

ZONING

88 Attachment 1

Village of Brownville

Schedule I — Use Controls

District	Purpose	Uses Permitted by Right	Permitted Accessory Uses/Structures	Site Plan Review Uses
Residential R-1	To preserve the existing low-density residential areas of the village; to promote future development of low-density residential areas and to ensure that these areas do not suffer the ill effects of incompatible land uses	Single-family dwellings, modular homes, churches, community facilities, libraries, parks, playgrounds, home occupations and agricultural operations	Private garages, gardens, sheds, swimming pools, patios, porches, carports, treehouses, private greenhouses, satellite antennas, other customarily incidental uses and signs and fences	Funeral homes, schools and essential services
Residential R-2	To preserve the existing higher density residential areas, to provide for a wide range of housing opportunities in the future and to allow for the development of complimentary land uses	Any use permitted in the R-1 District, 2-family dwellings, home occupations and agricultural operations [Amended 12-1-1987 by L.L. No. 1-1987]	Same as above	Essential services, schools, funeral homes, mobile home parks, multifamily dwellings and boarding and rooming houses [Amended 12-1-1987 by L.L. No. 1-1987]
Business (B)	To promote and enhance the existing business area of the village and provide areas for future expansion	Any use permitted in the R-1 and R-2 Districts [Amended 12-1-1987 by L.L. No. 1-1987]	Same as above, plus bulk garbage containers, ice vending machines and other customarily incidental uses	Private enclosed recreation, gas and auto service stations, clubs, hotels, motels, theaters, light industrial uses, large equipment dealerships, building supply operations, wholesale distributionships, drive-in theaters, shops, stores, eating and drinking establishments, banks, professional and other service offices
Industrial (I)	To promote the existing industrial areas of the village and allow for compatible expansion of existing industrial concerns	Only those uses permitted through site plan review	—	Manufacturing and adult uses