

Agricultural Group*													
Uses	Agricultural A-40	Agricultural Overlay AO	Residential R-40	Residential R-25	Residential R-15	Residential R-9	Business B-15	Business Light BL	Highway Commercial HC-Business Light Overlay BLO	Local Business (LB) Hamlet H	Industrial Light IND-L	Industrial Heavy IND-H	Recreational REC
Agribusiness, Accessory to an Agricultural Use	PA		SP						SP				
Agricultural Tourism, Accessory to an Agricultural Use	PA		SP						SP				
Agricultural Use	P		P						P				
Equine Uses	P	P	SP						P				
Farm Market	P		SP						SP				
Roadside Stand	P		P						PA P				
Farm Operation, within a NYS Certified Agricultural District ¹ (Also permitted within AG Dist.)	P	P	P	P	P	P	P	P	P	P	P	P	P
Agribusiness, Accessory to a Farm Operation ²	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Agricultural Tourism, Accessory to a Farm Operation ²	PA	PA	PA	PA	PA	PA	PA	PA	P-PA	PA	PA	PA	PA
Commercial Equine Operation, Accessory to a Farm Operation ²	P-PA	P	P-PA	PA	PA	PA	PA	PA	P-PA	PA	PA	PA	PA
Commercial Horse Boarding Operation, Accessory to a Farm Operation ²	P-PA	P	PA	PA	PA	PA	PA	PA	P-PA	PA	PA	PA	PA
Compost, Mulch or Other Biomass Crops, Accessory to a Farm Operation ²	P-PA	P	PA	PA	PA	PA	PA	PA	P-PA	PA	PA	PA	PA
Timber Operation, Agricultural, Accessory to a Farm Operation ²	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Farm Market, Accessory to a Farm Operation ²	P-PA	P	PA	PA	PA	PA	PA	PA	P-PA	PA	PA	PA	PA
Accessory Structure, Use (Customary)	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Residential Group*													
Uses	Agricultural A-40	Agricultural Overlay AO	Residential R-40	Residential R-25	Residential R-15	Residential R-9	Business B-15	Business Light BL	Highway Commercial HC-Business Light Overlay BLO	Local Business (LB) Hamlet H	Industrial Light IND-L	Industrial Heavy IND-H	Recreational REC
Accessory Apartment	SP	SP	SP	SP	SP	SP			SP	SP			
Accessory Structure, Use (Customary)	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Carport	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Dwelling, Multifamily			SP	SP					SP	SP			
Dwelling, Single-Family	P	P	P	P	P	P			P	P			
Dwelling, Two-Family	SP	SP	SP	SP	SP	SP			SP	SP			
Garage, Private	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Greenhouse, Accessory	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Group Home				SP	SP	SP							
Home Occupation	SP	SP	SP	SP	SP	SP		SP	SP	SP			
Mixed-Use Structure							SP	SP	SP	P			
Keeping of Farm Animals on Non-Farm Operations/Non-Agricultural Uses	PA	PA	PA						PA				
Keeping of Farm Animals on Non-Farm Operations/Non-Agricultural Operations - Chickens	PA	PA	PA	PA	PA	PA			PA	PA			
Manufactured Home, Individual	P		P	P	P	P			P	P			

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Mobile Manufactured Home Park	SP	SP							SP				
Community Group*													
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Accessory Structure, Use (Customary)	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Cemetery	SP	SP	SP	SP					SP	SP			
Community Building	P	P	SP	SP	SP	SP		P	P	P			P
Club, Civic & Social/Fraternal	P	P	SP	SP	SP	SP		P	P	P			SP
Governmental Building & Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Utility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Religious Use	P	P	SP	SP	SP	SP		P	P	P			
School, Public or Private	P	P	SP	SP	SP	SP		P	P	P			
Recreational Group*													
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Accessory Structure, Use (Customary)	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Golf Course													SP
Open Space Recreation Use	PA	PA	PA SP	PA					PA-SP				PA
Recreational Facility	SP		SP				P SP	SP	SP				SP
Business Group*													
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Accessory Structure, Use (Customary)	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Adult Use											SP		
Bakery							P	P	P	SP			
Bakery, Wholesale									SP		P		
Bank, Financial Institution							P	P	P	SP			
Bar, Tavern							P	SP	SP	SP	SP		

Town of Brunswick
 Attachment 1: Schedule of Use Regulations
 DRAFT REVISIONS 4.19.22

Uses	Agricultural A-40	Agricultural Overlay AO	Residential R-40	Residential R-25	Residential R-15	Residential R-9	Business B-15	Business Light BL	Highway Commercial HC - Business Light Overlay BLO	Local Business (LBD) Hamlet H	Industrial Light IND-L	Industrial Heavy IND-H	Recreational REC
Bed-and-Breakfast (B&B)	SP	SP	SP					SP	SP	SP			
Campground, Day Camp	SP	SP							SP				
Car Wash							P	SP	SP		SP		
Garport	PA	PA	PA	PA	SP	SP			PA				
Club, Civic & Social/Fraternal	P	P	SP	SP	SP	SP		P	P	P			<u>SP</u>
Day Care (Child & Adult)	SP	SP	SP	SP	SP	SP			SP	SP			
Day Care Center (Child & Adult)							SP	SP	SP	<u>SP</u>			
Distribution Center											SP		
Drive-Through Services							PA	SP	<u>SP</u>				
Equipment Facility, Sales & Service							P	SP	SP		P	PA	
Funeral Home, Mortuary							SP	SP	SP				
Garage, Commercial							SP	SP	SP		P		
Greenhouse, Commercial	P	P						SP	P	<u>SP</u>	<u>P</u>		
Hospital							SP	SP	SP				
Hotel							SP	SP	SP	<u>SP</u>			
Industrial, Heavy												P	
Industrial, Light											P	P	
Junkyard/Dismantling Facility											SP	<u>SP</u>	
Kennel	P	P							P		<u>P</u>		
Landscaping Company ³	<u>SP</u>								<u>SP</u>		<u>SP</u>		
Lawn Service Company	<u>P</u>		<u>SP</u>	<u>SP</u>					<u>P</u>		<u>P</u>		
Mine												P	
Mixed-Use/Mixed-Use Occupancy ⁴ Structure	<u>SP</u>						SP	SP	SP	P	<u>SP</u>	<u>SP</u>	
Motor Vehicle Repair Shop							P	SP	SP				
Motor Vehicle Sales							P	SP	SP				
Motor Vehicle Service Station							P	SP	SP				

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Office, Business/Professional							P	P	SP	P	SP PA	SP PA	
Outdoor Storage and Sales									SP		SP	SP	
Personal Wireless Telecommunication Service Facility - Major	SP		SP				SP				SP	SP	
Personal Wireless Telecommunication Service Facility - Minor	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Planned Shopping Center							P	SP	SP				
Restaurant, Food & Beverage Service - Off Premise							P	SP	SP	P			
Restaurant, Food & Beverage Service - On Premise							P	SP	SP	P			
Retail Establishment, Convenience							P	SP	SP	SP	P		
Retail Establishment, Large							P						
Retail Establishment, Large Product							P	SP	SP				
Retail Establishment, Neighborhood								P	SP	P	SP		
Self-Storage Facility							SP	SP	SP		P	P	
Theater							P	SP		SP			
Theater, Outdoor Drive-in									SP				
Timber Harvesting, Commercial	SP										SP	SP	
Urgent Care Facility							P	SP	SP				
Veterinary Office and Clinic	P	P					P	P	P		SP	SP	
Warehouse or Storage Facility											P	P	
Wholesale Business							P		SP		P	P	
Energy Group*													
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Accessory Structure, Use (Customary)	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Solar Collector System - Small Scale (Flush & Rooftop Mounted)	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
Solar Collector System - Small Scale (Freestanding & Ground Mounted)	SP	SP	SP	SP					SP		PA	PA	
Solar Collector System - Commercial or Utility	SP	SP							SP		SP	SP	
Wind Energy Conversion System- Utility	SP								SP		SP	SP	
Wind Energy Conversion - Small	SP	SP	SP				SP	SP	SP	SP	SP	SP	SP
Key			P = Permitted (Requires Site Plan Approval except for uses excluded in §160-55 of the Town of Brunswick Zoning Law.) PA = Permitted Accessory Uses SP = Special Permit (Requires Special Permit Approval and Site Plan Approval)										

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NOTE:													
* These Use Group headings are intended for convenience and reference only and are not intended to imply any regulatory requirements.													
ADDITIONAL REQUIREMENTS:													
Accessory Structures and Uses: Unless specifically listed above and/or otherwise regulated in this Chapter, Accessory Structures and Accessory Uses incidental to and customarily associated with a specific principal structure or use, located on the same lot therewith and located in the same zoning district as the principal structure or use, may be allowed as a Permitted Accessory Structure or Use, in accordance with this Chapter.													
¹ Farm Operations located within a NYS Certified Agricultural District shall be in accordance with requirements set forth in the New York State Agriculture and Markets Law and site plan reviews shall be subject to Article 25-AA of the New York State Agriculture and Markets Law.													
² When conducted as part of a Farm Operation, as this term is defined in this Chapter, and located within a NYS Certified Agricultural District, such use shall be operated in accordance with the requirements set forth in the New York State Agriculture and Markets Law and any site plan review shall be subject to Article 25-AA of the New York State Agriculture and Markets law.													
³ Each Landscaping Company shall contain a minimum of three contiguous acres of land.													
⁴ Only uses allowed within the applicable Zoning District shall be permitted as part of a Mixed-Use/Mixed-Use Occupancy project.													