

Public Hearing Notice

Please take notice that a public hearing will be held by the Village of Springville Board of Trustees on Monday, July 13, 2026, at 7:01 pm at 65 Franklin St. – 2nd floor court/board room for the purpose of the proposed Local Law 8 of 2026, Chapter 200, Greenhouses. Copy of the Local Law will be on the village website at www.villageofspringvilleny.gov on Monday June 22, 2026

"This institution is an equal opportunity provider and employer."

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
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

SPRINGVILLE CODE

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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
[REDACTED]	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 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
Temporary greenhouses with permit	P	P	P

LOCAL LAW NO. 8 OF 2026

A LOCAL LAW AMENDING CHAPTER 200 OF THE CODE OF THE VILLAGE OF SPRINGVILLE REGARDING GREENHOUSES, NURSERIES, ACCESSORY USES, AND TEMPORARY GREENHOUSES

BE IT ENACTED by the Board of Trustees of the Village of Springville, County of Erie, State of New York, as follows:

Section 1. Legislative Intent.

The Board of Trustees finds that the Village Code should be amended to clarify the distinction between commercial greenhouse and nursery operations and accessory residential greenhouse structures, to provide a definition for Temporary Greenhouses, and to establish standards for permitting certain Temporary Greenhouses in order to protect public health, safety, and welfare while allowing reasonable accessory uses of residential property.

Section 2. Amendment of Use Classification Table.

The Use Classification Table contained in Chapter 200 of the Village Code is hereby amended as follows:

A. The use currently identified as “Greenhouse, Nursery” shall be amended to read:

“Commercial Greenhouse, Nursery”

B. A new use classification entitled:

“Greenhouse – Private or Temporary”

is hereby added to the Use Classification Table and shall be listed as a Permitted Use in all zoning districts in which accessory uses are permitted, subject to all applicable requirements of Chapter 200.

Section 3. Amendment of Definition of Accessory Use, Building or Structure.

Section 200-2B, the definition, under the “Accessory Use, Building or Structure,” is hereby amended by replacing the word “may” with the phrase:

“includes but is not limited to”

wherever such word appears in the definition.

Section 4. Addition of Definition for Temporary Greenhouse.

Section 200-2, Definitions, is hereby amended by adding the following definition:

Temporary Greenhouse

For the purpose of the Village Code, a "Temporary Greenhouse" shall be defined by Article 18, Section 372, of the New York State Uniform Fire Prevention and Building Code.

A Temporary Greenhouse shall comply with all accessory use lot area, yard, and setback requirements established by this Chapter.

A Temporary Greenhouse having a floor area greater than three hundred (300) square feet OR more than ten (10) feet in height, OR which utilizes an electric or gas heating source, shall require the submission and approval of a permit application. Such application shall include, at a minimum, the proposed materials, dimensions, and location of the Temporary Greenhouse on the property.

Section 5. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 6. Repealer.

All local laws, ordinances, resolutions, rules, regulations, and parts thereof in conflict with this Local Law are hereby repealed to the extent of such conflict.

Section 7. Effective Date.

This Local Law shall take effect immediately upon filing with the Secretary of State of the State of New York in accordance with the Municipal Home Rule Law.