

ZONING

130 Attachment 1

Village of Geneseo
§ 130-130. Bulk and Use Table
R-1 Residential District

[Amended 5-28-2009 by L.L. No. 2-2009; 10-3-2011 by L.L. No. 3-2011; 10-15-2012 by L.L. No. 2-2012; 2-26-2018 by L.L. No. 2-2018; 9-14-2020 by L.L. No. 3-2020]

				Minimum Setback (feet)					
Use Classes	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Front	Side	Rear	Minimum Green Space	Maximum Allowable Lot Coverage	Maximum Building Height (feet)
Permitted Uses									
Dwelling, single-family	10,000	75	125	20	15	20	70%	30%	35
Building, accessory	N/A	N/A	N/A	70	6	5	N/A	N/A	35
Agriculture	80,000	200	400	20	15	20	80%	20%	35
Congregate housing	12,000	75	125	20	15	30	50%	50%	35
Boarding- or rooming house	12,000	75	150	20	15	20	70%	30%	35
Bed-and-breakfast	20,000	100	200	20	15	10	50%	50%	35
Garage, detached	N/A	N/A	N/A	N/A	15	15	N/A	N/A	35
Inn	15,000	100	150	20	15	10	60%	40%	35
Swimming pool, private ¹	N/A	N/A	N/A	50	10	10	N/A	N/A	N/A
Nature preserve	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Small cell wireless facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Uses Requiring a Special Use Permit									
Dwelling unit, accessory	N/A	N/A	N/A	N/A	15	20	N/A	N/A	35
Funeral home	10,000	80	100	30	12	20	65%	35%	35
Home occupation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Public uses	7,500	75	100	20	15	10	50%	50%	35
Day-care center	25,000	100	200	20	15	20	70%	30%	35
Club, private	25,000	100	250	20	15	20	70%	30%	35
Residential care facility	30,000	100	300	30	12	20	65%	35%	35
Family day-care home	12,000	80	100	30	12	20	65%	35%	35
Storage of equipment such as motor homes, camping trailers, etc. (see § 130-54C)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

NOTES:

¹ Swimming pool setbacks shall be measured from the water's edge.