

ZONING

177 Attachment 5

Village of Islandia

OFFICE AND INDUSTRIAL DISTRICTS: TABLE OF USE REGULATIONS

[Amended 8-6-1998 by L.L. No. 9-1998; 9-3-1998 by L.L. No. 10-1998; 4-1-2002 by L.L. No. 2-2002; 3-4-2008 by L.L. No. 1-2008; 10-6-2015 by L.L. No. 4-2015; 10-27-2015 by L.L. No. 6-2015; 11-28-2017 by L.L. No. 3-2017]

In an office or industrial 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:
Uses not listed are hereby prohibited.

Use Classification	District		
	O	OI	I
Offices	P	P	P
Broadcasting studio	--	P	P
Health maintenance organization (“HMO”)	SP	SP	SP
Shared health facility	SP	SP	SP
Diagnostic and treatment center	SP	SP	SP
Hotels	SP	SP	--
Hotel/gaming facility	--	P	--
Bank	P	P	P
Bank drive-in window service	SP	SP	SP
Elementary and secondary schools, colleges, correspondence and vocational schools and other non-degree-granting schools, including those associated with manufacturing or truck driving	--	--	SP
Manufacturing and warehouse uses not otherwise regulated or prohibited in an industrial district	--	SP	P
Accessory buildings or structures may be erected on the same lot, provided that all requirements of this chapter are met*	SP/P	SP/P	SP/P
Assembly and social recreation hall	--	P	--
Automobile body repair shops and/or automobile paint shops and/or automobile repair shop	--	--	P
Restaurants and eating and drinking establishments, but not including drive-in order or drive-through restaurants	--	P	P
Businesses which primarily involve the outdoor storage of vehicles, including but not limited to moving vans, private carters, rent-a-car/truck operations and school buses	--	--	P
Businesses which involve outdoor storage, or outdoor display area, whether a principal or accessory use, except as otherwise provided herein	--	--	SP
Wholesale distribution station, supply house and wholesale establishment	--	SP	P
Public utility when no repair or storage facilities are maintained	--	P	P
Child day-care center	SP	SP	SP

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Use Classification	District		
	O	OI	I
Adult uses	--	--	SP(BA)
Accessory uses (See § 177-76.)*	SP/P	SP/P	SP/P
Indoor sports establishment	--	--	--
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	--	--	--

*§ 176-76 of the Village Code specifies the uses that are permitted or special exception within the Office and Industrial Zoning Districts.

KEY:

- P Permitted
- SP Special permit from Village Board after public hearing
- SP(BA) Special permit from Board of Appeals
- Not permitted