

ZONING

130 Attachment 4

Village of Geneseo
130-133. Bulk and Use Table
MU-1 Mixed-Use 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)	From Interior Sidewalk Edge ¹	Side	Rear	Minimum Green Space	Maximum Allowable Lot Coverage	Maximum Building Height Range (feet)
Permitted Uses									
Office building	10,000	50	200	0	0	10	0%	100%	40
Dwelling, single-family	5,000	50	100	5	10	10	30%	70%	40
Dwelling, two-family	7,500	75	100	5	10	10	25%	75%	40
Dwelling, attached or row	1,500	25	60	0	0	0	0%	100%	40
Dwelling, multifamily	7,500	75	100	0	10	30	10%	90%	45
Funeral home	20,000	100	200	15	15	60	20%	80%	35
Retail	3,000	30	100	0	0	0	0%	100%	45
Building, accessory	N/A	N/A	N/A	N/A	6	5	N/A	N/A	40
Congregate housing	7,500	75	100	5	10	10	10%	90%	40
Cultural use facility or museum	10,000	80	125	5	10	20	20%	80%	40
Bed-and-breakfast	6,000	50	120	0	0	0	0%	100%	40
Inn	15,000	100	150	0	0	0	0%	100%	45
Animal hospital or veterinary clinic	10,000	50	200	0	0	0	0%	100%	30
Dwelling unit, accessory	N/A	N/A	N/A	N/A	10	10	N/A	N/A	40
Boarding- or rooming house	5,000	50	100	0	0	0	30%	70%	35
Garage, detached	N/A	N/A	N/A	N/A	5	5	N/A	N/A	40
Structure, mixed-use	2,500	40	60	0	0	0	0%	100%	50
Swimming pool, private ²	N/A	N/A	N/A	50	10	10	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									
Parking area, lot, or garage (as a principal use)	10,000	50	150	0	10	10	0%	100%	35
Public uses	5,000	50	100	5	10	20	20%	80%	45
Home occupation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Machine shop (not within 300 feet of any primary residential use)	15,000	100	150	5	0	30	40%	60%	35
Residential care facility	15,000	100	150	5	10	20	20%	80%	45
Day-care center	15,000	100	150	5	10	20	20%	80%	35
Family day-care home	7,500	75	100	5	10	10	25%	75%	45
Gasoline station, neighborhood	20,000	100	200	5	0	0	0%	100%	35
Restaurant	6,000	50	120	0	0	0	0%	100%	40
Bar or tavern	6,000	50	120	0	0	0	0%	100%	40
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
Microbrewery producing maximum of 1,000 barrels per year (31.5 gallons per barrel)	6,000	50	120	0	0	0	0%	100%	40%

GENESEO CODE

NOTES:

- ¹ Or, if applicable, from the interior edge of any historic stone walls.
- ² Swimming pool setbacks shall be measured from the water's edge.