

ZONING

106 Attachment 7

Town of Geneseo

General Commercial (GC) District

Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet) ¹	Minimum Setbacks			Maximum Lot Coverage (%)	Maximum Building Height (feet)	Maximum Building Footprint (sf)	Site Plan Required	
			Front (feet) ^{2,3}	Side (feet) ⁴	Rear (feet) ⁴					
B. Permitted Uses										
1. Professional, medical or dental office	30,000	100	40	20/50	20/50	60	45	N/A	Yes	
2. Dance, art or music studio	30,000	100	40	20/50	20/50	60	45	N/A	Yes	
3. Bank or financial institution	30,000	100	40	20/50	20/50	60	45	N/A	Yes	
4. Retail or personal service or shop	30,000	100	40	20/50	20/50	60	45	N/A	Yes	
5. Shopping center	1.5 acres	150	40	20/50	20/50	60	45	N/A	Yes	
6. Mortuary or funeral home	30,000	100	40	20/50	20/50	60	45	N/A	Yes	
7. Laundromat or dry cleaning outlet	30,000	100	40	20/50	20/50	60	45	N/A	Yes	
8. Drinking establishment or tavern	30,000	100	40	20/50	20/50	60	45	N/A	Yes	
9. Restaurant (without drive-through)	30,000	100	40	20/50	20/50	60	45	N/A	Yes	
10. Fitness or health club	30,000	100	40	20/50	20/50	60	45	N/A	Yes	
11. Broadcasting studio	30,000	100	40	20/50	20/50	60	45	N/A	Yes	
12. Indoor recreation & entertainment facility	30,000	100	40	20/50	20/50	60	45	N/A	Yes	
13. Repair shop (not including auto repair)	30,000	100	40	20/50	20/50	60	45	N/A	Yes	

GENESEO CODE

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14. Lodging	30,000	100	40	20/50	20/50	60	45	N/A	Yes
15. Conference/meeting center	30,000	100	40	20/50	20/50	60	45	N/A	Yes
16. Motor vehicle parking lot	20,000	50	40	20/50	20/50	70	N/A	N/A	Yes
17. Mix of permitted uses	1	100	40	20/50	20/50	60	45	N/A	Yes
18. Educational Institution	30,000	100	40	20/50	20/50	60	45	N/A	Yes
19. Day-care facilities	30,000	100	40	20/50	20/50	60	45	N/A	Yes
20. Church or religious institution	30,000	100	40	20/50	20/50	60	45	N/A	Yes
21. Public services, utilities, and municipal uses	20,000	50	40	20/50	20/50	60	45	N/A	Yes
22. Printing & publishing operation	30,000	100	40	20/50	20/50	60	45	N/A	Yes
23. Dwelling in conjunction with a commercial use	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Yes
24. Accessory building or use, nonresidential ⁵	N/A	N/A	40	20/50	20/50	60	20	N/A	Yes
C. Specially Permitted Uses									
1. Kennel	1 acre	100	40	20/50	20/50	60	45	N/A	Yes
2. Veterinary clinic	1 acre	100	40	20/50	20/50	60	45	N/A	Yes
3. Dry cleaning facility	1 acre	100	40	20/50	20/50	60	45	N/A	Yes
4. Outdoor recreation facility	1 acre	100	40	20/50	20/50	60	45	N/A	Yes
5. Gasoline station	30,000	100	40	20/50	20/50	60	45	N/A	Yes
6. Car wash	1 acre	100	40	20/50	20/50	60	45	N/A	Yes
7. Auto sales or rental	1 acre	100	40	20/50	20/50	60	45	N/A	Yes
8. Auto repair establishment	1 acre	100	40	20/50	20/50	60	45	N/A	Yes
9. Outdoor storage or sales	1 acre	100	40	20/50	20/50	60	45	N/A	Yes

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10. Stand-alone drive-through establishment	20,000	50	40	20/50	20/50	60	45	N/A	Yes
11. Drive-through in conjunction with a permitted use	Must meet permitted use dimensional requirements listed under 21.6(B) above.								
12. Hospital or health care facility	1 acre	100	40	20/50	20/50	60	45	N/A	Yes
13. Telecommunications facility	1 acre	100	40	20/50	20/50	60	45	N/A	Yes
14. Storage & warehousing establishment	1 acre	100	40	20/50	20/50	60	45	N/A	Yes
15. Distribution facility	1 acre	100	40	20/50	20/50	60	45	N/A	Yes
16. Banquet facility or wedding facility	30,000	100	40	20/50	20/50	40	45	N/A	Yes

NOTES:

1. Or the most common lot width 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. The second number in the column represents the required setback if the lot is located adjacent to a residential district.
5. Must be located in side or rear yard.