

ZONING

308 Attachment 1

Town of Marion

Schedule I

Zoning Schedule of Land Use or Activity [Amended 11-11-1991; 4-3-1996]

USE KEY:

P = Permitted Use

PA = Permitted Accessory Use

SC = Special Conditions Applicable

SP = Special Permit Required

Blank = Not Permitted (See Sec. § 308-41)

A-C = Agricultural Conservation

L-R = Low Density Residential

M-R = Medium Density Residential

H-R = High Density Residential

B-1 = Neighborhood Business

I-1 = Industrial

1 = Code Enforcement Officer

2 = Planning Board Review

3 = Planning Board Authority

4 = Zoning Board Authority

5 = Town Board Authority

Permitted Uses	Zone District						Authorization					Reference
	A-C	L-R	M-R	H-R	B-1	I-1	1	2	3	4	5	
I. Residential activities												
One- and two-family dwelling	P	P	P	P	SP					X		§ 308-46B(2)
Modular dwelling	P	P	P	P	SP					X		§ 308-46B(2)
Mobile home dwelling	SC	SC	SC	SC			X					§ 308-45B
Dependent-care mobile home	SC	SC								X		§ 308-45B(3)
Multiple-family dwelling	SP	SP	SP	P	SP					X		§ 308-46B(1); § 308-46B(2)
Efficiency apartment - studio apartment					SP					X		§ 308-46B(2)
Conversion of existing housing (into not more than four dwelling units)	SC	SC	SC	SC			X					§ 308-45A
One or more dwelling on upper floors of a commercial structure					SP					X		§ 308-46B(2)
Cluster residential development	SC	SC	SC	SC					X			§ 308-45M
Mobile home park	SP							X		X		§ 308-46B(12)

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	A-C	L-R	M-R	H-R	B-1	I-1	1	2	3	4	5	
Zero lot line	SP	SP	SP	SP				X		X		§ 308-13; § 308-46A
Community residence (state-regulated)	SP	SP	SP	SP						X		§ 308-46B(11)
Family care facility	SP	SP	SP	SP						X		§ 308-46B(11)
Communication tower and facility - private use (radio, TV, satellite dishes, and similar activities)	PA	PA	PA	PA			X					§ 308-43, Sch. II; § 308-9B
Home occupation	SC	SC	SC	SC	SC		X					§ 308-45G
Outdoor storage of not more than one each boat, boat trailer, cargo trailer, camp trailer, snowmobile	SC	SC	SC	SC	SC	SC	X					§ 308-45J
Residential storage structure	PA	PA	PA	PA	PA		X					§ 308-9B
Private garage	PA	PA	PA	PA	PA		X					§ 308-9B
Private swimming pool	PA	PA	PA	PA	PA		X					§ 308-9B
II. Business activities												
A. Industrial Business and Similar Activities												
Fabrication or storage of metal, paper, and wood products						SC	X					§ 308-45H
Food processing and associated industries						SC	X					§ 308-45H
General processing, assembly or packaging of previously prepared or manufactured goods and materials						SC	X					§ 308-45H
Heavy equipment operations	SP					SP				X		§ 308-46B(9)
Manufacturing of light machinery						SC	X					§ 308-45H
Manufacturing and processing of pharmaceutical and cosmetic products						SC	X					§ 308-45H
Research design, prototype production and light industrial						SC	X					§ 308-45H
Scientific or research laboratory						SC	X					§ 308-45H

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	A-C	L-R	M-R	H-R	B-1	I-1	1	2	3	4	5	
Warehouse and storage facility	SP					SC	X					§ 308-45H
Vehicle body shop						SP				X		§ 308-46B(6)
B. Mercantile and Similar Business Activities												
Beauty and barber shop					P							
Clothing store					P							
Dry cleaning and self-service laundry				SP	P					X		§ 308-46A
Food store			SP		P			X		X		§ 308-46A
Neighborhood convenience retail store			SP	SP	P			X		X		§ 308-46B(5)
Gasoline - convenience mart			SP		SP			X		X		§ 308-46B(8)
Hardware and appliance store					P							
Shopping center	SC	SC			SC				X			§ 308-45O
Stationery and variety store					P							
Tailor shop					P							
C. Other Business Activities												
Bank and financial institution					P							
Bowling alley, club or similar indoor amusement or recreation facility					P							
Professional business office			SP	SP	SP			X		X		§ 308-46A; § 308-46B(3)
Drive-in restaurant					SP					X		§ 308-46A
Eating and drinking establishment (except drive-in)					P							
Repair and service shop, general			SP		P					X		§ 308-46A
Motor vehicle repair and service garage (small engine repair - lawn and garden, etc.)			SP		SP	SP				X		§ 308-46A
Motor vehicle fuel station, including self-service			SP		SP			X		X		§ 308-46B(8)
Medical center			SP	SP	SP			X		X		§ 308-46A

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	A-C	L-R	M-R	H-R	B-1	I-1	1	2	3	4	5	
Veterinary office	SP	SP	SP					X		X		§ 308-46A
Funeral home		SP	SP							X		§ 308-46A
III. Assembly establishments												
Church, place of worship, parish home, convent	SP	SP	SP	SP				X		X		§ 308-46A
Library		SP	SP		P			X		X		§ 308-46A
Meeting hall and similar use		SP	SP		P			X		X		§ 308-46A
Private museum		SP	SP		P			X		X		§ 308-46A
Private school	SP	SP	SP	SP				X		X		§ 308-46A
IV. Agricultural activities and similar activities												
Farm, farm building and related farming activity	SC	SC	SC				X					§ 308-45C
Farm equipment sales and service	SP				SP			X		X		§ 308-46A
Keeping of horses and livestock for noncommercial purposes	SC	SC	SC				X					§ 308-45D
Kennel	SP									X		§ 308-46B(4)
Migrant labor camp	SC						X					§ 308-45I
Roadside stand	SC	SC	SC				X					§ 308-45E
V. Miscellaneous												
Campground	SP	SP						X		X		§ 308-46A
Day care	SP	SP	SP	SP				X		X		§ 308-46A; Def.
Excavation operation	SP							X		X		§ 308-46B(10)
Contractor's operation (electrical, heating, plumbing, masonry, roofing, carpentry, and similar activities)	SC	SC	SC	SC		P	X					§ 308-45K
Nursery school	SP	SP	SP	SP				X		X		§ 308-46A; Def.
Off-street parking	SC	SC	SC	SC	SC	SC	X					§ 308-45F
Planned unit development	SC	SC	SC	SC	SC				X			§ 308-45P
Planned business area					SP	SP		X		X		§ 308-46B(7)

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Private garage for storage of commercial vehicles					PA	PA	X					§ 308-9B
Public utility substation and transmission line	SC	SC	SC	SC	SC	SC					X	§ 308-45N
Sign	SC	SC	SC	SC	SC	SC	X					§ 308-45L
Radio, TV and similar communication tower and facility (commercial use)	SP					SP				X		§ 308-46A
Hospital		SP						X		X		§ 308-46A
Nursing or convalescent home		SP						X		X		§ 308-46A
Junkyard	SP					SP		X		X		§ 308-46B(13)
VI. Municipal activities												
Cemetery	SP	SP	SP					X		X		§ 308-46A
Municipal park, playground and building deemed necessary by the Town Board	P	P	P	P	P	P		X			X	