



**TOWN OF ROBBINS
PLANNING BOARD
MONDAY, JANUARY 30, 2023 – 5:30 PM
Robbins Town Hall**

AGENDA

- I. CALL TO ORDER**
- II. PRESENTATIONS**
 - A. ETHICS PRESENTATION BY CLINT MACK
- III. NEW BUSINESS**
 - A. ELECT CHAIRMAN OF PLANNING BOARD
 - B. DISCUSSION AND REVIEW
 - C. CALENDAR OF MEETINGS
- IV. ADJOURN**

Town of Robbins

Table of Permissible Uses														
Zoning Districts		RA-40	RA-20	R-20	R-10	R-8	CBD	TBD	O-1	NBD	H-I	L-I	WP	LD
1.0	RESIDENTIAL													
1.1	Single family residence													
	1.11	Single family detached, one per unit	P	P	P	P	P		P					
	1.111	Site built and modular	P	P	P	P	P	P	P	P				
	1.112	Manufactured homes												
	1.116	Shelter house				P	P		P					
	1.12	Single family detached, more than one per lot												
	1.121	Site built and modular	PSC	PSC		PSC	PSC		PSC					
	1.122	Manufactured home park (see MHP Ordinance)					PSC							
1.2	Two family residences													
	1.21	Primary residence with accessory apartment	P	P		P	P		P					
	1.22	Duplex	P	P		P	P		P	S				
	1.23	Two family apartment	P	P		S	P		P					
	1.24	Two family conversion	P	P		P	P		P					
1.3	Multifamily residences													
	1.31	Multifamily conversion	PSC	PSC		PSC	PSC			P				
	1.32	Multifamily town homes	PSC	PSC		PSC	PSC							
	1.33	Multifamily apartments	PSC	PSC		PSC	PSC			PSC				
	1.34	Multifamily downtown apartments (' 152.125)						C	P*					

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	1.35	Multifamily downtown condominiums (' 152.125)						C							
		* Aboveground pool permitted													
1.4	Homes emphasizing special treatment, supervision or care														
	1.41	Homes for handicapped/infirm	P	P	P	P	P			P					
	1.42	Nursing and intermediate care	S	S	S	S	S			S					
	1.43	Child care homes	P	P	P	P	P			P					
	1.44	Halfway house	S	S	S	S	S			S					
1.5	Miscellaneous rooms for rent														
	1.51	Rooming/boarding houses	P	P				P	S		P				
	1.52	Tourist/temporary residences	P	P				P	P		P				
	1.53	Hotels, motels and similar business						C	C	C	C				
1.6	Temporary emergency, construction and repair residences (' 152.122)		P	P	P	P	P	P	P	P	P	P	P	P	
1.7	Home occupations														
	1.71	Home occupation	P	P	P	P	P	P	P	P	P				
	1.72	Home occupation, rural	P	P											
1.8	Planned residential developments (' 152.120)		PSC	PSC			PSC	PSC							
2.0	SALES AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT														

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2.1	No storage or display of goods outside fully enclosed building													
	2.11 High volume traffic generation						P	P						
	2.111 Miscellaneous							P						
	2.112 Convenience stores						P	P	P	P				
	2.12 Low volume traffic generation						P	P	P	P				
	2.13 Wholesale sales						P	P	S					
2.2	Storage and display of goods outside fully enclosed building													
	2.21 High volume traffic generation						P	P	S					
	2.22 Low volume traffic generation						P	P	P					
	2.23 Wholesale sales													
3.0	MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING ASSEMBLING OF EQUIPMENT OF GOODS, MERCHANDISE AND EQUIPMENT													
3.1	All operations conducted entirely within an enclosed building (' 152.129)											P	P	
3.2	Operations conducted within or outside of a fully enclosed building (' 152.129)											S	P	
4.0	EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USE													

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4.1	Schools													
	4.11	Elementary and secondary schools	C	C		C	C	C			C			
	4.12	Trade or vocational							S	S	S		S	S
	4.13	Colleges, universities, community colleges	C	C		C	C	C		C	C		C	
4.2	Churches, synagogues and temples		P	P	P	P	P	P	P	P	P		P	
4.3	Libraries, museums, art galleries and similar uses		P	P		P	P	P	P	P	P			
	4.31	Located within a building designed and previously occupied as a residence or within a building have a GFA - 2,000 square feet	S	S		S	S	S	P	P	P		P	
4.4	Social, fraternal club and lodges, union halls and similar uses								P	P	P		P	
5.0	RECREATION, AMUSEMENT, ENTERTAINMENT													
5.1	Activity conducted entirely within building													
	5.11	Game rooms, except electronic gaming operations						S	S	S	S		S	
	5.12	Billiard and pool halls						S	S	S	S		S	
	5.13	Electronic Gaming Operations							C				C	
	5.14	Thetars (<5500 SF)						C						
	5.15	Coliseums, stadiums and all other facilities listed in the 5.1 classification designed to accommodate or seat +500						C	C	C	C		C	

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5.2	Activity conducted primarily outside enclosed structure													
	5.21 Privately owned outdoor recreational facilities such as golf and country clubs, tennis and swim clubs, and the like, not constructed on conjunction with a residential development	S	S		S	S	S			S				
	5.22 Public owned outdoor recreational uses not constructed pursuant to a permit authorizing school construction	C	C		C	C	C		C	C		C		
	5.23 Golf driving range	S	S					S	S					
	5.24 Horseback riding stables	S	S											
	5.25 Automobile and motorcycle racing track	S	S					S	S					
	5.26 Drive in movie theaters							S	S					
	5.27 Recurring special events (see ' 152.128)							C				C		
6.0	INSTITUTIONAL RESIDENCE OR CARE OR CONFINEMENT FACILITIES													
6.1	Hospitals, clinics, other medical treatment facilities in excess of 10,000 square foot floor area							C	C					
6.2	Nursing care, intermediate care; handicapped or infirmity or child care institutions	C	C				C	C	C					
6.3	Institution where mentally ill persons are confined (other than halfway house)							C	C					

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Section III, Item B.

6.4	Penal and correctional facility	C	C									C		
7.0	RESTAURANTS, BARS, NIGHT CLUBS													
7.1	No carry out or delivery service, no drive in service, no service or consumption outside fully enclosed structure					P	P	P						
7.2	Carry out, delivery service, consumption outside fully enclosed structure allowed					P	P							
7.3	Carry out, delivery service, drive-in service consumption outside fully enclosed structure allowed					P	P							
8.0	MOTOR VEHICLE RELATED SALES AND SERVICE OPERATIONS													
8.1	Motor vehicle sales or rental, mobile home sales					P	P					P		
8.2	Sales with installation of motor vehicle parts or accessories					P	P							
8.3	Motor vehicle repair and maintenance not including substantial body work					P	P							
8.4	Motor vehicle painting and body work					P	P					S		
8.5	Gas sales					P	P	P	P					
8.6	Car wash					P	P	P	P			P		
8.7	Temporary vehicle storage, accessory use (see ' 152.126)					S	S					S		
9.0	STORAGE AND PARKING													
9.1	Automobile parking garages or parking lots not located on a lot on which there is another principal use which the parking is related					P	P	P	P	P	P	P		

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9.2	Storage not related to sale or use of those goods on the same lot									P	P	P		
	9.21 All storage with completely enclosed structures							P	P	P	P	P	P	
	9.22 Storage inside or outside completely enclosed structure							P	P	P			P	
9.3	Airplane hangar on a lot adjoining municipal airport	P	P										P	
10.0	SERVICE RELATED TO ANIMALS													
10.1	Veterinarian	P	P							P	S			
10.2	Kennel	P	P							P	S			
11.0	EMERGENCY SERVICES													
11.1	Police stations	C	C	C	C	C	C	C	C	C			C	
11.2	Fire stations	C	C			C	C	C	C	C			C	
11.3	Rescue squad, ambulance services	C	C			C	C	C	C	C			C	
12.0	AGRICULTURAL, MINING, QUARRY OPERATIONS													
12.1	Agricultural operations, farming													
	12.11 Excluding livestock	P	P	P	P	P	P	P	P	P			P	
	12.12 Including livestock	P	P											
12.2	Mining or quarry operations including onsite sales of products	S	S									S	S	
12.3	Insert debris beneficial fill	P	P	P	P	P	P	P	P	P	P	P	P	
13.0	MISCELLANEOUS PUBLIC AND SEMI-PRIVATE FACILITIES													
13.1	Post office						S	S	S					

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Section III, Item B.

13.2	Airport	C	C								C	C		
13.3	Military reserve, National Guard	P	P								P			
14.0	DRY CLEANER, LAUNDRY MAT						P	P	P	P				
15.0	UTILITY FACILITIES													
15.1	Neighborhood	S	S	S	S	S	S	S	S	S	P	P		
15.2	Community or regional	C	C								P	P		
16.0	TOWERS AND RELATED STRUCTURES													
16.1	Towers less than 50 feet	P	P	P	P	P	P	P	P	P	P	P		
16.2	Towers greater than 50 feet	S	S								P	P		
17.0	OPEN AIR MARKETS HORTICULTURE SALES													
17.1	Open air markets (farm and craft markets, flea markets, produce markets)	P	P				P	P	P	P				
17.2	Horticulture sales	P	P				P	P	P					
18.0	OFFICE CLERICAL, RESEARCH AND SERVICES NOT PRIMARILY ASSOCIATED WITH GOODS OR MERCHANDISE													
18.1	All operations conducted entirely within fully enclosed structure													
	18.11 Operations designed to attract and serve customers or clients on the premises, such as offices of attorneys, physicians, other professionals, insurance stock brokers, travel agents, government office buildings and the like						P	P	P					

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	18.12	Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use						P	P		P				
	18.13	Office or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area						PS	P	P	PS				
18.2	Operations conducted within or outside fully enclosed structure														
	18.21	Operations designed to attract and serve customers or clients on the premises						P	P	P	P				
	18.22	Operations designed to attract little or no customer client traffic other than employees of the entity operating the principal use						P	P	P	P				
	18.23	Banks with drive-in windows						P	P	P					
19.0	CEMETERY		S	S											
20.0	NURSERY SCHOOLS; DAY CARE CENTERS		P	P	S	S	S		P	P	P				
21.0	BUS STATION, TRAIN STATION							C	C						
22.0	SPECIAL EVENTS (see ' 152.123)		C	C	C	C	C	C	C	C	C	C	C		
23.0	SUBDIVISIONS														
23.1	Major		C	C	C	C	C	C	C	C	C	C	C		
23.2	Minor		P	P	P	P	P	P	P	P	P	P	P		

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24.0	SEXUALLY ORIENTED BUSINESSES (see ' 152.124)								C						
25.0	LANDFILLS, JUNKYARDS, RECYCLING OPERATIONS, & SALVAGE YARDS														
	25.11	Inert debris landfill (see '152.127)													C
	25.12	Land clearing debris landfill (see ' 152.127)													C
	25.13	Construction and demolition debris landfill (see ' 152.127)													C
	25.14	Junkyard													
	25.15	Recycling operation										C	C		C
	25.151	Consumer recycling collection center										C	C		C
	25.152	All other recycling operations										C	C		C
	25.16	Salvage yard													