

ZONING

106 Attachment 10

Town of Geneseo

Mixed-Use I (MUI) District

Uses	Minimum Lot Size (acres)	Minimum Lot Width (feet)	Minimum Setbacks			Maximum Lot Coverage (%)	Maximum Building Height (feet)	Maximum Building Footprint (sf)
			Front (feet) ¹	Side (feet) ²	Rear (feet) ²			
A. Permitted Uses								
Industrial								
1. Enclosed assembly of previously manufactured goods and services	0.5	100	70/50	30/100	30/100	60	35	N/A
2. Enclosed fabric and clothing production facilities	0.5	100	70/50	30/100	30/100	60	35	N/A
3. Enclosed manufacturing facility (not including handling of waste products)	0.5	100	70/50	30/100	30/100	60	35	N/A
4. Enclosed research, development, experimental or testing lab	0.5	100	70/50	30/100	30/100	60	35	N/A
5. Warehousing and enclosed storage	0.5	100	70/50	30/100	30/100	60	35	N/A
6. Self-service storage facility	0.5	100	70/50	30/100	30/100	60	35	N/A
7. Transportation and freight terminal facilities	0.5	100	70/50	30/100	30/100	60	35	N/A
Office/Institutional								
1. Professional, medical or dental office	0.5	100	70/50	30/100	30/100	60	35	N/A
2. Administrative office use	0.5	100	70/50	30/100	30/100	60	35	N/A
3. Bank or financial institution	0.5	100	70/50	30/100	30/100	60	35	N/A
4. Call center	0.5	100	70/50	30/100	30/100	60	35	N/A

GENESEO CODE

Uses	Minimum Lot Size (acres)	Minimum Lot Width (feet)	Minimum Setbacks			Maximum Lot Coverage (%)	Maximum Building Height (feet)	Maximum Building Footprint (sq. ft.)
			Front (feet) ¹	Side (feet) ²	Rear (feet) ²			
5. Data or technology center	0.5	100	70/50	30/100	30/100	60	35	N/A
6. Broadcasting studio	0.5	100	70/50	30/100	30/100	60	35	N/A
7. Conference/meeting center	0.5	100	70/50	30/100	30/100	60	35	N/A
8. Public services, utilities, or municipal uses	0.5	100	70/50	30/50	30/50	60	35	N/A
Other Uses								
1. Motor vehicle parking lot or garage	0.5	75	100	30/50	30/50	70	N/A	N/A
2. Parks and open space	0.5	100	30	20	30	35	35	N/A
3. Accessory building or use, nonresidential ³	N/A	N/A	N/A	30/100	30/100	N/A	20	N/A
B. Specially Permitted Uses								
1. Mix of permitted uses	0.5	100	70/50	30/50	30/50	60	35	N/A
2. Food processing, baking, and packaging plants	0.5	100	70/50	30/100	30/100	60	35	N/A
3. Printing and publishing of books and newspapers	0.5	100	70/50	30/100	30/100	60	35	N/A
Office/Institutional								
1. Educational institution	0.5	100	70/50	30/50	30/50	60	35	N/A
2. Religious institution	0.5	100	70/50	30/50	30/50	60	35	N/A
3. Hospital or health care facility	0.5	100	70/50	30/75	30/75	60	35	N/A
Commercial								
1. Retail or personal service store or shop	0.5	100	70/50	30/50	30/50	60	35	2,500
2. Repair shop (not including auto repair)	0.5	100	70/50	30/50	30/50	60	35	2,500

ZONING

Uses	Minimum Lot Size (acres)	Minimum Lot Width (feet)	Minimum Setbacks			Maximum Lot Coverage (%)	Maximum Building Height (feet)	Maximum Building Footprint (sq. ft.)
			Front (feet) ¹	Side (feet) ²	Rear (feet) ²			
3. Drive-through in conjunction with permitted use	0.5	100	70/50	30/50	30/50	60	35	N/A
4. Restaurant, sit-down (no drive-through)	0.5	100	70/50	30/50	30/50	60	35	6,000
5. Restaurant, fast-food or drive-in	0.5	100	70/50	30/50	30/50	60	35	6,000
6. Drinking establishment or tavern	0.5	100	70/50	30/50	30/50	60	35	6,000
7. Movie theater or auditorium	0.5	100	70/50	30/50	30/50	60	35	6,000
8. Indoor recreation facility	0.5	100	70/50	30/50	30/50	60	35	6,000
9. Gasoline station	0.5	100	70/50	30/50	30/50	60	35	6,000
10. Veterinary clinic	0.5	100	70/50	30/50	30/50	60	35	2,500
11. Kennel	0.5	100	100	200	200	60	35	2,500
12. Laundry and dry-cleaning outlet	0.5	100	70/50	30/50	30/50	60	35	2,500
13. Lodging	0.5	100	70/50	30/50	30/50	60	35	N/A
Residential	No more than 40% of the acreage within this District may be comprised of residential uses.							
1. Single-family dwelling ³	1	20	60	15/40	15/40	50	35	N/A
2. Two-family dwelling ³	1	20	60	15/40	15/40	50	35	N/A
3. Multifamily dwelling ⁴	1	50	60	15/40	15/40	50	35	N/A
4. Accessory building or use, residential	N/A	N/A	60	15/40	15/40	50	10	N/A

NOTES:

1. The first number indicates setback along arterial or collector roadways, second indicates setback along local or internal roadways.
2. The second number in the column represents the required setback if the lot is located adjacent to a residential district.
3. Maximum density is six dwelling units per gross acre.
4. Maximum density is 10 dwelling units per gross acre.