

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

SECTION 23 P-I PUBLIC AND INSTITUTIONAL DISTRICT

(a) **Purpose and Intent**

This district is intended to provide for those uses which serve a public need and are principally of an institutional, educational, medical, or governmental nature (whether public or privately owned, and either "for profit" or "not for profit", but not including the operation of a bar, restaurant, or recreational facility as a commercial enterprise). Group homes, as regulated by State Statute, shall not be included as they are either allowed in other districts or regulated pursuant to Section 4.

(b) **Permitted Uses**

The following uses are permitted by right subject to review and approval of the site plan and plan of operation by the Town Plan Commission:

1. Hospitals and clinics or rehabilitation facilities or centers.
2. Nursing home, rest home, homes for the elderly.
3. Public or private schools, colleges, and universities, and their associated gymnasiums, athletic fields, auditoriums, arenas, performance theaters, and assembly halls.
4. Mental health or substance abuse treatment, training, counseling, or rehabilitation facilities.
5. Residential treatment, training, or education facilities.
6. Municipal buildings and offices, including community centers and swimming pools.
7. Museums, exhibit halls, art galleries, and art centers.
8. Police and fire stations.
9. Libraries.
10. Penal reform institutions.
11. Military installations.
12. Public service yards.
13. Cemeteries and Mausoleums.
14. Churches, Synagogues, and Other Buildings for Religious Assembly.
15. Other similar uses as determined by the Town Plan Commission.

(c) **Permitted Accessory Uses**

1. Garages and buildings for storage of vehicles and/or equipment, which is used in conjunction with the operation of a permitted use.
2. Signs displaying the name of the institution or facility provided they are no greater than fifty (50) square feet in area, and in accordance with Chapter 13, Signs, of the General Code of Ordinances (refer to Addendum A), unless otherwise regulated in this subsection.
3. Parking and loading in accordance with Section 3 (j).
4. Satellite dishes or other communication equipment apparatus. Roof mounted equipment shall be located, screened, or painted to minimize visibility from streets and adjacent lands.
5. Temporary Uses: Lands and buildings within the district may be used on a temporary basis for private and commercial uses not more than 1 week in duration. Such uses might consist of carnivals, rental of said buildings for private gatherings, use of buildings for temporary commercial displays, trade fairs, or similar functions for the purpose of fundraising, or other special and unique events in conjunction with the permitted use. Approval must be granted by the town board for such temporary use, and such approval is subject to any conditions that may be imposed.

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

6. Outdoor storage and/or outdoor display subject to the approval of a Site Plan and Plan of Operation by the Town Plan Commission.
7. Dumpsters and other refuse type containers shall be secured from view from streets and adjacent properties.

(d) **Prohibited Uses**

1. Animal Hospitals, Veterinarian Clinics, and Commercial Kennels
2. Commercial Truck Parking
3. Limited Family Business
4. Non institutional residential uses
5. Private Clubs and Resorts
6. Adult-Oriented Establishments

(e) **Conditional uses**

Conditional uses as provided in Sections 4 (h) 24 and 29. Lands zoned Public and Institutional may be included as public and institutional lands in planned unit developments in accordance with Section 4 (h) 21 of this ordinance.

(f) **Building Location**

1. Setback: Fifty (50) feet minimum.
2. Offset: Fifty (50) feet minimum.
3. Shore setback: Seventy-five (75) feet minimum.

(g) **Height Regulations**

1. Principal Buildings: Forty-five (45) feet maximum if a two story and fully exposed on at least one side of the building. Thirty-five (35) feet maximum if a one story with or without an exposure, or a two story with no exposure, unless fire and emergency apparatus adequate to service a taller building is available to service the building on the subject parcel and verification of such apparatus' availability from the Town Fire Department is filed with the Town Building Inspector prior to issuance of a building permit, in which event the maximum height of a principal building on the subject parcel shall be the maximum height which such available apparatus can service (but such maximum height shall not be greater than sixty (60) feet).
2. Accessory Buildings: Eighteen (18) feet maximum.

(h) **Area Regulations**

Includes Lot Size, Minimum Average Lot Width, Maximum Floor Area Ratio, Minimum Open Space and Green Space Regulations: The use will dictate the size of the parcel, but in no case shall the lot size be less than one acre nor be less than 150 feet in width. The total floor area ratio shall not exceed thirty (30) percent. However, no more than 60% of the subject parcel shall be of impervious surfaces, consisting of roof tops, paved or gravel roads, driveways, surface parking, service or other areas, and 40% of the subject parcel shall be green space in vegetative cover or tillable soil.

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

SECTION 24 B-1 RESTRICTED BUSINESS DISTRICT

(a) Purpose and Intent

This District is intended to provide for retail or customer service establishments of a restrictive nature.

(b) Permitted Uses

1. Any use as permitted in the R-3 residential district, except that residential use shall be permitted only in conjunction with or accessory to an otherwise permitted business use, and family home day care shall only be located in a single-family residence.
2. The following retail or customer service establishments of a restrictive nature are permitted, provided the location, building, and Site Plan and Plan of Operation, including signage, have been submitted to, and approved by, the plan commission as being in keeping with the character of the surrounding residential area.
 - A. Boarding, lodging, or rooming houses.
 - B. Delicatessen.
 - C. Florist shop.
 - D. Funeral home.
 - E. Gift shop, antique shop.
 - F. Interior decorator.
 - G. Professional office or studio.
 - H. Tea room or restaurant provided no liquor is served.
 - I. Animal Hospitals and Vet Clinics, not including the operation of commercial kennels.
 - J. Any similar use subject to the approval of the plan commission.
3. Signs permitted subject to the following:
 - A. Non-illuminated signs and non-flashing but illuminated business signs. However, no sign shall include illuminating devices or be constructed of illuminated material or be specifically illuminated except by properly shielded cove or back lighting of a non-intermittent type on an opaque background, such source of light not to be more than two (2) feet from the vertical face to be illuminated.
 - B. No freestanding sign shall exceed a total height of twenty five (25) feet, as measured from the ground, and shall not exceed 50 square feet in area.

No ground sign shall exceed a total height of 10 feet, as measured from the existing grade, and said sign shall not exceed 50 square feet in area.
 - C. Only one (1) free-standing sign shall be permitted for each lot or parcel. However, the owner of a corner lot or parcel may, subject to plan commission review and approval, erect one freestanding sign for each abutting street.
 - D. All signs are subject to a Site Plan and Plan of Operation being submitted to, and approved by, the plan commission as to design, location, area, size, number, purpose and any other relevant factors affecting use of the property or any adjoining properties.

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

- E. No sign attached to a building shall be higher than four (4) feet above the top of the roof line or in any case exceed thirty-five (35) feet in height.
- F. All signs shall be in accordance with Chapter 13, Signs, of the General Code of Ordinances (refer to Addendum A), unless otherwise regulated in this subsection.

4. Accessory uses

- A. Dumpsters and other refuse type containers shall be screened from view from streets and adjacent properties.
- B. Roof mounted equipment shall be located, screened, and/or painted to minimize visibility from street and adjacent sites.
- C. Outdoor storage and/or outdoor display subject to the approval of a Site Plan and Plan of Operation by the Town Plan Commission.

(c) **Prohibited Uses**

- 1. Limited Family Businesses
- 2. Adult-Oriented Establishments

(d) **Conditional Uses**

- 1. Restaurants, Supper Clubs, Lake Resorts, Taverns, Dance Halls, Pool Halls, Bowling Alleys, and similar uses.
- 2. Public and Semi Public Buildings and Uses, including commercial day care facilities
- 3. Churches, Synagogues, and Other Buildings for Religious Assembly
- 4. Private clubs and resorts
- 5. Single Family, Mixed and Commercial Planned Unit Developments
- 6. Commercial Kennels
- 7. Bed and Breakfast
- 8. Cemeteries and Mausoleums
- 9. Commercial Truck Parking
- 10. In Law Units
- 11. Marinas
- 12. Communication Towers
- 13. Automobile, Gasoline, and Service Station and Convenience Stores associated with gasoline sales

(e) **Building location**

- 1. Setback: Fifty (50) feet minimum.
- 2. Offset: Twenty (20) feet minimum
- 3. Shore setback: Seventy-five (75) feet minimum.

(f) **Height regulations**

- 1. Principal building: Forty-five (45) feet maximum if a two story and fully exposed on at least one side of the building. Thirty-five (35) feet maximum if a one story with or without an exposure, or a two story with no exposure.

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

2. Accessory buildings: Fifteen (15) feet maximum

(g) **Area regulations**

1. Floor area required with or without sewer:

A. Minimum required for residential purposes:

i. First floor: Nine hundred (900) square feet per unit.

ii. Total: Single family: Twelve hundred (1,200) square feet. A minimum 440 square foot attached or detached garage is also required.

iii. Total: Two-family: 1,800 square feet. A minimum 440 square foot attached or detached garage is also required per unit.

B. Buildings used for both residential and business purposes: Minimum fifteen hundred (1,500) square feet total.

C. Maximum F.A.R permitted: Twenty (20) percent with or without sewer.

2. Lot size with or without sewer:

A. Minimum area: One acre.

B. Minimum average width:

i. Single family: One hundred fifty (150) feet.

ii. Two-family: 180 feet.

3. Open space with or without sewer: Fifteen thousand (15,000) square feet minimum per unit