

ZONING

106 Attachment 6

Town of Geneseo

Lakeshore Neighborhood Commercial (LNC) District

Uses	Minimum Lot Size (square feet) ¹	Minimum Lot Width (feet)	Minimum Setbacks			Maximum Front Setback ^{2,3}	Maximum Lot Coverage (%)	Maximum Building Height (feet)	Maximum Building Footprint (sf)	Site Plan Required	
			Front (feet) ^{2,3}	Side (feet)	Rear (feet)						
B. Permitted Uses											
1. Professional, medical or dental office	30,000	100	25	15	40	40	60	35	8,000	Yes	
2. Dance, art or music studio	30,000	100	25	15	40	40	60	35	8,000	Yes	
3. Retail or personal service shop	30,000	100	25	15	40	40	60	35	8,000	Yes	
4. Park, playground, recreation facility	30,000	100	25	15	40	40	60	35	8,000	Yes	
5. Single-family dwelling, detached	30,000	100	50	15	40	N/A	50	35	N/A	No	
6. Upper floor residential units	30,000	100	50	15	40	N/A	50	35	N/A	Yes	
7. Accessory building/use, residential	N/A	N/A	50	15	40	N/A	50	15	N/A	No	
8. Accessory building/use, nonresidential ⁴	N/A	N/A	25	15	40	N/A	60	20	N/A	N/A	
C. Specially Permitted Uses											
1. Drinking establishment or tavern	30,000	100	25	15	40	40	60	35	8,000	Yes	
2. Restaurant (without drive-through)	30,000	100	25	15	40	40	60	35	8,000	Yes	
3. Lodging	30,000	100	25	15	40	40	60	35	8,000	Yes	
4. Mix of permitted uses	30,000	100	25	15	40	40	60	35	8,000	Yes	

GENESEO CODE

Uses	Minimum Lot Size (square)	Minimum Lot Width (feet)	Minimum Setbacks			Maximum Front Setback ^{2,3}	Maximum Lot Coverage	Maximum Building Height	Maximum Building Footprint	Site Plan Required
			Front (feet) ^{2,3}	Side (feet)	Rear (feet)					
5. Educational institution for watercraft	30,000	100	25	15	40	40	60	35	8,000	Yes
6. Church or religious institution	30,000	100	25	15	40	40	60	35	8,000	Yes
7. Public services, utilities, municipal uses	15,000	50	25	15	40	40	60	35	8,000	Yes
8. Banquet facility or wedding facility	30,000	100	50	15	40	40	35	35	8,000	Yes
9. Outdoor recreational equipment rental	30,000	100	50	15	40	40	35	35	8,000	Yes
10. Marina or docking space	30,000	100	50	15	40	40	35	35	8,000	Yes
11. Museum facility	30,000	100	50	15	40	40	35	35	8,000	Yes

NOTES:

1. Or the most common lot size on the block in which the lot is located.
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.