

# ZONING

## 105 Attachment 4

### Town of Greenfield

**Table 1, Use Regulations**  
**[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]**

**KEY**

PP = Principal permitted use.  
 SPR = Use permitted subject to site plan review.  
 SUP = Use permitted subject to special use permit.  
 PA = Use permitted as accessory to a principal use  
 n/a = Use not allowed.

	<b>Low Density Residential (LDR)</b>	<b>Medium Density Residential 1 (MDR1)</b>	<b>Medium Density Residential 2 (MDR2)</b>	<b>Town Center (TC)</b>	<b>Office Residential (OR)</b>	<b>Industrial Manufacturing (IM)</b>	<b>Parkland Recreational (PR)</b>
Academic institution and education uses	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Adult uses	n/a	n/a	n/a	n/a	n/a	n/a	SUP
Agricultural processing	SPR	SUP	SUP	n/a	n/a	SPR	SPR
Agricultural uses and structures	SPR	SUP	SUP	n/a	n/a	SPR	SPR
Auto service, gas, washing or filling station	n/a	n/a	n/a	SPR	n/a	n/a	n/a
Average density development	n/a	n/a	n/a	n/a	n/a	n/a	PP
Bank	n/a	n/a	n/a	SPR	SPR	n/a	n/a
Bed-and-breakfast	SUP	SUP	SUP	SUP	SUP	n/a	n/a
Boardinghouse	n/a	n/a	n/a	SPR	SPR	SPR	n/a
Campground	SUP	n/a	SUP	n/a	n/a	n/a	n/a
Cemetery	SPR	SPR	SPR	SPR	SPR	n/a	n/a
Community residence	SUP	n/a	SUP	SUP	SUP	n/a	SUP
Contractors storage yard, large	SUP	SUP	SUP	n/a	n/a	SUP	n/a
Contractors storage yard, small	PA	SUP	SUP	n/a	n/a	SUP	n/a
Convenience store	n/a	n/a	n/a	SPR	n/a	n/a	n/a
Drive-in establishment (excluding fast food)	n/a	n/a	n/a	SPR	SPR	n/a	n/a
Essential services	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Family day care, exempt	PA	PA	PA	PA	PA	n/a	PA
Family day care, licensed	SUP	SUP	SUP	SPR	SPR	n/a	SUP
Family day care, registered	SUP	SUP	SUP	SPR	SPR	n/a	SUP
Farmstand	SPR	SPR	SPR	SPR	SPR	n/a	SPR
Funeral home	n/a	n/a	n/a	SPR	SPR	n/a	n/a
Garage apartment	SPR	SUP	SUP	SUP	SUP	SUP	SUP

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	<b>Low Density Residential (LDR)</b>	<b>Medium Density Residential 1 (MDR1)</b>	<b>Medium Density Residential 2 (MDR2)</b>	<b>Town Center (TC)</b>	<b>Office Residential (OR)</b>	<b>Industrial Manufacturing (IM)</b>	<b>Parkland Recreational (PR)</b>
Home occupation Type 1	PA	PA	PA	PA	PA	PA	PA
Home occupation Type 2	SUP	n/a	SUP	n/a	n/a	n/a	n/a
Hospitals, including Institutions for the handicapped	n/a	SUP	SUP	SUP	SUP	n/a	n/a
Hotel inn, motel	n/a	n/a	n/a	SPR	SPR	SPR	n/a
In-law apartment	PA	PA	PA	PA	PA	PA	PA
Kennel	SUP	SUP	SUP	n/a	n/a	n/a	n/a
Life care facility	n/a	SUP	SUP	SUP	SUP	n/a	n/a
Light industry	n/a	n/a	n/a	n/a	n/a	SPR	n/a
Manufacturing/assembly	n/a	n/a	n/a	SUP	SUP	SPR	n/a
Mixed-use structures	n/a	n/a	n/a	SPR	SPR	SPR	n/a
Mobile home single	PP	PP	PP	n/a	n/a	n/a	n/a
Mobile home parks <sup>(1)</sup>	—	—	—	—	—	—	—
Multi-family dwelling	SUP	SUP	SUP	SPR	SPR	n/a	n/a
Neighborhood grocery/food market	n/a	n/a	n/a	SPR	n/a	n/a	n/a
Nursing or convalescent home	n/a	n/a	n/a	SUP	SUP	n/a	n/a
Office building or use	n/a	n/a	n/a	SPR	SPR	SPR	n/a
Outdoor furnaces	SPR <sup>(4)</sup>	SPR <sup>(4)</sup>	SPR <sup>(4)</sup>	n/a	n/a	SPR <sup>(4)</sup>	SPR <sup>(4)</sup>
Personal farm activities	PA	PA	PA	PA	PA	PA	PA
Personal service establishment	n/a	n/a	n/a	SPR	SPR	SPR	n/a
Private club	n/a	n/a	n/a	SPR	SPR	n/a	n/a
Public and semipublic structure or use	SPR	SPR	SPR	SPR	SPR	n/a	SPR
PUDs <sup>(2)</sup>	—	—	—	—	—	—	—
Recreational facilities	SUP	SUP	SUP	n/a	n/a	n/a	SUP
Religious institution	SPR	SPR	SPR	SPR	SPR	n/a	SPR
Research laboratory	n/a	n/a	n/a	n/a	n/a	SPR	n/a
Restaurant	SUP	n/a	SUP	SPR	SPR	n/a	n/a
Retail store	n/a	n/a	n/a	SPR	SPR	n/a	n/a
Self-storage facilities	n/a	n/a	n/a	n/a	n/a	SPR	n/a
Shopping center	n/a	n/a	n/a	SPR	SPR	n/a	n/a
Single-family dwelling	PP	PP	PP	PP	PP	n/a	PP
Solar, ground-mounted Level I, Level II and Level III	SUP	SUP	SUP	n/a	n/a	SUP	n/a

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	<b>Low Density Residential (LDR)</b>	<b>Medium Density Residential 1 (MDR1)</b>	<b>Medium Density Residential 2 (MDR2)</b>	<b>Town Center (TC)</b>	<b>Office Residential (OR)</b>	<b>Industrial Manufacturing (IM)</b>	<b>Parkland Recreational (PR)</b>
Solar, roof-mounted residential	PA	PA	PA	PA	PA	n/a	PA
Solar, roof-mounted nonresidential	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Solar, roof-mounted energy production	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Stable, large	SPR	SPR	SPR	SUP	SUP	n/a	SPR
Stable, small	PA	PA	PA	SUP	SUP	n/a	PA
Studio	SUP	SUP	SUP	SPR	SPR	n/a	n/a
Telecommunications towers <sup>(3)</sup>	—	—	—	—	—	—	—
Temporary data collection structures	n/a	n/a	n/a	n/a	n/a	n/a	SPR
Two-family dwelling	PP	PP	PP	PP	PP	n/a	PP
Veterinary hospital	SPR	SPR	SPR	SPR	SPR	n/a	n/a
Warehouse/wholesale establishment	n/a	n/a	n/a	n/a	n/a	SPR	n/a
Wind, nongrid tower	PA	PA	PA	PA	PA	PA	PA
Wind, small turbine	SUP	SUP	SUP	n/a	n/a	SUP	SUP
Wind, turbine facilities	n/a	n/a	n/a	n/a	n/a	n/a	SUP

**NOTES:**

- (1) See § 105-131 of the Zoning Ordinance for regulations pertaining to mobile home parks.
- (2) See § 105-129 of the Zoning Ordinance for regulations pertaining to PUDs.
- (3) See § 105-136 of the Zoning Ordinance for regulations pertaining to telecommunications towers.
- (4) Not required if lot is greater than two acres.