

ZONING

200 Attachment 1

Village of Springville

Table of Use Regulations Residence 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	R-8.5 Residence	R-6 Residence	RM Residence
Residential uses			
One-family detached dwelling	P	P	P
Two-family detached dwelling	X	P	P
Multiple dwelling	X	X	P
Conversion of existing one-family detached dwellings	X	SE	SE
Planned residential development	SE	SE	SE
Seasonal cottage, cabin, camping ground	X	X	X
Residential community facilities			
Church or similar place of worship or religious instruction, parish house, rectory, seminary or convent	P	P	P
Nursery school	SE	SE	X
Park, playground or recreational area operated by the village or New York State	P	P	P
Private recreation area, nonprofit	SE	X	X
Public library, museum, community center, fire station, government office building	P	P	P
School, elementary or high, public, denominational or private, nonprofit, accredited by the New York Education Department	P	P	P
General community facilities			
Bus passenger shelter	SE	SE	SE
Cemetery	SE	X	X
College, university	X	X	X
Country club	SE	X	X
Hospital, including auxiliary service and function	SE	X	X
Membership club, nonprofit	SE	SE	SE
Nursing home, rest home	SE	SE	SE
Philanthropic, fraternal, social or educational organization office or meeting room	SE	SE	SE
Public medical research building or similar facility	SE	X	X
Public utility structure or right-of-way, including sewage treatment plant, sanitary landfill or water supply facility, necessary to serve the community, but excluding business, repair or storage of equipment	SE	SE	SE

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Use Classification	R-8.5 Residence	R-6 Residence	RM Residence
Business uses			
Agriculture, excluding animal husbandry	P	X	X
Animal husbandry	X	X	X
Bed-and-Breakfast	SE	SE	X
Funeral home	X	SE	X
Greenhouse, plant nursery	X	X	X
Professional office, medical arts building	SE	X	X
Veterinarian, veterinary hospital or clinic	X	X	X
Industrial uses			
Quarries, clay, sand and gravel pits	X	X	X
Sawmill	X	X	X
Accessory uses			
Accessory apartments	SE	SE	SE
Customary accessory structure and/or use	P	P	P
Home occupation	SE	SE	SE
Home professional office	SE	SE	SE
Hot tubs	P	P	P
Private garage or private off-street parking area pursuant to Article VII	P	P	P
Private swimming pool (associated with an existing one- or two-family dwelling)	P	P	P
All other swimming pools	SE	SE	SE
Roadside stands for sale of farm or home occupation product, having a horizontal area of 24 square feet or more	SE	X	X
Signs pursuant to Article VIII	P	P	P
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	X
Composting	P	P	P