

ZONING

305 Attachment 1

Village of Adams

Schedule I - Use Controls [Amended 5-15-1989 by L.L. No. 2-1989]

District	Purpose	Permitted Uses Without Site Plan Review	Permitted Accessory Uses Without Site Plan Review	Special Uses With Site Plan Review	Permitted Uses With Site Plan Review
RESIDENTIAL RES	The purpose is to promote residential uses and compatible development. Historic, cultural, and recreational resources will also be enhanced.	Single family dwellings.	Private garages, signs, swimming pools, carports, patios, private greenhouses) non-commercial), and similar uses.	Mortuary establishments, (in keeping with uses in District), cemeteries, schools, home occupations, medical facilities.	Public utility facility, two family and multiple family dwelling, replacement of existing mobile homes, churches, convents, community facilities (excluding facilities for treatment of alcoholics, mentally handicapped, drug addicted, etc.) public parks, private recreational facilities (excluding miniature golf courses), charitable institutions (excluding penal or correctional facilities). boarding houses, tourist homes, replacement or new use of existing property.
GENERAL COMMERCIAL GC	The purpose of this district is to promote the business and commercial nature of the area. Historic, cultural, business and recreational resources will be enhanced.	Any uses permitted in Residential.	Signs, private garages, swimming pools, carports, patios, private greenhouses (non-commercial), and similar uses.	Automobile Service Station, motor vehicle sales, drive-in services, hotel, motels, public assembly facilities.	Public utility facility, shopping center, lending institutions, insurance companies, business and professional offices, retail and wholesale stores, theaters, commercial service establishments, recreational and amusement centers, restaurants, private club, recreational facility, car wash, commercial greenhouses.

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INDUSTRIAL DISTRICTS - IND	The purpose of this district is to promote the industrial sector and economy of the Village.	All uses listed herein are permitted only when they meet “site plan review criteria” established elsewhere in this Law. Manufacturing plants (including assembling, processing, and fabricating), light industrial operation, public utility facility, freight or trucking terminals, contractors yard, automobile service station, business and commercial uses listed in GC District are permitted. Places of public assembly and residential uses are not permitted.	Signs and billboards, service buildings for the industrial or business uses, necessary utility structures and facilities and other similar accessory uses.	Hotels, motels, fraternal clubs.	Petroleum storage areas.

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<p>PLANNED DEVELOPMENT DISTRICT - PD (floating)</p>	<p>The purpose of this district is to allow the Village the flexibility to vary certain requirements of this Law providing the development adheres to basic criteria, is of quality nature, and meets the overall intent and conditions set forth in this Law. The District allows a combination of residential, commercial and recreational uses in designated areas. A rezoning must be implemented to attain PDD status.</p>	<p>Permitted uses include those residential uses previously mentioned including: retail and service businesses, other commercial establishments, churches, recreational enterprises, home occupations, parks, etc. No industrial uses will be permitted. P.D. District permitted uses shall comply with requirements of Article VIII and site plan review criteria.</p>	<p>Signs, service buildings, private garages, community facility, swimming pools, patios, private greenhouses (non-commercial), etc.</p>	<p>Hotels, motels</p>	<p>Mobile home parks</p>