

**VILLAGE OF CASSADAGA**  
**Zoning Law**

<b><u>ARTICLE I</u></b>	<b><u>TITLE ENACTING CLAUSE AND PURPOSE.....1</u></b>
Section 101	Title.....1
Section 102	Enacting Clause.....1
Section 103	Purpose and Objectives.....1-3
Section 104	Application of Regulations.....3-4
<b><u>ARTICLE II</u></b>	<b><u>INTERPRETATION AND DEFINITIONS.....5</u></b>
Section 201	Language and Interpretations.....5
Section 202	Definitions.....5-17
<b><u>ARTICLE III</u></b>	<b><u>ESTABLISHMENT OF DISTRICTS.....18</u></b>
Section 301	Creation and Enumeration of Districts.....18
Section 302	Zoning Map.....19B
Section 303	Interpretation of District Boundaries.....18-19
<b><u>ARTICLE IV</u></b>	<b><u>DISTRICT REGULATIONS.....20</u></b>
Section 401	Residential (R).....20
Section 402	Business (B).....21
Section 403	Industrial District (I).....22
Section 404	Conservation (C).....23
Section 405	Land Use Matrix.....24-29
<b><u>ARTICLE V</u></b>	<b><u>GENERAL PROVISIONS.....30</u></b>
Section 501	Access to Public Streets.....30
Section 502	Contiguous Parcels.....30
Section 503	Corner Lots.....30
Section 504	Height.....30-31
Section 505	Existing Substandard Sized Lots.....31
Section 506	Visibility at Intersections.....31
Section 507	Interpretation of Permitted Uses.....31
Section 508	Preserving Yards, Courts, and Open Spaces.....32
Section 509	Established Front Yards.....32
Section 510	Number of Residential Dwellings on Lot/Lot Div.32-33
Section 511	Driveways within Rights-of-Way.....33
Section 512	Transition Between Districts.....33
Section 513	Disputed Lot Lines.....34
Section 514	Lots in Two Districts.....34
Section 515	Business Entrances on Residential Streets.....34-35
Section 516	Buffer Zones.....35

**ARTICLE VI**

**Section 601**  
**Section 602**  
**Section 603**  
**Section 604**  
**Section 605**  
**Section 606**  
**Section 607**  
**Section 608**  
**Section 609**  
**Section 610**  
**Section 611**  
**Section 612**  
**Section 613**  
**Section 614**  
**Section 615**  
**Section 616**  
**Section 617**  
**Section 618**  
**Section 619**  
**Section 620**  
**Section 621**  
**Section 622**  
**Section 623**  
**Section 624**  
**Section 625**  
**Section 626**  
**Section 627**  
**Section 628**  
**Section 629**  
**Section 630**  
**Section 631**  
**Section 632**  
**Section 633**  
**Section 634**  
**Section 635**  
**Section 636**  
**Section 637**  
**Section 638**  
**Section 639**  
**Section 640**  
**Section 641**  
**Section 642**  
**Section 643**

**SUPPLEMENTAL REGULATIONS.....36**

Animals, Poultry, and Birds.....36  
Boarding House/Bed and Breakfast.....37  
Cluster Residential Development.....38-41  
Day Care Centers.....42  
Drive-In Businesses.....43  
Fences/Walls.....44-45  
Gas Compressors.....46-48  
General Development Conditions.....49  
Gravel Operations.....50  
Home Occupations.....51  
Household Sales.....52  
Industrial Performance Standards..... 53-55  
Junk Vehicles.....56-57  
Kennels.....58  
Lakeshore Regulations.....59-60  
Large Group Gatherings.....61  
Loading and Unloading.....62  
Mixed Residential/Business Uses.....63  
Mobile Home Parks.....64-66  
Mobile Home Standards.....67  
Motor Vehicle Service Stations.....68  
Multiple Dwellings.....69  
Parking.....70-71  
Ponds.....72  
Professional Offices.....73  
Recreational Vehicle/Trailer Storage.....74  
Restaurants.....75  
Roadside Stands (Seasonal).....76  
Seasonal Recreation Camps.....77  
Signs.....78-84  
Solar Systems.....85  
Storage Structures.....86  
Swimming Pools (Private).....87-88  
TV Dish Antennas.....89  
Temporary Dwelling Units (Transportable).....90-91  
Temporary Mobile Homes.....92  
Topsoil/Excavation.....93  
Towers/Windmills.....94  
Toxic Waste/Flammable Liquids.....95  
Trash Storage.....96  
Travel Trailer Parks.....97-98  
Vehicle Repair/Auto Body Repair Shops.....99  
Vehicle Sales.....100

<b><u>ARTICLE VII</u></b>	<b><u>ADMINISTRATION BY ENFORCEMENT OFFICER... 101</u></b>
Section 701	Enforcement.....101
Section 702	Duties.....101-102
Section 703	Zoning Permits.....103
Section 704	Schedule of Fees.....104
<b><u>ARTICLE VIII</u></b>	<b><u>NON-CONFORMING USES.....105</u></b>
Section 801	Continuation.....105
Section 802	Alteration of Structures.....105
Section 803	Prior Approved Construction.....105
Section 804	Cessation.....105
Section 805	Displacement.....106
Section 806	District Changes.....106
Section 807	Non-conforming Yard Changes.....106
Section 808	Use Changes.....106
<b><u>ARTICLE IX</u></b>	<b><u>ZONING BOARD OF APPEALS.....107</u></b>
Section 901	Creation.....107
Section 902	Powers & Duties.....107
Section 903	General Procedures.....108
Section 904	Interpretation.....108
Section 905	Special Use Permits.....109-111
Section 906	Use and Area Variances.....112-113
Section 907	Mandatory Referral.....114
<b><u>ARTICLE X</u></b>	<b><u>VILLAGE PLANNING BOARD.....115</u></b>
Section 1001	Creation.....115
Section 1002	Duties.....115
Section 1003	Mandatory Referral.....115
<b><u>ARTICLE XI</u></b>	<b><u>VILLAGE BOARD.....116</u></b>
Section 1101	Duties, Amendments, and Special Use/Site Plan..116-119
Section 1102	Referral to Village Planning Board.....120
Section 1103	Mandatory Referral.....120
<b><u>ARTICLE XII</u></b>	<b><u>VIOLATIONS AND PENALTIES.....121</u></b>
Section 1201	Violations.....121
Section 1202	Penalties.....121

<b>ARTICLE XIII</b>	<b>LEGALITY.....121</b>
Section 1301	Conflicts.....121
Section 1302	Separability.....121
Section 1303	Repealer.....121
Section 1304	Effective Date.....122
<b>ARTICLE XIV</b>	<b>TELECOMMUNICATION FACILITIES.....123</b>
Section 1401	Intent.....124
Section 1402	Definitions.....124
Section 1403	Permit Required.....125
Section 1404	General Standards.....125-126
Section 1405	Co-located Antennas.....126-127
Section 1406	Siting Preferences.....127
Section 1407	Application Procedures.....127-131
Section 1408	Design Standards.....131-133
Section 1409	Continuing Standards.....133-134
Section 1410	Exemptions.....134
Section 1411	Violations/Penalties.....134
<b>ARTICLE XV</b>	<b>BUILDINGS, UNSAFE.....135</b>
Section 1501	Purpose.....135
Section 1502	Unsafe Buildings Prohibited.....135
Section 1503	Defects Constituting Dangerous Buildings.....135
Section 1504	Inspection, Notice and Order.....136
Section 1505	Disregard of Notice; Survey.....136
Section 1506	Issuance of Search Warrant.....137
Section 1507	Standards for Repair, Vacation or Demolition.....137
Section 1508	Assessments of Cost and Expenses.....137-138
Section 1509	Emergency Condition.....138