

ZONING

575 Attachment 1

Village of Fredonia

Table of Permitted and Conditional Uses in Business and Manufacturing Districts.*
[Amended 3-15-2022 by Ord. No. 2022-2]

KEY:

- P = Permitted Use
 C = Conditional Use Permit
 Blank = Not Allowed

	B-1	B-2	B-3	M-1	M-2	M-3
Education Uses (1)						
Day-care center	C	P	C			
Day-care centers, accessory to another principal use				C	C	C
Art, dance, and music classes for all ages	C	P	C			
Commercial and Office Uses (1)						
Artist studio	P	P	P	P	P	P
Bank or other financial institution	P	P	P			
Broadcast or recording studio	C	P	P	P	P	P
Currency exchange, payday loan agency, or title loan agency	P	P	P			
Garden supply or landscaping center	C	C	C			
Office, general	P	P	P	P	P	P
Office, government	P	P	P	P	P	P
Outdoor merchandise sales	C		C			
Plant nursery or greenhouse		C	C			
Retail establishment, adult (2)					C	
Retail establishment, general (4) (with gross area of the space occupied by said establishment up to 20,000 square feet)	P	P	P			
Retail establishment, general (4), (with gross area of the space occupied by said establishment 20,000 square feet and above)		C	P			
Home improvement centers and lumberyards	C	P	P	P	P	
Secondhand store	C	C	C			
Health Care and Social Assistance Uses (1)						
Health clinic (including dental, chiropractic, etc.)	P	P	P			
Hospital			C			C
Medical office (including dental, chiropractic, etc.)	P	P	P			P
Medical research laboratory	C	C	C	C	C	C
Medical service facility (retail sales)	P	P	P			C
Social service facility	C	C	C			

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	B-1	B-2	B-3	M-1	M-2	M-3
Service Uses						
<i>General Service Uses (1)</i>						
Building maintenance service	C	C	C	C	C	C
Business service	P	P	P	P	P	P
Catering service	C	C	C			
Dry cleaning establishment		C	C			
Funeral home		C	P			
Furniture and appliance rental and leasing		P	P			
Household maintenance and repair service	C	C	P	P	P	P
Laundromat		P	P			
Personal service	P	P	P			
Tool/equipment rental facility (inside only)	C	C	P	P	P	P
Tool/equipment rental facility (any outside display or storage)	C	C	C	C	C	C
<i>Animal Services</i>						
Animal boarding facility or field training or pet sales			C	C	C	C
Animal grooming or obedience training facility	C	C	C	C	C	C
Animal hospital/clinic		C	C	C	C	C
Pet supply sales	P	P	P			
Motor Vehicle Uses						
<i>General Motor Vehicle</i>						
Car wash		C	C	C	C	C
Drive-through facility		C	C	C	C	C
Filling station		C	C	C	C	C
<i>Light Motor Vehicle</i>						
Body shop		C	C	C	C	C
Limited wholesale facility	C	C	C	C	C	C
Rental facility			C	C	C	C
Repair facility	C	C	C	C	C	C
Sales facility, new vehicle and accessory used vehicle sales		C	C	C	C	C
Sales facility, new vehicle only		C	C	C	C	C
Sales facility, used vehicle sales only		C	C	C	C	C
<i>Heavy Motor Vehicle</i>						
Body shop			C	C	C	C
Rental facility			C	C	C	C
Repair facility			C	C	C	C
Sales facility			C	C	C	C
Accommodation and Food Service Uses (1)						
Assembly hall		C	C	C	C	C
Bed-and-breakfast	C	C				
Hotel		C	P			P
Restaurant, fast-food/carry-out	C	P	P	C	C	C

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	B-1	B-2	B-3	M-1	M-2	M-3
Restaurant, sit-down	P	P	P	C	C	C
Tavern	C	C	C	C	C	C
Entertainment and Recreational Uses (1)						
Clubs and lodges	C	C	C			
Convention and exposition center			P			P
Entertainment establishment, adult (3)					P	
Health club			P			P
Outdoor racing facility			C			C
Park or playground, accessory to another principal use			C	C	C	C
Sports and recreation facility, indoor			C	C	C	C
Sports and recreation facility, outdoor			C	C	C	C
Theater, indoor			P			P
Storage, Recycling, and Wholesale Trade Uses (1)						
Mixed-waste processing facility				C	C	
Recycling collection facility				C	C	
Wholesale and distribution facility, indoor			C	P	P	P
Wholesale and distribution facility, outdoor			C	C	C	C
Storage Facilities						
Hazardous materials						
Indoor, mini-warehouse				C	C	C
Outdoor					C	C
Transportation Uses (1)						
Airport						
Ambulance service, private			C	C	C	C
Ground transportation service			C	C	C	C
Helicopter landing facility						C
Railroad switching, classification yard, or freight terminal				C	C	
Truck freight terminal				C	C	
Industrial Uses						
Contractor's shop	P	P	P	P	P	P
Contractor's yard			C	C	C	
Manufacturing, heavy (5)					C	
Manufacturing, medium (6)				P	P	
Manufacturing, light (7)				P	P	P
Research and development	P	P	P	P	P	P
Temporary Uses						
Concrete batch plant, temporary					C	
Live entertainment special event	C	C	C	C	C	C
Seasonal market	C	P	P			
Temporary real estate sales office	P	P	P	P	P	P

Notes:

* Zoning permit required (see § 575-112) for any new use or change in use or ownership for any permitted use. Zoning permit required for any change in ownership for any conditional use.

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- (1) Any drive-through or drive-up service requires a conditional use permit.
- (2) “Retail establishment, adult” means an adult oriented establishment, as defined under § 468-1 and licensed under § 468-4 of Fredonia Village ordinances, providing retail sale to the public.
- (3) “Entertainment establishment, adult” means adult oriented establishment, as defined under § 468-1 and licensed under § 468-4 of Fredonia Village ordinances, providing live and/or recorded entertainment.
- (4) “Retail establishment, general” means an establishment providing retail sale of new products to the public and rendering services incidental to the sale of such products, including, but not limited to, sales of: art supplies and picture frames, art works, auto parts, baked goods, bicycles, books, newspapers and magazines, collectibles, dry goods, notions and novelties, flowers and plants, food and beverages, furniture and floor coverings, hardware, hobbies, toys and games, household goods, jewelry, luggage, major appliances, music, records, compact discs and tapes, paint and wallpaper, pets, pharmaceutical products, photo equipment and processing, sewing apparatus, sporting goods, stationery, tobacco products and wearing apparel. This term includes, but is not limited to, a grocery store, specialty food store, antique store, liquor store, butcher shop, delicatessen, portrait studio, furniture or appliance rental establishment or video rental or sales business. This term does not include an adult bookstore.
- (5) “Manufacturing, heavy” means an establishment engaged in manufacturing, assembly, fabrication, packaging or other industrial processing of products primarily from extracted or raw materials or the bulk storage and handling of such products and material, where such activity involves the use or production of explosives, highly flammable liquids or gases, or toxic or hazardous materials or produces toxic, hazardous or noxious odors, fumes or dust.
- (6) “Manufacturing, medium” means an establishment engaged in manufacturing, assembly, fabrication, packaging or other industrial processing of products primarily from extracted or raw materials or the bulk storage and handling of such products and materials, or an industrial establishment having potential to produce noise, dust, glare, odors or vibration beyond its property line.
- (7) “Manufacturing, light” means an establishment engaged in the indoor manufacturing, assembly, fabrication, packaging or other industrial processing of finished parts or products, primarily from previously prepared materials, or the indoor provision of industrial services, where there are few external effects across property lines. This term includes, but is not limited to, a business engaged in the processing, fabrication, assembly, treatment or packaging of food, textile, leather, wood, paper, chemical, plastic or metal products, but does not include basic industrial processing from raw materials.
- (8) Sales of fireworks and/or explosives shall not occur within 500 feet of the property line of any schools (public or private), day-care center or residential zoned property.