

ZONING

177 Attachment 3

Village of Islandia

**RETAIL DISTRICTS: TABLE OF USE REGULATIONS**

[Amended 7-2-2013 by L.L. No. 3-2013; 7-1-2014 by L.L. No. 3-2014; 10-6-2015 by L.L. No. 4-2015; 10-27-2015 by L.L. No. 6-2015; 3-27-2018 by L.L. No. 1-2018]

In a retail 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 (1) or more of the following purposes:

Use Classification	District		
	NR	HC	CR
Store	P	P	P
Office	P	P	P
Bank	P	P	P
Laundromat	P	--	--
Personal service establishment, including but not limited to barbershop, beauty parlor, shoe repair shop	P	P	P
Retail dry-cleaning establishment using New York Board of Fire Underwriters' Class I liquids	P	P	P
The operation of any retail business if the same is confined to the interior of the building, except as otherwise provided herein	P	P	P
The outdoor sale of Christmas trees and wreaths during the month of December with permit	P	P	P
Elementary and secondary schools, colleges, correspondence and vocational schools and other non-degree-granting schools, except those associated with manufacturing or truck driving	P	P	P
Restaurants and eating and drinking establishments, but not including drive-in or drive-thru restaurants	--	SP	P
Restaurants with drive-thru window service	SP	--	--
Public utility when no repair or storage facilities are maintained	P	P	P
Bank drive-in window service	--	SP	--
Other compatible uses as may be approved after a public hearing by the Board of Trustees	--	--	SP
Any retail business operation which requires outside service or outside display	--	SP	--
Automobile service station in accordance with the conditions set forth in § 177-64	SP	--	--
Accessory uses (see § 177-63)	P	P	P
Window service	SP	--	--
Hookah and vapor bar or establishment or sale of hookah or vapor equipment or materials	--	--	--

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<b>Use Classification</b>	<b>District</b>		
	<b>NR</b>	<b>HC</b>	<b>CR</b>
Outside storage	--	--	--
Sale of marijuana for medical or recreational uses or sale of equipment or materials for the use of marijuana	--	--	--
Medical use	P	--	--

KEY:

P Permitted

SP Special permit from Village Board after public hearing

-- Not permitted