

ZONING

106 Attachment 12

Town of Geneseo

Mixed Use III (MUIII) District

Uses	Minimum Lot Size (acres)	Minimum Lot Width (feet)	Minimum Setback			Maximum Lot Coverage (%)	Maximum Building Height (feet)	Maximum Building Footprint (square feet)
			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	60/30	35	N/A
2. Food processing, baking, and packaging plants	0.5	100	70/50	30/100	30/100	60/30	35	N/A
3. Printing and publishing of books and newspapers	0.5	100	70/50	30/100	30/100	60/30	35	N/A
4. Enclosed fabric and clothing production facilities	0.5	100	70/50	30/100	30/100	60/30	35	N/A
5. Enclosed manufacturing facility (not including handling of waste products)	0.5	100	70/50	30/100	30/100	60/30	35	N/A
6. Enclosed research, development, experimental or testing lab	0.5	100	70/50	30/100	30/100	60/30	35	N/A
Commercial								
1. Retail or personal service store or shop	0.5	100	70/50	30/75	30/75	60	35	N/A
2. Repair shop (not including auto-repair)	0.5	100	70/50	30/75	30/75	60	35	N/A
3. Restaurant, sit-down (no drive-through)	0.5	100	70/50	30/75	30/75	60	35	N/A
4. Restaurant, fast-food or drive-in	0.5	100	70/50	30/75	30/75	60	35	N/A

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5. Dance, fitness, art or music studio	0.5	100	70/50	30/75	30/75	60	35	N/A
6. Movie theater or auditorium	0.5	100	70/50	30/75	30/75	60	35	N/A
7. Indoor recreation facility	0.5	100	70/50	30/75	30/75	60	35	N/A
8. Gasoline station	0.5	100	70/50	30/75	30/75	60	35	N/A
9. Veterinary clinic	0.5	100	70/50	30/75	30/75	60	35	N/A
10. Kennel	0.5	100	70/50	100	100	60	35	N/A
11. Laundry and dry-cleaning outlet	0.5	100	70/50	30/75	30/75	60	35	N/A
12. Lodging	0.5	100	70/50	30/75	30/75	60	35	N/A
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 ³	N/A	N/A	70/50	30/50	30/50	60	20	N/A
Office/Institutional								
1. Professional, medical or dental office	0.5	100	70/50	30/50	30/50	60	35	N/A
2. Administrative office use	0.5	100	70/50	30/50	30/50	60	35	N/A
3. Bank or financial institution	0.5	100	70/50	30/50	30/50	60	35	N/A
4. Call center	0.5	100	70/50	30/50	30/50	60	35	N/A
5. Data or technology center	0.5	100	70/50	30/50	30/50	60	35	N/A
6. Broadcasting studio	0.5	100	70/50	30/50	30/50	60	35	N/A
7. Conference/meeting center	0.5	100	70/50	30/50	30/50	60	35	N/A
8. Public services, utilities, and municipal uses	0.5	100	70/50	30/50	30/50	60	35	N/A

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B. Specially Permitted Uses								
1. Mix of permitted uses	0.5	100	70/50	30/50	30/50	60	35	N/A
2. Upper-floor residential units with permitted uses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Industrial								
1. Warehousing and enclosed storage	0.5	100	70/50	30/100	30/100	60/30	35	N/A
2. Transportation and freight terminal facilities	0.5	100	70/50	30/100	30/100	60/30	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. Shopping center, multitenant	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. Drive-through in conjunction with permitted use	0.5	100	70/50	30/75	30/75	60	35	N/A
4. Self-service storage 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. Must be located in side or rear yard