

ZONING

270 Attachment 1

Town of Glenville

Table of Dimensional Regulations

[Amended 2-21-2007 by L.L. No. 1-2007; 8-21-2013 by L.L. No. 5-2013; 11-18-2020 by L.L. No. 19-2020]

Use	Minimum Lot Size	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Setback (feet)	Minimum Side Setback (feet)	Minimum Rear Setback (feet)	Maximum Building Height (feet)	Maximum Lot Coverage
RA Rural Residential and Agricultural District								
Single-family and two-family (w/o water)	3 acres	300	300	75	50	50	35	10%
Single-family and two-family (w/water)	2 acres	200	200	75	50	50	35	15%
Bed-and-breakfast establishments	Same as single-family and two-family							
Agricultural activities/farms	5 acres	200	200	50	50	50	35	10%
Home occupations and cemeteries	Not applicable							
All other permitted uses	2 acres	200	200	75	50	50	35	15%
Suburban Residential								
Single-family (w/o sewer)	20,000 s/f ¹	120	150	30	15	35	35	25%
Single-family (w/sewer)	15,000 s/f ¹	100	150	30	15	35	35	35%
Bed-and-breakfast establishments	30,000 s/f ¹	140	180	35	20	40	35	25%
Day-care centers	40,000 s/f ¹	140	200	40	20	40	35	25%
Not-for-profit recreation facility	40,000 s/f	140	180	35	30	40	35	30%
Home occupations and cemeteries	Not applicable							
Multi-Family Residential								
Single-family (w/o sewer)	20,000 s/f ¹	120	150	30	20	40	35	25%
Single-family (w/sewer)	15,000 ¹ s/f	100	150	30	15	35	35	35%
Two-family (w/o sewer)	30,000 ¹ s/f	140	180	30	30	50	35	25%
Two-family (w/sewer)	20,000 ¹ s/f	120	150	30	20	40	35	35%
Bed-and-breakfast	30,000 ¹ s/f	140	180	30	20	40	35	25%

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establishments								
Multifamily dwellings	3 acres ¹	200	180	30	40	40	35	35%
Professional Residential								
All uses except home occupations and cemeteries ²	30,000 s/f	140	180	40	20	40	35	25%
Home occupations and cemeteries	Not applicable							
Community Business								
All uses	30,000 s/f	140	180	40	20	40	35	30%
General Business								
All uses except shopping centers	40,000 s/f	140	180	35	30	40	35	30%
Shopping centers	5 acres	300	300	35	35	60	35	25%
Highway Commercial								
Single- and two-family	2 acres	200	200	50	35	35	35	100%
All other uses	40,000 s/f	140	180	40	35	35	35	30%
Research/Development/Technology								
All uses	40,000 s/f	160	200	50	50	50	50	30%
Riverfront Recreation/Commercial								
RV parks and campgrounds	20 acres	200	200	75	75	75	35	10%
All other permitted uses	2 acres	200	200	40	20	40	35	20%
Airport								
All uses	15,000 s/f	150	100	20	15	20	35	30%
Freemans Bridge Road Corridor								
Mixed-use developments	3 acres	60	100	40	15	30	35	35%
Attached dwellings	3 acres	60	100	40	15	30	35	35%
Research and development facilities	5 acres	60	100	40	15	30	35	35%
Shopping center	5 acres	60	100	40	15	30	35	35%
All other permitted uses	30,000 sf	60	100	40	15	30	35	35%

Notes:

¹ Lot sizes must be 50% larger for corner lots.

ZONING

- ² The maximum gross floor area per acre shall be 18,000 square feet. The maximum gross floor area per building shall be 6,000 square feet.