

ZONING

205 Attachment 1

Town of Greenville

Rural Residential Bulk and Use Table
[Adopted 6-13-2024 by L.L. No. 2-2024]

Principal Uses	Special Uses	Accessory Uses	Minimum Lot Size	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Setbacks			Maximum Lot Coverage (%)	Maximum Building Height (feet)
						Front (feet)	Side (feet)	Rear (feet)		
1. One-family detached dwelling not to exceed one dwelling on each lot 2. Buildings, structures and uses owned by the Town of Greenville 3. Boardinghouse/bed and breakfast 4. Veterinarian office and hospital 5. Public and private indoor/outdoor recreation	1. Conversion of an existing one-family dwelling to a two-family dwelling 2. Public utility structures, buildings, and right-of-ways 3. Home Occupations	1. Private garage or carport 2. Guest house 3. Play areas, children’s 4. Garden house, tool house, wading or swimming pool	2 Acres	150	200	40	60	50	30%	35
6. Agriculture as defined by New York State Department of Agriculture and Markets (2 or more acres) 7. Agriculture, nurseries and greenhouses without retail home occupation, minimal impact 8. Agricultural, tourism activities on ongoing farm operations	4. Excavation operations involving sandpits, gravel banks, quarries, mines and other excavation activities (see also §§ 205-29 and 205-30) 5. Heliports	5. Seasonal roadside stand on site where agriculture is principal use 6. Outside storage of farm equipment accessory to farm use 7. Aviation gasoline storage 8. Gasoline and flammable oils, bulk, storage of	5 Acres	100	200	55	15	30	70%	45 feet
9. Hospitals, sanitariums, nursing homes, and facilities for general medical care 10. Philanthropic and eleemosynary institutions 11. Mobile Home court or park (see § 205-34)		9. Farm-worker housing 10. Community recreational facility, clubhouse, etc. 11. Garden house, tool house, wading or swimming pool	20 Acres	300	275	100	150	50	20%	35
11. Public schools and institutions of higher learning; public libraries; museums 12. Cemeteries 13. Animal boarding homes and kennels 14. Camps/campgrounds			5 Acres 40 Acres (camps) 25 Acres (camp ground for recreational vehicles and camping and travel trailers)	300	200	100	200	100	20%	35

Note: For solar and wind turbine uses please reference Article IX, Solar Energy Facilities, and Article X, Distributed Wind Turbines, respectively.