

ZONING

325 Attachment 1

Village of Canton

Village of Canton, Chapter 325: Zoning Law  
Schedule A: Permitted Uses

**P = Permitted**

**SU = Requires a Special Use Permit**

**Blank = Prohibited**

Note: A land use activity may also require site plan review per § 325-89.

Land Use Activities	Zoning Districts										Supplemental Regulations
	OS-R	R-SF	R-MF	E-C	NMU*	MS	DMU	GM U	CC	TBL	
<b>Principal Residential Uses</b>											
Conversion of existing nonresidential structures into multifamily or group dwelling			P	P	P		P	P			§ 325-37
Dormitory				P							
Dwelling unit, above first floor street level only					P	P	P	P			
Dwelling, group			P	P				P			
Dwelling, multifamily			P	P	P		P	P			§ 325-37
Dwelling, single-family		P	P	P	P			P			§ 325-34
Dwelling, two-family			P	P	P			P			
Fraternity house/sorority house			P	P							
Live/Work unit				P	P	P	P	P	P		
Residential care facility/community residential facility			P				P	P			
Townhouse		SU	P	P				P			§ 325-42
<b>Principal Community Service Uses</b>											
Animal shelter									P	P	
Broadcasting/Transmission facility										P	
Cemetery	P	P	P	P				P	P		
Club, membership and lodge			P	P	P*		P	P	P		
College/University			SU	P	P*		P	P			

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	OS-R	R-SF	R-MF	E-C	NMU*	MS	DMU	GM U	CC	TBL	
Community center		SU	P	P	P		P	P			
Community garden	P	P	P	P				P			§ 325-26
Day-care center			P				P	P	P	P	
Day care, adult (day treatment facility)			P				P	P	P	P	
Day care, group or family		P	P	P	P		P	P	P	P	
Government facility and services, general	SU		SU	P	SU	P**	P	P	P	P	
Heritage/Historical sites, areas open to the public	P	P	P	P	P	P	P	P	P	P	
Hospital									P	P	
Library			P	P			P	P	P		
Medical office/clinic					P*	P	P	P	P	P	
Municipal essential services	P	P	P	P	P	P	P	P	P	P	
Museum				P	P*	P	P	P	P		
Open space/greenway/natural area	P	P	P	P	P	P	P	P	P	P	
Park/Playground/Recreation facilities, public	P	P	P	P	P	P	P	P	P	P	
Parking lot as a principal use, public			P	P			P				
Public transportation facility/amenity	SU	P	P	P	P		P	P	P	P	
Public utility, major								SU	SU	SU	
Public utility, minor		P	P	P	P		P	P	P	P	
Recreation facility, indoor, not otherwise listed in Schedule A				P			P	P	P	P	
Recreation facility, outdoor, not otherwise listed in Schedule A	SU			P				P	P		
Religious institution		SU	P	P	P	P	P	P	P	P	
Schools, primary and secondary		SU	P	P	P		P	SU			
Vocational/Trade school				P			P	P	P	P	
Wireless communications facilities, small cell	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	§ 325-45
Wireless communications tower										SU	§ 325-44
<b>Principal Commercial and Business Uses</b>											

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	OS-R	R-SF	R-MF	E-C	NMU*	MS	DMU	GM U	CC	TBL	
Adult use										SU	§ 325-25
Agriculture except as otherwise listed in this schedule and § 325-26		P		P				P	P	P	§ 325-26
Animal day care								SU	P	P	
Animal kennel									P	P	
Auto wash (car wash)									P	P	§ 325-27
Bar						P	P		P	P	
Bed-and-breakfast		SU	P	P	P		P	P			
Brew pub, tasting room						P	P	P	P	P	
Cafe				P	P*	P	P	P	P	P	
Dry cleaner, service only							P	P	P	P	
Entertainment facility, not otherwise listed in Schedule A							P	P	P		
Excavation, commercial, as part of site preparation		P	P	P	P	P	P	P	P	P	§ 325-29
Fitness/Health/Spa establishment				P	P*	P	P	P	P	P	
Funeral home/mortuary					P*		P	SU	P		
Gasoline service station, pre-existing only					P	P		P	P	P	§ 325-32
Gasoline service station, with or without convenience store									SP		§ 325-32
Golf course	P			P							
Greenhouse as a principal use									P	P	§ 325-26
Hotel/Inn						P	P		P	P	
Industry, artisan/craft; maker space						SU**	P	P	P	P	
Industrial, light, conversion/reuse of an existing structure							SU	SU	P	P	
Industry, light (not otherwise listed separately in Schedule A)									SU	P	
Industry										SU	
Laundromat							P	P	P		
Meeting facility/conference center				P		P**	P	SU	P	P	
Microbrewery, microdistillery							P	P	P	P	

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	OS-R	R-SF	R-MF	E-C	NMU*	MS	DMU	GM U	CC	TBL	
Motel									P	P	
Motor vehicle repair services, major									SU		§ 325-36
Motor vehicle repair services, minor							P	P	P	P	§ 325-36
Office, general					P*	SU**	P	P	P	P	
Open-air market	SU			SU		SU**	SU	SU	SU	SU	
Parking lot or structure as a principal use				SU			SU				§ 325-55
Recycling facility (see also accessory uses)										P	
Research/Laboratory				P			P	P	P	P	
Restaurant					P*	P	P		P	P	
Retail establishments not otherwise listed in Schedule A or § 325-22C of this chapter					P*	P	P		P		
Self-storage facility										P	§ 325-35
Service-related, including professional and financial service establishments not otherwise listed in Schedule A or § 325-22C of this chapter					P*	P	P	P	P		
Shooting range, indoor										P	
Solar energy facility, Tier 1	P	P	P	P	P	P	P	P	P	P	§ 325-41
Solar energy facility, Tier 2										P	§ 325-41
Storage yard/contractor's yard									P	P	
Theater/Entertainment venue, commercial						P	P		P		
Vehicle sales, rental and lease									P		
Veterinary clinic or hospital					P*		SU	SU	P	P	
Warehouse/Wholesale and distribution								SU		P	
<b>Accessory Uses</b>											
Accessory use, customary structure or use	P	P	P	P	P	P	P	P	P	P	
Accessory dwelling unit		P	P					P			§ 325-26
Agriculture, personal use		P	P	P				P			§ 325-26
Agritourism accessory to principal agricultural use				P				P	P	P	§ 325-26
Amateur radio tower	P	P	P	P	P	P	P	P	P	P	§ 325-44
Battery storage, Tier 1	P	P	P	P	P	P	P	P	P	P	§ 325-28

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	OS-R	R-SF	R-MF	E-C	NMU*	MS	DMU	GM U	CC	TBL	
Battery storage, Tier 2										P	§ 325-28
Day care, group or family		P	P	P	P	P	P	P	P	P	
Docking and pier facilities	P	P	P	P	P	P	P	P	P	P	
Drive-through window facility									P		§ 325-30
Greenhouse		P			P	P			P	P	§ 325-26
Home occupation, major		SU	SU	SU	SU	P**	P	P	P		§ 325-33
Home occupation, minor		P	P	P	P	P**	P	P	P		§ 325-33
Outdoor storage, accessory to a commercial use, except for agricultural use								P	P	P	§ 325-39
Recycling collection, accessory				P			P	P	P	P	
Roadside/Farm stands, temporary		P		P				P	P	P	
Solar energy, Tier 1	P	P	P	P	P	P	P	P	P	P	§ 325-41
Solar energy, Tier 2										P	§ 325-41
Vehicle charging stations	P	P	P	P	P	P	P	P	P	P	§ 325-55
Wind energy conversion system, small	SU	SU	SU	SU				SU	SU	SU	§ 325-43

NOTES:

\* See § 325-38. Use is permitted only through the conversion of an existing structure unless the property is vacant; other stipulations may apply.

\*\* Use may be located only above the street level first story fronting Main Street.