

ZONING

265 Attachment 2

SCHEDULE I

Zoning Schedule of Use Controls

[Amended 10-23-1979 by L.L. No. 1-1979; 12-7-1995 by L.L. No. 4-1995; 10-12-2004 by L.L. No. 3-2004]

DISTRICT	PURPOSE	USES		
		PERMITTED PRINCIPAL	PERMITTED ACCESSORY	SPECIAL
R-1 Single-Family Residential	To delineate those areas where predominantly residential development has occurred or will be likely to occur in accordance with the General Plan for the Village of Holley. To upgrade the character of all residential areas in the Village by requiring standards of land use and lot and building bulk and size which more accurately reflect existing development. To protect the integrity of residential areas by prohibiting the incursion of incompatible nonresidential uses.	One-family detached dwellings Churches and similar places of worship Public elementary and high schools, public parks and playgrounds Libraries, museums	Private garages Customary home occupations or professional offices of doctors, dentists or lawyers Signs Other accessory uses customarily incidental to the principal use	Community buildings Large-scale residential development Golf courses and public swimming pools Essential services
R-2 Multifamily Residential	To delineate those areas where predominantly residential development has occurred or will be likely to occur at multifamily densities in accordance with the General Plan for the Village of Holley.	One-family detached dwellings Churches and similar places of worship Public elementary and high schools, public parks and playgrounds	Private garages Customary home occupations or professional offices of doctors, dentists or lawyers Signs	Community buildings Large-scale residential development Golf courses and public swimming

HOLLEY CODE

DISTRICT	PURPOSE	USES		
		PERMITTED PRINCIPAL	PERMITTED ACCESSORY	SPECIAL
		Libraries, museums Two-family dwellings	Other accessory uses customarily incidental to the principal use	pools Essential services Multifamily attached dwellings
C-1 Commercial	To delineate a centralized area where shopping, recreation and cultural facilities are provided for the Village as a whole.	Any retail or personal service establishment such as: Eating and drinking establishments Hardware stores Food stores Clothing stores Drug stores Business and professional offices Hotels and motels Essential services Amusement uses	Off-street parking Signs Other necessary uses customarily incidental to the principal use	Automobile service stations Multifamily attached dwellings

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DISTRICT	PURPOSE	USES		
		PERMITTED PRINCIPAL	PERMITTED ACCESSORY	SPECIAL
C-2 Commercial	To delineate a centralized area where predominantly commercial and light manufacturing development has occurred or will be likely to occur.	Any retail or personal service establishment such as: Eating and drinking establishments Hardware stores Food stores Clothing stores Drug stores Business and professional offices Hotels and motels Essential services	Off-street parking Signs Other accessory uses customarily incidental to the principal use Light manufacturing	Automobile service stations Multifamily attached dwellings Other light manufacturing, including assembly, fabricating or packaging of products from previously prepared materials, such as cloth, plastic, paper, leather, precious or semiprecious metals or stones
M-1 Industrial	To delineate areas best suited for industrial development because of location, topography, existing facilities and relationship to other land uses. Uses incompatible with industry are not to be permitted.	Any manufacturing, assembly or other industrial or research operation meeting the requirements of the performance standards of this chapter Farm, farm uses and	Signs Customary accessory uses incidental to a permitted use	Large-scale industrial park development Extraction of stone, sand and gravel Automobile service and repair stations

HOLLEY CODE

DISTRICT	PURPOSE	USES		
		PERMITTED PRINCIPAL	PERMITTED ACCESSORY	SPECIAL
		customary farm occupations Warehouses for enclosed storage of goods and materials, distribution plants, wholesale businesses		
L-C Land Conservation District	To delineate those areas where substantial development of the land in the form of buildings or structures is prohibited due to: 1. Special or unusual conditions of topography, drainage, floodplain or other natural conditions, whereby considerable damage to buildings or structure and possible loss of life may occur due to the processes of nature. 2. The lack of proper facilities or improvements resulting in the land not being suitable for development at the present time and where such facilities or improvements must be taken on an areawide rather than individual parcel basis in order to serve adequately the area at reasonable cost to the Village.			Farm and other agricultural operations Parks, golf courses, athletic fields and other similar uses Essential services Disposal facilities, landfill operations and similar uses