

ZONING

177 Attachment 1

Village of Islandia

**RESIDENCE DISTRICTS: TABLE OF USE REGULATIONS**

[Amended 12-4-1997 by L.L. No. 6-1997; 3-7-2005 by L.L. No. 1-2005; 8-26-2014 by L.L. No. 5-2014; 3-31-2015 by L.L. No. 2-2015; 10-6-2015 by L.L. No. 4-2015; 10-27-2015 by L.L. No. 6-2015; 5-30-2017 by L.L. No. 2-2017]

In a residence district, no building, structure or premises shall be used or occupied, and no building or part thereof or other structure shall be so erected or altered, except for one of the following purposes:

Use Classification	District			
	L	M	MF	MF-18
Single-family detached dwelling	P	P	P	--
Residential owner-occupied condominiums	--	--	P	SP
Agriculture or nursery, including farmstands for the retail sale of products raised on the premises	--	--	--	--
Dwelling, senior-citizen-shared (see § 177-55)	P	P	P	--
Public library or municipal building	P	P	P	SP
Municipal park, playground or municipal recreation building or use	P	P	P	--
Public utility where no commercial office, repair or storage facilities are maintained	P	P	P	--
Private or parochial school	SP	S P	SP	--
Historical or memorial monument	SP	S P	SP	--
Model house as part of an existing subdivision within the Village of Islandia (see § 177-56)	P	P	P	--
Two-family dwelling	--	--	SP	--
Adult home	--	--	SP	--
Apartment house, garden apartment, townhouse	--	--	P	--
Accessory structures and accessory buildings on the same lot, provided that all requirements of this chapter are met	P	P	P	SP
Accessory uses (see § 177-57)	P	P	P	--
Assisted living residence/special needs assisted living residence	--	--	SP	--
Hookah and vapor bar or establishment or sale of hookah or vapor equipment or materials	--	--	--	--
Outside storage	--	--	--	--
Sale of marijuana for medical or recreational uses or sale of equipment or materials for the use of marijuana	--	--	--	--

KEY:

- P Permitted
- SP Special permit from Village Board after public hearing
- Not permitted