

ZONING

130 Attachment 6

Village of Geneseo
§ 130-135. Bulk and Use Table
MU-2 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]

				Building Setbacks (feet) ¹								
Use Classes	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum 20A Front ²	Minimum All Others Front ³	Minimum Side	Minimum Rear	Minimum Green Space	Maximum Allowable Lot Coverage ⁴	Maximum Building Height (feet)	Parking (number of spaces) ⁵	Maximum Gross First Floor Area ⁶ (square feet)
Permitted Uses												
Office building	10,000	50	200	35	10	10	10	30%	70%	45	2.5/1,000 square feet	15,000
Retail	10,000	50	200	35	10	10	10	30%	70%	45	2.5/1,000 square feet	25,000
Congregate housing	15,000	100	150	35	15	20	15	30%	70%	45	2/1,000 square feet	12,000
Recreation, indoor commercial	20,000	80	250	35	10	10	10	20%	80%	45	3/1,000 square feet	30,000
Funeral home	8,000	80	100	35	10	20	10	30%	70%	30	4/1,000 square feet	8,000
Building, accessory	N/A	N/A	N/A	35	40	6	5	N/A	N/A	25	N/A	2,000
Dwelling, single-family	8,000	80	100	40	10	10	10	50%	50%	35	1	2,300
Dwelling, two-family	8,000	80	100	40	10	10	10	50%	50%	35	2	3,000
Dwelling, multifamily	10,000	50	200	40	15	10	20	50%	50%	45	1/dwelling unit	8,000
Dwelling, attached or row	2,500	35	60	35	10	10	10	40%	60%	45	1	2,000
Motor vehicle sales, service station, or repair	15,000	100	150	35	10	25	20	25%	75%	25	2 per service bay and 1 per 250 square feet ⁹	30,000
Inn	20,000	100	200	35	10	10	20	20%	80%	50	1/sleeping room	20,000
Bed-and-breakfast	8,000	80	100	40	10	10	10	50%	50%	45	1/sleeping room	3,000
Hotel	30,000	150	200	35	10	25	20	20%	80%	50	1/sleeping room	35,000
Government office	10,000	50	200	35	10	10	10	30%	70%	45	3/1,000 square feet	12,000
Motor vehicle wash	20,000	80	250	35	10	20	20	30%	70%	25	2/1,000 square feet	20,000
Recreational area	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Day-care center	8,000	80	100	35	10	10	20	50%	50%	45	3/1,000 square feet	12,000
Animal hospital or veterinary clinic	10,000	50	200	35	10	25	20	20%	80%	30	3/1,000 square feet	11,000
Residential care facility	15,000	100	150	35	10	20	10	30%	70%	45	0.3 per resident	30,000
Garage, detached	N/A	N/A	N/A	N/A	N/A	10	20	N/A	N/A	35	N/A	1,000
Structure, mixed-use	5,000	50	100	35	10	10	10	20%	80%	50	1 per unit plus 1.5 per 1,000 square feet of retail and/or office	20,000
Swimming pool, private ¹⁰	N/A	N/A	N/A	50 (min.)	50 (min.)	10	10	N/A	N/A	N/A	N/A	N/A
Agriculture	80,000	200	400	20	20	15	20	80%	20%	35	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	N/A	N/A	N/A

GENESEO CODE

				Building Setbacks (feet) ¹								
Use Classes	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum 20A Front Range ²	Minimum All Others Front ³	Minimum Side	Minimum Rear	Minimum Green Space	Maximum Allowable Lot Coverage ⁴	Maximum Building Height (feet)	Parking (number of spaces) ⁵	Maximum Gross First Floor Area ⁶ (square feet)
Uses Requiring a Special Use Permit												
Parking area, lot, or garage (as a principal use)	20,000	100	200	40	10	10	10	20%	80%	45	N/A	14,000
Home occupation	8,000	80	100	35	10	10	10	20%	80%	35	1 per nonresidential employee and at least 1 client parking space into addition to space(s) required for the dwelling	3,000
Family day-care home	12,500	75	150	40	10	10	10	50%	50%	45	3/1,000 square feet	2,500
Restaurant	5,000	50	100	35	10	10	10	20%	80%	30	8 ⁷ or 10 ⁸ /1,000 square feet	10,000
Bar or tavern	5,000	50	100	45	10	10	10	20%	80%	40	2/1,000 square feet	10,000
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	N/A	N/A	N/A
Microbrewery producing maximum of 5,000 barrels per year (31.5 gallons per barrel)	5,000	50	100	45	10	10	10	20%	80%	40	2/1,000 square feet	10,000

NOTES:

- ¹From lot line to building or, if sidewalks are present, from interior sidewalk edge to building.
- ²Front setbacks for properties fronting on Route 20A.
- ³Front setbacks for properties not fronting on Route 20A.
- ⁴Includes buildings, parking, sidewalks, and other impervious surfaces.
- ⁵Per occupied story, per structure (shared parking is strongly encouraged).
- ⁶Per structure.
- ⁷Sit-down restaurants with low turnover (evening peak).
- ⁸Sit-down restaurants with high turnover (midday peak).
- ⁹Allow additional three spaces / 1,000 square feet of first-floor area for automobile sales.
- ¹⁰Swimming pool setbacks shall be measured from the water's edge.