

ZONING

106 Attachment 1

Town of Geneseo

Rural Residential (RR) District & Agricultural Zoning (AZ) District [Amended 12-12-2019 by L.L. No. 2-2019]

Uses	Minimum Lot Size (acres) ¹	Minimum Lot Width (feet)	Minimum Setbacks			Maximum Lot Coverage (%)	Maximum Building Height (feet)	Site Plan Required
			Front (feet) ²	Side (feet)	Rear (feet)			
B. Permitted Uses								
1. Single-family dwellings	1	125	120	15	40	25	35	No
2. Two-family dwellings	1	150	120	15	40	25	35	No
3. Agricultural operations	3	250	120	15	30	35	N/A	No
4. Ponds	1	125	120	70	70	N/A	N/A	No
5A. Greenhouses and nurseries, nonpublic	2	200	120	15	30	35	40	No
5B. Greenhouses and nurseries, public	2	200	120	15	30	35	40	Yes
6. Religious institutions	2	150	120	30	50	35	35	Yes
7. Open space and parks	2	150	120	30	50	35	35	Yes
8. Roadside farm stands	N/A	150	120	30	30	35	15	Yes
9. Home occupations	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10. Accessory building or use, residential ²	N/A	N/A	7120	15	20	N/A	35	No
C. Specially Permitted Uses								
1. Mobile home parks	2	200	120	30	50	35	35	Yes
2. Rooming houses	1	150	120	15	30	35	35	Yes
3. Day-care facilities	1	150	120	30	50	35	35	Yes
4. Adult-care facilities	1	150	120	30	50	35	35	Yes
5. Agri-business	3	250	120	50	75	35	50	Yes

GENESEO CODE

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6. Public and municipal uses	2	150	120	30	50	35	40	Yes
7. Educational institutions	2	150	120	30	50	35	35	Yes
8. Funeral homes	1	150	120	15	30	35	35	Yes
9. Clubs and lodges	2	150	120	30	50	35	35	Yes
10. Golf courses	15	150	120	25	50	10	35	Yes
11. Animal hospitals	2	150	120	25	50	25	35	Yes
12. Kennels	2	150	120	25	50	25	35	Yes
13. Cemeteries	3	150	120	25	50	10	35	Yes
14. Camps, game clubs, and hunting areas	15	150	120	25	50	10	35	Yes
15. Broadcasting and transmission facilities	1	125	120	30	30	20	40	Yes
16. Wireless telecommunications towers	1	125	120	75	75	20	40	Yes
17. Farm wineries	15	150	120	25	50	10	35	Yes
18. Bed-and-breakfast	1	150	120	30	30	35	35	Yes
19. Banquet facility or wedding facility	1	150	120	30	30	35	35	Yes
20. Standalone facilities	3	250	120	50	75	35	35	Yes

NOTES:

1. Unless otherwise noted in square feet (sf).
2. Or most common setback on the block.