

5.4 PERMITTED AND CONDITIONALLY PERMITTED USES

The NLISP area may be developed with the uses listed in Table 5-1, *Permitted Uses*. A land use not listed in Table 5-1 is a prohibited use unless otherwise allowed by applicable interpretations and determinations by the City of Lancaster's Director of Community Development or their designee. Development within Zones C, D, and E of the ALUCP may be subject to additional requirements. Please refer to the William J. Fox Airfield Land Use Compatibility Plan for details.

The symbols shown in Table 5-1 have the following meanings:

- "P" means the land use is permitted by right, subject to the development standards applicable to that land use designation. All new development within the Specific Plan area that is a permitted land use requires the submittal and approval of a Site Plan review prior to issuance of a grading and/or building permit.
- "D" means the land use is permitted with approval by the City of Lancaster Director of Community Development in accordance with Article VI. – Director's Review, of the LMC.
- "C" means the land use is conditionally permitted through the approval of a Conditional Use Permit in accordance with the LMC.

TABLE 5-1 PERMITTED USES			
	Use Code: Permitted Use (P) Permitted subject to Director's Review (D) Permitted subject to a Conditional Use Permit (C) Not Allowed (X)		
USE	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRIAL (HI)	NOTES
Manufacturing and Assembly			
Aircraft-Related Manufacturing	P	P	
Building Trades and Related Uses	P	P	
Food Manufacturing, Processing, Wholesales and Storage	P	P	Manufacturing processes shall be conducted within an enclosed building.
General Manufacturing	P	P	Manufacturing and assembly processes shall be conducted within an enclosed building.
General Industrial			

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USE	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRIAL (HI)	NOTES
Aircraft, Automobile, Boat, Equipment, Motorcycle, Truck, Tractor Assembly, Sales, Service, Repair, Accessories, and Parts	P	P	
Research and Development	P	P	
Alternative Energy/Energy Production			
Battery Energy Storage Systems (BESS)	C	C	Refer to Subsection 5.6 herein for BESS Requirements
Hydrogen Production	C	C	
Solar Electrical Generating Plant	P	P	
Other forms of energy production	C	C	
Warehouse, Transportation, Freight, and Storage Services			
Parcel Hub (L) ¹	P	P	
Parcel and Package Delivery (L) ¹	P	P	
Cold Storage Plant/ Warehousing (L) ¹	P	P	
Data Processing Center	P	P	
Truck and Trailer Storage	P	P	A Director's Review (D) is required if the storage lot operates as an EV charging facility.
Truck and Trailer Storage with Trailer Stacking	X	P	
Truck Terminal (L) ¹	P	P	
Warehousing, Wholesaling, and Storage (L) ¹	P	P	
(L): Meets the definition of "Logistics Use."			
Public and Institutional Uses			
Communication Facilities and Services	D	D	Low-profile roof top wireless facilities are encouraged over ground-mounted, mono-poles.

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	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRIAL (HI)	
Electric Vehicle Charging Facility	D	D	
Fire/Police Stations	P	P	
Post Office and Distribution Center	P	P	
Public Utilities/Public Works Storage and Maintenance Yards	P	P	
Public Utility Facilities	P	P	Gas distribution depots are not permitted in the Light Industrial (LI) designation.
Recycling Facilities	X	C	Recycling facilities include plastic recycling, electronic recycling, glass recycling, and metal recycling.
Schools – Specialized Training	D	D	
Commercial			
Eating and Drinking Establishments	D	D	
Equipment Rental Establishments	P	P	
Financial Institutions and Services	D	D	
Offices – Business, Government, or Professional	D	D	
Repair Services	P	P	An establishment that repairs appliances, jewelry, locksmiths, shoe repair, watch repair, and similar repair services. All services shall be provided within an enclosed building. For repair of

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USE	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRIAL (HI)	NOTES
			equipment/vehicles, please see the General Industrial section.
Other Uses			
Emergency Shelter	P	X	
Prohibited Uses			
Hazardous Material Facilities	X	X	This prohibition of Hazardous Materials Facilities applies to those facilities as defined in Article VIII of Chapter 17.40 of the Lancaster Municipal Code.
Automobile Dismantling Yard	X	X	
Salvage Yard	X	X	