



Downtown Lancaster Specific Plan  
**Figure 5-1: District Map**

-  Boulevard District
-  Cedar Avenue Arts District
-  Commerce District
-  Civic Village District
-  Neighborhood Office District
-  Transit District
-  Gateway District

**Table 5-1:  
Land Uses and Permit Requirements**

Uses	Downtown Districts:						
	BD	CD	TD	CA	CV	GD	NO
<b>Retail/Service:</b>							
Retail Store	P*	P*	P*	P*	C	P*	D*
Grocery Store/Mini Mart/Neighborhood Market	C	C	C	C	C	C	C
Personal Services	P	P	P	P	P	P	D
Restaurants/Cafe/Bakery/Deli	P*	P*	P*	P*	P*	P*	D
Bar/Nightclub/Dance Club	C	C	C	C	C	C	--
Art Gallery	P	P	P	P	P	P	D
Bank/Credit Union	C	P	C	C	C	C	D
Automated Teller Machine	P	P	P	P	P	P	D
Entertainment (theater, live music, karaoke, comedy, etc.)	C	C	C	C	C	C	C
Active Entertainment (virtual reality, escape rooms, etc)	D*	D*	D*	D*	D*	D*	D*
Similar retail/service use to those permitted above	P/C/D	P/C/D	P/C/D	P/C/D	P/C/D	P/C/D	P/C/D
<b>Office:</b>							
Professional Office	P	P	P	P	P	P	D
Medical/Dental Office	P	P	P	P	P	P	D
Similar office use to those permitted above	P/C/D	P/C/D	P/C/D	P/C/D	P/C/D	P/C/D	P/C/D
<b>Lodging:</b>							
Hotel/Bed and Breakfast Rooms	P	P	P	P	P	P	--
Conference/Meeting Room Space	P	P	P	P	P	P	--
Similar lodging use to those permitted above	P	P	P	P	P	P	--
<b>Public/Semi-Public:</b>							
Government Office	P	P	P	P	P	P	D
Day Care Center	P	P	P	P	C	P	D
Church/Religious Institution	C	C	C	C	C	C	D
Post Office	P	P	C	P	P	C	D
School	C	C	C	C	C	C	D
Recreation/Museum/Cultural	P	P	P	P	P	P	P
Similar public/semi-public use to those permitted above	P/C/D	P/C/D	P/C/D	P/C/D	P/C/D	P/C/D	P/C/D
<b>Residential:</b>							
Detached Single-Family Unit	--	--	--	--	--	--	D
Condominium/Apartment/Studio/Loft Units	P	P	P	P	P	P	P
Assisted living facility	C	C	C	C	C	C	--
Home occupation/Artist Studio/Home Office	P	P	P	P	P	P	P
Similar residential use to those permitted above	P/C/D	P/C/D	P/C/D	P/C/D	P/C/D	P/C/D	P/C/D
<b>Prohibited Uses:</b>							
Outdoor storage on private property	--	--	--	--	--	--	--
Manufacturing/warehouse/light or heavy industrial	--	--	--	--	--	--	--
Hospital	--	--	--	--	--	--	--
Gas/service stations	--	--	--	--	--	--	--
Adult only/Sexually-oriented businesses	--	--	--	--	--	--	--
Check Cashing for a Fee/Cash Advance/Bail bonds	--	--	--	--	--	--	--
Pawn Shop	--	--	--	--	--	--	--
<b>Key:</b> P Permitted Use      C Conditional Use Permit Required      D Director's Review Required -- Prohibited Use P/C/D Permitted if similar to permitted uses in the District or Director's Review required if similar to other uses that require a Director's Review in the District or Conditional Use Permit required if similar to other uses that require a Conditional Use Permit in the District * See text regarding alcohol sales							
BD: Boulevard District		TD: Transit District		CV: Civic Village District			
CD: Commerce District		NO: Neighborhood Office District		CA: Cedar Avenue Arts District			
GD: Gateway District							