

ZONING

130 Attachment 2

Town of Champlain

Permitted Use Chart: Industrial and Commercial Zones

KEY:

X = Permitted

S = Permitted after special use approval

Blank = Not permitted

	Industrial Districts						Commercial Districts		
	IC1	IC2	IC3	IC4	HI	LI	C1	C2	LC
Residential Uses									
One- or two-family dwelling	X	X	X	X		X	X	X	X
Multifamily dwelling	S	S	S	S		S	S	S	S
Single-wide manufactured home (a)			X	X		X			X
Manufactured home park			S	S					
Home occupation	S	S	S	S		S	S	S	S
General Uses									
Church	S	S	S	S		S	S	S	
Membership club	S	S	S	S		S	S	S	
Public facility	S	S	S	S	S	S	S	S	
Essential uses/service	S	S	S	S	S	S	S	S	
Major sewer treatment structures	S	S	S	S	S	S	S	S	S
Telecommunications tower		S	S		S				
Clean fill sites	S	S	S	S	S	S	S	S	S
Outdoor wood boilers (c)	X	X	X	X	X	X	X	X	X
Commercial Uses									
Small business	S	S	S	S	S	S	S	S	S
Retail store	S	S	S	S	S	S	S	S	S
Shopping center	S		S	S		S	S		
Motor vehicle sales/lease/rental, or body repair, or repair facility (any of the above without gasoline sales)	S	S	S	S	S	S	S	S	
Motor vehicle repair facility with gasoline sales	S	S	S	S	S	S	S	S	
Motor vehicle wash facility	S	S	S	S	S	S	S	S	
Convenience store with gasoline sales	S	S	S	S		S	S	S	
Lawn, garden or farm equipment Sales or repair	S	S	S	S	S	S	S	S	
Manufactured home sales	S	S	S	S		S	S	S	
Feed store, farm supplies	S	S	S	S		S	S	S	
Produce sales	S	S	S	S		S	S	S	S
Nursery, florist, greenhouse	S	S	S	S		S	S	S	S

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	Industrial Districts						Commercial Districts		
	IC1	IC2	IC3	IC4	HI	LI	C1	C2	LC
Recreation, outdoor	S	S	S	S		S	S	S	
Golf course and clubhouse	S	S	S	S		S	S	S	
Campground, travel trailer park		S		S					S
Recreation, indoor	S	S	S	S		S	S	S	S
Truck stop	S	S							
Indoor theatre	S		S	S		S	S		
Motel, hotel, cabins	S	S	S	S		S	S	S	S
Lodging house, bed-and-breakfast	S	S	S	S		S	S	S	S
Marina, boat rental									
Restaurant	S	S	S	S		S	S	S	S
Food or ice cream stand	S	S	S	S		S	S	S	S
Launderette	S	S	S	S		S	S	S	S
Personal service business (beauty shop, barber, tailor, similar businesses)	S	S	S	S		S	S	S	S
Professional or business office	S	S	S	S	S	S	S	S	S
Bank	S	S	S	S		S	S	S	
Health care facility	S	S	S	S		S	S	S	
Private school	S	S	S	S		S	S	S	
Child care center	S	S	S	S		S	S	S	
Funeral home	S	S	S	S		S	S	S	
Tavern, bar, nightclub	S	S	S	S		S	S		S
Appliance repair shop	S	S	S	S	S	S	S	S	
Veterinarian, animal hospital	S	S	S	S	S	S		S	
Kennels	S	S							
Well drilling or construction business			S	S	S	S			
Slaughterhouse			S		S				
Amusement park	S	S				S			S
Junk yard, scrap yard	Not permitted in any zone								
Motor vehicle race track	Not permitted in any zone								
Airport	Not permitted in any zone								
Light industrial uses	S	S	S	S	S	S		S	
Sawmill	S		S	S	S	S			
Wood products manufacture	S	S	S	S		S		S	
Warehousing and distribution	S	S	S	S	S	S		S	
Trucking	S	S	S	S	S			S	
Fuel oil distribution		S	S	S	S				
Fertilizer manufacture and distribution	S	S	S	S	S	S	S		
Sand or gravel extraction		S	S	S	S	S			
Research and testing laboratory	S	S	S	S	S	S	S	S	

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	Industrial Districts						Commercial Districts		
	IC1	IC2	IC3	IC4	HI	LI	C1	C2	LC
Machine shop	S	S	S	S	S	S	S	S	
Other industrial uses					S				
Waste Disposal									
Hazardous waste disposal	Not permitted in any zone								
Industrial and commercial waste disposal	Not permitted in any zone								
Construction and demolition debris disposal:	See below								
- Generated within the Town of Champlain (c)	X	X	X	X	S	X	X	X	
- Generated outside the Town of Champlain	Not permitted in any zone								
Septage disposal (septic tank waste)	Not permitted in any zone								
Clean fill sites	S	S	S	S	S	S	S	S	S
Other Uses									
Agriculture, forestry	X	X	X	X		X	X	X	X
Cluster development	S	S	S	S		S	S	S	S
Accessory use	X	X	X	X	S	X	X	X	X

NOTES:

- (a) One single-wide manufactured home may be placed on an active farm in any zone, pursuant to § 130-16B(1).
- (b) See Table 1 above for maximum building size.
- (c) Must conform to latest NYS DEC Regulations.