

Greenfield Hobby Farming Information FAQ Sheet

What are Greenfield's chicken laws? No new regulations have been introduced relating to hobby farming. Our code is similar to other towns in Saratoga County and went into effect 3/22/2007. The Town of Greenfield is embarking on a project to update our codes to make them easier to understand and make them more current. This process will begin in 2024. We are working with MJ Engineering to undergo this process and there will be public hearings for residents to provide input along the way. Watch the Town website for key information.

When our Code Enforcement team receives complaints about a property or visits a property for other business reasons and finds violations, it is our obligation to make you aware of the them. We always ask that you make your property compliant and give advice on how to do so before we issue tickets.

We do hope that all residents always consider Town codes when doing any work on their homes or property or making any changes to how the property is used. Following local laws keeps you safe and protects you from liabilities, violations and annoyed neighbors.

If you are interested in understanding your hobby farming rights and the rules pertaining to your property in the Town of Greenfield, here's a quick "how to" guide. You may always call our Building Department as well.

Understanding our Current Hobby Farming Regulations

- 1) First check out the hobby farmer topic in our Town Code from www.greenfieldny.org. It falls under 51-6. It can be found at <https://ecode360.com/14036165>, but we have copied some of the text below and attached a copy.
- 2) Please note that all zoning regulations also apply to this code. **So therefore, a resident will need to establish what the rules are for within their zoning district.**

Hobby farmers are those engaged in personal farm activities and are not involved in large-scale agricultural operations and are limited to the number of animals listed in Table 51-6 only. All zoning regulations shall apply. The **hobby farmer** shall dispose of animal waste properly. The **hobby farmer** shall not create excessive noise, objectionable odors or viewshed from this activity. The **hobby farmer** and/or Town residents are not allowed to have exotic animals.

See attached chart. If you have more than the quantity of animals listed or other animals that are not listed, you are not considered a hobby farmer.

[HISTORY: Adopted by the Town Board of the Town of Greenfield as indicated in article histories. Amendments noted where applicable.]

Article I Right to Farm

[Adopted 11-12-2009 by L.L. No. 2-2009^[1]]

[1] *Editor's Note: This local law originally added Ch. 30, Right to Farm, to the Code. With the permission of the Town, this material was redesignated as Ch. 51, Farming, Art. I, Right to Farm, for organizational purposes.*

§ 51-1 Legislative intent and purpose.

- A. The Town Board recognizes farming is an essential enterprise and an important industry which enhances the economic base, natural environment and quality of life in the Town of Greenfield. The Town Board further declares that it shall be the policy of this Town to encourage agriculture and foster understanding by all residents of the necessary day-to-day operations involved in farming so as to encourage cooperation with those practices. **The Right-to-Farm Law shall not supersede Town Law.**
- B. It is the general purpose and intent of this article to maintain and preserve the rural traditions and character of the Town, to permit the continuation of agricultural practices, to protect the existence and operation of farms, to encourage the initiation and expansion of farms and agribusinesses, and to promote new ways to resolve disputes concerning agricultural practices and farm operations. In order to maintain a viable farming economy in the Town of Greenfield, it is necessary to limit the circumstances under which farming may be deemed to be a nuisance and to allow agricultural practices inherent to and necessary for the business of farming to proceed and be undertaken free of unreasonable and unwarranted interference or restriction.

§ 51-2 Definitions.

As used in this article, the following terms shall have the meanings indicated:

AGRICULTURAL PRACTICES

Those practices necessary for the on-farm production, preparation and marketing of agricultural commodities. Examples of such practices include, but are not limited to, operation of farm equipment, proper use of agricultural chemicals and other crop production methods, and construction and use of farm structures.

AGRICULTURAL PRODUCTS

Those products as defined in § 301(2) of Article 25-AA of the State Agriculture and Markets Law, including but not limited to:

- A. Field crops, including corn, wheat, rye, barley, hay, potatoes and dry beans.
- B. Fruits, including apples, peaches, grapes, cherries and berries.
- C. Vegetables, including tomatoes, snap beans, cabbage, carrots, beets and onions.
- D. Horticultural specialties, including nursery stock, ornamental shrubs, ornamental trees and flowers.
- E. Livestock and livestock products, including cattle, sheep, hogs, goats, horses, poultry, llamas, ratites such as ostriches, emus, rheas and kiwis, farmed deer, farmed buffalo, fur-bearing animals, milk and milk products, eggs, furs, and poultry products.
- F. Maple sap and sugar products.
- G. Christmas trees derived from a managed Christmas tree operation, whether dug for transplanting or cut from the stump.
- H. Aquaculture products, including fish, fish products, water plants and shellfish.
- I. Short-rotation woody crops raised for bioenergy.
- J. Production and sale of woodland products, including but not limited to logs, lumber, posts and firewood.

EXOTIC ANIMALS

Rare and unusual animal pets, or animals kept as pets which are not commonly thought of as pets.

[Added 9-8-2011 by L.L. No. 1-2011]

FARMER

Any person, organization, entity, association, partnership, limited-liability company, or corporation engaged in the business of agriculture, whether for profit or otherwise, including the cultivation of land, the raising of crops, or the raising of livestock.

FARMLAND

Land used in agricultural production as defined in Subdivision 4 of § 301 of Article 25-AA of the State Agriculture and Markets Law.

FARM OPERATION

Shall be defined in § 301(11) in the State Agriculture and Markets Law.

HOBBY FARMERS

Are those engaged in personal farm activities and are not involved in large-scale agricultural operations and are limited to the number of animals listed in Table 51-6 only.

[Added 9-8-2011 by L.L. No. 1-2011]

§ 51-3 Right-to-farm declaration.

Farmers, as well as those employed, retained, or otherwise authorized to act on behalf of farmers, may lawfully engage in agricultural practices within this Town at all times and all such locations as are reasonably necessary to conduct the business of agriculture. For any agricultural practice, in determining the reasonableness of the time, place, and methodology of such practice, due weight and consideration shall be given to both traditional customs and procedures in the farming industry as well as to advances resulting from increased knowledge, research and improved technologies. Agricultural practices conducted on farmland shall not be found to be a public or private nuisance if such agricultural practices are:

- A. Reasonable and necessary to the particular farm or farm operation;
- B. Conducted in a manner which is not negligent or reckless. Animal owners shall provide adequate shelter, food and security for their animals;
- C. Conducted in conformity with generally accepted and sound agricultural practices;
- D. Conducted in conformity with all local state, and federal laws and regulations;
- E. Conducted in a manner which does not constitute a threat to public health and safety or cause injury to health or safety of any person; and
- F. Conducted in a manner which does not reasonably obstruct the free passage or use of navigable waters or public roadways. Nothing in this local law shall be construed to prohibit an aggrieved party from recovering from damages for bodily injury or wrongful death due to a failure to follow sound agricultural practice, as outlined in this section.

§ 51-4 Notification of real estate buyers.

In order to promote harmony between farmers and their neighbors, the Town requires land holders and/or their agents and assigns to comply with § 310 of Article 25-AA of the State Agriculture and Markets Law and provide notice to prospective purchasers and occupants as follows: "It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food and other products and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies where farming activities occur. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors." This notice shall be provided to prospective purchasers of property with boundaries within 500 feet of a farm operation. A copy of this notice shall be included by the seller or seller's agent as an addendum to the purchase and sale contract at the time an offer to purchase is made.

§ 51-5 Resolution of disputes.

- A. Should any controversy arise regarding any inconveniences or discomfort occasioned by agricultural operations which cannot be settled by direct negotiation between the parties involved, either party may submit the controversy to a dispute resolution committee as set forth below in an attempt to resolve the matter prior to the filing of any court action and prior to a request for a determination by the Commissioner of Agriculture and Markets about whether the practice in question is sound pursuant to § 308 of Article 25-AA of the State Agriculture and Markets Law. Any controversy between the parties shall be submitted to the committee within 30 days of the last date of occurrence of the particular activity giving rise to the controversy or the date the party became aware of the occurrence.
- B. The committee shall be composed of three members from the Town selected by the Town Board, as the need arises, including one representative from the farm community, one person from Town government and one person mutually agreed upon by both parties involved in the dispute.
- C. The effectiveness of the committee as a forum for the resolution of disputes is dependent upon full discussion and complete presentation of all pertinent facts concerning the dispute in order to eliminate any misunderstandings. The parties are encouraged to cooperate in the exchange of pertinent information concerning the controversy.
- D. The controversy shall be presented to the committee by written request of one of the parties within the time limits specified. Thereafter, the committee may investigate the facts of the controversy but must, within 25 days, hold a meeting at a mutually agreed place and time to consider the merits of the matter and within five days of the meeting render a nonbinding written decision to the parties. At the time of the meeting, both parties shall have an opportunity to present what each considers to be pertinent facts. The time limits provided in this subsection for action by the committee may be extended upon the written stipulation of all parties in the dispute.
- E. Any reasonable costs associated with the function of the committee process shall be borne by the participants.

§ 51-6 Hobby farmers.

[Added 9-8-2011 by L.L. No. 1-2011]

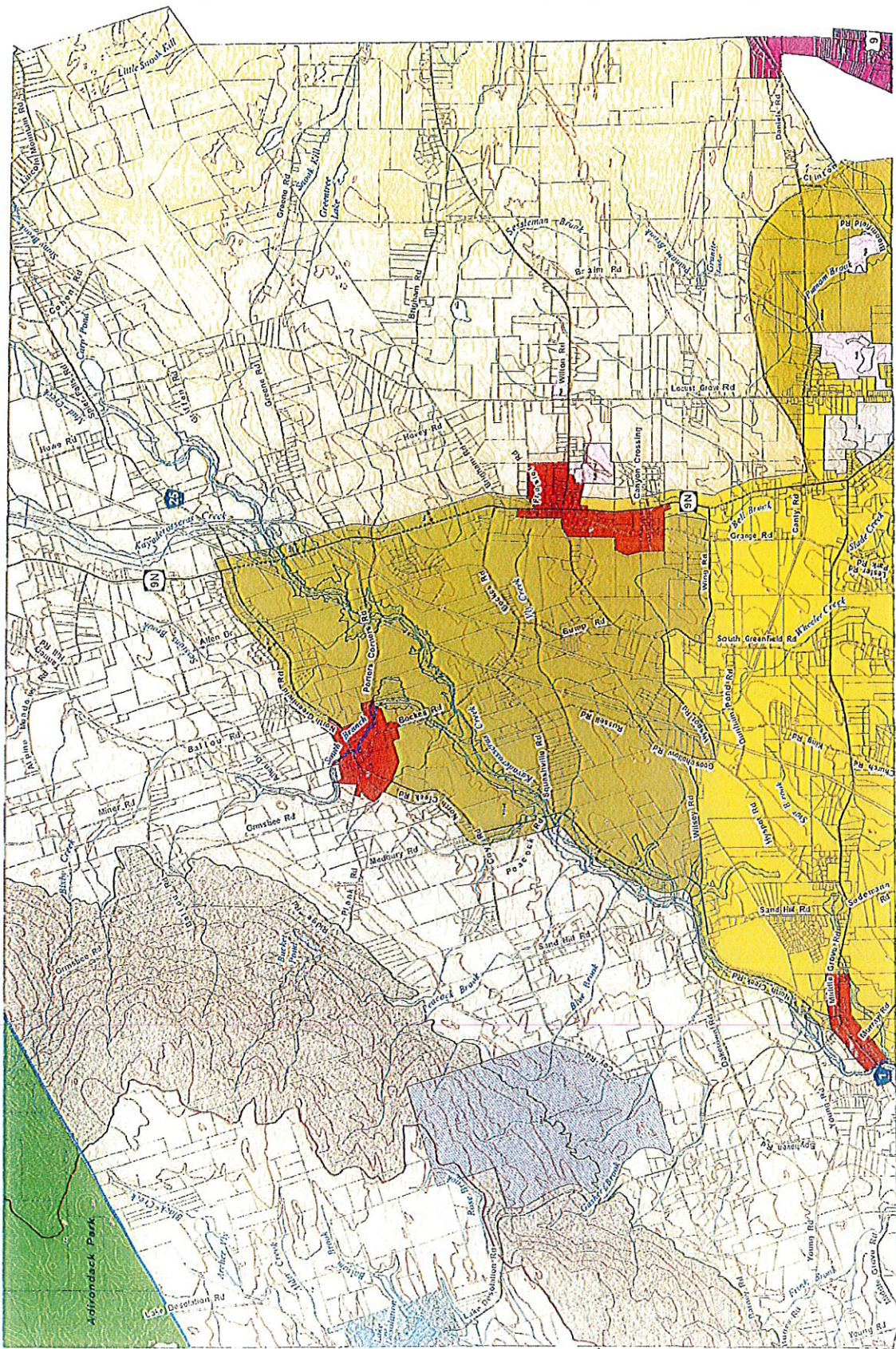
Hobby farmers are those engaged in personal farm activities and are not involved in large-scale agricultural operations and are limited to the number of animals listed in Table 51-6 only. All zoning regulations shall apply. The hobby farmer shall dispose of animal waste properly. The hobby farmer shall not create excessive noise, objectionable odors or viewshed from this activity. The hobby farmer and/or Town residents are not allowed to have exotic animals.

Table 51-6
Limited Number of Animals

Animal	Limit
Chickens	12
Ducks	6
Geese	4
Goats	2
Miniature pigs	2
Rabbits	12
Sheep	2
Turkeys	4

- 3) **Look at zoning map to see what zoning district your property falls in.** It is attached or you can find it here: <https://ecode360.com/attachment/GR1147/GR1147-105g%20Zoning%20Map.pdf>

Also, this website <https://spatial.vhb.com/SaratogaMapView/> hosts a lot of information about your property such as acreage, frontage and set back information. Type in your address to find out the specifics for your property. Please know that set backs apply for any structure on your property, including chicken coops, etc.



Sheet	1
Date	03/22/07
Scale	1" = 100'
Author	J. J. Chazen
Project	Zoning Map
Page	1

Zoning Districts

Adopted March 22, 2007

Town of Greenfield
Saratoga County, New York

Notes:

1. Municipal Ordinance provided for Saratoga County, New York, adopted February 20, 2008.
2. Amended Ordinance provided for the Town of Greenfield, 2007.

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTS CO., P.C.

Greenfield Office:
 100 Main Street
 Greenfield, NY 12301
 Phone: (518) 537-4500

North Country Office:
 100 Main Street
 Plattsburgh, NY 12464
 Phone: (518) 537-4500

Northwest Office:
 100 Main Street
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THE CHAZEN COMPANIES

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTS CO., P.C.
 CHAZEN SURVEYING & LANDSCAPE ARCHITECTS, P.C.
 CHAZEN ARCHITECTS, P.C.

4) **Review the regulations for your property's zoning district.** The charts are attached and are clearly labeled with the zoning district name at the top. Review the appropriate zoning district chart for your property and then look the line for "Personal Farm Activities." The second column is "Minimum lot size without sewer," which would be the case for any Greenfield property, as we do not have any public sewer system. This column indicates the minimum acres you must have to participate in hobby farming on your property. Here are a couple of examples:

- Low Density Residential District (LDR) has a minimum lot size of 6 acres for "personal farming activities."
- Medium Density Residential 1 (MDR 1 District) has a minimum lot size of 2 acres for "personal farming activities."

ZONING

Medium Density Residential 1 (MDR1) District

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum in Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic institution and education uses	2	2	150	40	25	50	0.30	35
Agricultural processing	5	5	175	75	50	50	0.30	35
Agricultural uses and structures	5	5	175	40	50	50	0.30	35
Bed-and-breakfast	2	2	150	40	25	50	0.30	35
Campground	10	10	300	75	75	75	0.30	35
Cemetery	1	1	150	40	25	50	0.30	35
Community residence	1	1.5	100/150	40	25	50	0.30	35
Contractors storage yard, large	10	10	250	75	100	100	0.15	35
Contractors storage yard, small	6	6	250	75	100	100	0.15	35
Family day care, exempt	1	1.5	100/150	40	25	50	0.30	35
Family day care, licensed	1	1.5	100/150	40	25	50	0.30	35
Family day care, registered	1	1.5	100/150	40	25	50	0.30	35
Farmstand	2	2	100	40	50	50	0.30	35
Garage apartment	2	3	200/300	40	25	50	0.30	35
Home occupation Type 1	1	1.5	100/150	40	25	50	0.30	35
Home occupation Type 2	2	3	150/200	40	50	50	0.30	35
In-law apartment	2	3	200	40	25	50	0.30	35
Kennel	10	10	175	75	75	50	0.30	35
Life care facility	2	2	150	40	25	50	0.30	35
Mobile home, single	3	3	150/250	40	25	50	0.30	35
Multi-family dwelling	1/d.u.	1.5/d.u.	1	40	50	50	0.30	35
Personal farm activities	2	2	150	40	50	50	0.30	35
Public and semipublic structure or use	1	1.5	100/150	40	25	50	0.30	35

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	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Recreational facilities	5	5	250	75	75	50	0.30	35
Religious institution	1	1.5	100/150	40	25	50	0.30	35
Restaurant	2	2	150	40	50	50	0.30	35
Single-family dwelling	1	1.5	100/150	40	25	50	0.30	35
Solar, ground-mounted, Levels I & II	1	1.5	100/150	40	25	50	0.15	15
Solar, ground-mounted, Level III	20	20	200/250	100	100	100	0.15	15
Solar, roof-mounted	Shall conform to all required dimensional requirements of the principal permitted use, excepting a roof-mounted installation on a lawfully permitted one or two-family residence on a property							
Stable large	5	5	175	75	75	50	0.30	35
Stable, small	5	5	175	40	50	50	0.30	35
Studio	2	2	150	40	50	50	0.30	35
Two-family dwelling	2	3	200/300	40	25	50	0.30	35
Veterinary hospital	2	2	150	40	50	50	0.30	35

ZONING

Medium Density Residential 2 (MDR2) District

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic institution and education uses	4	4	200	75	35	75	0.15	35
Agricultural processing	5	5	200	75	50	75	0.15	35
Agricultural uses and structures	5	5	200	75	50	75	0.15	35
Bed-and-breakfast	4	4	150	75	35	75	0.15	35
Campground	10	10	300	75	75	75	0.15	35
Cemetery	2	2	200	75	35	75	0.15	35
Community residence	2	3	150/200	75	35	75	0.15	35
Contractors storage, yard, large	10	10	250	75	100	100	0.15	35
Contractors storage yard, small	6	6	250	75	100	100	0.15	35
Family day care, exempt	2	3	150/200	75	35	75	0.15	35
Family day care, licensed	2	3	150/200	75	35	75	0.15	35
Family day care, registered	2	3	150/200	75	35	75	0.15	35
Farmstand	2	2	150	75	50	75	0.15	35
Garage apartment	2	3	150/200	75	35	75	0.15	35
Home occupation Type 1	2	3	150/200	75	35	75	0.15	35
Home occupation Type 2	4	4	200/250	75	50	75	0.15	35
In-law apartment	2	3	150/200	75	35	75	0.15	35
Life care facility	2	3	150/200	75	35	75	0.15	35
Kennel	10	10	200	75	75	75	0.15	35
Mobil home single	4	4	200	75	35	75	0.15	35
Multi-family dwelling	2/d.u.	3/d.u.	200/250	75	50	75	0.15	35
Personal farm activities	2	2	200	75	50	75	0.15	35
Public and semipublic structure or use	2	3	150/200	75	35	75	0.15	35

GREENFIELD CODE

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Recreational facilities	5	5	250	100	75	75	0.15	35
Religious institution	2	3	150/200	75	35	75	0.15	35
Restaurant	4	4	200	75	35	75	0.15	35
Single-family dwelling	2	3	150/200	75	35	75	0.15	35
Solar ground-mounted, Levels I & II	2	3	150/200	75	35	75	0.15	35
Solar, ground-mounted, Level III	20	20	200/250	100	100	100	0.15	15
Solar, roof-mounted	Shall conform to all required dimensional requirements of the principal permitted use, excepting a roof-mounted installation on a lawfully permitted one or two-family residence on a property							
Stable, large	5	5	250	100	50	75	0.15	35
Stable, small	5	5	250	100	50	75	0.15	35
Studio	4	4	200	75	35	75	0.15	35
Two-family dwelling	4	6	300/400	75	35	75	0.15	35
Veterinary hospital	4	4	200	75	35	75	0.15	35

ZONING

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Personal service establishment	1	2	75/120	45	10 one/25 combined	15	0.5	50
Private club	1	2	75/120	45	10 one/25 combined	15	0.5	50
Public and semipublic structure or use	1	2	75/120	45	10 one/25 combined	15	0.5	50
PUDs	1.5	15	300	45	10 one/25 combined	15	0.5	50
Religious institution	1	2	75/120	45	10 one/25 combined	15	0.5	50
Restaurant	1	2	75/120	45	10 one/25 combined	15	0.5	50
Retail store	1	2	75/120	45	10 one/25 combined	15	0.5	50
Shopping center	1	2	75/120	45	10 one/25 combined	15	0.5	50
Single-family dwelling	1	2	75/120	45	10 one/25 combined	15	0.5	50
Solar, roof-mounted	Shall conform to all required dimensional requirements of the principal permitted use, excepting a roof-mounted installation on a lawfully permitted one or two-family residence on a property							
Stable, large	1	2	75/120	45	10 one/25 combined	15	0.5	50
Stable, small	1	2	75/120	45	10 one/25 combined	15	0.5	50
Studio	1	2	75/120	45	10 one/25 combined	15	0.5	50
Two-family dwelling	1	2	75/120	45	10 one/25 combined	15	0.5	50
Veterinary hospital	1	2	75/120	45	10 one/25 combined	15	0.5	50

ZONING

Office Residential (OR) District

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic institution and education uses	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Bed-and-breakfast	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Boardinghouse	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Cemetery	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Community residence	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Drive-in establishment (excluding fast food)	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Family day care, exempt	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Family day care, licensed	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Family day care, registered	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Farmstand	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Funeral home	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Home occupation Type I	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Hospitals, including institutions for the handicapped	1	2	75/120	45	10 one side/25 combined	15	0.5	50

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	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Hotel inn motel	1	2	75/120	45	10 one side/25 combined	15	0.5	50
In-law apartment	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Life care facility	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Manufacturing/assembly	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Mixed-use structures	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Multi-family dwelling	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Nursing or convalescent home	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Office building or use	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Personal farm activities	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Personal service establishment	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Private club	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Public and semipublic structure or use	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Religious institution	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Restaurant	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Retail store	1	2	75/120	45	10 one side/25 combined	15	0.5	50

ZONING

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Shopping center	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Single-family dwelling	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Solar, ground-mounted, Levels I & II	1	2	75/120	45	10 one side/25 combined	15	0.5	15
Solar, roof-mounted	Shall conform to all required dimensional requirements of the principal permitted use, excepting a roof-mounted installation on a lawfully permitted one or two-family residence on a property							
Stable, large	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Stable, small	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Studio	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Two-family dwelling	1	2	75/120	45	10 one side/25 combined	15	0.5	50
Veterinary hospital	1	2	75/120	45	10 one side/25 combined	15	0.5	50

GREENFIELD CODE

Industrial Manufacturing (IM) District

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic institution and education uses	2	2	200	50	25	40	0.6	50
Boardinghouse	2	2	200	50	25	40	0.6	50
Contractors storage yard	2	2	200	50	25	40	0.6	50
Home occupation Type I	2	2	200	50	25	40	0.6	50
Hospitals, including institutions for the handicapped	2	2	200	50	25	40	0.6	50
Hotel, inn, motel	2	2	200	50	25	40	0.6	50
In-law apartment	2	2	200	50	25	40	0.6	50
Light industry	2	2	200	50	25	40	0.6	50
Manufacturing/assembly	2	2	200	50	25	40	0.6	50
Mixed-use structures	2	2	200	50	25	40	0.6	50
Nursing or convalescent home	2	2	200	50	25	40	0.6	50
Office building or use	2	2	200	50	25	40	0.6	50
Personal farm activities	2	2	200	50	25	40	0.6	50
Personal service establishment	2	2	200	50	25	40	0.6	50
Research laboratory	2	2	200	50	25	40	0.6	50
Self-storage facilities	2	2	200	50	25	40	0.6	50
Solar, ground-mounted, Levels I & II	2	2	200	50	25	40	0.6	50
Solar, ground-mounted, Level III	20	20	200/250	100	100	100	0.6	15
Solar, roof-mounted	Shall conform to all required dimensional requirements of the principal permitted use, excepting a roof-mounted installation on a lawfully permitted one or two-family residence on a property							
Warehouse/wholesale establishment	2	2	200	50	25	40	0.6	50

ZONING

Parkland Recreational (PR) District

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Coverage Ratio	Maximum Building Height (feet)
Academic institution and education uses	42.7	42.7	800	150	100	150	0.05	35
Adult uses								
Agricultural processing	42.7	42.7	800	150	100	150	0.05	35
Agricultural uses and structures	42.7	42.7	800	150	100	150	0.05	75
Average density development	42.7	42.7	800	150	100	150	0.05	75
Community residence	42.7	42.7	800	150	100	150	0.05	35
Family day care, exempt	42.7	42.7	800	150	100	150	0.05	35
Family day care, licensed	42.7	42.7	800	150	100	150	0.05	35
Family day care, registered	42.7	42.7	800	150	100	150	0.05	35
Farmstand	42.7	42.7	800	150	100	150	0.05	35
Garage apartment	42.7	42.7	800	150	100	150	0.05	35
Home occupation Type 1	42.7	42.7	800	150	100	150	0.05	35
In-law apartment	42.7	42.7	800	150	100	150	0.05	35
Personal farm activities	42.7	42.7	800	150	100	150	0.05	35
Public and semipublic structure or use	42.7	42.7	800	150	100	150	0.05	35
Recreational facilities	42.7	42.7	800	150	100	150	0.05	35
Religious institution	42.7	42.7	800	150	100	150	0.05	35
Single-family dwelling	42.7	42.7	800	150	100	150	0.05	35
Solar, roof-mounted			625	150	100	150	0.05	35
Shall conform to all required dimensional requirements of the principal permitted use, excepting a roof-mounted installation on a lawfully permitted one or two-family residence on a property.								
Stable, large	42.7	42.7	800	150	100	150	0.05	35
Stable, small	42.7	42.7	800	150	100	150	0.05	35
Two-family dwelling	42.7	42.7	800	150	100	150	0.05	35

ZONING

Town Center (TC) District

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic institution and education uses	1	2	75/120	45	10 one/25 combined	15	0.5	50
Auto service, gas, washing or filling station	1	2	75/120	45	10 one/25 combined	15	0.5	50
Bank	1	2	75/120	45	10 one/25 combined	15	0.5	50
Bed-and-breakfast	1	2	75/120	45	10 one/25 combined	15	0.5	50
Boardinghouse	1	2	75/120	45	10 one/25 combined	15	0.5	50
Cemetery	1	2	75/120	45	10 one/25 combined	15	0.5	50
Community residence	1	2	75/120	45	10 one/25 combined	15	0.5	50
Convenience store	1	2	75/120	45	10 one/25 combined	15	0.5	50
Drive-in establishment (excluding fast food)	1	2	75/120	45	10 one/25 combined	15	0.5	50
Family day care, exempt	1	2	75/120	45	10 one/25 combined	15	0.5	50
Family day care, licensed	1	2	75/120	45	10 one/25 combined	15	0.5	50
Family day care, registered	1	2	75/120	45	10 one/25 combined	15	0.5	50
Farmstand	1	2	75/120	45	10 one/25 combined	15	0.5	50
Funeral home	1	2	75/120	45	10 one/25 combined	15	0.5	50

GREENFIELD CODE

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Garage apartment	1	2	75/120	45	10 one/25 combined	15	0.5	50
Home occupation Type 1	1	2	75/120	45	10 one/25 combined	15	0.5	50
Home occupation Type 2	1	2	75/120	45	10 one/25 combined	15	0.5	50
Hospitals, including institutions for the handicapped	1	2	75/120	45	10 one/25 combined	15	0.5	50
Hotel, inn, motel	1	2	75/120	45	10 one/25 combined	15	0.5	50
In-law apartment	1	2	75/120	45	10 one/25 combined	15	0.5	50
Life care facility	1	2	75/120	45	10 one/25 combined	15	0.5	50
Manufacturing/assembly	1	2	75/120	45	10 one/25 combined	15	0.5	50
Mixed-use structures	1	2	75/120	45	10 one/25 combined	15	0.5	50
Multi-family dwelling	1	2	75/120	45	10 one/25 combined	15	0.5	50
Neighborhood grocery/food market	1	2	75/120	45	10 one/25 combined	15	0.5	50
Nursing or convalescent home	1	2	75/120	45	10 one/25 combined	15	0.5	50
Office building or use	1	2	75/120	45	10 one/25 combined	15	0.5	50
Personal farm activities	1	2	75/120	45	10 one/25 combined	15	0.5	50

ZONING

105 Attachment 5

Town of Greenfield

Table 2, Area Regulations
 Low Density Residential (LDR) District
 [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]

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Academic institution and education uses	4	6	250	75	50	75	0.15	35
Agricultural processing	2	2	200	50	25	40	0.6	50
Agricultural uses and structures	2	2	200	50	25	40	0.6	50
Bed-and-breakfast	4	6	250	75	50	75	0.15	35
Campground	10	10	400	75	50	75	0.15	35
Cemetery	4	6	250	75	50	75	0.15	35
Community residence	4	6	200/250	75	50	75	0.15	35
Contractors storage yard, large	6	6	250	75	100	100	0.15	35
Family day care, exempt	4	6	200/250	75	50	75	0.15	35
Family day care, licensed	4	6	200/250	75	50	75	0.15	35
Family day care, registered	4	6	200/250	75	50	75	0.15	35
Farmstand	6	6	250	75	50	75	0.15	35
Garage apartment	4	6	200/250	75	50	75	0.15	35
Home occupation Type 1	4	6	200/250	75	50	75	0.15	35
Home occupation Type 2	6	8	200/250	75	50	75	0.15	35
In-law apartment	4	6	200/250	75	50	75	0.15	35
Kennel	10	10	250	100	100	100	0.15	35
Mobile home, single	4	6	200/250	75	50	75	0.15	35

GREENFIELD CODE

	Minimum Lot Size With Sewer (acres)	Minimum Lot Size Without Sewer (acres)	Minimum Lot Frontage (feet)	Front Setback (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage Ratio	Maximum Building Height (feet)
Multi-family dwelling	4/d.u.	6/d.u.	250/300	75	50	75	0.15	35
Personal farm activities	4	6	250	100	100	100	0.15	35
Public and semipublic structure or use	4	6	250	75	50	75	0.15	35
Recreational facilities	20	20	250	75	50	75	0.15	35
Religious institution	4	6	250	75	50	75	0.15	35
Restaurant	4	6	250	75	50	75	0.15	35
Single-family dwelling	4	6	200/250	75	50	75	0.15	35
Solar, ground-mounted, Levels I & II	4	6	200/250	75	50	75	0.15	35
Solar, ground-mounted, Level III	20	20	200/250	100	100	100	0.15	15
Solar, roof-mounted	Shall conform to all required dimensional requirements of the principal permitted use, excepting a roof-mounted installation or a lawfully permitted one or two-family residence on a property.							
Stable, large	6	6	300	100	100	100	0.15	35
Stable, small	6	6	300	100	100	100	0.15	35
Studio	4	6	250	75	50	75	0.15	35
Two-family dwelling	8	12	250/400	75	50	75	0.15	35
Veterinary hospital	4	6	250	75	50	75	0.15	35

5) **If zoning law does not allow you to do what you want, does that mean you are out of luck?**
Not necessarily. It means in order to proceed without violation, **you would need approval to do so.** This is the same way every town or village in Saratoga County operates.

6) You can always contact our Building Department to ask questions about your property. We can steer you to the right application if you need to bring your special circumstance in front of the Zoning Board of Appeals to get approval. We are happy to help you navigate exactly how to proceed. 518-893-7432.

The Code Violation Process

We thought it might be helpful to explain the process for code violations.

- Complaint is received or Code Officer witnesses a code violation.
- The complaint is investigated and verified.
- If the complaint is unfounded, the investigation is closed.
- If the complaint is valid, we attempt to contact the property owner. This can be done via phone call, mail or an on-site visit.
- If the property owner is cooperative and addresses the issues in a timely manner, no violations are issued.
- Informal letters are typically sent if direct contact is not achieved.
- If no contact continues, official Notice of Violations will be sent with a date by which owner must comply. The comply by date may vary depending on the severity of the violation.
- If the comply by date is not met or lack of communications continues, an accusatory instrument will be issued to the property owner, summoning them to court.
- The court may then issue fines or penalties associated with the violations. These fines may accrue if the violations continue to exist.

