

ZONING

106 Attachment 11

Town of Geneseo

Mixed-Use II (MUII) 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								
Residential	No more than 40% of the acreage within this district may be comprised of single-family units.							
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
Commercial								
1. Clubs and lodges	0.5	100	70/50	30/50	30/50	60	35	2,500
2. Retail or personal service store or shop	0.5	100	70/50	30/50	30/50	60	35	2,500
3. Repair shop (not including auto-repair)	0.5	100	70/50	30/50	30/50	60	35	2,500
4. Laundromat or dry cleaning outlet	0.5	100	70/50	30/50	30/50	60	35	2,500
5. Dance, fitness, art or music studio	0.5	100	70/50	30/50	30/50	60	35	2,500
6. Restaurant, Sit-down (no drive-through)	0.5	100	70/50	30/50	30/50	60	35	2,500
Office/Institutional								
1. Professional, medical or dental office	0.5	100	70/50	30/50	30/50	60	35	2,500
2. Administrative office use	0.5	100	70/50	30/50	30/50	60	35	2,500
3. Bank or financial institution	0.5	100	70/50	30/50	30/50	60	35	2,500
4. Hospital or health care facility	0.5	100	70/50	30/50	30/50	60	35	6,000

GENESEO CODE

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			Front (feet) ¹	Side (feet) ²	Rear (feet) ²			
5. Public services, utilities, and municipal uses	0.5	100	70/50	30/50	30/50	60	35	2,500
Other Uses								
1. Motor vehicle parking lot or garage	0.5	75	100	30/50	30/50	70	35	N/A
2. Parks and open space	0.5	100	30	20	30	35	35	N/A
3. Accessory building or use, nonresidential ⁵	N/A	N/A	N/A	30/50	30/50	60	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
Residential	No more than 40% of the acreage within this district may be comprised of residential uses							
1. Adult-care facilities	0.5	100	70/50	30/50	30/50	60	35	N/A
Commercial								
1. Drive-through in conjunction with permitted use	0.5	100	70/50	30/75	30/75	60	35	N/A
2. Drinking establishment or tavern	0.5	100	70/50	30/75	30/75	60	35	N/A
3. Day-care facilities	0.5	100	70/50	30/75	30/75	60	35	N/A
4. Indoor recreation facility	0.5	100	70/50	30/75	30/75	60	35	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.
5. Must be located in side or rear yard.