

ZONING

205 Attachment 3

Town of Greenville

Conservation 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. Public and private recreation facilities 5. Boarding of livery stables, riding academies, public stables, rental of horses 6. Churches or similar places of worship; convents; monasteries	1. Public utility structures, buildings, and right-of-ways	1. Private garage or carport 2. Garden house, tool house, wading or swimming pool 3. Small-Scale Solar see § 205-47, Facilities permitted by right, and § 205-48, Facilities requiring special use permit	2 Acres	150	275	40	80	50	20%	35
7. Agriculture as defined by New York State Department of Agriculture and Markets (2 or more acres) 8. Agriculture, nurseries and greenhouses without retail home occupation, minimal impact 9. Agricultural, tourism activities on ongoing farm operations	2. Excavation operations involving sandpits, gravel banks, removal of topsoil and land fill, quarries, mines and other excavation activities (see also §§ 205-29 and 205-30) 3. Heliports	4. Machinery, equipment and fuel used on site; maintenance, repair and storage of (commercial agriculture use) 5. Animal housing, barns, silos, greenhouses, buildings for storage, vacuum cooling and packing of produce 6. Aviation gasoline storage 7. Gasoline and flammable oils, bulk, storage of 8. Farm-worker housing	5 Acres	100	200	55	15	30	70%	45 feet
10. Campgrounds			40 Acres (camps) 25 Acres (camp ground for recreational vehicles and camping and travel trailers)	300	275	100	100	100	20%	35

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