P	P	P					P
Public Safety Facility	P	P	P	P	P	P	P	P					
School, Public or Private	P	P	P	P	P	P							
School, Vocational or Trade				P	P	P		P	P				
Trails	P	P	P	P	P	P	P	P					P
Industrial/Enterprise													

Bulk cargo storage and handling facilities and loading/unloading equipment, including cranes, conveyors, and hoppers, provided all material stored outside must be fully screened from an elevation from all on-site bike paths, internal roads to the Bethlehem Redevelopment Area, and external roads and all on-site recreational amenities, including Smokes Creek; [Amended 3-29-2021]													
Coal and Coke Handling											S		
Concrete production (batch plant), precast concrete and aggregate products											S		
Electrical and power production and power facilities								P			S		
Energy and fuel production, including but not limited to biomass; ethanol; and biodiesel;											S		
Extraction industries related to the mining of on-site materials											S		
Freight Terminal											S		
Junkyard													
Production or refining of petroleum-related products											S		
Production of bio-mass-derived fuels											S		
Public Utility	P	P	P	P	P	P	P	P	P	P	P	P	P
Railway Facilities								P		S	P		
Recycling Facility								P		P			
Research & Development Facility								P	P				
Self-Storage						P		P					
Solar Energy System													

	Tier 1												
	Tier 2												
	Tier 3							S*	S*	S*	S*		
	Tier 4										S*		
Solid Waste Management Facility under permit or license by the NYSDEC								P			S		
Storage Yard								P	S	S			
Telecommunications Facility						P*		P*					
Warehouse & Distribution Facility								P	S	S	S	P	
Waste Transfer Station								P					
Wind Energy System											S*		
Laboratory								P	P	P			
Component and Equipment Assembly including: <ul style="list-style-type: none"> • Electronic component and equipment assembly • Food and beverage products • Household items and furniture • Office equipment • Panels, sheets, tubes or rods • Pharmaceutical products, cosmetics or toiletries • Plastic and rubber components and finished products • Printing, publishing and engraving, including newspapers • Recreation equipment or toys 								P	P				
Manufacturing, assembly, and/or fabrication of:								P		P			

<ul style="list-style-type: none"> • Food and beverage products • Household items and furniture • Office equipment • Panels, sheets, tubes or rods • Pharmaceutical products, cosmetics or toiletries • Plastics and plastic components • Printing, publishing and engraving • Recreational equipment or toys • Aluminum and aluminum products • Automobile, marine and heavy equipment • Electrical and electronic equipment and appliances • Extruded products from plastics, metals and ceramics • Fabrication of metal products • Household and industrial chemical compounds • Machinery, including parts and components • Plastic and rubber components and finished products • Steel refinishing • Alternative energy components and assembly • Other related materials 													
<p>Manufacturing and/or assembly of the following products:</p> <ul style="list-style-type: none"> • Cement, lime, gypsum, plaster of paris, and abrasives 										S			

<ul style="list-style-type: none"> • Fabrication and finishing of steel or other metal products • Fertilizer, glue, gelatin, grain drying and feed • Steel 														
Manufacturing or production of gases with approval from the Fire Department												S		
Lumber Yard								P	S					
Enclosed Bulk Cargo Storage and Handling								P		P				
Motor Freight Facility & Depot								P		S	S	P		
Concrete Production										S				
Intermodal Facility										S			P	
Maritime Terminal													P	
Training Facility								P	P					
Noncommercial land treatment and land filling of on-site remediation material												P		
Slag Reclamation												P		

§4-2 Uses Not Listed

The City of Lackawanna Zoning Enforcement Officer shall determine whether or not an unlisted use is similar to an existing use or substantially similar to an already defined use. To determine similarity of an unlisted use, the following shall be considered:

- i. Actual or projected characteristics of the proposed use
- ii. The relative amount of lot area or floor area and equipment devoted to the proposed use;
- iii. Relative amounts of sales;
- iv. The customer type;
- v. The relative number of employees;
- vi. Hours of operation;

- vii. Building and site arrangement;
- viii. Types of vehicles used and their parking requirements;
- ix. The number of vehicle trips generated;
- x. How the proposed use is advertised;
- xi. The likely impact on surrounding properties; and
- xii. Whether the activity is likely to be found independent of the other activities on the lot.