

ZONING

106 Attachment 2

Town of Geneseo

Low Density Residential (LDR) District

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	30,000 sf ³	150	70	15	30	35	35	No
2. Two-family dwellings	1	200	70	15	30	35	35	No
3. Agricultural operations	1	200	70	15	30	35	35	No
3. Religious institutions	1	200	70	15	30	35	35	No
4. Home occupations	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5. Accessory building or use, residential ²	N/A	N/A	70	15	15	N/A	15	No
C. Specially Permitted Uses								
1. Multifamily dwellings	1	200	70	30	50	35	35	Yes
2. Rooming houses and dormitories	1	200	70	30	50	35	35	Yes
3. Day-care facilities	1	150	70	30	50	35	35	Yes
4. Adult-care facilities	1	150	70	30	50	35	35	Yes
5. Open space and parks	2	200	70	30	50	25	35	Yes
6. Public services, utilities, and municipal uses	1	125	70	30	50	35	35	Yes
7. Educational institutions	1	125	70	30	50	35	35	Yes
8. Funeral homes	1	125	70	30	50	35	35	Yes
9. Clubs and lodges	2	150	70	30	50	35	35	Yes
10. Animal hospitals	2	150	70	30	30	25	35	Yes

GENESEO CODE

Uses	Minimum Lot Size (acres) ¹	Minimum Lot Width (feet) ³	Minimum Setbacks			Maximum Lot Coverage (%)	Maximum Building Height (feet)	Site Plan Required
			Front (feet) ²	Side (feet)	Rear (feet)			
11. Cemeteries	3	150	70	30	50	35	35	Yes
12. Broadcasting and transmission facilities	1	125	70	30	50	20	35	Yes
13. Farm wineries	15	150	70	25	50	10	35	Yes
14. Bed-and-breakfast	1	150	70	30	30	35	35	Yes
15. Banquet facility or wedding facility	1	150	70	30	30	35	35	Yes

NOTES:

1. Unless otherwise denoted in square feet (sf).
2. Or most common setback on the block.
3. Or most common lot size on that block.