

ZONING

122 Attachment 5

Village of Montgomery

**BUSINESS AND INDUSTRIAL DISTRICTS
TABLE OF USE REGULATIONS**

[Amended 5-10-1967; 6-3-1968; 12-16-1985 by L.L. No. 20-1985; 1-30-1996 by L.L. No. 2-1996;
3-20-2002 by L.L. No. 2-2002; 1-20-2009 by L.L. No. 1-2009; 6-16-2015 by L.L. No. 1-2015; 7-6-2021 by L.L. No. 3-2021]

KEY:
P = Permitted use.
SE = Special exception use.
All other uses are prohibited.

Use Classification	B-1 Neighborhood Business	B-2 Village Business	I-1 Industrial Park	I-2 Village Industry
RESIDENTIAL USES				
Dwelling unit over first floor nonresidential use		SE		
RESIDENTIAL COMMUNITY FACILITIES				
Church or similar place of worship, parish house, seminary, convent or dormitory	SE	SE	SE	SE
Nursery school	SE	SE		
Park, playground or recreational area operated by the municipality	P	P	P	P
Public library, museum or community center	SE	SE	SE	SE
Fire station, municipal office other governmental building of similar character	SE	SE	SE	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
GENERAL COMMUNITY FACILITIES				
Philanthropic, fraternal, social or educational institution office or meeting room, nonprofit	SE	SE		
Public utility structure or right-of-way necessary to serve areas within the Montgomery community, excluding business office, repair or storage of equipment			SE	SE
Public passenger transportation station or terminal	SE	SE		
BUSINESS USES				
Agriculture and horticulture operations			P	
Automobile laundry				SE
Bank	P	P		
Filling station		SE		
Funeral home	P	P		
Indoor recreation and fitness area	SE	P		P
Inn, bed-and-breakfast		SE		
Kennel			SE	
Office: business, professional or utility	P	P	P	P
Personal service shop: beauty parlor, dry-cleaning or laundry service of less than 4,000 square feet; professional studio, travel agency or similar shop	P	P		P
Repair garage				P
Repair shops for household and/or personal appliances		P	P	P
Restaurant	P	P		
Retail store or shop	P	P		P
Self-service storage facilities	SE			
Shop for custom work and for making articles to be sold at retail on premises	P	P		
Sound stage and film production	P		P	
Tavern	P	P		
Vocational school		SE	SE	SE
Wholesale store			SE	SE
INDUSTRIAL USES				
Industrial business park	SE		SE	
Laundry plant of more than 4,000 square feet			SE	SE
Non-nuisance industry			SE	SE
Public utility building, plant, structure or storage yard			SE	SE
Research institute or laboratory			P	P
Roadside market for the sale of farm products			P	
Storage yard: building material, feed or similar nonhazardous materials				P
Warehouse	SE		SE	P
Wearing apparel or accessories manufacture			P	P
Wholesale business			SE	P
ACCESSORY USES				
Customary accessory use, building or structure, except retail services or prohibited uses	P	P	P	P
Home occupation		P		
Home professional office		P		
Private garage or off-street parking area pursuant to § 122-27	P	P	P	P
Signs pursuant to Article VIII	P	P	P	P