

What is the Lancaster Water Resource District?

The Water Resource District is an overlay district superimposed on all other zoning districts. The overlay district shall apply to all new construction, reconstruction, or expansion of existing buildings and new or expanded uses. Applicable activities or uses which fall within the Water Resource District must comply with the requirements of this district as well as with the underlying zoning. Uses that are prohibited in the underlying zoning districts shall not be permitted in the Water Resource District.

What uses are prohibited in the Water Resource District?

Landfills and open dumps; storage of liquid petroleum products when not for normal household use, emergency generators, waste oil retention required by statute or regulation, or treatment works approved under a groundwater discharge permit; land filling of sludge or septic; individual sewage disposal systems above a certain volume (see Lancaster zoning bylaws); storage of liquid hazardous materials; industrial and commercial uses which discharge process wastewater on site; stockpiling and disposal of snow and ice containing de-icing chemicals if brought in from outside the district; storage of commercial fertilizers and soil conditioners unless stored within a structure; the use of septic system cleaners which contain toxic or hazardous chemicals; earth products removal to within six feet of historical water table; facilities that generate, treat, store, or dispose of hazardous waste; automobile graveyards and junkyards.

What uses and activities are allowed with the issuance of a Special Permit?

Enlargement or alternation of existing uses that do not conform to the Water Resource District; the application of pesticides and herbicides and the like for non-domestic or non-agricultural uses if in accordance with state and federal standards; the application of fertilizers for non-domestic or non-agricultural uses, applied in a manner to minimize impact to groundwater; activities involving the handling of toxic or hazardous materials in quantities greater than for normal household use if allowed in the underlying zoning (with certain restrictions); construction of dams or other water control devices, ponds, pools, or other changes in water bodies or courses, created for swimming, fishing, and other recreational uses, agricultural uses, or drainage improvements if they do not adversely affect water quality or quantity; any use that would render impervious more than 15% or 2,500 square feet of any lot, whichever is greater (in which case, a system for groundwater recharge must be provided).

What is the current configuration of the Lancaster Water Resource District?

Please see attached zoning map on reverse side of this information sheet.