

ZONING

106 Attachment 3

Town of Geneseo

Lakeshore Residential (LR) 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, west of West Lake Road	30,000 square feet ³	150	32	15	30	35	35	No
2. Single-family dwellings, east of West Lake Road	10,000 square feet ³	100	32	15	15	40	35	No
C. Specially Permitted Uses								
1. Two-family dwellings ⁴	1	200	25	15	30	35	35	Yes
2. Multifamily dwellings ⁴	1+ ⁵	200	25	15	30	35	35	Yes
3. Rooming houses	1+ ⁵	200	25	15	30	35	35	Yes
4. Bed-and-breakfasts	1	200	25	15	30	35	35	Yes
5. Day-care facilities	1	200	30	20	30	35	35	Yes
6. Adult-care facilities	1	200	30	20	30	35	35	Yes
7. Public services, utilities, and municipal uses	1	200	30	20	30	35	35	Yes
8. Religious institutions	1	200	30	20	30	35	35	Yes
9. Educational institutions	1	200	30	20	30	35	35	Yes
10. Funeral homes	1	200	30	20	30	35	35	Yes

GENESEO CODE

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11. Clubs and lodges	1	200	30	20	30	35	35	Yes
12. Broadcasting and transmission facilities	1	200	30	20	30	35	35	Yes
13. Open space and parks	1	200	30	20	30	35	35	Yes
14. Home occupations	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15. Accessory building or use, residential ²	N/A	N/A	25	15	15	N/A	20	No
16. Accessory building or use, nonresidential ^{2,6}	N/A	N/A	N/A	20	20	N/A	20	No

NOTES:

1. Unless otherwise denoted in square feet (sf).
2. Or most common setback on that block.
3. Or most common lot size on that block.
4. New construction only; new residential conversions are not permitted.
5. Add 2,500 square feet for each dwelling unit being proposed on site.
6. Must be located in side or rear yard.