

# ZONING

## 200 Attachment 3

### Village of Springville

#### Table of Use Regulations

##### Industrial Districts

[Amended 5-4-1987 by Local Law No. 3-1987; 12-1-1997 by L.L. No. 6-1997;  
5-3-1999 by L.L. No. 4-1999; 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

<b>Use Classification</b>	<b>VI Village Industry</b>	<b>CIP Commercial- Industrial Park</b>
<b>Residential uses</b>		
Dwelling units over first floor nonresidential uses	X	X
Dwellings lawfully existing prior to adoption of this chapter or any subsequent amendment thereto	P	P
<b>Residential community facilities</b>		
Church or similar place of worship or religious instructions, parish house, rectory, seminary, convent or cemetery	X	P
Nursery school	X	SE
Park, playground or recreational area operated by the village	X	P
Public library, museum, community center	X	P
Fire station, municipal office or any governmental building of similar character	P	P
School, elementary or high, public, denominational or private, nonprofit, accredited by the New York Education Department	X	P
<b>General community facilities</b>		
Bus passenger shelter	SE	SE
Membership club, nonprofit	X	P
Philanthropic, fraternal, social or educational institution office or meeting room, nonprofit	X	P
Public utility structure or right-of-way, including airport, sewage treatment plant, sanitary landfill or water supply facility, necessary to serve the community	SE	SE
Public passenger transportation or terminal	SE	SE
<b>Business uses</b>		
Adult entertainment establishment (as defined in Art. XVIII)	X	SE
Auditorium, meeting hall	X	SE
Automobile laundry	SE	SE
Bank	X	P
Bowling alley	X	SE
Dance hall, skating rink	X	SE
Eating establishment: drive-in, open-front or curb service	X	SE

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Use Classification	VI Village Industry	CIP Commercial- Industrial Park
<b>Business uses (cont'd)</b>		
Filling station	SE	SE
Funeral home	X	X
Greenhouse, plant nursery	X	P
Hotel, motel	X	P
Mixed planned development	X	SE
Mobile home park, trailer camp, licensed	X	SE
Motor vehicle, mobile home or boat salesroom or outdoor sales lot for products for sale and/or hire	X	P
Office: business, professional or utility	P	P
Parking garage, storage garage	SE	SE
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	X	P
Radio or television broadcasting studio	P	P
Recreation facility, outdoor	X	SE
Repair garage	SE	SE
Repair shop for household, business or personal appliances	P	P
Restaurant	P	P
Retail store or shop	X	SE
Shop for custom work and for making articles to be sold at retail on premises	X	X
Shopping center	X	SE
Tavern	X	X
Theater or motion-picture theater, other than outdoor drive-in theater	X	SE
Veterinarian, veterinary hospital	SE	SE
Video arcades/gamerooms	X	SE
Vocational school	P	P
Wholesale business	P	P
<b>Industrial uses</b>		
Nonnuisance industry	P	P
Printing or publishing plant	P	P
Truck terminal, truck transfer station	SE	SE
Laundry plant, dry-cleaning plant	SE	SE
Storage or fuel or other liquids in tanks	SE	SE
Outdoor storage area	SE	SE
Warehouse	P	P
Research institute or laboratory (using machines not exceeding 5 horsepower)	P	P
Planned commercial industrial park	X	SE
Quarries, clay, sand and gravel pits	X	X
<b>Accessory uses</b>		
Caretaker's or owner's dwelling unit	SE	SE

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<b>Use Classification</b>	<b>VI Village Industry</b>	<b>CIP Commercial- Industrial Park</b>
<b>Accessory uses (cont'd)</b>		
Customary accessory use, building or structure, except prohibited uses	P	P
Hot tubs	SE	SE
Private garage or off-street parking are pursuant to Article VII	P	P
Private swimming pool	SE	SE
Signs pursuant to Article VIII	P	P
Roadside stands for the sale of farm products originating on the premises	SE	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	X