

ZONING

230 Attachment 1

Village of Millbrook

Schedule of Permitted Uses and Special Permit Uses
[Amended 7-14-1998 by L.L. No. 1-1998; 5-16-2000 by L.L. No. 2-2000;
10-11-2005 by L.L. No. 1-2005; 2-14-2024 by L.L. No. 2-2024]

Use	District							
	RU	RLD	RT	R1	R	RMF	BCD	GB
Single-family dwelling	P	P	P	P	P	P	P	P
Accessory apartment	SP	SP	SP	SP	SP	—	SP	—
Detached accessory apartment	SP	SP	SP	SP	SP	P		P
Two-family dwelling	—	—	—	—	—	P	—	P
Mobile home parks	—	SP	—	—	—	—		—
Home occupations	P	P	P	P	P	P		P
Residential health care facilities, adult homes and group homes	—	—	—	—	—	SP		—
Multifamily dwellings	—	—	—	—	—	P	SP ¹	P
Attached dwelling (no more than 3)							SP	
Bed-and-breakfast	SP	SP	SP	SP	SP	SP	SP ³	P
Short-term rental (STR)	SP	SP	SP	SP	SP	SP	SP	SP
Hotel/conference center	—	—	—	—	—	—	—	—
Inns	—	—	—	—	—	SP	SP ²	SP
Senior citizen housing	—	—	—	—	—	P	SP	—
Congregate housing facility	—	—	—	—	—	SP		—
Betting parlors (OTB)	—	—	—	—	—	—		SP
Funeral home	—	—	—	—	—	—		SP
Land trust facilities	SP	SP	SP	SP	SP	SP		P
Medical office building and medical office	—	—	—	—	—	—	SP ¹	SP
Office	—	—	—	—	—	—	SP ¹	P
Office and research uses							SP ¹	
Research facility							SP ¹	
Service business	—	—	—	—	—	P		P
Veterinary office	SP	SP	—	—	—	—		SP
Veterinary clinics	SP	—	—	—	—	—		—
Retail establishments	—	—	—	—	—	—		P
Manufacture of goods on premises for retail sale only	—	—	—	—	—	—		SP
Gas stations and auto repair	—	—	—	—	—	—		SP
Light manufacturing	—	—	—	—	—	—		SP
Accessory structure	P	P	P	P	P	P	SP	P
Bar	—	—	—	—	—	—		SP
Clubhouse	SP	SP	SP	—	—	SP		SP
Indoor theater	—	—	—	—	—	—	—	P
Places of public assembly, e.g., community buildings and churches	SP	SP	—	—	—	—		—
Private schools	SP	SP	—	—	—	—	SP ¹	SP

MILLBROOK CODE

Use	District							
	RU	RLD	RT	R1	R	RMF	BCD	GB
Restaurants	—	—	—	—	—	SP		SP
Boarding stables, riding schools, (horse) driving school	SP	SP	—	—	—	—		—
Commercial kennels	SP	SP	—	—	—	—		—
Agriculture	P	P	—	—	—	—		—
Cemeteries	—	P	—	—	—	—		—
Essential services	P	P	P	P	P	P		P
Outdoor recreation areas	SP	SP	SP	SP	SP	SP		SP
Warehouses and self-service storage warehouses	—	—	—	—	—	—		SP
Libraries	—	—	—	—	—	—	—	SP
Coffee shop/kiosk (750 square feet)							SP	
Museum							SP ¹	
Fitness center							SP ¹	
Other uses, including retail							—	

KEY:

P = Permitted Use

SP = Special Permit Use

NOTES:

1. Only in existing buildings
2. With dining/bar for guests only; maximum density of one inn, twenty-room maximum
3. Maximum density of one bed-and-breakfast, ten-room maximum