

ZONING

130 Attachment 1

Town of Champlain

Permitted Use Chart: Residential Zones and Conservation Zone

KEY:

X = Permitted

S = Permitted after special use approval

Blank or not listed = Not permitted

	Zoning Districts			
	R	RM	SL	CON
Residential Uses				
One- or two-family dwelling	X	X	X	
Multifamily dwelling	X	S		
Single-Wide manufactured home (a)		X		
Home occupation	S	S	S	
General Uses				
Public facility	S	S		
Essential uses/service				
Major sewer treatment structures	S	S	S	
Clean fill sites	S	S	S	
Outdoor wood boilers (b)	S	X	S	
Commercial Uses				
Small business (c)	S	S	S	
Golf course and clubhouse	S	S		
Other Uses				
Agriculture, forestry	X	X	S	
Cluster development	S	S	S	
Accessory use	X	X	X	
Indoor recreation, nursery, florist, greenhouse, produce sales, farmers market, self storage facility, seasonal boat storage, home manufacturing (d)	S	S		

Notes for Permitted Use Chart: Residential Zones:

- (a) One single-wide manufactured home may be located on an active farm in any zone pursuant to § 130-16B(1) herein.
- (b) Outdoor wood boilers must conform to latest NYS DEC Regulations.
- (c) See Table 1 below.
- (d) Indoor recreation, nursery, florist, greenhouse, produce sales, farmer's market, self-storage facility, seasonal boat storage, home manufacturing uses are permitted in the applicable zoning districts provided that (1) special use approval is obtained, (2) the uses are housed in a structure or structures that were lawfully in existence as of 9-14-1999 (the date of passage of Local Law No. 4 of the year 1999), and (3) the use is situated on a lot at least 40,000 square feet in area.

CHAMPLAIN CODE

Table 1
Maximum Size of a Building Permitted as a Small Business in a Residential Zone

Use	Maximum Size of Building (square feet)
Professional office	1,000
Retail sales, convenient mart	1,000
Motor vehicle repair shop	1,000
Eating and drinking establishment	2,500 and no more than 15 seats or stools
Funeral home	2,500
Tourist accommodations	2,500 and no more than 5 sleeping rooms