

ZONING

106 Attachment 5

Town of Geneseo

Limited Commercial (LC) District

Uses	Minimum Lot Size (acres) ¹	Minimum Lot Width (feet)	Minimum Setbacks			Maximum Lot Coverage (%)	Maximum Building Height (feet)	Maximum Building Footprint (square feet)	Site Plan Required
			Front (feet) ^{2, 3}	Side (feet)	Rear (feet)				
A. Permitted Uses									
1. Broadcasting studio	30,000 sf	100	30	20	25	60	40	5,000	Yes
2. Repair shop (not including auto repair)	30,000 sf	100	30	20	25	60	40	5,000	Yes
3. Motor vehicle parking lot	30,000 sf	100	30	20	25	60	40	5,000	Yes
4. Mix of permitted uses	30,000 sf	100	30	20	25	60	40	5,000	Yes
5. Public services, utilities, and municipal uses	0.5	75	30	20	25	60	40	5,000	Yes
6. Storage and warehousing establishment	30,000 sf	100	30	20	25	60	40	5,000	Yes
7. Printing and publishing operation	30,000 sf	100	30	20	25	60	40	5,000	Yes
8. Accessory building or use, nonresidential ⁴	N/A	N/A	30	20	25	60	20	N/A	N/A
B. Specially Permitted Uses									
1. Auto sales or rental	30,000 sf	100	30	20	25	60	40	5,000	Yes
2. Auto repair establishment	30,000 sf	100	30	20	25	60	40	5,000	Yes
3. Outdoor storage or sales	30,000 sf	100	30	20	25	60	40	5,000	Yes
4. Educational institution	30,000 sf	100	30	20	25	60	40	5,000	Yes

GENESEO CODE

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5. Church or religious institution	30,000 sf	100	30	20	25	60	40	5,000	Yes
6. Telecommunications facility	30,000 sf	100	30	20	25	60	40	5,000	Yes
7. Distribution facility	30,000 sf	100	30	20	25	60	40	5,000	Yes
8. Veterinary clinic	30,000 sf	100	30	20	25	60	40	5,000	Yes
9. Truck, freight and transfer facility	30,000 sf	100	30	20	25	60	40	5,000	Yes
10. Industrial operation within and enclosed building	30,000 sf	100	30	20	25	60	40	5,000	Yes
11. Banquet facility or wedding facility	1	100	30	20	25	35	40	5,000	Yes

NOTES:

1. Unless otherwise noted in square feet (sf).
2. Or the most common setback on the block in which the lot is located.
3. Setbacks on corner lots must satisfy the corner clearance requirements in § 106-45.10.
4. Must be located in side or rear yard.