

ZONING

210 Attachment 3

Village of Maybrook

BUSINESS AND INDUSTRIAL DISTRICTS TABLE OF USE REGULATIONS

[Amended 9-13-1982 by L.L. No. 2-1982; 7-9-1984 by L.L. No. 4-1984; 2-10-1986 by L.L. No. 3-1986; 7-13-1987 by L.L. No. 4-1987; 4-25-1988 by L.L. No. 4-1988; 10-8-1993 by L.L. No. 4-1993; 10-27-1997 by L.L. No. 2-1997; 6-12-2000 by L.L. No. 2-2000; 6-23-2003 by L.L. No. 3-2003; 8-8-2011 by L.L. No. 2-2011; 2-26-2018 by L.L. No. 1-2018; 10-15-2019 by L.L. No. 3-2019; 10-14-2020 by L.L. No. 4-2020; 3-28-2022 by L.L. No. 3-2022; 11-24-2025 by L.L. No. 6-2025]

P = Permitted use.
 SE = Special exception use.
 C = Conditional use.
 All other uses are prohibited.

Use Classifications	B-2 Village Business	B-4 Highway Commercial	I-1 Industrial Park	I-2 Village Industry	I-3 General Industry	B-SC Business - Shopping Center	TDD Traditional Downtown Design
Residential uses							
Dwelling units over first floor nonresidential uses	SE						P
Multiple dwelling	SE						
2-family dwelling	SE						SE
Senior citizen development ¹		C					
Residential community facilities							
Church or similar place of worship, parish house, seminary, convent, dormitory	SE	SE	SE	SE	SE		SE
Day care	P	SE	SE	SE		P	P
Nursery school	P	SE	SE	SE		P	P
Park, playground or recreational area operated by the municipality	P	P	P	P	P		P
Public library, museum, community center	SE	SE	SE	SE	SE	P	SE
Fire station, municipal office or other governmental building of similar character	SE	SE	SE	SE	SE	P	SE
School, elementary or high, public or denominational or private, having a curriculum the same as ordinarily given in public schools	SE	SE	SE	SE	SE		SE
General community facilities							

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Airport			SE				
Bus passenger shelter	P	P	P	P	P		P
Hospital, sanitarium, nursing home, rest home		SE	SE				
Membership club, nonprofit	SE	SE				P	
Philanthropic, fraternal, social or educational institution, office or meeting room, nonprofit	SE	SE				P	
Public utility structure or right-of-way necessary to serve areas within the Maybrook community, excluding business office, repair or storage of equipment	SE	SE	SE	SE	SE		
Public passenger transportation station or terminal	SE				SE		
Business uses							
Agriculture: horticulture truck farming		P		P			
Animal hospital, animal boarding		SE				P	
Arena, assembly hall	SE	SE				P	
Automobile laundries		SE		SE		P	
Bank	P	P				P	P
Bowling alley	SE	P				P	
Business parks					P		
Commercial indoor public recreation uses not otherwise permitted	P	SE				P	SE
Commercial outdoor public recreation uses not otherwise permitted	SE	SE				P	SE
Eating establishments: drive-in, or curbside service	SE	SE				P	
Eating establishment-open front	SE	SE				P	SE
Filling station	SE	SE		SE		P	
Funeral home	P	P				P	
Health club or fitness facility	P	P				P	
Hotel	SE	SE				P	P
Motel		SE				P	
Motor vehicle, mobile home or boat salesroom or outdoor sales lot for products for sale and/or for hire	SE	SE				P	
Office: business, professional or utility	P	P	P	P	P	P	SE
Parking garage	SE	SE	SE	SE	SE	P	SE
Personal service shop: barbershop, beauty parlor, dry-	P	SE				P	P

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cleaning or laundry service of less than 4,000 square feet, professional studio, travel agency or similar shop or retail store or shop							
Radio or television broadcasting studio	P	P	P	P	P	P	P
Repair garage		SE		P	P	P	
Repair shops for household and/or personal appliances	P	P	P	P	P	P	
Restaurant	SE	SE				P	P
Retail store or shop	P	SE				P	P
Shop for custom work and for making articles to be sold at retail on premises; personal service shop	P					P	P
Shopping center	SE	SE					P
Tavern	SE	SE				P	P
Technology services							SE
Theater or motion-picture theater, other than an outdoor drive-in theater	P	SE				P	
Veterinarian	SE	SE				P	
Vocational school	P	P	P	P	P	P	
Wholesale store	SE	P	P	P	P	P	
Industrial uses							
Auto wrecking yard							
Building contractor storage and/or equipment yard		SE			P		
Dry-cleaning plant			SE	SE	SE		
Fuel storage		SE	SE		SE		
General industry					SE		
Junkyard; scrap iron, paper or rag storage, sorting or bailing							
Laundry plant of more than 4,000 square feet			SE	SE	SE		
Limited nonnuisance industry, using machines not exceeding 5 horsepower		SE	P	P	P		
Machinery repair or service plant, nonnuisance			SE	P	P		
Monument works				P	P		
Municipal sanitary landfill or incinerator				P	P		
Nonnuisance industry			SE	P	P		
Printing and publishing plants		SE	SE	SE	SE		

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Public utility building, plant, structure or storage yard		SE	SE	SE	SE		
Quarry: mining, loading, hauling and/or processing of sand, gravel, shale or topsoil			SE		SE		
Research institute or laboratory		SE	SE	SE	SE		
Storage yard: building material, feed or similar nonhazardous materials		SE		SE	SE		
Truck station, railroad yard					SE		
Warehouse		SE	SE	SE	SE		
Wearing apparel or accessories manufacture		SE	P	P	P		
Wholesale business		SE	SE	P	P		
Accessory uses							
Caretaker's or owner's dwelling unit		P	P	P	P		
Customary accessory use, building or structure, except retail services or prohibited uses	P	P	P	P	P		P
Home occupation	P						P
Home professional office	P	SE					P
Private garage or off-street parking area pursuant to Article V	P	SE	P	P	P		P
Private swimming pool	P	P	P	P	P		P
Signs pursuant to Article VI	P	P	P	P	P		P
Off-street parking area to serve adjacent premises in I-3 General Industry District		SE					

NOTES:

¹ Also requires Planning Board approval of site plan and special exception use pursuant to § 210-7.1B of the Code of the Village of Maybrook.