

ZONING

130 Attachment 3

Village of Geneseo
§ 130-132. Bulk and Use Table
R-3 Residential District

[Amended 5-28-2009 by L.L. No. 2-2009; 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	6,000	60	100	10	15	40	65%	35%	35
Dwelling, two-family	6,000	60	100	10	15	40	60%	40%	35
Dwelling, attached or row	2,000	25	75	10	0	30	45%	55%	35
Dwelling, multifamily	20,000	80	125	10	10	3	70%	30%	35
Building, accessory	N/A	N/A	N/A	50	6	5	N/A	N/A	25
Congregate housing	7,500	50	125	20	10	3	60%	40%	40
Dwelling unit, accessory	N/A	N/A	N/A	N/A	10	10	N/A	N/A	25
Garage, detached	N/A	N/A	N/A	N/A	10	10	N/A	N/A	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									
Boarding- or rooming house	10,000	80	125	10	15	20	60%	40%	35
Public uses	7,500	75	100	10	15	30	60%	40%	35
Home occupation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Day-care center	12,000	80	150	10	15	40	50%	50%	35
Fraternity or sorority	7,500	75	100	10	15	40	70%	30%	35
Family day-care home	7,500	60	125	5	10	30	60%	40%	35
Residential care facility	8,000	80	100	10	10	20	30%	70%	35
Structure, mixed-use	7,500	60	125	5	5	30	30%	70%	35
Mobile home park	5 acres	300	300	10	25	30	40%	60%	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.