



# PLANNING BOARD WORKING MEETING

Lansing Town Hall Board Room  
Monday, August 08, 2022  
6:30 PM

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## AGENDA

SUBJECT TO CHANGE

Meeting is open to the public and streamed live on YouTube.

### VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

To find our YouTube Channel - Go to [www.lansingtown.com](http://www.lansingtown.com), click on button "Town YouTube Channel" (round circle located on far right).

#### 1. Call Meeting to Order

#### 2. Work Session

- a. Discussion: Review of existing Rural Agriculture (RA) Zoning District uses and recommended changes
- b. Discussion: Initiation of Idea(s) for new Local Law or regulation or policy

#### 3. Executive Session if Needed

#### 4. Adjourn Meeting

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact the Town Clerk's Office at 607-533-4142. Request should be made 72 hours prior to the meeting.

ZONING

270 Attachment 1

Town of Lansing

Schedule I: Schedule of Land Uses or Activities, Town of Lansing  
[Amended 7-15-2020 by L.L. No. 3-2020]

**KEY:**

- P\* = Permitted with site plan
- P = Permitted as of right
- SC = Permitted but special conditions apply (see § 270-35)
- SP = Special use permit required (see § 270-36)
- N = Not permitted
- \* = Site plan review required (see § 270-27)
- Z = Zoning permit required

Land Use or Activity	Rural Agriculture RA	Lakeshore L1	Residential			Commercial		Industrial/Research IR
			Low Density R1	Moderate Density R2	Mixed Use R3	Mix Use B1	General Business B2	
<b>Residential Uses</b>								
Dwelling, one-family	P	P	P	P	P	P	P	N
Dwelling, two-family	P	P	P	P	P	P	P	N
Dwelling, conversion of existing building into three or four dwelling units	SC* § 270-35K	N	N	P*	SC* § 270-35K	P*	P*	N
Dwelling, multi-family, including apartments and condominium	SC* § 270-35K	N	N	P*	P*	P*	N	N
Dwelling, townhouse	P*	N	N	P*	P*	P*	P*	N

## LANSING CODE

Land Use or Activity	Rural Agriculture	Lakeshore	Residential			Commercial		Industrial/Research
			Low Density	Moderate Density	Mixed Use	Mix Use	General Business	
			RA	L1	R1	R2	R3	
Retirement housing	P*	P*	P*	P*	P*	P*	SP* § 270-36B(1)	N
Congregate housing	P	N	N	P*	P*	P*	P*	N
Shared housing	P*	P*	P*	P*	P*	P*	P*	N
Mother-in-law/accessory	Z	Z	Z	Z	Z	Z	Z	Z
Dwelling, ECHO housing (elder cottage housing opportunity)	P	SC* § 270-35J	SC* § 270-35J	SC* § 270-35J	SC* § 270-35J	SC* § 270-35J	SC* § 270-35J	SC* § 270-35J
Dwelling, mobile home	P	P	N	N	P	N	N	N
Mobile home park (see Ch. 170)	SC* § 270-35B	N	N	N	N	N	N	N
Cluster development	SP* § 270-36B(1)	SP* § 270-36B(1)	SP* § 270-36B(1)	SP* § 270-36B(1)	SP* § 270-36B(1)	SP* § 270-36B(1)	N	N
Seasonal cabin or cottage	P	P	N	N	P	N	N	N
Storage unit/containers	Z	N	N	N	Z	Z	Z	Z
Accessory use related to residential development	P	P	P	P	P	P	P	P
Mixed residential/commercial development	P*	N	N	N	N	P*	P*	N
<b>Community Uses</b>								
Government building; school; related buildings	P*	P*	P*	P*	P*	P*	P*	N
Church, place of public worship and related facility	P*	P*	P*	P*	P*	P*	P*	P*

ZONING

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			Low Density	Moderate Density	Mixed Use	Mix Use	General Business	
			RA	L1	R1	R2	R3	
Community residence	P*	P*	P*	P*	P*	P*	P*	N
Playground, park, noncommercial	P	P	P	P	P	P	P	P
Public or private club (except rod and gun club)	SP* § 270-36A	SP* § 270-36A	SP* § 270- 36A	SP* § 270- 36A	SP* § 270- 36A	SP* § 270- 36B(1)	SP* § 270- 36B(1)	N
Public or private club - sportsmen’s club with outdoor shooting	SP* § 270- 36B(1)	N	N	N	N	N	N	N
Cemetery	SP* § 270- 36B(1)	N	N	N	N	N	N	N
Youth center, library, museum and theater	P*	P*	P*	P*	P*	P*	P*	N
<b>Business Uses</b>								
Farming – crops	P	P	P	P	P	P	P	N
Farming – dairy	P	N	N	N	P	N	N	N
Farming – poultry	P	N	N	N	SC* § 270- 35P	N	N	N
Farming – livestock	P	N	N	N	SC* § 270- 35Q	N	N	N
4H/similar educational husbandry programs (see § 270-6, Definitions)	P	P	P	P	P	N	N	N

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			Low Density	Moderate Density	Mixed Use	Mix Use	General Business	
			RA	L1	R1	R2	R3	
Commercial plant nursery; greenhouse, garden center	P*	N	N	P*	P*	P*	P*	P*
Roadside stand	Z	Z	Z	Z	Z	Z	Z	N
Bed-and-breakfast facility	SC* § 270-35H	SC* § 270-35H	SC* § 270-35H	SC* § 270-35H	SC* § 270-35H	SC* § 270-35H	SC* § 270-35H	N
Rooming house; tourist home	P*	N	N	N	N	SC* § 270-35H	SC* § 270-35H	P*
Nursery school; day-care facility	P*	SC* § 270-35C	SC* § 270-35C	SC* § 270-35C	SC* § 270-35C	SC* § 270-35C	SC* § 270-35C	N
Nursing home; hospital; health-related clinic	P*	P*	P*	P*	P*	P*	P*	N
Residential (home) business or occupation	P*	SC* § 270-35D	SC* § 270-35D	SC* § 270-35D	SC* § 270-35D	SC* § 270-35D	SC* § 270-35D	N
Funeral home	P*	N	N	P*	P*	P*	P*	N
Public stable	P*	N	N	N	P*	N	N	N
Kennel; animal boarding	P*	N	N	N	SP* § 270-36B(2)	SC* § 270-35E	SP* § 270-36B(2)	SC* § 270-35E
Keeping or raising of horses or ponies	P	Z	Z	Z	Z	N	N	N

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			Low Density	Moderate Density	Mixed Use	Mix Use	General Business	
			RA	L1	R1	R2	R3	
Veterinary hospital	P*	N	N	N	SP* § 270-36B(3)	SC*/SP* § 270-35F and § 270-36B(3)	SC* § 270-35F	SC* § 270-35F
Keeping of chickens	P	Z	Z	Z	P	Z	Z	Z
Dog grooming (not as a home business)	P*	N	N	N	P*	P*	P*	N
Commercial recreation: outdoors	SP* § 270-36B(1)	SP* § 270-36B(1)	N	SP* § 270-36B(1)	SP* § 270-36B(1)	SP* § 270-36B(1)	SP* § 270-36B(1)	SP* § 270-36B(1)
Commercial recreation: indoors	P*	P*	N	P*	P*	P*	P*	SP* § 270-36B(1)
Motel; hotel	SC* § 270-35G	N	N	N	N	SC* § 270-35G	SC* § 270-35G	SC* § 270-35G
Professional or business office (not in a home)	P*	P*	N	N	N	P*	P*	P*
Bank; financial institution	P*	N	N	N	N	P*	P*	P*
Retail sales, specialty; antiques, crafts and similar independent facility	SC* § 270-35I	N	N	N	SC* § 270-35I	P*	P*	N

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Land Use or Activity	Rural Agriculture RA	Lakeshore L1	Residential			Commercial		Industrial/Research IR
			Low Density R1	Moderate Density R2	Mixed Use R3	Mix Use B1	General Business B2	
Retail sales, general: food, clothing, furniture, floor covering, hardware, variety, lawn and garden supply, pets and similar goods and items, paint.	P*	N	N	N	N	P*	P*	N
Retail sales: lumber and other building materials and supplies	SC* § 270-35L	N	N	N	N	SC* § 270-35L	SC* § 270-35L	N
Retail sales: industrial or agricultural equipment and supplies	P*	N	N	N	N	P*	P*	N
Retail sales, services and storage; marine- and water-oriented	SC* § 270-35M	SC* § 270-35M	N	N	N	N	SC* § 270-35M	SC* § 270-35M
Retail sales: mobile home, RV, snowmobile and similar items requiring outdoor storage	SC* § 270-35M	N	N	N	N	N	SC* § 270-35M	N
Restaurant or tavern	P*	N	N	N	N	P*	P*	N
Banquet hall/reception venue	P*	N	N	N	N	N	N	N
Barber/beauty shop and similar personal services (not as a home business)	P*	N	N	N	N	P*	P*	N
Photocopying and similar graphic services	P*	N	N	N	N	P*	P*	N
Convenience (mini) mart	P*	N	N	N	N	P*	P*	N

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			Low Density	Moderate Density	Mixed Use	Mix Use	General Business	
			RA	L1	R1	R2	R3	
“Mini” commercial warehouse for self-storage	P*	N	N	N	N	N	P*	P*
Vehicular fuel and service (except body work)	P*	N	N	N	N	P*	P*	P*
New and used car sales, including garage service and repair	P*	N	N	N	N	P*	P*	P*
Car wash	P*	N	N	N	N	N	P*	N
Sale of plumbing, HVAC, electrical supplies and equipment (not as a home business)	P*	N	N	N	N	P*	P*	N
Laundry (self-service)	P*	N	N	N	N	P*	P*	N
Sexually oriented business	SP* § 270-36B(4)	N	N	N	N	N	N	N
Contractor’s/ landscaping yard	P*	N	N	N	N	N	P*	P*
<b>Industrial/Research</b>								
Warehouse, storage or wholesaling of nonagricultural goods or materials	P*	N	N	N	N	N	P*	P*
Printing and publishing (not a home business)	SC* § 270-35N	N	N	N	N	SC* § 270-35N	SC* § 270-35N	P*



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			Low Density	Moderate Density	Mixed Use	Mix Use	General Business		
			RA	L1	R1	R2	R3		B1
Commercial assembly: jewelry, leather, fabric, scientific instruments and similar items (not a home business)	P*	N	N	N	N	N	P*	P*	P*
Commercial excavation; rock, sand, gravel, salt and similar near-surface products	SP* § 270-36B(1)	N	N	N	N	N	N	N	N
Natural resource exploration (not a production facility)	SP* § 270-36B(1)	SP* § 270-36B(1)	N	N	SP* § 270-36B(1)	N	SP* § 270-36B(1)	SP* § 270-36B(1)	
Truck or motor freight terminal	P* Farm-related activities only	N	N	N	N	N	P*	P*	
Vehicle body shop, not as part of new or used car sales and service	SC* § 270-350	N	N	N	N	N	SC* § 270-350	SC* § 270-350	
Vehicle wrecking and salvage yard	SP* § 270-36B(1)	N	N	N	N	N	N	SP* § 270-36B(1)	
Agricultural, industrial or educational research, design and production of prototypes (not as a home business)	P*	N	N	N	N	N	P*	P*	P*

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			Low Density	Moderate Density	Mixed Use	Mix Use	General Business		
			RA	L1	R1	R2	R3		B1
General processing, light manufacturing and assembly	P*	N	N	N	N	N	P*	P*	P*
Scientific research laboratory	P*	N	N	N	N	N	P*	P*	P*
Use of accessory farm buildings for sale of farm commodities, light fabrication or assembly	P*	N	N	N	P*	N	N	N	N
<b>Utility and Miscellaneous Uses</b>									
Public utility service and distribution, including gas, electric, telephone, water and sewer, TV cable, but excluding substations, storage yards and transmission towers	P	P	P	P	P	P	P	P	P
Public utility substation, or storage yard	SP* § 270-36B(1)	SP* § 270-36B(1)	N	N	SP* § 270-36B(1)	SP* § 270-36B(1)	SP* § 270-36B(1)	SP* § 270-36B(1)	SP* § 270-36B(1)
Electric or gas transmission lines	SP* § 270-36B(1)	SP* § 270-36B(1)	SP* § 270-36B(1)	SP* § 270-36B(1)	SP* § 270-36B(1)	SP* § 270-36B(1)	SP* § 270-36B(1)	SP* § 270-36B(1)	P*
Wind energy conversion system	SC* § 270-35S	N	N	N	N	N	N	N	SC* § 270-35S

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			Low Density R1	Moderate Density R2	Mixed Use R3	Mix Use B1	General Business B2	
Non-tower-based wind energy conversion system	Z § 270-20N	Z § 270-20N	Z § 270-20N	Z § 270-20N	Z § 270-20N	Z § 270-20N	Z § 270-20N	Z § 270-20N
Small-scale solar energy system	Z § 270-20M	Z § 270-20M	Z § 270-20M	Z § 270-20M	Z § 270-20M	Z § 270-20M	Z § 270-20M	Z § 270-20M
Solar energy facility	SC* § 270-35R	N	N	N	N	N	N	SC* § 270-35R
Solid waste recycling or transfer station	N	N	N	N	N	N	N	SP* § 270-36B(1)
Solid waste landfill	N	N	N	N	N	N	N	N
Communications tower for the commercial or public sector reception or transmission of electronic signals	SP* § 270-36B(5)	N	N	N	N	N	SP* § 270-36B(5)	SP* § 270-36B(5)
Junkyard	N	N	N	N	N	N	N	SP* § 270-36B(1)
Toxic waste disposal	N	N	N	N	N	N	N	N
Planned Development Area	SP* § 270-32	SP* § 270-32	SP* § 270-32	SP* § 270-32	SP* § 270-32	SP* § 270-32	SP* § 270-32	SP* § 270-32
Small-scale battery energy storage system	P	P	P	P	P	P	P	P
Large-scale battery energy storage system	SC* § 270-35T	N	N	N	N	SC* § 270-35T	SC* § 270-35T	SC* § 270-35T