

ZONING

211 Attachment 2

Table I

Area, Setback, Height and Lot Coverage Regulations for the
R1-44, R1-18, R1-10 and R1-E Single-Family Residential Districts'
[Amended 4-15-2021 by L.L. No. 1-2021]

| District | Minimum Lot Size ^{1,2} | | | | Minimum Dwelling Unit Area (square feet) | | | Minimum Setback ² (feet) | | | | | | | |
|--------------------|---|---|---|---|---|--|--|--|--|-------------------------------------|-------------------------------------|----------------------------------|---------|---|---|
| | Area Interior Lot [Corner Lot] (square feet) | Width Interior Lot [Corner Lot] (feet) | Depth Interior Lot [Corner Lot] (feet) | Minimum Length of Front Lot Line (feet) | 1 Story | 1 1/2 Stories ³ First Floor [Total] | 2 Stories ³ First Floor [Total] | Principal Buildings | | | Accessory Structures | | | Garden or Tool Sheds (200 square feet maximum) | |
| | | | | | | | | Front ⁸ Interior Lot | Rear Interior Lot | Side All Lots | Side All Lots | Rear | | Side | Rear [Waterfront/ Through Lot] |
| R1-44 ⁷ | 44,000 [55,000] | 150 [185] | 225 | 50 | 1,500 | 1,250 [2,000] | 1,100 [2,200] | 70 | 70 | 20 | 20 | 20 | 35 [40] | | |
| R1-18 ⁷ | 18,000 [22, 500] | 100 [125] | 140 | 50 | 1,300 | 1,000 [1,500] | 1,000 [1,700] | 50 | 50 | 10 | 10 | 10 | 25 [30] | 5 | 5 [25/30] |
| R1-10 ⁷ | 10,000 [12,500] | 70 [90] | 130 | 40 | 1,000 | 850 [1,100] | 700 [1,200] | 25 | 40 | 6 | 6 | 6 | 25 [30] | 5 | 5 [25/30] |
| R1-E | Neighborhood Average [125% of the Neighborhood Average] | Neighborhood Average [125% of the Neighborhood Average] | Neighborhood Average ⁵ | 40 | 800 | 700 [1,000] | 600 [1,100] | Neighborhood Average ⁴ | 30% of lot depth [or 30, whichever is greater] | 10% of lot width ⁶ | 10% of lot width ⁶ | 10% of lot width ⁶ | 25 [30] | 5 | 5 [or 25, whichever is greater/10% of lot width ⁶] |

Footnotes:

- ¹ In no case shall the lot area be less than the minimum. Lot width and/or lot depth must be increased to accomplish this.
- ² Unless separate requirements are explicitly stated in brackets [] in this table, the regulations apply to all lot types.
- ³ A Cape Cod and a split-level dwelling shall be regarded as one-and-one-half-story dwelling. A raised ranch dwelling shall be regarded as a two-story dwelling.
- ⁴ Not less than 25 feet.
- ⁵ Neighborhood average shall include the adjoining lot in both directions and on the same side of the street as the affected lot.
- ⁶ Not less than six feet nor more than 10 feet.
- ⁷ R1-44, R1-18, R1-10 Districts: cluster development may be required by the Planning Board.
- ⁸ In accordance with § 211-11D(1), on any lot that adjoins, and that fronts the same side of the street as, lots that contain buildings, the minimum front setback for principal buildings shall be the greater of (a) the setback established for the district in which such lot is located: or (b) the neighborhood average.
- ⁹ For churches or other places of worship, the setback requirements of the BR District shall apply.

All Districts

The maximum lot coverage shall be 33%, excluding decks under 18 inches in height, stoops and patios.
 The maximum height of principal buildings shall be two stories. Exempt from this limitation are church spires, chimneys, cupolas, flagpoles and similar appendages.
 Accessory structures are permitted in rear yards only; however, garages may be permitted in side and rear yards.
 The maximum height of sheds, as defined in this chapter, shall be 13.5 feet.
 The maximum height of detached garages and other accessory buildings shall be 15 feet, measured to the peak of the roof. Accessory buildings shall be limited to one-story only. Lots up to 16,000 square feet in area are permitted to have 800 square feet total gross floor area for all accessory buildings and attached garages on the premises. Lots 16,000 square feet up to one acre in area are permitted to have 1,000 square feet total gross floor area for all accessory buildings and

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attached garages on the premises. Lots over one acre in area are permitted a maximum of 1,250 square feet total gross floor area for all accessory buildings and attached garages on the premises. Regardless of the size of the parcel, the total gross floor area for all accessory buildings and attached garages on the premises shall not exceed the total area of the principal structure on the premises. Exempt from these height and area limitations are accessory structures on farms.

Special Setback Provisions.

1. If a setback is not determined by the neighborhood average, then the following special provisions shall apply:
 - (a) If the lot adjoins a Town highway whose right-of-way is less than 50 feet wide, front setbacks shall be measured from such highway centerline and 30 feet shall be added to applicable minimum setbacks.
 - (b) If a lot adjoins any of the following Town of Greece highways, front setbacks shall be measured from the centerline of such right-of-way. In such case, 45 feet shall be added to applicable minimum setbacks:
 - (1) Deming Street.
 - (2) Gates-Greece Town Line Road.
 - (3) Janes Road.
 - (4) Ling Road.
 - (5) Maiden Lane.
 - (6) Peck Road.
 - (7) Post Avenue.
 - (c) If a lot adjoins a Monroe County highway whose right-of-way is less than 80 feet wide, excluding Dewey Avenue, applicable setbacks shall be measured from the centerline of such right-of-way. In such cases, 50 feet shall be added to the applicable minimum setbacks.
 - (d) If a lot contains a private road, driveway or easement that provides vehicular access for other lots, applicable setbacks shall be measured from the centerline of such private road, driveway or easement. In such cases, 10 feet shall be added to the applicable minimum setbacks.
2. If a lot adjoins a street on an angle or curve, the lot would be deemed to have a continuous front setback conforming to the angle or curve of such street.
3. The setback of a principal or accessory building shall be measured to the foundation of such building.
4. Fireplaces, bay windows, balconies and cantilevered portions of buildings may project into a front yard or rear yard, provided that such structures do not project more than three feet into the setback established for the district in which such front or rear yard is located and provided that such structures do not project into any easement in such front yard or rear yard.

There may be other applicable state and federal regulations pertaining to floodplain, wetlands, coastal erosion hazard areas, etc., that may be more restrictive and may supersede local zoning regulations.