

ZONING

174 Attachment 1

Village of Hamilton

Appendix A, Schedule I: Land Use Activities

[Amended 3-19-2019 by L.L. No. 2-2019; 10-15-2019 by L.L. No. 4-2019; 5-16-2023 by L.L. No. 2-2023]

P = Permitted by right

SP = Permitted subject to special permit review

SC = Permitted under special conditions

N = Not permitted

	Land Use Activities or Associated Structures	R	MC	MG	MB	ME	MP	U1	U2	U3	BN	BD	BA	BH	Site Plan	Reference
	Ongoing/Permanent Residential Uses															
1	Family residential 1 unit	P	SC	P	P	SC	P	N	P	N	N	N	SC	N		§ 174-83A § 174-83M
2	Family residential 2 unit	P	SC	P	P	SC	P	N		N	N	N	N	N		§ 174-83A
3	Family residential multiunit, new	N	SC, SP	N	SP	SC, SP	SP	N	N	N	SC, SP	N	N	N	X	§ 174-82D § 174-82E(1) § 174-83A
4	Family residential multiunit, existing	SP	SC, SP	SP	SP	SC, SP	SP	N	P	N	N	N	N	N	X	§ 174-82D § 174-82E(1) § 174-83A
5	(Reserved)															
6	Townhouse	P	N	P	P	N	P	N	P	N	N	N	N	N	X	
7	Group residence	SP	N	N	N	N	SP	N	SP	N	N	N	N	N	X	§ 174-82D § 174-82E(4)
8	Rectory	P	N	P	P	N	P	N	N	N	N	N	N	N		
9	Home occupation, primary structure – other	SC, SP	SC	SC, SP	SC, SP	SC	SC, SP	N	SC, SP	N	N	N	N	N		§ 174-82D(17) § 174-83F
10	Home occupation, accessory structure – other	SP	N	SP	SP	N	SP	N	SP	N	N	N	N	N	X	§ 174-82D § 174-82E(16)
11	Home occupation, day care	SP	N	SP	SP	N	SP	SC	SC	N	SP	N	N	SC	X	§ 174-82D(7)

HAMILTON CODE

	Land Use Activities or Associated Structures	R	MC	MG	MB	ME	MP	U1	U2	U3	BN	BD	BA	BH	Site Plan	Reference
	or nursery school															§ 174-82D
12	Supplemental apartment, primary or secondary structure	SP	N	SP	SP	N	SP	N	SP	N	N	N	N	N	X	§ 174-82D § 174-82E(5) & (16)
	Temporary/Transient Residential Uses															
13	(Reserved)															
14	(Reserved)															
15	(Reserved)															
16	(Reserved)															
17	Boardinghouse, existing	SP	N	N	N	N	N	N	SP	N	N	N	N	N	X	§ 174-82D § 174-82E(3)
18	Boardinghouse, new	N	SP	N	N	SP	N	N	SP	N	N	N	N	N	X	§ 174-82D § 174-82E(3)
19	(Reserved)															
20	Home occupational use as a rooming house	SP	SP	SP	SP	SP	SP	N	SP	N	N	N	N	N		§ 174-82D § 174-82E(17)
21	Home occupational use as a bed-and-breakfast	SP	SP	SP	SP	SP	SP	N	SP	N	N	N	N	N		§ 174-82E(17)
22	Residence hall, dormitory	N	N	N	N	N	N	SC	SC	N	N	N	N	N		§ 174-83H
23	Fraternity/sorority, existing	SC, SP	N	N	N	N	N	SC	SC	N	N	N	N	N	X	§ 174-83H § 174-82D
24	Fraternity/sorority, new	N	N	N	N	N	N	SC	SC	N	N	N	N	N	X	§ 174-83H
25	Mobile home; mobile home park	SC	N	N	N	N	N	N	N	N	N	N	N	N	X	§ 174-83C
26	Home occupation use as a tourist home	SP	SP	SP	SP	SP	SP	N	SP	N	SP	N	N	N		§ 174-83P
	Commercial; Retail and Service															
27	Retail	N	P	N	P	P	SP	SC	N	SC	P	N	SC	SC	X	§ 174-83M § 174-83G
28	Convenience store, without fuel service	N	P	N	SP	P	N	SC	N	N	P	N	N	N	X	§ 174-82D § 174-83G

ZONING

	Land Use Activities or Associated Structures	R	MC	MG	MB	ME	MP	U1	U2	U3	BN	BD	BA	BH	Site Plan	Reference
29	Bank, savings and loan or credit union	N	P	N	SP	P	N	SC	N	N	P	N	N	N	X	§ 174-82D § 174-83G
30	Restaurant	N	SP	N	SP	SP	N	SC	SC	SC	SP	N	SC	N	X	§ 174-82D § 174-83M § 174-83G
31	Restaurant, fast-food	N	SP	N	N	SP	N	SC	N	N	SP	N	N	N	X	§ 174-82D § 174-83G
32	Restaurant, fast-food, drive in service	N	N	N	N	SP	N	N	N	N	SP	N	N	N	X	§ 174-82D § 174-82E(12)
33	Facility for serving alcoholic beverages to the public, bar, tasting room	N	SP	N	N	SP	N	SC	N	N	SP	N	N	N	X	§ 174-82D
34	Club, nightclub	N	SP	N	N	SP	N	SC	N	N	SP	N	N	N	X	§ 174-82D § 174-83G
35	Banqueting facility	N	N	N	N	SP	N	SC	N	N	SP	N	N	N	X	§ 174-82D § 174-82E(8) § 174-83G
36	Sexually oriented business	N	N	N	N	N	N	N	N	N	SC	N	N	N	X	§ 174-83I
37	Retail food preparation, such as bakery or confectionery	N	SP	N	SP	SP	N	SC	N	N	SP	N	N	N	X	§ 174-82D § 174-83G
38	Catering, including food preparation	N	SP	N	SP	SP	SP	SC	N	N	SP	N	N	N		§ 174-82D § 174-83G
39	Hotel, inn	N	SP	N	N	N	SP	N	N	N	N	N	N	N	X	§ 174-82E(11) § 174-82D
40	Motel	N	N	N	N	N	N	N	N	N	SP	N	N	N	X	§ 174-82D
41	Commercial short-term transient rental use	N	SP	SP	SP	SP	SP	N	SP	N	N	N	N	N	X	§ 174-82E(18) § 174-82D
42	Bed-and-breakfast	N	SP	SP	SP	SP	SP	N	SP	N	N	N	N	N	X	§ 174-82E(18) § 174-82D
43	Drive-in service	N	N	N	N	SP	N	N	N	N	SP	N	N	N	X	§ 174-82E(12) § 174-82D
44	Office, professional	N	P	P	P	P	P	N	N	N	P	N	SC	N	X	§ 174-83M

HAMILTON CODE

	Land Use Activities or Associated Structures	R	MC	MG	MB	ME	MP	U1	U2	U3	BN	BD	BA	BH	Site Plan	Reference
45	Office, clerical, business, administrative	N	P	P	P	P	P	N	N	N	P	N	SC	N	X	§ 174-83M
46	Personal service, e.g., barbershop and beauty shop and similar personal service	N	P	P	P	P	P	N	N	N	P	N	N	N	X	
47	Personal service, instruction or training, non-degree-granting instruction	N	P	P	P	P	P	N	N	N	P	N	N	N	X	
48	Personal service, e.g., wellness center or fitness center	N	P	P	P	P	P	SC	N	N	P	N	N	N	X	§ 174-83G
49	Service, e.g., shoe repair, tailor, dressmaker, milliner, retail laundry or dry-cleaning service, and similar service	N	P	P	P	P	P	N	N	N	P	N	N	N	X	
50	Studio; similar activity	N	SP	SP	SP	P	SP	SC	N	N	SP	N	N	N	X	§ 174-82D § 174-83G
51	Art gallery	N	P	P	P	P	N	SC	N	N	P	N	N	N	X	§ 174-83G
52	Laundromat	N	SP	N	N	SP	SP	SC	N	N	SP	N	N	N	X	§ 174-82D § 174-83G
53	Gasoline/fuel station	N	N	N	N	N	N	N	N	N	SP	N	N	N	X	§ 174-82D § 174-82E(15)
54	Convenience store with fuel service, existing	N	N	N	N	N	SP	N	N	N	N	N	N	N	X	§ 174-82D § 174-82E(15)
55	Convenience store with fuel service, new	N	N	N	N	N	SP	N	N	N	SP	N	N	N	X	§ 174-82D § 174-82E(15)
56	Auto wash or pet wash	N	N	N	N	N	N	N	N	N	SP	N	N	N	X	§ 174-82E(15)(b)
57	Auto, vehicle, or machine repair, and/or vehicular storage, existing	N	N	N	N	N	SP	N	N	N	P	N	N	N	X	§ 174-82D § 174-82E(22)

ZONING

	Land Use Activities or Associated Structures	R	MC	MG	MB	ME	MP	U1	U2	U3	BN	BD	BA	BH	Site Plan	Reference
58	Auto, vehicle, or machine repair and interior storage, new	N	N	N	N	N	N	N	N	N	SP	N	N	N	X	§ 174-82D § 174-82E(22)
59	Rental center, nonvehicular	N	N	N	N	P	N	N	N	N	P	N	N	N	X	
60	Rental center, vehicular	N	N	N	N	N	N	N	N	N	P	N	N	N	X	
61	Automobile, truck, SUV, RV, or farm machinery sales, new and used	N	N	N	N	N	N	N	N	N	SP	N	N	N	X	
62	Home garden center	N	N	N	N	SP	N	N	N	N	SP	N	N	N	X	§ 174-82D
63	Lumber yard, building supply or home improvement center	N	N	N	N	SP	N	N	N	N	SP	N	N	N	X	§ 174-82D
64	Wholesale food preparation; bakery or confectionery	N	N	N	N	N	N	N	N	N	SP	P	N	N	X	§ 174-82D
65	Lot or structure for parking vehicles	N	N	N	N	SP	SP	SC	N	N	SP	N	N	N	X	§ 174-82D § 174-83G
66	Supplemental parking area	N	N	N	SP	SC	SC	SC	N	N	SC	N	N	N	X	§ 174-82D § 174-83O § 174-83G
67	Off-street parking	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC		§ 174-83O § 174-83G
68	Aviation repair or storage	N	N	N	N	N	N	N	N	N	N	N	P	N	X	
69	Aviation-related business	N	N	N	N	N	N	N	N	N	N	N	P	N	X	
70	Aviation fuel service	N	N	N	N	N	N	N	N	N	N	N	P	N	X	
71	Funeral home	N	N	N	N	N	N	N	N	N	SP	N	N	N	X	§ 174-82D
72	Funeral home, existing	N	N	N	N	P	N	N	N	N	N	N	N	N		
73	Cemetery, existing	SP	N	N	N	N	N	SC	N	N	N	N	N	N		
74	Cemetery, new	N	N	N	N	N	N	N	N	N	N	N	N	N		
	Cultural, Community, Worship Entertainment Recreation															
75	Church, parish house (hall), place of worship	P	P	P	P	N	N	N	N	N	N	N	N	N	X	

HAMILTON CODE

	Land Use Activities or Associated Structures	R	MC	MG	MB	ME	MP	U1	U2	U3	BN	BD	BA	BH	Site Plan	Reference
76	Public or private museum	N	SP	SP	SP	SP	SP	SC	N	N	SP	N	N	N	X	§ 174-82D § 174-82E(20) § 174-83G
77	Performing arts center	N	SP	SP	SP	N	N	SC	N	N	SP	N	N	N	X	§ 174-82D § 174-82E(20) § 174-83G
78	Movie theater	N	P	N	N	N	N	N	N	N	N	N	N	N	X	
79	Bowling alley, video arcade, billiard parlor, dance hall, skating rink, and similar indoor activity	N	N	N	N	N	N	SC	N	N	P	N	N	N	X	§ 174-83G
80	Philanthropic institution, non-degree-granting	N	P	P	P	P	N	N	N	N	P	N	N	N	X	
81	Social center, philanthropic, community, or religious	N	P	P	P	N	P	N	N	N	N	N	N	N	X	
82	Library, public or private	N	N	SP	SP	N	SP	SC	N	N	N	N	N	N	X	§ 174-82D § 174-83G
83	Public park	SC	N	N	N	N	SC	N	N	N	N	N	N	N	X	§ 174-83N
84	Playground	SP	N	N	N	N	SP	SC	N	N	N	N	N	N	X	§ 174-82D § 174-82E(21) § 174-83G
85	Golf course; associated clubhouse	N	N	N	N	N	N	N	N	SC	N	N	N	N	X	§ 174-82D
86	Public outdoor swimming pool	SP	N	N	N	N	N	N	N	N	N	N	N	N	X	§ 174-82D § 174-82E(21)
87	Private outdoor swimming pool	SP	N	N	N	N	P	N	P	N	N	N	N	N		§ 174-82D § 174-82E(21)
	Educational, wellness and health care															
88	Post-secondary education, degree granting, instructional research, program, and administrative	N	N	N	N	N	N	SC	SC	SC	N	N	N	N		§ 174-83E § 174-83D § 174-82D

ZONING

	Land Use Activities or Associated Structures	R	MC	MG	MB	ME	MP	U1	U2	U3	BN	BD	BA	BH	Site Plan	Reference
89	Post-secondary education, degree granting: athletic, administrative and maintenance facilities	N	N	N	N	N	N	SC	N	SC	N	N	N	N	X	§ 174-83D § 174-82D
90	Post-secondary education, degree-granting: residential and social spaces	N	N	N	N	N	N	SC	SC	N	N	N	N	N	X	§ 174-83D § 174-82D
91	University-related off-campus activities	SC	SC	SC	SC	SC	SC	N	SC	N	SC	N	N	N		§ 174-83E
92	Public or private school, elementary, or middle, or secondary, or central	P	N	N	N	N	N	N	N	N	N	N	N	N		
93	Nursery school	N	N	SP	SP	N	SP	SC	SC	N	N	N	N	N	X	§ 174-82D § 174-82E(7) § 174-83G
94	Child day-care facility	N	N	SP	SP	N	N	SC	SC	N	N	N	N	N	X	§ 174-82D § 174-82E(7) § 174-83G
95	Nursing home	N	N	N	SP	SP	SP	N	N	N	SP	N	N	SP	X	§ 174-82D § 174-82E(7)
96	Adult day-care facility	N	N	N	SP	SP	SP	N	N	N	SP	N	N	SC	X	§ 174-82D § 174-82E(7)
97	Residential life facility	SP	N	N	N	N	SP	N	N	N	SP	N	N	N	X	§ 174-82D § 174-82E(7)
98	Hospital	N	N	N	N	N	N	N	N	N	N	N	N	SP	X	§ 174-82D
99	Clinic, diagnostic or treatment center	N	SP	SP	SP	SP	SP	N	N	N	SP	SP	N	SP	X	§ 174-82D
	Agrarian and Animal															
100	Farm, commercial nursery, greenhouse, or riding stable, existing	P	N	N	N	N	N	N	N	N	N	N	N	N	X	
101	Farm, commercial nursery, greenhouse, or riding stable,	N	N	N	N	N	N	N	N	N	N	N	N	N	X	

HAMILTON CODE

	Land Use Activities or Associated Structures	R	MC	MG	MB	ME	MP	U1	U2	U3	BN	BD	BA	BH	Site Plan	Reference
	new															
102	Raising and care of livestock, existing	N	N	N	N	N	N	N	N	N	N	N	N	N	X	
103	Raising and care of livestock, new	N	N	N	N	N	N	N	N	N	N	N	N	N	X	
104	Commercial kennel	N	N	N	N	N	N	N	N	N	N	N	N	N	X	
105	Veterinary hospital	N	N	N	N	SP	N	N	N	N	SP	N	N	N	X	§ 174-82D
106	Farm supply	N	N	N	N	N	N	N	N	N	P	N	N	N	X	
	Light Industrial and Manufacturing															
107	Laundry or dry-cleaning plant	N	N	N	N	N	N	N	N	N	N	SP	SC	N	X	
108	Printing, heating, photography, plumbing, electrical and similar plant	N	N	N	N	N	SC, SP	N	N	N	SP	SP	N	N	X	§ 174-82D § 174-83P
109	Light industrial uses such as manufacturing, processing, assembly, packaging	N	N	N	N	N	SC, SP	N	N	N	SP	SP	SC	N	X	§ 174-82D § 174-83P
110	Brewery or food processing plant	N	N	N	N	N	SC, SP	N	N	N	N	SP	N	N	X	§ 174-82D § 174-83P
111	Farm brewery	N	N	N	N	N	N	N	N	N	SP	SP	N	N		§ 174-82D
112	Research or testing facility or institution or warehouse	N	N	N	N	N	N	N	N	N	N	SP	SC	N	X	
113	Wholesale storage and warehouse	N	N	N	N	N	N	N	N	N	N	SP	SC	N	X	§ 174-82D
114	Distribution center	N	N	N	N	N	N	N	N	N	N	SP	N	N	X	§ 174-82D
115	Above- or below-ground bulk storage of flammable liquid for commercial or industrial purposes	N	N	N	N	N	N	N	N	N	N	N	SC	N		
116	Private alternative energy supply instillation	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	X	§ 174-83J § 174-83G
117	Commercial extraction of	N	N	N	N	N	N	N	N	N	N	N	N	N		

ZONING

	Land Use Activities or Associated Structures	R	MC	MG	MB	ME	MP	U1	U2	U3	BN	BD	BA	BH	Site Plan	Reference
	topsoil or other natural resources															
118	Storage of bulk of earth, rubble and similar fill	N	N	N	N	N	N	N	N	N	N	N	N	N		
119	Solid waste transfer station	N	N	N	N	N	N	N	N	N	N	N	N	N		
120	Recycling waste processing facility	N	N	N	N	N	N	N	N	N	SP	SP	N	N	X	§ 174-82D
121	Junkyard	N	N	N	N	N	N	N	N	N	N	N	N	N		
122	Municipal or public utility storage and maintenance yard	N	N	N	N	N	SP	N	N	N	N	N	N	N	X	§ 174-82D
123	Municipal office and operations building	N	N	SP	SP	N	SP	N	N	N	N	SP	N	N	X	§ 174-82D