

ZONING

105 Attachment 5

Town of Greenfield

**Table 2, Area Regulations
Low Density Residential (LDR) District**

[Amended 7-12-2007 by L.L. No. 2-2007; 5-8-2008 by L.L. No. 1-2008; 11-12-2009 by L.L. No. 2-2009; 9-8-2011 by L.L. No. 1-2011; 11-22-2016 by L.L. No. 4-2016]

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic institution and education uses	4	6	250	75	50	75	0.15	35
Agricultural processing	2	2	200	50	25	40	0.6	50
Agricultural uses and structures	2	2	200	50	25	40	0.6	50
Bed-and-breakfast	4	6	250	75	50	75	0.15	35
Campground	10	10	400	75	50	75	0.15	35
Cemetery	4	6	250	75	50	75	0.15	35
Community residence	4	6	200/250	75	50	75	0.15	35
Contractors storage yard, large	6	6	250	75	100	100	0.15	35
Family day care, exempt	4	6	200/250	75	50	75	0.15	35
Family day care, licensed	4	6	200/250	75	50	75	0.15	35
Family day care, registered	4	6	200/250	75	50	75	0.15	35
Farmstand	6	6	250	75	50	75	0.15	35
Garage apartment	4	6	200/250	75	50	75	0.15	35
Home occupation Type 1	4	6	200/250	75	50	75	0.15	35
Home occupation Type 2	6	8	200/250	75	50	75	0.15	35
In-law apartment	4	6	200/250	75	50	75	0.15	35
Kennel	10	10	250	100	100	100	0.15	35
Mobile home, single	4	6	200/250	75	50	75	0.15	35

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	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Multi-family dwelling	4/d.u.	6/d.u.	250/300	75	50	75	0.15	35
Personal farm activities	4	6	250	100	100	100	0.15	35
Public and semipublic structure or use	4	6	250	75	50	75	0.15	35
Recreational facilities	20	20	250	75	50	75	0.15	35
Religious institution	4	6	250	75	50	75	0.15	35
Restaurant	4	6	250	75	50	75	0.15	35
Single-family dwelling	4	6	200/250	75	50	75	0.15	35
Solar, ground-mounted, Levels I & II	4	6	200/250	75	50	75	0.15	15
Solar, ground-mounted, Level III	20	20	200/250	100	100	100	0.15	15
Solar, roof-mounted	Shall conform to all required dimensional requirements of the principal permitted use, excepting a roof-mounted installation or a lawfully permitted one or two-family residence on a property.							
Stable, large	6	6	300	100	100	100	0.15	35
Stable, small	6	6	300	100	100	100	0.15	35
Studio	4	6	250	75	50	75	0.15	35
Two-family dwelling	8	12	250/400	75	50	75	0.15	35
Veterinary hospital	4	6	250	75	50	75	0.15	35

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Medium Density Residential 1 (MDR1) District

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic institution and education uses	2	2	150	40	25	50	0.30	35
Agricultural processing	5	5	175	75	50	50	0.30	35
Agricultural uses and structures	5	5	175	40	50	50	0.30	35
Bed-and-breakfast	2	2	150	40	25	50	0.30	35
Campground	10	10	300	75	75	75	0.30	35
Cemetery	1	1	150	40	25	50	0.30	35
Community residence	1	1.5	100/150	40	25	50	0.30	35
Contractors storage yard, large	10	10	250	75	100	100	0.15	35
Contractors storage yard, small	6	6	250	75	100	100	0.15	35
Family day care, exempt	1	1.5	100/150	40	25	50	0.30	35
Family day care, licensed	1	1.5	100/150	40	25	50	0.30	35
Family day care, registered	1	1.5	100/150	40	25	50	0.30	35
Farmstand	2	2	100	40	50	50	0.30	35
Garage apartment	2	3	200/300	40	25	50	0.30	35
Home occupation Type 1	1	1.5	100/150	40	25	50	0.30	35
Home occupation Type 2	2	3	150/200	40	50	50	0.30	35
In-law apartment	2	3	200	40	25	50	0.30	35
Kennel	10	10	175	75	75	50	0.30	35
Life care facility	2	2	150	40	25	50	0.30	35
Mobile home, single	3	3	150/250	40	25	50	0.30	35
Multi-family dwelling	1/d.u.	1.5/d.u.	1	40	50	50	0.30	35
Personal farm activities	2	2	150	40	50	50	0.30	35
Public and semipublic structure or use	1	1.5	100/150	40	25	50	0.30	35

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	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Recreational facilities	5	5	250	75	75	50	0.30	35
Religious institution	1	1.5	100/150	40	25	50	0.30	35
Restaurant	2	2	150	40	50	50	0.30	35
Single-family dwelling	1	1.5	100/150	40	25	50	0.30	35
Solar, ground-mounted, Levels I & II	1	1.5	100/150	40	25	50	0.15	15
Solar, ground-mounted, Level III	20	20	200/250	100	100	100	0.15	15
Solar, roof-mounted	Shall conform to all required dimensional requirements of the principal permitted use, excepting a roof-mounted installation on a lawfully permitted one or two-family residence on a property							
Stable large	5	5	175	75	75	50	0.30	35
Stable, small	5	5	175	40	50	50	0.30	35
Studio	2	2	150	40	50	50	0.30	35
Two-family dwelling	2	3	200/300	40	25	50	0.30	35
Veterinary hospital	2	2	150	40	50	50	0.30	35

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Medium Density Residential 2 (MDR2) District

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic institution and education uses	4	4	200	75	35	75	0.15	35
Agricultural processing	5	5	200	75	50	75	0.15	35
Agricultural uses and structures	5	5	200	75	50	75	0.15	35
Bed-and-breakfast	4	4	150	75	35	75	0.15	35
Campground	10	10	300	75	75	75	0.15	35
Cemetery	2	2	200	75	35	75	0.15	35
Community residence	2	3	150/200	75	35	75	0.15	35
Contractors storage, yard, large	10	10	250	75	100	100	0.15	35
Contractors storage yard, small	6	6	250	75	100	100	0.15	35
Family day care, exempt	2	3	150/200	75	35	75	0.15	35
Family day care, licensed	2	3	150/200	75	35	75	0.15	35
Family day care, registered	2	3	150/200	75	35	75	0.15	35
Farmstand	2	2	150	75	50	75	0.15	35
Garage apartment	2	3	150/200	75	35	75	0.15	35
Home occupation Type 1	2	3	150/200	75	35	75	0.15	35
Home occupation Type 2	4	4	200/250	75	50	75	0.15	35
In-law apartment	2	3	150/200	75	35	75	0.15	35
Life care facility	2	3	150/200	75	35	75	0.15	35
Kennel	10	10	200	75	75	75	0.15	35
Mobil home single	4	4	200	75	35	75	0.15	35
Multi-family dwelling	2/d.u.	3/d.u.	200/250	75	50	75	0.15	35
Personal farm activities	2	2	200	75	50	75	0.15	35
Public and semipublic structure or use	2	3	150/200	75	35	75	0.15	35

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	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Recreational facilities	5	5	250	100	75	75	0.15	35
Religious institution	2	3	150/200	75	35	75	0.15	35
Restaurant	4	4	200	75	35	75	0.15	35
Single-family dwelling	2	3	150/200	75	35	75	0.15	35
Solar ground-mounted, Levels I & II	2	3	150/200	75	35	75	0.15	15
Solar, ground-mounted, Level III	20	20	200/250	100	100	100	0.15	15
Solar, roof-mounted	Shall conform to all required dimensional requirements of the principal permitted use, excepting a roof-mounted installation on a lawfully permitted one or two-family residence on a property							
Stable, large	5	5	250	100	50	75	0.15	35
Stable, small	5	5	250	100	50	75	0.15	35
Studio	4	4	200	75	35	75	0.15	35
Two-family dwelling	4	6	300/400	75	35	75	0.15	35
Veterinary hospital	4	4	200	75	35	75	0.15	35

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Town Center (TC) District

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic institution and education uses	1	2	75/120	45	10 one/25 combined	15	0.5	50
Auto service, gas, washing or filling station	1	2	75/120	45	10 one/25 combined	15	0.5	50
Bank	1	2	75/120	45	10 one/25 combined	15	0.5	50
Bed-and-breakfast	1	2	75/120	45	10 one/25 combined	15	0.5	50
Boardinghouse	1	2	75/120	45	10 one/25 combined	15	0.5	50
Cemetery	1	2	75/120	45	10 one/25 combined	15	0.5	50
Community residence	1	2	75/120	45	10 one/25 combined	15	0.5	50
Convenience store	1	2	75/120	45	10 one/25 combined	15	0.5	50
Drive-in establishment (excluding fast food)	1	2	75/120	45	10 one/25 combined	15	0.5	50
Family day care, exempt	1	2	75/120	45	10 one/25 combined	15	0.5	50
Family day care, licensed	1	2	75/120	45	10 one/25 combined	15	0.5	50
Family day care, registered	1	2	75/120	45	10 one/25 combined	15	0.5	50
Farmstand	1	2	75/120	45	10 one/25 combined	15	0.5	50
Funeral home	1	2	75/120	45	10 one/25 combined	15	0.5	50

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	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Garage apartment	1	2	75/120	45	10 one/25 combined	15	0.5	50
Home occupation Type 1	1	2	75/120	45	10 one/25 combined	15	0.5	50
Home occupation Type 2	1	2	75/120	45	10 one/25 combined	15	0.5	50
Hospitals, including institutions for the handicapped	1	2	75/120	45	10 one/25 combined	15	0.5	50
Hotel, inn, motel	1	2	75/120	45	10 one/25 combined	15	0.5	50
In-law apartment	1	2	75/120	45	10 one/25 combined	15	0.5	50
Life care facility	1	2	75/120	45	10 one/25 combined	15	0.5	50
Manufacturing/assembly	1	2	75/120	45	10 one/25 combined	15	0.5	50
Mixed-use structures	1	2	75/120	45	10 one/25 combined	15	0.5	50
Multi-family dwelling	1	2	75/120	45	10 one/25 combined	15	0.5	50
Neighborhood grocery/food market	1	2	75/120	45	10 one/25 combined	15	0.5	50
Nursing or convalescent home	1	2	75/120	45	10 one/25 combined	15	0.5	50
Office building or use	1	2	75/120	45	10 one/25 combined	15	0.5	50
Personal farm activities	1	2	75/120	45	10 one/25 combined	15	0.5	50

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	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Personal service establishment	1	2	75/120	45	10 one/25 combined	15	0.5	50
Private club	1	2	75/120	45	10 one/25 combined	15	0.5	50
Public and semipublic structure or use	1	2	75/120	45	10 one/25 combined	15	0.5	50
PUDs	15	15	300	45	10 one/25 combined	15	0.5	50
Religious institution	1	2	75/120	45	10 one/25 combined	15	0.5	50
Restaurant	1	2	75/120	45	10 one/25 combined	15	0.5	50
Retail store	1	2	75/120	45	10 one/25 combined	15	0.5	50
Shopping center	1	2	75/120	45	10 one/25 combined	15	0.5	50
Single-family dwelling	1	2	75/120	45	10 one/25 combined	15	0.5	50
Solar, roof-mounted	Shall conform to all required dimensional requirements of the principal permitted use, excepting a roof-mounted installation on a lawfully permitted one or two-family residence on a property							
Stable, large	1	2	75/120	45	10 one/25 combined	15	0.5	50
Stable, small	1	2	75/120	45	10 one/25 combined	15	0.5	50
Studio	1	2	75/120	45	10 one/25 combined	15	0.5	50
Two-family dwelling	1	2	75/120	45	10 one/25 combined	15	0.5	50
Veterinary hospital	1	2	75/120	45	10 one/25 combined	15	0.5	50

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Office Residential (OR) District

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic institution and education uses	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Bed-and-breakfast	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Boardinghouse	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Cemetery	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Community residence	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Drive-in establishment (excluding fast food)	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Family day care, exempt	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Family day care, licensed	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Family day care, registered	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Farmstand	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Funeral home	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Home occupation Type I	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Hospitals, including institutions for the handicapped	1	2	75/120	45	10 one side/25 combined	15	0.5	50

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	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Hotel inn motel	1	2	75/120	45	10 one side/25 combined	15	0.5	50
In-law apartment	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Life care facility	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Manufacturing/assembly	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Mixed-use structures	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Multi-family dwelling	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Nursing or convalescent home	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Office building or use	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Personal farm activities	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Personal service establishment	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Private club	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Public and semipublic structure or use	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Religious institution	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Restaurant	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Retail store	1	2	75/120	45	10 one side/25 combined	15	0.5	50

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	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Shopping center	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Single-family dwelling	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Solar, ground-mounted, Levels I & II	1	2	75/120	45	10 one side/25 combined	15	0.5	15
Solar, roof-mounted	Shall conform to all required dimensional requirements of the principal permitted use, excepting a roof-mounted installation on a lawfully permitted one or two-family residence on a property							
Stable, large	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Stable, small	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Studio	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Two-family dwelling	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Veterinary hospital	1	2	75/120	45	10 one side/25 combined	15	0.5	50

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Industrial Manufacturing (IM) District

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic institution and education uses	2	2	200	50	25	40	0.6	50
Boardinghouse	2	2	200	50	25	40	0.6	50
Contractors storage yard	2	2	200	50	25	40	0.6	50
Home occupation Type 1	2	2	200	50	25	40	0.6	50
Hospitals, including institutions for the handicapped	2	2	200	50	25	40	0.6	50
Hotel, inn, motel	2	2	200	50	25	40	0.6	50
In-law apartment	2	2	200	50	25	40	0.6	50
Light industry	2	2	200	50	25	40	0.6	50
Manufacturing/assembly	2	2	200	50	25	40	0.6	50
Mixed-use structures	2	2	200	50	25	40	0.6	50
Nursing or convalescent home	2	2	200	50	25	40	0.6	50
Office building or use	2	2	200	50	25	40	0.6	50
Personal farm activities	2	2	200	50	25	40	0.6	50
Personal service establishment	2	2	200	50	25	40	0.6	50
Research laboratory	2	2	200	50	25	40	0.6	50
Self-storage facilities	2	2	200	50	25	40	0.6	50
Solar, ground-mounted, Levels I & II	2	2	200	50	25	40	0.6	15
Solar, ground-mounted, Level III	20	20	200/250	100	100	100	0.6	15
Solar, roof-mounted	Shall conform to all required dimensional requirements of the principal permitted use, excepting a roof-mounted installation on a lawfully permitted one or two-family residence on a property							
Warehouse/wholesale establishment	2	2	200	50	25	40	0.6	50

ZONING

Parkland Recreational (PR) District

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic institution and education uses	42.7	42.7	800	150	100	150	0.05	35
Adult uses	42.7	42.7	800	150	100	150	0.05	35
Agricultural processing	42.7	42.7	800	150	100	150	0.05	75
Agricultural uses and structures	42.7	42.7	800	150	100	150	0.05	75
Average density development	42.7	42.7	800	150	100	150	0.05	35
Community residence	42.7	42.7	800	150	100	150	0.05	35
Family day care, exempt	42.7	42.7	800	150	100	150	0.05	35
Family day care, licensed	42.7	42.7	800	150	100	150	0.05	35
Family day care, registered	42.7	42.7	800	150	100	150	0.05	35
Farmstand	42.7	42.7	800	150	100	150	0.05	35
Garage apartment	42.7	42.7	800	150	100	150	0.05	35
Home occupation Type 1	42.7	42.7	800	150	100	150	0.05	35
In-law apartment	42.7	42.7	800	150	100	150	0.05	35
Personal farm activities	42.7	42.7	800	150	100	150	0.05	35
Public and semipublic structure or use	42.7	42.7	800	150	100	150	0.05	35
Recreational facilities	42.7	42.7	800	150	100	150	0.05	35
Religious institution	42.7	42.7	800	150	100	150	0.05	35
Single-family dwelling	42.7	42.7	625	150	100	150	0.05	35
Solar, roof-mounted	Shall conform to all required dimensional requirements of the principal permitted use, excepting a roof-mounted installation on a lawfully permitted one or two-family residence on a property.							
Stable, large	42.7	42.7	800	150	100	150	0.05	35
Stable, small	42.7	42.7	800	150	100	150	0.05	35
Two-family dwelling	42.7	42.7	800	150	100	150	0.05	35