

ZONING

200 Attachment 1

Town of Milan

Table A
Schedule of Use Regulations

[Amended 4-22-1996 by L.L. No. 1-1996; 12-11-2000 by L.L. No. 3-2000; 5-9-2001 by L.L. No. 3-2001; 6-11-2003 by L.L. No. 1-2003; 7-12-2006 by L.L. No. 10-2006; 2-12-2007 by L.L. No. 3-2007; 8-13-2007 by L.L. No. 6-2007; 4-15-2013 by L.L. No. 1-2013; 10-20-2014 by L.L. No. 6-2014; 9-21-2015 by L.L. No. 2-2015; 4-18-2016 by L.L. No. 1-2016; 4-17-2017 by L.L. No. 1-2017; 6-15-2020 by L.L. No. 1-2020; 7-20-2020 by L.L. No. 3-2020; 3-8-2024 by L.L. No. 1-2024; 10-21-2024 by L.L. No. 4-2024]

Land Use	Supplementary ¹ Regulations Reference	District					
		A5A	A3A	R2A	HA	HB	LC
Residential Uses							
1-family dwelling		P	P	P	P	P	B*
2-family dwelling		A	A	A	P	A	--
Accessory apartments	§ 200-17	A	A	A	A	A	--
Alternative care facilities	§ 200-19	P	P	P	P	P	--
Conversions of existing buildings/structures	§ 200-23	B	B	B	B	B	--
ECHO units	§ 200-28	A	A	A	A	--	--
Family day-care homes	§ 200-24	P	P	P	P	P	--
Home occupation		P	P	P	P	P	--
Mobile home on individual lot	§ 200-34	P	P	P	A	--	--
Mobile home developments*	§ 200-35	B	B	--	--	--	--
Multiple dwellings ^{*12}	§ 200-37	B	B	B	B	--	--
Agricultural Uses							
Agriculture		P	P	P	--	--	P
Animal husbandry		P	P	P	P ¹⁴	B ⁶	P ⁷
Distillery, winery, brewery*		P	P	B	--	B	--
Farm		P	P	--	--	--	--
Forest management		P	P	--	--	--	P
Forest nurseries		P	P	--	--	P	P
Forest services		P	P	--	--	--	P
Riding academy ⁵	§ 200-42	B	--	--	--	B ⁶	--
Roadside stand		A	A	A	A	P	A
Stable, private ⁵	§ 200-42	P	P	--	--	B ⁶	--
Stable, public ⁵	§ 200-42	B	B	--	--	B ⁶	--
Timber tracts		P	P	--	--	--	--
Wildlife preserve		P	P	P	--	P	P
Recreational Uses							
Clubhouse*		B	B	B	--	B	--
Club, rod and gun ⁹		A	A	--	--	--	A
Golf course*		P	P	--	--	P	--
Membership club		A	A	--	--	--	--
Park, private		P	P	P	P	P	P
Playground*		B	B	B	B	B	--

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Table A
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(Cont'd)

Land Use	Supplementary¹ Regulations Reference	District					
		A5A	A3A	R2A	HA	HB	LC
Public/Institutional Uses							
Animal hospital or veterinary		B	B	--	B	B	--
Cemetery		A	A	--	--	--	--
Clinic, dental*		--	B	B	B	P	--
Clinic, medical*		--	B	B	B	P	--
Educational institution*	§ 200-29	B	B	--	--	--	--
Fire house/station		P	P	P	P	P	--
Hospital*		B	B	--	--	B	--
Library*		P	P	P	P	P	--
Nursing or convalescent home*		B	--	B	--	B	--
Place of religious worship*		P	P	P	P	P	--
Public utility substation		--	--	--	--	--	--
School, elementary*		B	B	--	B	--	--
School, nursery*		B	B	B	B	B	--
School, secondary*		B	B	--	B	--	--
School, vocational*		B	--	--	--	--	--
Commercial Uses							
Antique store*		--	--	P	P	P	--
Automobile wash*		--	--	--	--	P	--
Bakery*		--	--	P	P	P	--
Bank*		--	--	P	B	P	--
Bar or tavern*		--	--	P	B	P	--
Bed-and-breakfast*		P	P	P	P	P	--
Body shop, automobile		--	--	--	--	B	--
Building material, including lumberyards and storage of equipment*		--	--	--	--	P	--
Cargo trailer, camping sales and rental*		--	--	--	--	P	--
Commercial greenhouse and nursery, including office and sales yard*		P	P	P	B	P	--
Construction equipment sales and rental*		--	--	--	--	P	--
Convenience store		--	--	--	P	P	--
Craft shop		P	P	P	P	P	--
Credit agencies other than banks*		--	--	--	P	P	--
Day-care facility, excluding family day-care home	§ 200-24	--	B	B	B	B	--
Drive-in business, excluding drive-in outdoor theater*	§ 200-25	--	--	--	--	B	--
Drugstore*		--	--	--	P	P	--
Eating and drinking business*		--	--	--	P	P	--
Farm machinery sales and rental*		--	--	--	--	P	--
Formula fast-food establishment		--	--	--	--	--	--
Funeral home*		--	--	--	B	P	--
Furniture restoration shop*		--	--	--	P	P	--

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**Table A
Schedule of Use Regulations
(Cont'd)**

Land Use	Supplementary¹ Regulations Reference	District					
		A5A	A3A	R2A	HA	HB	LC
Garage, commercial	§ 200-41	--	--	--	--	B	--
Garage, public*	§ 200-41	--	--	--	--	P	--
Grocery store*		--	--	--	B	P	--
Group of businesses*, ²		--	--	--	B	B	--
Home furnishing and equipment store*		--	--	--	B	P	--
Hotel/Motel*	§ 200-31	--	--	--	--	P	--
Ice storage and vending*		--	--	--	--	P	--
Kennel, commercial and private*	§ 200-33	A	A	--	--	--	--
Laboratories, scientific, research and testing*, ¹⁰	§ 200-32	--	--	--	--	B	--
Manufacturing which does not constitute a nuisance*, ¹⁰	§ 200-32	--	--	--	--	B	--
Medical and health services		--	--	--	B	P	--
Miscellaneous business service*		--	--	--	P	P	--
Miscellaneous retail store*, ³		--	--	--	P	P	--
Motor vehicle service station*	§ 200-41	--	--	--	--	P	--
Motion-picture theater other than drive-in*		--	--	--	B	P	--
Office, business*		--	--	--	P	P	--
Office, professional*		--	--	--	P	P	--
Personal service business*		--	--	--	P	P	--
Refreshment stand	§ 200-49	P ¹³	P ¹³	--	P ¹³	P ¹³	--
Repair and machine shop*		--	--	--	--	P	--
Restaurant*		--	--	--	P	P	--
Skating rink*		--	--	--	B	P	--
Storage of flammable materials ¹¹	§ 200-32 & § 200-45	--	--	--	B	B	--
Storage shed sales ⁸		--	--	--	--	B	--
Theater*		--	--	--	P	P	--
Wireless communications facility*, ⁴	§ 200-21	B	B	B	B	B	B
Solar, on-site roof/building		P	P	P	P	P	P
Solar, on-site ground-mounted		P	P	P	--	P	--
Solar, less than 20mw		--	--	--	--	--	--
Solar, 20 mw or more		B	B	B	--	B	--

P = Permitted principal use in specified district
A = Type A special use permit required (Zoning Board of Appeals)
B = Type B special use permit required (Planning Board)
-- = Prohibited use in specified district
* = Site plan approval required
(Accessory uses: Refer to Article V, § 200-18)

NOTES:

- ¹ Refer to appropriate section of the supplemental regulations for standards which apply to the use.
- ² In accordance with integrated site and architectural plan.
- ³ Including the making of articles to be sold at retail on the premises, provided that any such manufacturing or processing shall be incidental to a retail business.

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- ⁴ See § 200-21B(1)(a) through (d) for uses requiring site plan approval and those requiring site plan approval and a special use permit.
- ⁵ The minimum acreage for a riding academy, public or private stable shall be 3 contiguous acres.
- ⁶ Animal husbandry in the HB District shall be limited to bovine or equestrian, shall be subject to site plan approval and requires a minimum acreage of 10 contiguous acres.
- ⁷ Animal husbandry in the LC District shall be limited to the grazing, feeding and use of animals, but shall not include the housing of animals or the construction of buildings.
- ⁸ Storage shed sales in the HB District require a permanent office facility served by water and sewer and the issuance of a certificate of occupancy.
- ⁹ Rod and gun clubs shall have a minimum lot size of 25 acres. The outdoor activities of a rod and gun club are permitted in an LC Zoning District but shall not include the construction of buildings.
- ¹⁰ This use is a light industrial use which is subject to the light industrial use standards in § 200-32.
- ¹¹ Storage of flammable materials as a primary use shall be subject to the light industrial use standards in § 200-32, and site plan approval shall be required. Storage of flammable materials shall not be subject to the light industrial use standards in § 200-32 and site plan approval if the storage of flammable materials is accessory to or incidental to another permitted commercial use.
- ¹² See § 200-14.1F(4) regarding limited use in an HB Zone.
- ¹³ Unless exempted pursuant to § 200-49, refreshment stands are permitted only with a valid license issued pursuant to the provisions of § 200-49.
- ¹⁴ Animal husbandry shall be limited to lots of three acres or more in HA Districts.