

**§ 200-2. Word usage; definitions. [Amended 11-5-1979 by L.L. No. 11-1979; 5-4-1987 by L.L. No. 3-1987; 5-18-1987 by L.L. No. 4-1987; 12-1-1997 by L.L. No. 6-1997; 4-28-2003 by L.L. No. 4-2003; 6-20-2005 by L.L. No. 2-2005; 5-21-2012 by L.L. No. 5-2012; 2-6-2017 by L.L. No. 2-2017; 3-19-2018 by L.L. No. 2-2018; 5-15-2023 by L.L. No. 5-2023; 11-17-2025 by L.L. No. 6-2025]**

A. Scope and meaning of certain words and terms.

- (1) Unless the context clearly indicates the contrary, words used in the present tense include the future, the singular number includes the plural and the plural the singular.
- (2) The word "person" includes a profit and nonprofit corporation, company, partnership or individual.
- (3) The word "shall" is mandatory and not directory; the word "may" is permissive.
- (4) The word "lot" includes the word "plot" and the word "land."
- (5) The word "structure" includes the word "building."
- (6) The word "use" refers to any purpose for which a lot or land or part thereof is arranged, intended or designed to be used, occupied, maintained, made available or offered for use and to any purpose for which a building or structure or part thereof is arranged, intended or designed to be used, occupied, maintained, made available or offered for use or erected, reconstructed, altered, enlarged, moved or rebuilt with the intention or design of using the same.
- (7) The word "used" refers to the actual fact that a lot or land, building or structure or part thereof is being occupied or maintained for a particular use.

B. Definition of words and terms. As used in this chapter, the following terms shall have the meanings indicated:

**ACCESSORY DWELLING UNIT (ADU)** — A residential living unit on the same parcel as a single-family dwelling or a two-family dwelling. The ADU provides complete independent living facilities for one or more persons. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled dwelling.

**ACCESSORY USE, BUILDING OR STRUCTURE** — A subordinate use, building or structure customarily incidental to and located on the same lot occupied by the principal use, building or structure. The term "accessory building" **includes but is not limited to**, a private garage, garden shed, a private playhouse and a private greenhouse. In order to constitute an "accessory use" within the meaning of this chapter, the area devoted to such "accessory use" shall not exceed 50% of the area of the lot after the deduction from such lot area of those portions thereof occupied by the primary structure or required to meet the setback requirements for such lot.

**AGRICULTURAL OR FARMING ACTIVITIES** — The use of land for agricultural purposes, including but not limited to dairying, pasturage, truck farms, nurseries, greenhouse, horticulture, viticulture and apiaries, animal and poultry husbandry and the necessary accessory uses for storage; provided, however, that the operation of any such accessory use

shall be incidental to that of the principal agricultural activities.

**AGRICULTURAL RETAIL OR WHOLESALE BUSINESS** — A use primarily engaged in the sale or rental of farm tools and implements, feed, grain, tack, animal care products, farm supplies, food sales, farm machinery and repair. Animal storage or sales shall not be permitted.

**ALTERATION** — As applied to a building or structure, a change or rearrangement in the structural parts or in the exit facilities; or an enlargement, whether by extending on a side or by increasing in height; or moving from one location or position to another. The term "alter" in its various modes and tenses and its participial form refers to the making of an "alteration."

**APPEAL** — A request for a review of the local administrator's interpretation of any provision of § 200-6 or a request for a variance.

**AREA OF SHALLOW FLOODING** — A designated AO or VO Zone on a community's Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet, where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate and where velocity flow may be evident.

**AREA OF SPECIAL FLOOD HAZARD** — The land in the floodplain within a community subject to a one-percent or greater chance of flooding in any given year. This area may be designated as Zone A, AE, AH, AO, A1 through A99, V, VO, VE or V1 through V30. It is also commonly referred to as the "base floodplain" or "one-hundred-year floodplain."

**AUTOMOBILE LAUNDRY** — A structure or building designed for the washing, waxing, simonizing or similar treatment of automotive vehicles as its principal function. A filling station having portable washing equipment shall not be deemed to be an "automobile laundry" where such use is an accessory service to the principal service of the filling station.

**AWNINGS** — An impermanent structure, other than a roof, attached to, supported by and projecting from a building and providing protection from the elements.

**BASE FLOOD** — The flood having a one-percent chance of being equaled or exceeded in any given year.

**BASEMENT** — A story partly underground but having less than 1/2 of its clear height below the average level of the finished grade around all four sides of the building.

**BED-AND-BREAKFAST ESTABLISHMENT** — A dwelling within which overnight accommodations are provided or offered for transient guests for compensation. For purposes of this chapter, "bed-and-breakfast establishments" shall include tourist homes.

**BILLBOARD** — A sign which directs attention to a business, commodity, service, entertainment or attraction sold, offered or existing elsewhere than upon the same lot where such sign is displayed or only incidentally sold, offered or existing upon such lot.

**BREAKAWAY WALL** — A wall that is not part of the structural support of the building and is intended, through its design and construction, to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

**BUILDING** — A structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals, property or business activity.

# 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; 1-16-2018 by L.L. No. 1-2018; 11-17-2025 by L.L. No. 6-  
2025]

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
<b>Residential uses</b>			
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
<b>Residential community facilities</b>			
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
<b>General community facilities</b>			
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

SPRINGVILLE CODE

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X = Prohibited use

All unlisted uses are prohibited in all districts

Use Classification	R-8.5 Residence	R-6 Residence	RM Residence
<b>Business uses</b>			
Agriculture, excluding animal husbandry	P	X	X
Animal husbandry	X	X	X
Bed-and-breakfast	SE	SE	X
Funeral home	X	SE	X
Commercial Greenhouse, plant nursery	X	X	X
Professional office, medical arts building	SE	X	X
Veterinarian, veterinary hospital or clinic	X	X	X
<b>Industrial uses</b>			
Quarries, clay, sand and gravel pits	X	X	X
Sawmill	X	X	X
<b>Accessory uses</b>			
Accessory dwelling units	P	P	P
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, except as permitted in Ch. 60	X	X	X
Household pets, including dogs and cats, as permitted in Ch. 60	P	P	P
Composting	P	P	P