

ZONING

150 Attachment 1

Town of Fabius

Schedule I: Land Uses and Activities

[Amended 7-15-2013 by L.L. No. 2-2013; 10-15-2015 by L.L. No. 1-2015; 2-21-2022 by L.L. No. 2-2022]

KEY:

- P = Permitted as of Right
- SC = Permitted with Special Conditions (see § 150-22)
- SP = Special Use Permit needed (see § 150-23)
- NP = Not Permitted

Land Use	District							Reference
	A-1	A-1-2	A-2	R-1	R-2	C-1	I-1	
Dwelling, one-family	P		P	P	P	P	NP	
Dwelling, two family	SP		SP	P	P	P	NP	See § 150-23C(1)
3 to 4 dwelling, multiple family	SP		SP	SC	SC	SC	NP	See § 150-22C
5+ multiple family	NP		NP	NP	NP	NP	NP	
Dwelling, converting an existing dwelling into 2 dwellings	SP		SP	SP	SP	SP	NP	See § 150-23C(1)
Dwelling factory manufactured	P		P	P	P	P	NP	See Definitions
Dwelling, double-wide manufactured home	SC		SC	SC	SC	SC	NP	See Definitions See § 150-22D
Mobile home	SC		SC	SC	SC	NP	NP	See § 150-22E
Farm, farming, farm building, sale of farm products	P		P	P	P	P	NP	
Roadside stand	SC		SC	SC	SC	SC	NP	See § 150-22F
Agricultural, industrial or educational research	SP		SP	NP	NP	NP	SC	See § 150-22Ff or I-1 See § 150-23C(2) for A-1, A-2
Accessory use and accessory building	P		P	P	P	P	P	See Definitions
Home occupation or business	SC		SC	SC	SC	SC	SC	See § 150-22H
Public and private school	SP		SP	SP	SP	NP	NP	See § 150-23B and must comply with existing law
Church, parish house, place of worship	SP		SP	SP	SP	NP	NP	See Sec. § 150-23C(3)
Public library, district	P		P	P	P	P	NP	

FABIUS CODE

Land Use	District							Reference
	A-1	A-1-2	A-2	R-1	R-2	C-1	I-1	
Municipal building, community center	P		P	P	P	P	P	
Park, playground	P		P	SP	SP	NP	NP	See § 150-23B
Convalescent home	NP		NP	SP	SP	NP	NP	See § 150-23C(4)
Bed-and-breakfast	SP		SP	SP	SP	SP	NP	See § 150-23C(5)
Store, shop for conducting any retail business	NP		NP	NP	NP	P	P	
Bank, office, restaurant, similar community service	NP		NP	NP	SP	P	P	
Barber/beauty shop, and similar personal service business (not as a home business)	NP		NP	NP	SP	P	P	See § 150-23B
Convenience (mini) mart	NP		NP	NP	SP	SP	SP	See § 150-23C(6)
Mixed commercial/residential use	NP		NP	NP	SP	SP	NP	See § 150-23B
Garage, filling station	NP		NP	NP	NP	SC	P	See § 150-22I
Commercial self-storage facility	NP		NP	NP	NP	SC	SC	See § 150-22J
Commercial plant nursery; greenhouse	P		P	NP	NP	SP	SP	See § 150-23B
Commercial stable	SC		SC	NP	NP	NP	NP	See § 150-22K
Kennel; animal boarding	SC		SC	NP	NP	NP	NP	See § 150-22L
Car wash	NP		NP	NP	NP	SC	SC	See § 150-22M
General processing, light manufacturing or assembly	NP		NP	NP	NP	NP	SP	See § 150-23B
Warehouse or storage of nonagricultural material	NP		NP	NP	NP	NP	SP	See § 150-23B
Removal of topsoil, sand, gravel and rock	NP		NP	NP	NP	NP	NP	See § 150-20H
Telecommunication tower, pipeline, transmission line, and other utilities	SC		SC	SC	SC	SC	SC	See § 150-25
Fire station and related service and similar public safety building and facility	SC		SC	SC	SC	SC	SC	Town Board approval required in A-1 and A-2 Districts
Wind and similar alternative energy sources	SC		SC	SC	SC	SC	SC	See § 150-22N
Sign	SC		SC	SC	SC	SC	SC	See § 150-22O
Sign-outdoor advertising billboard	NP		NP	NP	NP	NP	NP	See Definitions
Junk yard for vehicles and other junk storage	NP		NP	NP	NP	NP	NP	See Definitions
Storage of wrecked or inoperable vehicle	SC		SC	SC	SC	SC	SC	See Definitions See § 150-22P

ZONING

Land Use	District							Reference
	A-1	A-1-2	A-2	R-1	R-2	C-1	I-1	
Adult uses	NP		NP	NP	NP	SP	NP	Must comply with Ch. 9, Adult Uses
Other uses not specifically listed in this Schedule I	NP		NP	NP	NP	NP	NP	See § 150-16
Natural gas and/or petroleum extraction, exploration or production wastes	NP		NP	NP	NP	NP	NP	See Art. VI, § 150-24
Mining	NP	P	NP	NP	NP	NP	NP	