

ZONING

250 Attachment 1

Town of Wilna

Schedule I - Use Controls

[Amended 2-14-2005 by L.L. No. 1-2005; 10-9-2006 by L.L. No. 2-2006; 6-30-2005 by L.L. No. 3-2005; 12-10-2012 by L.L. No. 5-2012; 12-9-2019 by L.L. No. 2-2019]

District	Purpose	Permitted Uses	Accessory Uses and Structures	Uses Requiring Site Plan Review
Agricultural/Rural Residence AR	Promote agriculture and other natural resource uses and accommodate rural residences.	Agricultural operations, single-family dwelling, two-family dwelling, home occupation, seasonal dwelling (camp/cottage), individual manufactured homes, roof-mounted solar energy system	Barns, sheds and other structures necessary to agricultural operations, signs, swimming pools, private garages, tool sheds, storage sheds and other structures incidental and accessory to the principal use and building; satellite dish antennas, small-scale/on-site solar energy system	Churches, campgrounds, (commercial), manufactured home parks, public or private indoor and outdoor recreation, facilities, cemeteries, animal hospitals, and kennels, aboveground fuel storage tanks (over 1,000 gallons), motels, hotels, resorts, airfield/landing strips, junkyards, landfills, public utility facilities, quarry, sand or gravel pits, boardinghouses, tourist homes, and multiple-family dwellings, land use activities disturbing more than 1 acre of soil not related to agriculture, large-scale solar energy systems
Residential R-1	Primarily for residential uses	Single-family dwelling, two-family dwelling, home occupation, seasonal dwelling (camp/cottage), roof-mounted solar energy system	Signs, swimming pools, private garages, sheds and other structures incidental and accessory to the principal use and building; satellite dish antennas, small-scale/on-site solar energy system	Churches, campgrounds (commercial), public or private indoor and outdoor recreations facilities, cemeteries, animal hospitals and kennels, public utility facilities, community facilities, boardinghouses and tourist homes, land use activities disturbing more than 1 acre of soil
Residential R-2	Higher density residential uses accommodating some services	Single-family dwelling, two-family dwelling, home occupations, roof-mounted solar energy system	Sign, swimming pools, private garages, sheds and other structures incidental and accessory to the principal use and building; satellite dish antennas, small-scale/on-site solar energy system	Churches, multiple family dwellings, public utility facilities, community facilities, boardinghouses, public or private indoor and outdoor recreational facilities and tourist houses, professional offices, land use activities disturbing more than 1 acre of soil
Business B-1	Primarily for retail, wholesale and service businesses	Single-family dwelling, commercial enterprises, professional offices, roof-mounted solar energy system	Signs, garages, storage sheds and buildings and other structures incidental and accessory to the principal use and building; satellite dish antennas, small-scale/on-site solar energy system	Hotels, motels, community facilities, public utility facilities, automobile service stations, restaurants/bars, and public or private indoor and outdoor recreational facilities, land use activities disturbing more than 1 acre of soil
Business B-2	Accommodate a variety of businesses and services	Single-family dwelling, commercial enterprises,	Signs, garages, storage sheds and buildings and other structures incidental	Hotels, motels, shopping centers, community facilities, public utility facilities, motor vehicle equipment and implement sales and service,

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		professional offices, automobile service stations, motor vehicle repair and services, roof-mounted solar energy system	and accessory to the principal use and building, satellite dish antennas, small-scale/on-site solar energy system	building supply sales and storage, restaurant/bars and public or private indoor and outdoor recreational facilities, land use activities disturbing more than 1 acre of soil
Industrial I	Accommodate manufacturing and industry	Manufacturing operations (including assembling, fabricating, processing and packaging operations), warehousing operations and all uses listed as permitted in the B-2 District, roof-mounted solar energy system	Signs, barns, sheds, materials, storage areas, and other buildings and structures which are incidental and accessory to the principal use and building; satellite dish antennas, small-scale/on-site solar energy system	Fuel storage and supply facilities, manufacturing operations involving hazardous materials, junkyards, public or private indoor and outdoor recreational facilities and all uses listed as requiring site plan review in the B-2 District, land use activities disturbing more than 1 acre of soil
Manufactured Home Overlay MHO The overlay is measured from the road right-of-way 300 feet	The purpose of the Manufactured Home Overlay District is to prohibit manufactured homes in some areas of the town, thus leaving land free and available for higher valued development; accordingly, neither individual homes nor manufactured home parks will be allowed in the Manufactured Home Overlay District	Those permitted uses allowed in the underlying district except individual manufactured homes on individual lots, roof-mounted solar energy system	Those permitted accessory uses and structures allowed in the underlying zone, small-scale/on-site solar energy system	Those site plan review uses allowed in the underlying district except manufactured home parks, land use activities disturbing more than 1 acre of soil
Motor Vehicle Racing Business MVR-B	Establishing a process and procedure for locating motor vehicle racing establishments	Racetracks, motor vehicle racing establishments, and race courses, roof-mounted solar energy system	As allowed in the zone, small-scale/on-site solar energy system	Shall require site plan approval