# 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]**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **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 & two-family (w/o water) | 3 acres | 300 | 300 | 75 | 50 | 50 | 35 | 10% |
| Single-family & 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/f1 | 120 | 150 | 30 | 15 | 35 | 35 | 25% |
| Single-family (w/sewer) | 15,000 s/f1 | 100 | 150 | 30 | 15 | 35 | 35 | 35% |
|  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |
| Bed-and-breakfast establishments | 30,000 s/f1 | 140 | 180 | 35 | 20 | 40 | 35 | 25% |
| Day-care centers | 40,000 s/f1 | 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/f1 | 120 | 150 | 30 | 20 | 40 | 35 | 25% |

GLENVILLE CODE

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| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **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** |
| Single-family (w/sewer) | 15,0001 s/f | 100 | 150 | 30 | 15 | 35 | 35 | 35% |
| Two-family (w/o sewer) | 30,0001 s/f | 140 | 180 | 30 | 30 | 50 | 35 | 25% |
| Two-family (w/sewer) | 20,0001 s/f | 120 | 150 | 30 | 20 | 40 | 35 | 35% |
| Bed-and-breakfast establishments | 30,0001 s/f | 140 | 180 | 30 | 20 | 40 | 35 | 25% |
| Multifamily dwellings | 3 acres1 | 200 | 180 | 30 | 40 | 40 | 35 | 35% |
| **Professional Residential** | | | | | | | | |
| All uses except home occupations and cemeteries2 | 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% |
| **Freeman’s 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.

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.