

ZONING

200 Attachment 2

Village of Springville

Table of Use Regulations

Business Districts

[Amended 5-4-1987 by L.L. No. 3-1987; 12-1-1997 by L.L. No. 6-1997;
7-20-2009 by L.L. No. 2-2009]

P = Permitted use

SE = Special exception use

X = Prohibited use

All unlisted uses are prohibited in all districts

Use Classification	B-1 Village Business
Residential uses	
Dwelling units over first floor nonresidential use	SE
Dwellings lawfully existing prior to adoption of this chapter or any subsequent amendment hereto	P
Residential community facilities	
Church or similar place of worship or religious instruction, parish house, rectory, seminary or convent	P
Nursery school	X
Park, playground or recreational area operated by the village	P
Public library, museum, community center	P
Fire station, municipal office or any governmental building of similar character	P
School, elementary or high, public, denominational or private, nonprofit, accredited by the New York State Education Department	P
General community facilities	
Bus passenger shelter	SE
Membership club, nonprofit	P
Philanthropic, fraternal, social or educational institution office or meeting room, nonprofit	P
Public utility structure or right-of-way, including airport, sewage treatment plant or water supply facility, necessary to serve the community	SE
Public passenger transportation station or terminal	SE
Business uses	
Auditorium, meeting hall	SE
Automobile laundry	X
Bank	P
Bed-and-Breakfast	SE
Bowling alley	SE
Dance hall, skating rink	X
Eating establishment: drive-in, open-front or curb service	X
Filling station	SE
Funeral home	P
Greenhouse, plant nursery	X
Hotel, motel	SE
Mobile home park, trailer camp, licensed	X
Motor vehicle, mobile home or boat salesroom or outdoor sales lot for products for sale and/or hire	X

SPRINGVILLE CODE

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Use Classification	B-1 Village Business
Business uses (cont'd)	
Office: business, professional or utility	P
Parking garage, storage garage	X
Personal service shop: barbershop, beauty parlor, dry-cleaning or laundry service of less than 4,000 square feet using only self-contained solvent reclaiming units, professional studio, travel agency or similar shop	P
Radio or television broadcasting studio	P
Recreation facility, outdoor	X
Repair garage	SE
Repair shop for household, business or personal appliances	P
Restaurant	P
Retail store or shop	P
Shop for custom work and for making articles to be sold at retail on premises	P
Tavern	P
Theater or motion-picture theater, other than an outdoor drive-in theater	SE
Veterinarian, veterinary hospital	SE
Video arcades/gamerooms	SE
Vocational school	P
Wholesale business	SE
Industrial uses	
Nonnuisance industry	X
Printing or publishing plant	SE
Truck terminal, truck transfer station	X
Laundry plant, dry-cleaning plant	X
Storage of fuel or other liquids in tanks	X
Outdoor storage area	X
Warehouse	X
Research institute or laboratory (using machines not exceeding 5 horsepower)	SE
Planned commercial-industrial park	X
Quarries, clay, sand and gravel pits	X
Accessory uses	
Caretaker's or owner's dwelling unit	SE
Customary accessory use, building or structure, except prohibited uses	P
Hot tubs	SE
Private garage or off-street parking are pursuant to Article VII	P
Private swimming pool	SE
Signs pursuant to Article VIII	P
Roadside stands for sale of farm products originating on the premises	SE
Keeping, maintaining, harboring or breeding of horses, livestock, farm animals, wild animals, poultry, pigeons or bees, excepting small animals (not exceeding a combined total of six) kept for less than 120 days and household pets, including dogs or cats (not exceeding a combined total of six with no more than four dogs or four cats)	X