

Residential 1

The purpose of the R-1 District is to accommodate relatively dense residential development adjacent to the Town Center and Residential Hamlet Districts and other environmentally suitable areas to encourage residential development at densities appropriate to the Town's rural character.

Typical uses permitted in this district include, but are not limited to single-family residences, two-family residences, residential cluster developments, municipal facilities, and multi-family developments. The lot sizes vary for each use and for the provision of community sewer. These lot sizes range from 0.5 acres for non-residential uses with community sewer to 20 acres for mixed density developments. Single-family lots are a minimum of 1 acre without community sewer.

Residential 2

The purpose of the R-2 District is to accommodate residential development at densities appropriate with environmental restrictions. In addition the R-2 District provides transition between the Town's primary development districts and lower-density districts both in density and allowable land uses.

Typical uses permitted in this district include, but are not limited to single-family residences, two-family residences, residential cluster developments, municipal facilities, and multi-family developments. The lot sizes vary for each use and for the provision of community sewer. These lot sizes range from 1.0 acres for residential uses with community sewer to 20 acres for mixed density developments. Single-family lots are a minimum of two (2) acres without community sewer.

Residential 3

The R-3 District was established to accommodate residential development at densities appropriate with environmental restrictions considered more limiting than those found in the R-2 District and to provide transition between the Town's primary development districts and rural areas both in density and allowable land use.

Typical uses permitted in this district include, but are not limited to single-family residences, residential cluster developments, municipal facilities, and multi-family developments. The lot sizes vary for each use and for the provision of community sewer. These lot sizes range from 0.75 acre for residential uses with community sewer to 20 acres for mixed density

developments. Single-family lots are a minimum of 3 acre without community sewer.

Agricultural/Residential 4

The purpose of the R-4 District is to provide areas within the Town for the development of very low density residential uses appropriate with environmentally limiting conditions while protecting the rural character of these portions of the Town. Within the Agricultural/Residential 4 District the retention of active agricultural uses and forest management activities is encouraged. Development which occurs within the district should be sensitive to the rural nature of the district, the environmental limitations of lands within the district and should preserve open space and agricultural land to the maximum extent possible.

Typical uses permitted in this district include, but are not limited to single-family residences, residential cluster developments, farming, forest management, camp grounds, and kennels. The lot sizes vary for each use and for the provision of community sewer. These lot sizes range from 1 acre for residential uses with community sewer to 25 acres for residential cluster developments. Single-family lots are a minimum of 5 acres without community sewer.

Residential 5

The R-5 Zoning District is intended to reflect the land use area classification established by the Adirondack Park Agency (APA) and, therefore, preserve the natural open space character of the Park. Additionally, the R-5 District acts as a buffer between development in the Town of Greenfield and the Park. Within the R-5 District, the retention of forest cover, natural features, agricultural uses, and outdoor recreational uses are encouraged. Development shall be sensitive to the rural nature of the district and should preserve open space, forest cover and other natural features to the maximum extent possible.

Typical uses permitted in this district include, but are not limited to single-family residences, classifications established by the Adirondack Park Agency, farming, forest management, camp grounds, and kennels. These lot sizes range from 42.7 acres for residential uses to 85.4 acres for Adirondack Park uses. Single-family lots are a minimum of 42.7 acres.

Rural Density

The Rural Density District (RD) was established to protect fragile ecological systems, vulnerable areas and areas of unique natural or scenic value from development or uses which would adversely affect water quality, productive or unique wildlife and aquatic habitat, biotic systems, ecological relationships or scenic and natural values or which would create unreasonable risks to the public safety and welfare. The RD District serves to retain active agricultural uses and forest management activities. Development which occurs with the district should be sensitive to the rural nature of the district, the environmental limitations of lands with the district and should preserve land in its natural state to the maximum extent possible.

Typical uses permitted in this district include, but are not limited to single-family residences, residential cluster developments, farming, forest management, and mobile homes. These lot sizes range from 8 acres for all unlisted uses to 50 acres for residential cluster developments. Single-family lots are a minimum of 8 acres.

Office Residential

The purpose of the OR District is to provide for the orderly transition of older residential areas along major traffic arteries to low-intensity nonresidential and mixed-use activities. The conversion of existing properties from residential to nonresidential uses is to occur in a manner which preserves the architectural character of the neighborhood, provides controlled traffic access and adequate parking and protects adjoining residential neighborhoods from undesirable impacts of this transition district.

Typical uses permitted in this district include, but are not limited to single-family residences, residential cluster developments, offices, personal services, elderly services, and tourist services. The lot sizes vary for each use and for the provision of community sewer. These lot sizes range from 0.25 acre for non-residential uses with community sewer to 1 acre for residential uses without community sewer. Single-family lots are a minimum of 1 acre without community sewer.

Neighborhood Commercial

The purpose of the NC District is to provide select areas in the Town where retail and service businesses which are dependent on automobile-borne customers, primarily for the convenience of the neighborhood and surrounding residents, may be located. The design standards are intended to permit individual lots and buildings as well as limited shopping plazas. In all

circumstances, the site planning and building designs are intended to coordinate traffic flow, parking, building orientation, landscaping, drainage and other similar factors.

Typical uses permitted in this district include, but are not limited to retail, offices, food markets, personal services, automobile services, and restaurants. The lot sizes vary for each use and for the provision of community sewer. These lot sizes range from 0.5 acre for uses with community sewer to 1 acre for residential cluster developments.

General Business/Enterprise

The General Business/Enterprise District is intended to set aside areas of the Town for the development of major economic activities, including manufacturing and processing, which do not have significant environmental issues associated with them and to protect these areas from encroachment of incompatible land uses, including residential and commercial uses. These districts are located to take advantage of existing transportation facilities and the most logical and economically feasible future development of municipal sewage facilities. The standard of the district provide for well-planned developments with attention to controlled traffic access and buffering of adjacent residential areas.

Typical uses permitted in this district include, but are not limited to offices, wholesale, light industrial, self storage, and hospitals. The lot sizes vary for each use and for the provision of community sewer. These lot sizes range from 1 acre for uses with community sewer to 2 acres for uses without community sewer.

Town Center

The purpose of the Town Center is to provide a mixed-use district which functions as the cultural hub of the Town. The intent is to allow for mixed uses including housing, office, and commercial, as an integral part of the overall makeup.

Typical uses permitted in this district include, but are not limited to single-family residences, residential cluster developments, offices, personal services, elderly services, tourist services, and restaurants. The lot sizes vary for each use and for the provision of community sewer. These lot sizes range from 0.5 acre for uses with community sewer to 1 acre for residential uses without community sewer. Single-family lots are a minimum of 1 acre without community sewer.

Town Hamlet

The Town Hamlet District is similar to the Town Center District as it is also intended to provide for mixed-use development. The districts have traditionally acted as focal areas of the town by containing small concentrations of commercial and residential uses, as well as other municipal facilities. The intent of the district requirements are intended to promote the stability and improvement of these older established development centers.

Typical uses permitted in this district include, but are not limited to single-family residences, residential cluster developments, offices, personal services, elderly services, tourist services, and restaurants. The lot sizes vary for each use and for the provision of community sewer. These lot sizes range from 0.5 acre for uses with community sewer to 5.25 acres for two-family residential uses without community sewer. Single-family lots are a minimum of 3 acres without community sewer.

Earth Material Extraction Overlay (EME)

The Town created a special overlay district to recognize that natural sand, gravel, rock and mineral resources that are necessary and beneficial to the economy of the Town and welfare of its citizens. The purpose of the EME Overlay District is to ensure utilization and reclamation of these resources is done in a manner compatible with other land uses, in conformance with the Town's goal of maintaining the rural character and quality, and minimizes potential hazards to the health, safety, and general welfare of the Town residents.

Floodplain Management, Wetland Resource Conservation Overlay (FMWRC)

The purposed of the FMWRC Overlay District is to regulate land development within flood hazard zones, wetlands and the Kayaderosseras Creek basin. Population growth, attended, by housing roads, and other construction, along with increased demands on the Town's natural resources, has been found to be encroaching on, despoiling or eliminating many of the Town's wetlands, water bodies, watercourses and other natural resources and processes associated with these resources.

The conservation, preservation and maintenance of these natural resources in any undisturbed and natural condition constitutes important physical, ecological, social, aesthetic, recreational, and economic assets necessary to promote the health, safety and general welfare of present and future residents of the Town and of downstream drainage areas.

It is the intent of this district to provide for the protection, preservation, proper maintenance and use of the Town's water bodies, watercourses, and wetlands by preventing or minimizing erosion due to flooding and stormwater runoff, flooding of downstream lands, maintaining the natural groundwater supplies, preserving and protecting the purity, utility, water-retention capability, ecological functions, recreational usefulness and natural beauty of all water bodies, water courses and wetlands and other related natural features of the terrain.

Specifically, the following objectives pertain to this district:

- To maintain, protect and enhance water quality and associated aquatic resources and water supply within the Kayaderosseras Creek watershed.
- To minimize the threat to life and the destruction of property and natural resources from flooding and preserve and/or reestablish natural floodplain hydrologic functions.
- To enhance the cultural, recreational and visual amenities of the Kayaderosseras stream corridor.
- To maintain, protect and enhance water quality and associated resources and water supply within the confines of wetlands within the Town.