

# Use Matrix

## Non-residential districts

Below is a reference table that summarizes the uses listed in the Ordinance. Click on the table headers to go to the district page.

P = Principal Permitted Use

S = Special Land Use

| USE                                                                                                                                                                                                        | O-1 | B-2 | B-3 | I | P-1 | P&R | T |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----|---|-----|-----|---|
| <b>Commercial Uses</b>                                                                                                                                                                                     |     |     |     |   |     |     |   |
| Adult entertainment use                                                                                                                                                                                    |     |     | S   | S |     |     |   |
| Auto engine and body repair, and undercoating shops, enclosed                                                                                                                                              |     |     |     | P |     |     |   |
| Automobile dealers with outdoor sales space and/or repair facilities for the sale of new or secondhand automobiles, house trailers, recreational vehicles, or rental trailers and/or automobiles           |     |     | S   |   |     |     |   |
| Automobile service facility, no overnight outdoor storage, developed as part of a larger planned shopping center                                                                                           |     | S   |     |   |     |     |   |
| Automotive service facilities providing tires (but not recapping), battery, muffler, undercoating, auto glass, reupholstering, wheel balancing, shock absorbers, wheel alignments, and minor motor tuneups |     |     | P   |   |     |     |   |
| Banks, credit unions, savings, loan associations                                                                                                                                                           | P   | P   | P   |   |     |     |   |
| Barber shops, beauty shops, health salons, and therapeutic massage                                                                                                                                         | P   | P   | P   |   |     |     |   |
| Bed and breakfast operations                                                                                                                                                                               | S   |     |     |   |     |     |   |
| Business service establishments (typing services, photocopying services, quick-printing, office supply stores)                                                                                             | P   | P   | P   |   |     |     |   |
| Car sales, new and used, indoor sales rooms, showrooms, offices                                                                                                                                            |     | P   | P   |   |     |     |   |
| Clinics, except veterinary clinics with outdoor runs                                                                                                                                                       | P   | P   | P   |   |     |     |   |
| Discount, department, or variety store                                                                                                                                                                     |     | P   | P   |   |     |     |   |
| Dry cleaning establishments or customer pick up stations                                                                                                                                                   |     | P   | P   |   |     |     |   |
| Dry cleaning plants and laundries, central                                                                                                                                                                 |     |     |     | P |     |     |   |
| Gasoline service station                                                                                                                                                                                   |     |     | S   |   |     |     |   |
| Greenhouses                                                                                                                                                                                                |     |     |     | P |     |     |   |
| Kennels                                                                                                                                                                                                    |     |     |     | P |     |     |   |

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|--------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----|---|-----|-----|---|
| Mortuary establishments                                                                                                        | S   |     |     |   |     |     |   |
| Nursery, plant materials not grown on site, sales or lawn furniture, playground equipment, and garden supplies                 |     |     | S   |   |     |     |   |
| Overnight lodging facility                                                                                                     |     |     | S   |   |     |     |   |
| Pharmacy or apothecary shops                                                                                                   | P   | P   | P   |   |     |     |   |
| Restaurant, fast food, drive-throughs or drive-ins                                                                             |     |     | S   |   |     |     |   |
| Restaurant, open-front as part of a shopping center                                                                            |     | S   |     |   |     |     |   |
| Restaurants, outdoor dining areas                                                                                              |     | S   |     |   |     |     |   |
| Restaurants, standard or carryout                                                                                              |     | P   | P   |   |     |     |   |
| Retail business or service establishment permitted in the B-2 business district and abutting an existing B-2 business district | S   |     |     |   |     |     |   |
| Retail business or service establishment permitted in the B-3 business district and abutting the B-3 business district         | S   |     |     |   |     |     |   |
| Retail stores, merchandise sales enclosed in building                                                                          |     | P   | P   |   |     |     |   |
| Retail uses with an industrial character (need for outdoor storage, activities, etc.)                                          |     |     |     | P |     |     |   |
| Service establishments such as office, showroom, or workshop                                                                   |     | P   | P   |   |     |     |   |
| Service establishment, personal                                                                                                |     | P   | P   |   |     |     |   |
| Small animal grooming facilities                                                                                               | P   | P   | P   |   |     |     |   |
| Veterinary hospitals and clinics, interior boarding facilities                                                                 |     |     | P   |   |     |     |   |
| Warehousing and wholesale establishments                                                                                       |     |     |     | P |     |     |   |
| <b>Office Uses</b>                                                                                                             |     |     |     |   |     |     |   |
| Office type businesses related to executive, administrative, or professional occupations                                       | P   | P   | P   |   |     |     |   |

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| USE                                                                                                                                                                                                                    | O-1 | B-2 | B-3 | I | P-1 | P&R | T |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----|---|-----|-----|---|
| <b>Industrial Uses</b>                                                                                                                                                                                                 |     |     |     |   |     |     |   |
| Laboratories, experimental, film, or testing                                                                                                                                                                           |     |     |     | P |     |     |   |
| Laboratories, medical, dental, optical                                                                                                                                                                                 | P   | P   | P   |   |     |     |   |
| Lumber and planing mills                                                                                                                                                                                               |     |     |     | S |     |     |   |
| Manufacture and repair of electric or neon signs, light sheet metal products                                                                                                                                           |     |     |     | P |     |     |   |
| Manufacture of musical instruments, toys, novelties, and metal or rubber stamps                                                                                                                                        |     |     |     | P |     |     |   |
| Manufacture of pottery, figurines, and other ceramic products                                                                                                                                                          |     |     |     | P |     |     |   |
| Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs                                                                                                           |     |     |     | P |     |     |   |
| Manufacture, compounding, assembling, or treatment of articles of merchandise from previously prepared materials                                                                                                       |     |     |     | P |     |     |   |
| Manufacture, compounding, processing, packaging or treatment of products such as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery, tool, die, gauge, and machine shops |     |     |     | P |     |     |   |
| Metal plating, buffing and polishing                                                                                                                                                                                   |     |     |     | S |     |     |   |
| Mini-warehouses, self-storage facilities                                                                                                                                                                               |     |     | S   | S |     |     |   |
| Storage facilities for building materials, sand, gravel, stone, lumber, and contractor's equipment and supplies                                                                                                        |     |     |     | P |     |     |   |
| Trucking facilities                                                                                                                                                                                                    |     |     |     | P |     |     |   |
| Utility buildings, electrical transformer stations and substations, gas regulator stations                                                                                                                             |     |     |     | P |     |     |   |
| Warehouse, storage, and transfer and electric and gas service buildings                                                                                                                                                |     |     |     | P |     |     |   |
| <b>Municipal Uses</b>                                                                                                                                                                                                  |     |     |     |   |     |     |   |
| Memorials, public                                                                                                                                                                                                      |     |     |     |   |     | P   |   |
| Municipal uses such as water treatment plants and reservoirs, sewage                                                                                                                                                   |     |     |     | P |     |     |   |
| Post office and similar governmental office buildings                                                                                                                                                                  |     | P   | P   |   |     |     |   |

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| USE                                                                                                                                              | O-1 | B-2 | B-3 | I | P-1 | P&R | T |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----|---|-----|-----|---|
| Telephone exchange buildings                                                                                                                     | P   | P   | P   | P |     |     |   |
| Utilities, all public                                                                                                                            |     |     |     | P |     |     |   |
| Utility buildings, public (not including storage yards, transformer stations, substations, or gas regulator stations)                            | P   | P   | P   |   |     |     |   |
| <b>Institutional Uses</b>                                                                                                                        |     |     |     |   |     |     |   |
| Assembly halls                                                                                                                                   |     | P   | P   |   |     |     |   |
| Clubs, fraternal organizations or lodge halls, private                                                                                           | P   | P   | P   |   |     |     |   |
| Hospitals, general                                                                                                                               |     |     | S   |   |     |     |   |
| Place of worship                                                                                                                                 | P   | P   | P   |   |     |     |   |
| Schools, trade or industrial                                                                                                                     |     |     |     | P |     |     |   |
| <b>Recreational Uses</b>                                                                                                                         |     |     |     |   |     |     |   |
| Arcade amusement devices                                                                                                                         |     | P   | P   |   |     |     |   |
| Arcades, billiard parlors, card rooms                                                                                                            |     | S   |     |   |     |     |   |
| Golf courses                                                                                                                                     |     |     |     |   |     | S   |   |
| Health and athletic club                                                                                                                         |     | P   | P   |   |     |     |   |
| Indoor commercial recreation                                                                                                                     |     |     | P   |   |     |     |   |
| Open space, developed (aboretta, botanical gardens, passive park, recreation areas)                                                              |     |     |     |   |     | P   |   |
| Performing arts center                                                                                                                           | S   | S   | S   |   |     |     |   |
| Recreation, indoor                                                                                                                               |     |     |     |   |     | P   |   |
| Recreation, outdoor (parks, playgrounds, playfields, pools, hiking trails, cross country ski trails, bike paths, tennis courts, ice rinks, etc.) |     |     |     |   |     | P   |   |
| Theaters, concert halls, enclosed                                                                                                                |     | P   | P   |   |     |     |   |

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| USE                            | O-1 | B-2 | B-3 | I   | P-1 | P&R | T |
|--------------------------------|-----|-----|-----|-----|-----|-----|---|
| Other Uses                     |     |     |     |     |     |     |   |
| Accessory structures and uses  | P/S | P/S | P/S | P/S |     | P   | P |
| Boardinghouse                  |     |     | P   |     |     |     |   |
| Junkyard                       |     |     |     | S   |     |     |   |
| One-family detached dwellings  | S   |     |     |     |     |     |   |
| Open space, natural            |     |     |     |     |     | P   |   |
| Parking, vehicular, off-street |     |     |     |     | P   |     |   |
| Recycling center               |     |     |     | P   |     |     |   |
| Residential units              | S   | S   |     |     |     |     |   |
| Townhouses                     |     | S   |     |     |     |     | P |

## District Summary Table

Below is a quick reference table that summarizes district regulations.

Consult [Article 3 Zoning Districts](#) for additional requirements and exceptions to the information below.

### Residential districts

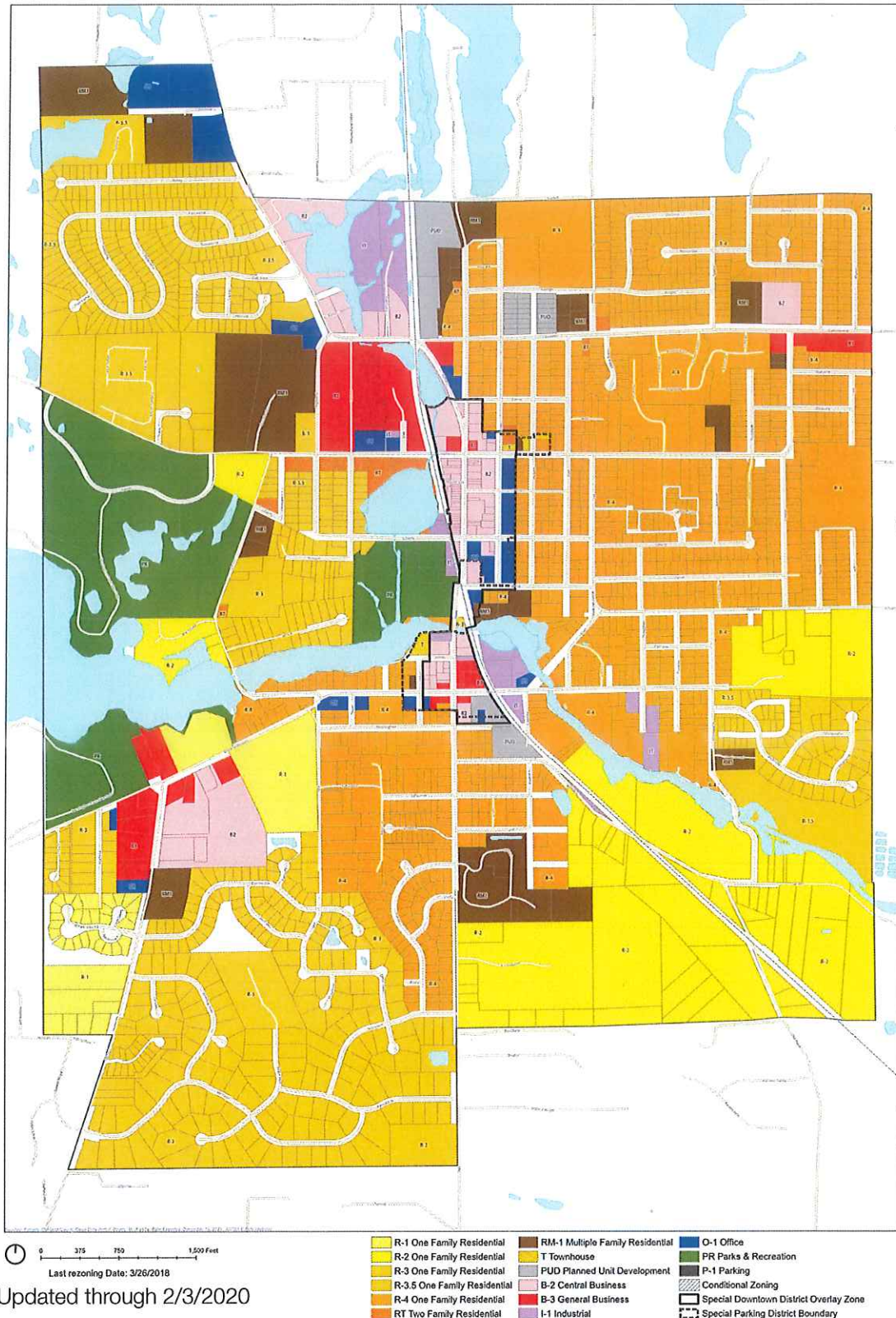
| STANDARD                                | R-1                                       | R-2      | R-3      | R-3.5    | R-4      | RT       | RM-1     |
|-----------------------------------------|-------------------------------------------|----------|----------|----------|----------|----------|----------|
| Minimum lot area (sq. ft.)              | 21,780                                    | 15,000   | 9,600    | 8,700    | 7,200    | 7,200    | 43,560   |
| Minimum lot width (ft.)                 | 120                                       | 100      | 80       | 66       | 60       | 66       | 150      |
| Minimum front yard setback (ft.)        | 30                                        | 30       | 25       | 25       | 30       | 25       | 50       |
| Minimum rear yard setback (ft.)         | 35                                        | 35       | 35       | 35       | 35       | 35       | 50       |
| Minimum side yard setback (ft.)         | 12                                        | 10       | 8        | 8        | 8        | 8        | 50       |
| Maximum lot coverage (%)                | 25                                        | 25       | 30       | 30       | 30       | 30       | 35       |
| Maximum building height (stories (ft.)) | 2.5 (35)                                  | 2.5 (35) | 2.0 (30) | 2.0 (30) | 2.0 (30) | 2.0 (30) | 2.5 (30) |
| Notes to District Standards             | See Notes to schedule of regulations §3.2 |          |          |          |          |          |          |

### Non-residential districts

| STANDARD                                | O-1                                       | B-2      | B-3      | I-1  | P-1 | P&R | T |
|-----------------------------------------|-------------------------------------------|----------|----------|------|-----|-----|---|
| Minimum lot area (acres)                | -                                         | -        | -        | 2    | -   | -   | - |
| Minimum lot width (ft.)                 | 60                                        | 100      | 100      | 150  | -   | -   | - |
| Minimum front yard setback (ft.)        | 20                                        | 20       | 30       | 45   | -   | -   | - |
| Minimum rear yard setback (ft.)         | 20                                        | 20       | 20       | 25   | -   | -   | - |
| Minimum side yard setback (ft.)         | 15                                        | 15       | 15       | 25   | -   | -   | - |
| Maximum building height (stories (ft.)) | 2.0 (30)                                  | 2.0 (30) | 2.0 (30) | (45) | -   | -   | - |
| Notes to District Standards             | See Notes to schedule of regulations §3.2 |          |          |      |     |     |   |

\*For parcels located in the special downtown district, see [SDD Special Downtown District Overlay §3.1.15.](#)

# Zoning Map



giffels  
webster

[Click here for the Interactive Zoning Map](#)

**Zoning Map**  
Milford Village

## 3.1.10 B-3 General Business

### A. Purpose and Intent

The B-3, general business district is designed to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the central business district and which are oriented to serving the needs of passerby type traffic and locations for planned shopping centers. Many of the business types permitted also generate greater volumes of traffic and activities which must be specially considered to minimize adverse effects on adjacent properties.

① User Note: Click on [Blue](#) for use-specific standards or refer to Article 4 Use Standards

### B. Principal Permitted Uses

1. Administrative and professional offices
2. Clinics, except veterinary clinics having outdoor runs<sup>Ⓜ</sup>
3. Small animal grooming facilities
4. Medical, dental, and optical laboratories
5. Banks, credit unions, savings and loan associations, and similar uses, including those offering drive-through facilities
6. Personal service establishments<sup>Ⓜ</sup>
7. Private clubs, fraternal organizations, or lodge halls
8. [Places of worship §4.35](#)
9. Pharmacy or apothecary shops
10. Business service establishments
11. Publicly owned buildings such as telephone exchange buildings and public utility offices, but not including storage yards, transformer stations, substations, or gas regulator stations
12. [Retail business §4.42](#)
13. Standard or carryout restaurants
14. Places of assembly
15. Post office and similar governmental office buildings, serving persons living in the adjacent residential area
16. New and used car sales rooms or offices
17. Health and athletic clubs<sup>Ⓜ</sup>
18. Arcade amusement devices, when accessory to a permitted use

19. Commercial recreation, indoor
20. [Automotive service facility §4.5](#)
21. Veterinary hospitals and clinics having interior boarding facilities
22. Boardinghouse<sup>Ⓜ</sup>
23. Other uses similar to the above uses
24. [Accessory buildings and uses customarily incident to any of the above permitted uses §5.1](#)

### C. Special Land Uses

1. [Vehicle dealers with outdoor sales space and/or repair facilities §4.44](#)
2. [Fast food restaurant, including those having drive-through lanes or a drive-in restaurant §4.13](#)
3. [Gasoline service station<sup>Ⓜ</sup> §4.15](#)
4. [Adult entertainment use<sup>Ⓜ</sup> §4.1](#)
5. [Mini-warehouses \(self-storage facilities\)<sup>Ⓜ</sup> §4.23](#)
6. [Hospitals, general<sup>Ⓜ</sup> §4.17](#)
7. [Nurseries and garden supply centers §4.28](#)
8. [Overnight lodging facility §4.32](#)
9. [Performing arts center<sup>Ⓜ</sup> §4.34](#)
10. [Accessory buildings and uses customarily incident to any of the above permitted uses §5.1](#)



## 3.1.10 B-3 General Business

### D. Development Standards

#### Lot Size

Minimum lot width: 100 ft.

#### Lot Coverage

Maximum building lot coverage: None

#### Setbacks

Minimum front yard setback: 30 ft.

Minimum rear yard setback: 20 ft.

Minimum side yard setback: 15 ft.

#### Maximum Building Height

Maximum building height: 2.0 stories or 30 ft.

See [Notes to schedule of regulations §3.2](#) and [§3.7](#), [3.11](#), [3.12](#), [3.16](#), [3.17](#), [3.18](#), [3.19](#), [3.20](#), [3.21](#), and [3.22](#) for notes to the development standards.

### E. Additional Requirements

#### Article 3

SDD Special Downtown District Overlay §3.1.15

Refer to the [Zoning Map](#) for the overlay district boundaries.

#### Article 5

Access to a major thoroughfare §5.4

Off-street parking and loading §5.6

Exterior lighting §5.7

Landscaping §5.8

Outdoor trash storage areas §5.12

Signs §5.13

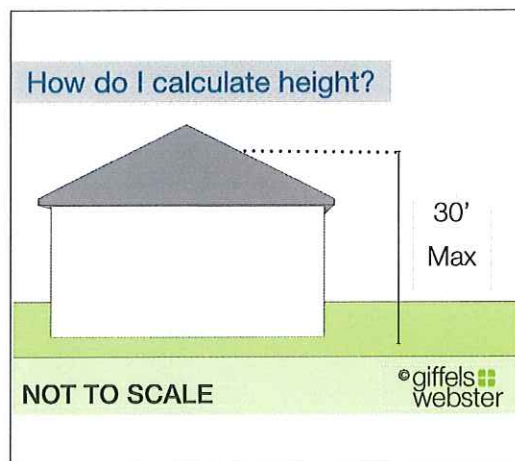
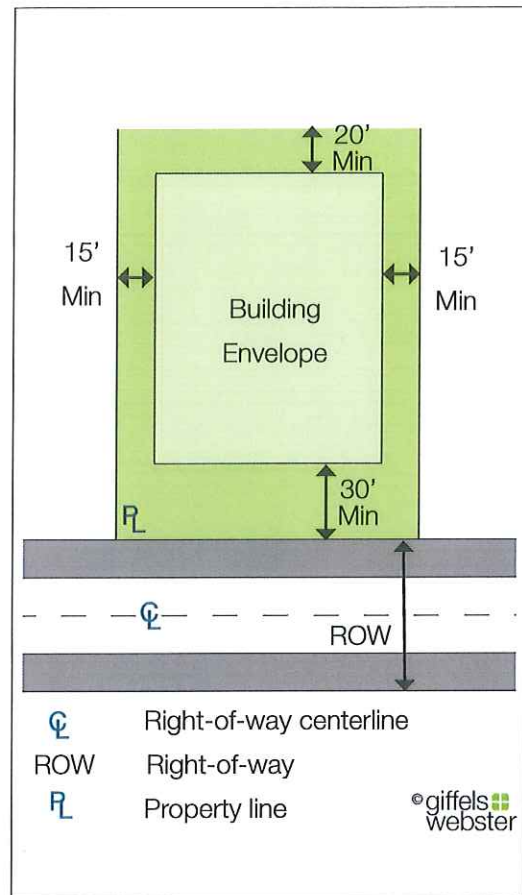
Canopies and awnings §5.14

#### Article 6

Site plan review §6.1

Special land uses §6.3

Community impact studies §6.4



### 3.7 General Business district standards

All business, service storage and display shall be conducted within a completely enclosed building, except that the zoning administrator may administratively approval an area outside of the required front yard setback for such purposes, subject to the following conditions:

- A. Except as permitted for [Nurseries and garden supply centers §4.28](#), the outdoor storage, display and/or sales area shall be located outside of the special downtown overlay zone.
- B. The outdoor storage, display and/or sales area shall not:
  - 1. Obstruct dedicated pedestrian ways or doorways;
  - 2. Occupy off-street parking areas, maneuvering lanes, or loading zones;
  - 3. Interfere with fuel station operations;
  - 4. Conceal views into the site's interior which are necessary for public safety surveillance; and
  - 5. Prevent the safe and efficient flow of vehicular traffic entering, exiting, or circulating within the site.
- C. The outdoor storage, display and/or sales area shall not exceed ten percent of the total floor area of the principal structure.
- D. Not less than a ten-foot setback shall be provided between the nearest point of the outdoor storage, display and/or sales area and abutting residentially zoned property.
- E. Items located within outdoor storage, display and/or sales areas shall not exceed a height of six feet.
- F. The outdoor storage, display and/or sales of hazardous substances or polluting materials shall be prohibited except as permitted by [H Hazardous Substances Overlay Zone §3.1.16](#).