

ZONING

205 Attachment 2

Town of Greenville

Commercial Mixed-Use 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 dwellings 2. Two-family dwellings 3. Dwelling, one unit per nonresidential building (mixed-use) 4. Hotel or motel 5. Motor vehicle sales, gasoline service station, repair shop 6. Mobile home sales lot 7. Buildings, structures owned and uses owned and operated by the Town of Greenville 8. Retail store or office for business and professional use 9. Personal service store such as a barber, beauty parlor, tailor or dry-cleaning. 10. Restaurants 11. Appliance repair shop 12. Clubhouse or lodge 13. Funeral home 14. Telecommunications towers	1. Convenience store 2. Indoor recreation 3. Outdoor storage of goods 4. Boardinghouse/bed and breakfast/tourist home	1. Private garage, carport, or off-street parking area 2. Guest house 3. Garden house, tool house, wading or swimming pool 4. Home occupation, minimal impact 5. Skating rink, swimming pool	2 Acre	150	200	40	40	50	30%	35
15. Agriculture as defined by New York State Department of Agriculture and Markets 16. Agriculture, nurseries and greenhouses without retail home occupation, minimal impact 17. Agricultural, tourism activities on ongoing farm operations	5. Agriculture, on-farm food processing activities with wholesale and retail trade areas of less than 10,000 square feet in gross floor area 6. Agriculture, retail sale of farm, nursery, and related products (maximum 20,000 square feet)	6. Barns, silos, product storage and packing warehouses 7. Farm-worker housing	5 Acres	100	200	55	15	30	70%	45 feet
18. Public schools and institutions of higher learning; public libraries; museums 19. Day-care center, day camp, preschool 20. Limited non-nuisance industrial park, light manufacturing 21. Offices 22. Research institute or laboratory 23. Wholesale business 24. Printing and publishing plants	7. Public utility building plant, structure or storage 8. Wearing apparel or accessories manufacturing 9. Machinery repair, service station or repair garage	8. Warehouse	5 Acres	100	150	200	75	60 (80 if adjacent to residence)	50%	35
25. Veterinarian office and hospital 26. Banks			2 Acres	150	275	40	50	50	20%	35

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27. Hospitals, sanitariums, nursing homes and facilities for general medical care 27. Philanthropic and eleemosynary institutions	10. Churches and other religious institutions		10 Acres	300	275	100	150	50	20%	35
28. Animal boarding homes and kennels			2 Acres							
	11. Senior housing development		3 acres							

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