

ZONING

106 Attachment 4

Town of Geneseo

Highway Residential (HR) District [Amended 12-12-2019 by L.L. No. 2-2019]

Uses	Minimum Lot Size (acres)	Minimum Lot Width (feet)	Minimum Setbacks			Maximum Lot Coverage (%)	Maximum Building Height (feet)	Site Plan Required
			Front (feet)	Side (feet)	Rear (feet)			
B. Permitted Uses								
1. Single-family dwellings	3	500	150	15	30	30	35	No
2. Two-family dwellings	3	500	150	15	30	30	35	No
3. Agricultural operations	5	500	150	15	30	30	N/A	No
C. Specially Permitted Uses								
1. Open space and parks	5	500	150	15	30	30	35	Yes
2. Outdoor recreation facilities	5	500	150	15	30	30	35	Yes
3. Public services, utilities, and municipal uses	5	500	150	15	30	30	35	Yes
4. Religious institutions	5	500	150	15	30	30	35	Yes
5. Educational institutions	5	500	150	15	30	30	35	Yes
6. Clubs and lodges	5	500	150	15	30	30	35	Yes
7. Cemeteries	5	500	150	15	30	30	35	Yes
8. Home occupations	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
9A. Farm wineries, nonpublic	15	150	70	25	50	10	35	No
9B. Farm wineries, public	15	150	70	25	50	10	35	Yes
10. Bed-and-breakfast	1	200	75	30	30	35	35	Yes
11. Banquet facility or wedding facility	1	150	70	30	30	35	35	Yes
12. Accessory building or use, residential ¹	N/A	N/A	150	15	30	N/A	15	No