

## ARTICLE V DISTRICTS

### 5-1 DISTRICTS ESTABLISHED

A. For the purpose of promoting the public health, safety, and general welfare of the Village of Union Springs, the Village is hereby divided into the following Zoning Districts:

<i>District Designation</i>	<i>District Title</i>	<i>Brief Description (See Article VI for more detailed descriptions.)</i>
<b>AR</b>	Agricultural Residential	Provides a rural atmosphere within the Village while also allowing some low impact farming practices within the Village.
<b>RR</b>	Rural Residential	Primarily large lot residential with larger single family homes.
<b>R</b>	Residential	This area is higher density single family lots.
<b>LR</b>	Lakeside Residential	This zone generally includes residential parcels with portions of the parcels bordering directly on Cayuga Lake.
<b>HB</b>	Historic Business	This zone is located in the Village Center and includes lots with frontage on Cayuga Street (Scenic State Route 90) and is bordered to the north by Chapel Street and to the south by Center Street.
<b>HC</b>	Highway Commercial	Lots that the primary use is for activities involving the sale of goods and services carried out for profit which are typically found along highway corridors and that are generally a higher intensity of use than allowed in the Commercial District.
<b>C</b>	Commercial	Lots that the primary use is for activities involving the sale of goods and services carried out for profit.
<b>NC</b>	Neighborhood Commercial	This district allows both residential and commercial, but any commercial activity must take place within a structure that resembles a residential structure, or was formally a residential structure, and the lot must have a site plan that shows yards with landscaping in the front and parking to either the side or rear of the property.
<b>WC</b>	Waterfront Commercial	Lots that the primary use is for activities involving the sale of goods and services carried out for profit that have Cayuga Lake frontage.
<b>P</b>	Park	Areas that are owned by the Village or other organizations that the Village has determined should remain undeveloped and in a natural state.
<b>PD</b>	Planned Development	An overlay zone that provides flexible land use and design regulations through the use of performance criteria and land impact considerations, so that developments incorporating individual building sites, common property, singular land use, and/or mixed land uses may be planned and developed as a unit.
<b>F</b>	Floodplain	An overlay zone that requires site plan review for any development within this zone. Does not impact the underlying use zoning.

## ARTICLE VI ZONING DISTRICT REGULATIONS

### 6-1 AGRICULTURAL RESIDENTIAL (AR) ZONING DISTRICT

C. SPECIAL USES PERMITTED: The following uses are permitted within the Agricultural Residential (AR) Zoning District after Approval of a Special Use Permit by the Village Board and the issuance of such permit by the Zoning Enforcement Officer. Please Refer to Article VIII for information regarding the procedures for applying for and obtaining a Special Use Permit. The uses are:

- (13) Golf Course (also requires PD approval; see Section 6-~~12~~13, A(3))
- (17) Mobile Home Park (also requires PD approval; see Section 6-~~10~~11, D(4)e))

### 6-2 RURAL RESIDENTIAL (RR) ZONING DISTRICT

C. SPECIAL USES PERMITTED: The following uses are permitted within the Rural Residential (RR) Zoning District after Approval of a Special Use Permit by the Village Board and the issuance of such permit by the Zoning Enforcement Officer. Please Refer to Article VIII for information regarding the procedures for applying for and obtaining a Special Use Permit. The uses are:

- (12) Golf Course (also requires PD approval; see Section 6-~~12~~13, A(3))
- (15) Mobile Home Park (also requires PD approval; see Section 6-~~10~~11, D(4)e))

### 6-6 HIGHWAY COMMERCIAL (HC) ZONING DISTRICT

A. PURPOSE AND INTENT: The purpose and intent in establishing the Highway Commercial (HC) Zoning District is to acknowledge and sustain the section of the Village of Union Springs that traditionally included commercial uses and enterprises and to establish a zoning district where the primary land use involved the sale and/or manufacture of goods and services carried out for profit which are typically found along highway corridors and that are generally a higher intensity of use than allowed in the Commercial District.

B. PERMITTED USES: The following uses are permitted by right within the Highway Commercial (HC) Zoning District:

- (1) Accessory Structures and Buildings
- (2) Consumption Sites Dispensaries, Sale or Distribution of Cannabis and Cannabis Products and Tobacco and Tobacco Products (Including Vaporizers, E-Cigarettes, and other Electronic Nicotine Delivery Systems)
- (3) Banks and/or Financial Institutions
- (4) Business and Professional Office
- (5) Eating or Drinking Establishment
- (6) Farm Stand
- (7) Greenhouse

- (8) Health Care Facility
  - (9) Personal Service Use
  - (10) Place of Worship
  - (11) Retail Uses
  - (12) Shopping Center (requires PD Approval, see Section 6-13, A(2))
  - (13) Spa Facility
  - (14) Undertaking and Funeral Parlors
  - (15) Veterinary Services
- B. **SPECIAL USES PERMITTED:** The following uses are permitted within the Highway Commercial (HC) Zoning District after Approval of a Special Use Permit by the Village Board and the issuance of such permit by the Zoning Enforcement Officer. Please Refer to Article VIII for information regarding the procedures for applying for and obtaining a Special Use Permit. The uses are:
- (1) Automobile Sales & Auto Dealerships
  - (2) Automobile or Vehicle Repair
  - (3) Gas Station and/or Convenience Store
  - (4) Hotel or Motel
  - (5) Industrial Uses (also requires PD approval, see Section 6-13, A(4))
  - (6) Light Industrial Uses
  - (7) Parking for Fee
  - (8) Private Club or lodge for members only and operated by a not-for-profit organization
  - (9) Wholesale, Cultivation, Distribution, or Processing of Cannabis and Cannabis Products and Tobacco and Tobacco Products
- C. **LOT SIZE & DIMENSIONAL REQUIREMENTS:** The following Lot Size and Dimensional Requirements apply to lots within the Highway Commercial (HC) Zoning District. Please note that additional dimensional requirements may be required under Article VII (Regulations Applicable to All Zoning Districts).
- (1) Minimum LOT SIZE is Forty-Thousand (40,000) Square Feet.
  - (2) Minimum ROAD FRONTAGE is One-Hundred (100) Linear Feet
  - (3) Maximum BUILDING COVERAGE on Lot is Thirty-Five percent (35%)
  - (4) Minimum YARD SETBACKS:
    - a. FRONT YARD SETBACK: Thirty (30) Feet
    - b. SIDE YARD SETBACK: Twenty(20) Feet
    - c. REAR YARD SETBACK: Thirty (30) Feet

- (5) Maximum BUILDING HEIGHT is Thirty-Five (35) Feet.

**6-67 COMMERCIAL (C) ZONING DISTRICT**

- (1) Accessory Structures and Buildings
- (2) Banks and/or Financial Institutions
- (3) Bed and Breakfast
- (4) Business and Professional Office
- (5) Child Care Facilities, including Pre-school
- (6) Eating or Drinking Establishment
- (7) Farm Stand
- (8) Greenhouse
- (9) Health Care Facility
- (10) Home Occupation
- (11) Inn
- (12) Keeping or raising Domestic Animals
- (13) Library
- (14) Park or Recreation Area (wherein the chief activity shall consist of outdoor recreation owned and operated by a not-for-profit organization)
- (15) Personal Service Use
- (16) Place of Worship
- (17) Retail Uses
- (18) Shopping Center (requires PD Approval, see Section 6-1213, A(2))
- (19) Spa Facility
- (20) Undertaking and Funeral Parlors
- (21) Veterinary Services

- B. SPECIAL USES PERMITTED: The following uses are permitted within the Commercial (C) Zoning District after Approval of a Special Use Permit by the Village Board and the issuance of such permit by the Zoning Enforcement Officer. Please Refer to Article VIII for information regarding the procedures for applying for and obtaining a Special Use Permit. The uses are:

- ~~(1) Automobile Sales & Auto Dealerships~~  
~~(2) Automobile or Vehicle Repair~~  
(1) Emergency Dwelling  
~~(4) Gas Station and/or Convenience Store~~  
(2) Hotel or Motel

- (3) Industrial Uses (also requires PD approval, see Section 6-~~12~~13, A(4))
- (4) Light Industrial Uses
- (5) Parking for Fee
- (6) Private Club or lodge for members only and operated by a not-for-profit organization
- (7) Religious, sectarian and non-sectarian, denominational, private or public school, conducted as a private, gainful business
- (8) Two-Family Dwelling

#### **6-78 NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICT**

#### **6-89 WATERFRONT COMMERCIAL (WC) ZONING DISTRICT**

C. SPECIAL USES PERMITTED: The following uses are permitted within the Waterfront Commercial (WC) Zoning District after Approval of a Special Use Permit by the Village Board and the issuance of such permit by the Zoning Enforcement Officer. Please Refer to Article VIII for information regarding the procedures for applying for and obtaining a Special Use Permit. The uses are:

- (9) Shopping Center (Subject to PD Approval as detailed in Section 6-~~12~~13, A)

#### **6-910 PARK (P) ZONING DISTRICT**

#### **6-~~10~~11 PLANNED DEVELOPMENT (PD) ZONING DISTRICT**

##### D. GENERAL REQUIREMENTS

- (1) Minimum Area: Under normal circumstances, the minimum area requirement for a Planned Development (PD) Zoning District shall be 200,000 sq. ft. of contiguous land that is not separated by existing streets, highways or other properties. Minimum area requirements for industrial uses, adult entertainment establishments, shopping centers and golf courses can be seen in Section 6-~~12~~13, A. Where the applicant can demonstrate that the characteristics of the subject land holdings will meet the objectives of this article, projects with less acreage may be considered or as otherwise specified.
- (4) Permitted Uses: The use of land and buildings in a PD District may be for any lawful purpose as authorized by the Union Springs Village Board in accordance with the procedures of this article; the following general uses, or combinations thereof, may be considered:
  - c. Commercial Uses: If designed and organized toward the purpose and objectives of this article, a PD District with commercial uses as the primary land use may be approved. All proposed shopping centers and golf courses in the Village shall be subject to approval through the PD District procedures. (See Section 6-~~12~~13, A)
  - d. Industrial Uses: If designed and organized toward the purposes and objectives of this article, a PD District with industrial uses as the primary

land use may be approved. All proposed industrial developments and uses for the Village of Union Springs shall be subject to approval through the PD District procedures. Industrial uses shall not be permitted in combinations with any residential uses. All proposed industrial uses as the primary PD District land use in the Village shall be subject to approval through the PD District procedures. (See Section ~~6-1213~~, A)

E. APPLICATION PROCEDURES FOR PLANNED DEVELOPMENT (PD) ZONING DISTRICT APPROVAL. For full approval of a proposed PD District, the applicant shall:

- (4) When any PD District is proposed, before any permit for erection of a permanent building in such PD District shall be granted, and before any subdivision plat or any part thereof may be filed in the Cayuga County Clerk's Office, the applicant or the applicant's authorized agent shall apply for and secure approval of such PD District in accordance with the following specific procedures:
  - a. Pre-application Discussion Stage: Prior to formal application the applicant may present the proposed PD District to the Village Planning Board in rough sketch and written descriptive form to get the initial opinions concerning the suitability of the concepts and general elements of the development, and to make sure the required procedures for the PD District application are fully understood by the applicant. In this stage it is advised that most of the items in Section ~~6-1011~~, E, (4), c be addressed at least in rough form by the applicant. General approval at this stage shall not be considered binding.

~~6-1112~~ FLOODPLAIN (F) ZONING DISTRICT

~~6-1213~~ USES SUBJECT TO SPECIAL CONDITIONS

- A. The Following uses shall be permitted in the Village of Union Springs only in accordance with the procedures of this article; and in addition to the other provisions of this article, the following requirements shall apply to the specific planned developments:
  - (1) Mobile Home Park is subject to the provisions on Planned Development (PD) Zoning Districts and the regulations for PD / Mobil Home Parks are located in Section ~~6-1011~~, D(4)(e).

~~6-1314~~ MATRIX TABLE OF USE REGULATIONS

A. The Matrix Table of Use Regulations presents a summary of the Uses permitted by Right (P), by Special Permit (SP), as part of a Planned Development District (PD), or Prohibited (N) in each of the defined Zoning Districts within the Village of Union Springs. Please refer to Article VII for specific regulations applicable to all Zoning Districts.

	Use	AR	RR	R	LR	HB	HC	C	NC	WC
1	Accessory Structures & Buildings	P	P	P	P	P	P	P	P	P
2	Accessory Uses	P	SP	SP	SP	N	P	N	N	N

	Use	AR	RR	R	LR	HB	HC	C	NC	WC
3	Animal Care / Training Facilities	SP	N	N	N	N	N	N	N	N
4	Assisted Living Facility	P	SP	N	N	N	N	N	SP	N
5	Automobile Sales & Auto Dealerships	SP	N	N	N	N	SP	SPN	N	N
6	Automobile or Vehicle Repair	SP	SP	N	N	N	SP	SPN	N	N
7	Bank and Financial Institutions	SP	SP	N	N	P	P	P	P	P
8	Bed & Breakfast	P	P	P	P	P	N	P	P	P
9	Business and Professional Offices	SP	SP	N	N	P	P	P	P	P
10	Campground	SP	N	N	N	N	N	N	N	N
11	Consumption Sites Dispensaries, Sale or Distribution of Cannabis and Cannabis Products and Tobacco and Tobacco Products (Including Vaporizers, E-Cigarettes, and other Electronic Nicotine Delivery Systems)	N	N	N	N	N	P	N	N	N
12	Wholesale, Cultivation, Distribution, or Processing of Cannabis and Cannabis Products and Tobacco and Tobacco Products	SP	N	N	N	N	SP	SP	N	N
13	Cemeteries	P	SP	N	N	N	N	N	N	N
14	Child Care Facilities, Including Pre-school	P	SP	N	N	P	N	P	P	P
15	Clear Cutting Woodlands	P	SP	N	N	N	N	N	N	N
16	Commercial Antenna, Micro-relay Station	SP	SP	N	N	N	N	N	N	N
17	Commercial Domestic Animal Boarding Facilities	SP	N	N	N	N	N	N	N	N
18	Commercial (Non-Domestic) Animal Boarding Facilities	SP	N	N	N	N	N	N	N	N
19	Conversion: Single-Family dwelling converted to a Two-Family dwelling	P	P	SP	SP	N	N	N	SP	SP
20	Docks (Water)	P	N	N	P	N	N	N	N	P
21	Eating or Drinking Establishment	SP	SP	N	N	P	P	P	P	P
22	Emergency Dwelling	SP	SP	SP	SP	SP	N	SP	SP	SP
23	Farm Stands	P	P	P	P	P	P	P	P	P
24	Fire Station	P	P	N	N	N	N	N	N	N
25	Gasoline Station/Convenience Store	SP	N	N	N	N	SP	SPN	N	N
26	Golf Courses (Also See Section 6-1213, A(3))	SP (PD)	SP (PD)	N	N	N	N	N	N	N
27	Greenhouse	P	P	P	P	P	P	P	P	P

	Use	AR	RR	R	LR	HB	HC	C	NC	WC
28	Health Care Facilities	P	SP	N	N	P	P	P	P	P
29	Home Occupations	P	P	P	SP	P	N	P	P	P
30	Hotels, Motels	SP	N	N	N	SP	SP	SP	SP	SP
31	Industrial Uses (See Section 6- <del>12</del> 13, A(4))	N	N	N	N	N	SP (PD)	SP (PD)	N	N
32	Inns	P	P	P	P	P	N	P	P	P
33	Junkyards	N	N	N	N	N	N	N	N	N
34	Keeping or raising of Domestic Animals	P	P	P	P	P	N	P	P	P
35	Keeping or raising of Exotic Animals	N	N	N	N	N	N	N	N	N
36	Keeping or raising of Farm Animals	P	N	N	N	N	N	N	N	N
37	Library	P	P	N	N	P	N	P	P	P
38	Light Industrial Uses	SP	N	N	N	SP	SP	SP	N	N
39	Marina	SP	N	N	N	N	N	N	N	P
40	Mixed-use building combining permitted residential and commercial uses	P	SP	N	N	*P	N	N	P	P
<i>* No Residential Use or Units shall be permitted on the first floor of buildings in the Historic Business District.</i>										
41	Mobile Home (stand alone, not in MH Park)	N	N	N	N	N	N	N	N	N
42	Mobile Home Park (See Section 6- <del>10</del> 11, D(4)e for Required PD District Approval)	SP (PD)	SP (PD)	N	N	N	N	N	N	N
43	Multi-family Dwelling	P	SP	SP	SP	*SP	N	N	SP	SP
<i>* No Residential Use or Units shall be permitted on the first floor of buildings in the Historic Business District.</i>										
44	Nursing Homes	P	SP	N	N	N	N	N	N	N
<i>* No Residential Use or Units shall be permitted on the first floor of buildings in the Historic Business District.</i>										
45	Park, or Recreation Area (wherein the chief activity shall consist of outdoor recreation owned and operated by a not-for-profit organization)	P	SP	N	N	SP	N	P	SP	P
46	Parking for Fee	SP	SP	N	N	SP	SP	SP	SP	SP
47	Personal Service Use	SP	SP	N	N	P	P	P	SP	SP
48	Places of Worship	P	P	P	P	P	P	P	P	P
49	Private club or lodge for members only and operated by a not-for-profit organization	SP	SP	SP	SP	SP	SP	SP	SP	SP
50	Religious, sectarian and non-sectarian, denominational, private or public	P	P	SP	SP	SP	N	SP	SP	SP



	Use	AR	RR	R	LR	HB	HC	C	NC	WC
	school, not conducted as a private, gainful business									
51	Retail Uses	SP	SP	N	N	P	P	P	P	P
52	Riding academy	SP	N	N	N	N	N	N	N	N
53	Shopping Center (Also See Section 6- <del>12</del> 13, A(2) for Required PD District Approval)	N	N	N	N	N	SP (PD)	P	N	SP (PD)
54	Single-Family Dwelling	P	P	P	P	*P	N	N	P	P
55	Spa Facility	P	N	N	N	P	P	P	P	P
56	Telecommunication/Cell Tower Facility	SP	SP	N	N	N	N	N	N	N
57	Two-family dwelling	P	P	P	P	*SP	N	SP	SP	SP
<i>* No Residential Use or Units shall be permitted on the first floor of buildings in the Historic Business District</i>										
58	Undertaking & Funeral Parlors	SP	SP	N	N	SP	P	P	P	P
59	Veterinary Services	SP	SP	N	N	SP	P	P	P	P

## ARTICLE VII REGULATIONS APPLICABLE TO ALL ZONING DISTRICTS

### 7-1 DISTRICT REGULATIONS DIMENSIONAL REQUIREMENTS

#### A. District Regulations

- (1) The regulations for each district pertaining to minimum lot size, minimum lot width, maximum building coverage, minimum front yard depth, minimum side yard width, minimum rear yard depth, and maximum height, and minimum building size shall be as specified in this Section, subject to the further provisions of Article VI.

#### B. Table of Dimensional Requirements

District	Minimum Lot Size (sq. ft.)	Minimum Road Frontage (ft.)	Minimum Yards Maximum			Maximum Building Coverage	Maximum Building Height (ft.)
			Front (ft.)	Side (ft.)	Rear (ft.)		
<b>AR</b>	20,000	100	30	10	30	30%	35
<b>RR</b>	30,000	150	30	20	30	30%	35
<b>R</b>	7,500	60	20	10	10	40%	35
<b>LR</b>	20,000	100	30	10	35	40%	35
<b>HB</b>	5,000	24	0	0	0	85%	35
<b>HC</b>	40,000	100	30	20	30	35%	35
<b>C</b>	40,000	100	30	20	30	35%	35
<b>NC</b>	25,000	100	30	10	30	35%	35
<b>WC</b>	25,000	100	30	10	35	35%	35

<b>P</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>PD</b>	200,000	200	100	100	100	35%	35
<b>F</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**C. Lot Area or Yards Required**

- (1) The lot or yard areas required for any new building or use shall not include any part of a lot that is required by any other building or use to comply with the requirements of this Law (e.g. such as required parking area). No lot shall be so altered that the area of the lot or the dimensions of yards or other open spaces are smaller than herein prescribed.

**D. Spacing of Residential Buildings on a Lot**

- (1) Where a permitted residential building is to be located on the same lot with another permitted residential building, each such building shall be independently provided with all required front, side and rear yards, and required lot area.
- (2) Where an existing garage, stable or similar detached structure on the rear of a lot with a permitted main building, is to be converted to a detached dwelling for residential occupancy, the provisions of paragraph (1) above shall apply. The Board of Appeals, however, may modify the yard dimensions between such buildings intended to remain under the same ownership and management where it is demonstrated that there will not be decrease in the standard of light, air, and amenity, or the provision of safe access or egress, as a result.

**E. Exceptions of Minimum Lot Sizes and Lot Widths**

- (1) The provisions of Article VII and Article VI shall not prevent the construction of a single family dwelling, provided the yard requirements are observed on any lot which was lawful when created, provided the yard requirements then specified are observed, and which prior to the effective date of this Law was in separate ownership duly recorded by plan or deed.
- (2) Exemption of lots shown on approved subdivision plats shall be made in accordance with the provision of the New York State Village Law Article 7, §7-709.

**F. Accessory Structures and Uses**

**ARTICLE VIII  
REGULATIONS APPLICABLE TO SPECIAL USE PERMITS**

**8-1 SPECIAL USE PERMITS**

**C. Uses Subject to Special Permit Requirements**

- (1) Uses subject to Special Permit requirements include all uses designated with an “SP” designation in the Matrix Table for Use Regulations found in Article VI, Section 6-~~13~~14. Please note that some Special Uses in the Matrix Table also

require the application for and approval of a Planned Development (PD) Zoning District.

## **ARTICLE XVII AMENDMENTS**

### **17-01 PROCEDURE**

- A. The Village Board of Trustees may from time to time, on its own motion or on petition or on recommendation of the Planning Board, the Zoning Board of Appeals, or a member of the public, amend, supplement or repeal the regulations and provisions of this Zoning Law including changing the Zoning District classification of a particular parcel of land, often referred to as a re-zoning, after public notice and hearing.
- B. Every such proposed amendment or change, whether initiated by the Village Board of Trustees or by petition, shall be referred to the Planning Board for report thereon before the public hearing hereinafter provided for. The Town Board, by resolution adopted at a stated meeting, shall fix the time and place of a public hearing on the proposed amendments and cause notice to be given as follows:
- (1) The Village shall publish a public hearing notice in the Village's official newspaper and post in any other location/media that the Village deems appropriate and necessary at least ten (10) business days prior but not more than thirty (30) calendar days prior to the date fixed for public hearing.
  - (2) A written notice of any proposed change or amendment affecting land included in such proposed change or of that immediately adjacent, extending 100 feet therefrom, or of that directly opposite thereto, extending 100 feet from the street frontage of such opposite land at least ten (10) business days prior to the date of such public hearing.
  - (3) A written notice of any proposed change or amendment affecting property within the protectively zoned area of a housing project authorized under the Public Housing Law of New York State, as such area is shown on an approved zoning map filed with the Code Enforcement Officer, shall be given to the housing authority erecting or owning the project and to the government providing financial aid for assistance thereto at least ten (10) business days prior to the date of such hearing.
  - (4) A written notice of any proposed change or amendment affecting property within 500 feet of the boundaries of any state park or parkway shall be given to the Regional State Park Commissioner having jurisdiction over such state park or parkway at least ten (10) business days prior to the date of such public hearing.
  - (5) A written notice of any proposed change or amendment affecting property within 500 feet of the boundaries of any city, village, town, or county shall be given to the Clerk of such municipality and to the Clerk of the County Legislature at least ten (10) business days prior to the date of such hearing.
  - (6) In case, however, of a protest against such change signed by the owners of 20% or more of the area of land included in such proposed change or of that immediately adjacent, extending 100 feet therefrom, or of that directly opposite thereto, extending 100 feet from the street frontage of such opposite land, such amendment shall not become effective except by the favorable vote of at least four members of the Village Board of Trustees.

**ARTICLE XVIII**  
**SEVERABILITY, REPEALER AND EFFECTIVE DATE**

**1718-1 SEVERABILITY**

- A. It is hereby declared to be the legislative intent that:
- (1) Should the courts declare any provision of this law to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this law shall continue to be separately and fully effective.
  - (2) Should the court find the application of any provision or provisions of this Law to any lot, building or other structure, or tract of land, to be invalid or ineffective, in whole or in part, the effect of such decision shall be limited to the person, property or situation immediately involved in the controversy, and the application of any such provision to other person, property or situations shall not be affected.

**1718-2 REPEALER**

- A. The Law adopted October 1987 and entitled Village of Union Springs Zoning Ordinance and all supplements and amendments thereto, are hereby repealed. Provided, however, if the present Law is held to be ineffective or invalid by reason or some irregularity in or impediment to its passage, this repealer shall also be ineffective, it being the legislative intention that if the present enactment shall be ineffective as aforesaid, then in that event the Law entitled Village of Union Springs Zoning Ordinance together with its supplements and amendments, would necessarily remain in full force and effect.

**1718-3 EFFECTIVE DATE**

- A. The effective date of this Law shall take effect 10 days after its adoption.
- B. Be it enacted this 19th day of November, 2013 by the Village of Union Springs of Cayuga County, New York to be effective immediately.

**ERRATA - Wherever in this enactment words other than "Zoning Law" have been used and referring to this enactment, those words shall mean "Zoning Law".**

**APPENDIX I**  
**BULK AND USE TABLES**

**A-1.1** For the purpose of promoting the public health, safety, and general welfare of the Village of Union Springs, the Village is hereby divided into the following Zoning Districts:

<i>District Designation</i>	<i>District Title</i>	<i>Brief Description (See Article VI for more detailed descriptions.)</i>
<b>AR</b>	Agricultural Residential	Provides a rural atmosphere within the Village while also allowing some low impact farming practices within the Village.
<b>RR</b>	Rural Residential	Primarily large lot residential with larger single family homes.
<b>R</b>	Residential	This area is higher density single family lots.

<b>LR</b>	Lakeside Residential	This zone generally includes residential parcels with portions of the parcels bordering directly on Cayuga Lake.
<b>HB</b>	Historic Business	This zone is located in the Village Center and includes lots with frontage on Cayuga Street (Scenic State Route 90) and is bordered to the north by Chapel Street and to the south by Center Street.
<b>HC</b>	Highway Commercial	Lots that the primary use is for activities involving the sale of goods and services carried out for profit which are typically found along highway corridors and that are generally a higher intensity of use than allowed in the Commercial District.
<b>C</b>	Commercial	Lots that the primary use is for activities involving the sale of goods and services carried out for profit.
<b>NC</b>	Neighborhood Commercial	This district allows both residential and commercial, but any commercial activity must take place within a structure that resembles a residential structure, or was formally a residential structure, and the lot must have a site plan that shows yards with landscaping in the front and parking to either the side or rear of the property.
<b>WC</b>	Waterfront Commercial	Lots that the primary use is for activities involving the sale of goods and services carried out for profit that have Cayuga Lake frontage.
<b>P</b>	Park	Areas that are owned by the Village or other organizations that the Village has determined should remain undeveloped and in a natural state.
<b>PD</b>	Planned Development	An overlay zone that provides flexible land use and design regulations through the use of performance criteria and land impact considerations, so that developments incorporating individual building sites, common property, singular land use, and/or mixed land uses may be planned and developed as a unit.
<b>F</b>	Floodplain	An overlay zone that requires site plan review for any development within this zone. Does not impact the underlying use zoning.

**A-1.2 MATRIX TABLE OF USE REGULATIONS**

A. The Matrix Table of Use Regulations presents a summary of the Uses permitted by Right (P), by Special Permit (SP), as part of a Planned Development District (PD), or Prohibited (N) in each of the defined Zoning Districts within the Village of Union Springs. Please refer to Article VII for specific regulations applicable to all Zoning Districts.

	Use	AR	RR	R	LR	HB	HC	C	NC	WC
1	Accessory Structures & Buildings	P	P	P	P	P	P	P	P	P
2	Accessory Uses	P	SP	SP	SP	N	P	N	N	N
3	Animal Care / Training Facilities	SP	N	N	N	N	N	N	N	N
4	Assisted Living Facility	P	SP	N	N	N	N	N	SP	N
5	Automobile Sales & Auto Dealerships	SP	N	N	N	N	SP	SPN	N	N

	Use	AR	RR	R	LR	HB	HC	C	NC	WC
6	Automobile or Vehicle Repair	SP	SP	N	N	N	SP	SPN	N	N
7	Bank and Financial Institutions	SP	SP	N	N	P	P	P	P	P
8	Bed & Breakfast	P	P	P	P	P	N	P	P	P
9	Business and Professional Offices	SP	SP	N	N	P	P	P	P	P
10	Campground	SP	N	N	N	N	N	N	N	N
11	Consumption Sites Dispensaries, Sale or Distribution of Cannabis and Cannabis Products and Tobacco and Tobacco Products (Including Vaporizers, E-Cigarettes, and other Electronic Nicotine Delivery Systems)	N	N	N	N	N	P	N	N	N
12	Wholesale, Cultivation, Distribution, or Processing of Cannabis and Cannabis Products and Tobacco and Tobacco Products	SP	N	N	N	N	SP	SP	N	N
13	Cemeteries	P	SP	N	N	N	N	N	N	N
14	Child Care Facilities, Including Pre-school	P	SP	N	N	P	N	P	P	P
15	Clear Cutting Woodlands	P	SP	N	N	N	N	N	N	N
16	Commercial Antenna, Micro-relay Station	SP	SP	N	N	N	N	N	N	N
17	Commercial Domestic Animal Boarding Facilities	SP	N	N	N	N	N	N	N	N
18	Commercial (Non-Domestic) Animal Boarding Facilities	SP	N	N	N	N	N	N	N	N
19	Conversion: Single-Family dwelling converted to a Two-Family dwelling	P	P	SP	SP	N	N	N	SP	SP
20	Docks (Water)	P	N	N	P	N	N	N	N	P
21	Eating or Drinking Establishment	SP	SP	N	N	P	P	P	P	P
22	Emergency Dwelling	SP	SP	SP	SP	SP	N	SP	SP	SP
23	Farm Stands	P	P	P	P	P	P	P	P	P
24	Fire Station	P	P	N	N	N	N	N	N	N
25	Gasoline Station/Convenience Store	SP	N	N	N	N	SP	SPN	N	N
26	Golf Courses (Also See Section 6- <del>12</del> 13, A(3))	SP (PD)	SP (PD)	N	N	N	N	N	N	N
27	Greenhouse	P	P	P	P	P	P	P	P	P
28	Health Care Facilities	P	SP	N	N	P	P	P	P	P
29	Home Occupations	P	P	P	SP	P	N	P	P	P
30	Hotels, Motels	SP	N	N	N	SP	SP	SP	SP	SP

	Use	AR	RR	R	LR	HB	HC	C	NC	WC
31	Industrial Uses (See Section 6- <del>12</del> 13, A(4))	N	N	N	N	N	SP (PD)	SP (PD)	N	N
32	Inns	P	P	P	P	P	N	P	P	P
33	Junkyards	N	N	N	N	N	N	N	N	N
34	Keeping or raising of Domestic Animals	P	P	P	P	P	N	P	P	P
35	Keeping or raising of Exotic Animals	N	N	N	N	N	N	N	N	N
36	Keeping or raising of Farm Animals	P	N	N	N	N	N	N	N	N
37	Library	P	P	N	N	P	N	P	P	P
38	Light Industrial Uses	SP	N	N	N	SP	SP	SP	N	N
39	Marina	SP	N	N	N	N	N	N	N	P
40	Mixed-use building combining permitted residential and commercial uses	P	SP	N	N	*P	N	N	P	P
<i>* No Residential Use or Units shall be permitted on the first floor of buildings in the Historic Business District.</i>										
41	Mobile Home (stand alone, not in MH Park)	N	N	N	N	N	N	N	N	N
42	Mobile Home Park (See Section 6- <del>10</del> 11, D(4)e for Required PD District Approval)	SP (PD)	SP (PD)	N	N	N	N	N	N	N
43	Multi-family Dwelling	P	SP	SP	SP	*SP	N	N	SP	SP
<i>* No Residential Use or Units shall be permitted on the first floor of buildings in the Historic Business District.</i>										
44	Nursing Homes	P	SP	N	N	N	N	N	N	N
<i>* No Residential Use or Units shall be permitted on the first floor of buildings in the Historic Business District.</i>										
45	Park, or Recreation Area (wherein the chief activity shall consist of outdoor recreation owned and operated by a not-for-profit organization)	P	SP	N	N	SP	N	P	SP	P
46	Parking for Fee	SP	SP	N	N	SP	SP	SP	SP	SP
47	Personal Service Use	SP	SP	N	N	P	P	P	SP	SP
48	Places of Worship	P	P	P	P	P	P	P	P	P
49	Private club or lodge for members only and operated by a not-for-profit organization	SP	SP	SP	SP	SP	SP	SP	SP	SP
50	Religious, sectarian and non-sectarian, denominational, private or public school, not conducted as a private, gainful business	P	P	SP	SP	SP	N	SP	SP	SP
51	Retail Uses	SP	SP	N	N	P	P	P	P	P
52	Riding academy	SP	N	N	N	N	N	N	N	N

	Use	AR	RR	R	LR	HB	HC	C	NC	WC
53	Shopping Center (Also See Section 6- <del>12</del> 13, A(2) for Required PD District Approval)	N	N	N	N	N	SP (PD)	P	N	SP (PD)
54	Single-Family Dwelling	P	P	P	P	*P	N	N	P	P
55	Spa Facility	P	N	N	N	P	P	P	P	P
56	Telecommunication/Cell Tower Facility	SP	SP	N	N	N	N	N	N	N
57	Two-family dwelling	P	P	P	P	*SP	N	SP	SP	SP
<i>* No Residential Use or Units shall be permitted on the first floor of buildings in the Historic Business District</i>										
58	Undertaking & Funeral Parlors	SP	SP	N	N	SP	P	P	P	P
59	Veterinary Services	SP	SP	N	N	SP	P	P	P	P

**A-1.3 TABLE OF DIMENSIONAL REQUIREMENTS:**

A. The regulations for each district pertaining to minimum lot size, minimum lot width, maximum building coverage, minimum front yard depth, minimum side yard width, minimum rear yard depth, and maximum height, and minimum building size shall be as specified in this Section, subject to the further provisions of Article VI.

District	Minimum Lot Size (sq. ft.)	Minimum Road Frontage (ft.)	Minimum Yards Maximum			Maximum Building Coverage	Maximum Building Height (ft.)
			Front (ft.)	Side (ft.)	Rear (ft.)		
AR	20,000	100	30	10	30	30%	35
RR	30,000	150	30	20	30	30%	35
R	7,500	60	20	10	10	40%	35
LR	20,000	100	30	10	35	40%	35
HB	5,000	24	0	0	0	85%	35
HC	40,000	100	30	20	30	35%	35
C	40,000	100	30	20	30	35%	35
NC	25,000	100	30	10	30	35%	35
WC	25,000	100	30	10	35	35%	35
P	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PD	200,000	200	100	100	100	35%	35
F	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**\*\*Update Table of Contents Accordingly\*\***



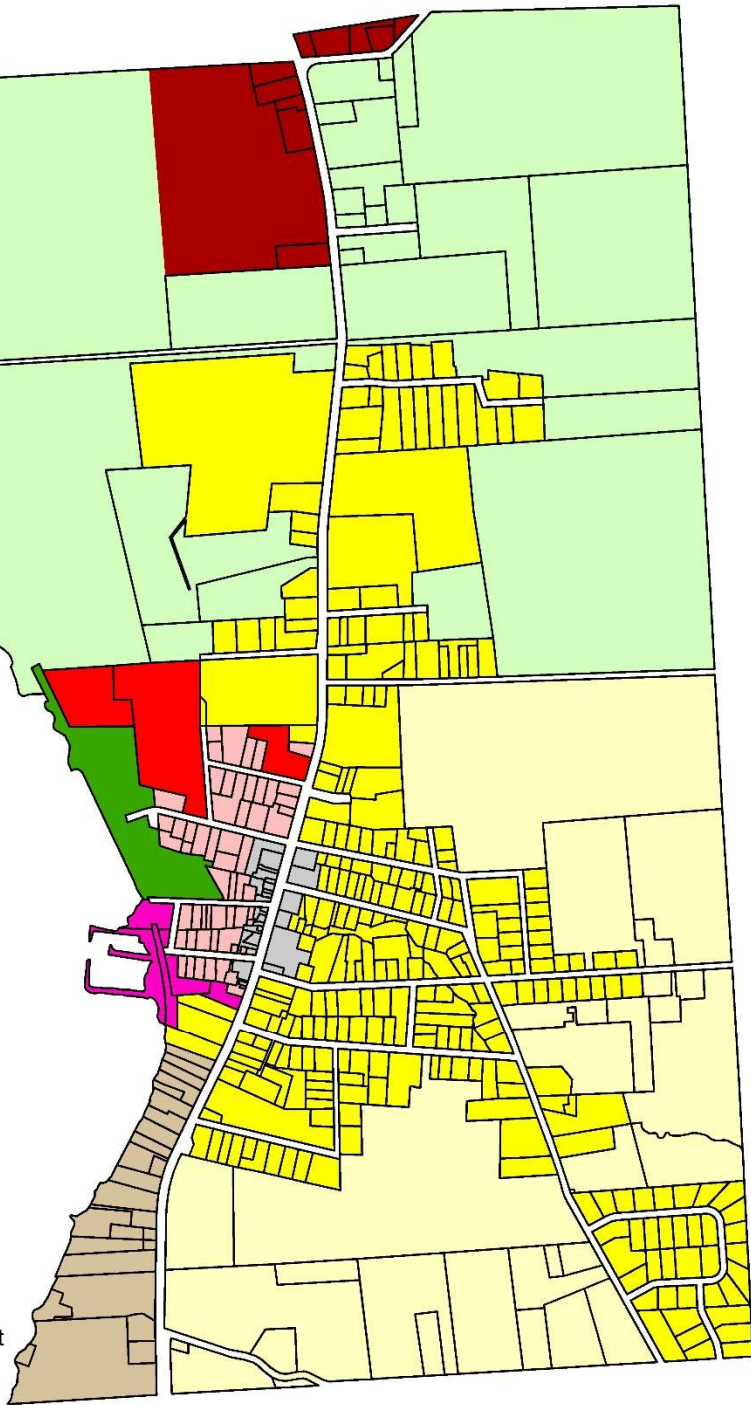
**DRAFT**

# Village of Union Springs

Cayuga County, NY

## Official Zoning Map

-  Agricultural/Residential District
-  Rural Residential District
-  Residential District
-  Lakeside Residential District
-  Historic Business District
-  Highway Commercial District
-  Commercial District
-  Neighborhood Commercial District
-  Waterfront Commercial District
-  Park District



Map prepared by the Cayuga County  
Department of Planning and Economic Development  
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