

ZONING

130 Attachment 5

Village of Geneseo
§ 130-134. Bulk and Use Table
WMU Waterfront Mixed-Use District
[Amended 5-28-2009 by L.L. No. 2-2009; 10-15-2012 by L.L. No. 2-2012; 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 ¹	Side	Rear	Minimum Green Space ²	Maximum Allowable Lot Coverage ³	Maximum Building Height (feet)
Permitted Uses									
Dwelling, attached or row	2,000	25	80	50	10	20	25%	75%	35
Bed-and-breakfast	12,000	75	150	50	10	20	25%	75%	35
Inn	20,000	100	150	50	10	30	40%	60%	35
Structure, mixed-use	15,000	100	150	50	10	30	40%	60%	35
Swimming pool, private ⁴	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									
Public uses	5,000	50	100	50	10	20	40%	60%	35
Restaurant	20,000	100	200	50	10	30	40%	60%	35
Bar or tavern	12,000	75	150	50	10	30	40%	60%	35

Notes:

- ¹Waterfront side from inland edge of one-hundred-year floodplain boundary. Additionally, a minimum thirty-foot public access easement from edge of river will be required for all lots.
- ²Property within floodplain may be included in greenspace requirement.
- ³Property within floodplain may be included in lot coverage requirement.
- ⁴Swimming pool setbacks shall be measured from the water's edge.