

ZONING

211 Attachment 3

**Table II**  
**Area, Setback, Height and Lot Coverage Regulations**  
**for the RM Multiple-Family Residential Districts**  
**and the RS Senior Residential District**

District	Minimum District Area <sup>8</sup> (acres)	Maximum Density (units per gross acre)	Minimum Dwelling Unit Area <sup>5</sup> (square feet)				Minimum Setback All Structures (feet)			Maximum Height of Building	
			Studio	1-Bedroom	2-Bedroom	3-Bedroom	Setback From Street Rights-of-Way Exterior to the District	Setback From Boundary of Various Districts		Principal	Accessory
								From the RM and RS Districts	All Other Districts		
RM	3	10 <sup>1,3</sup>	400	600	750	900	100 <sup>6,9,10</sup>	25	50 <sup>7</sup>	3 stories <sup>1</sup>	1 story <sup>2</sup>
RS	5	15 <sup>1,3</sup> or 20 <sup>4</sup>	400	600	750	Not Permitted	100 <sup>6,9,10</sup>	25	50 <sup>7</sup>	3 stories <sup>1</sup>	1 story <sup>2</sup>

**Notes:**

The minimum length of the front lot line shall be 50 feet, except for the R1-S District, where the minimum front lot line shall be 40 feet.  
 Landscape guidelines are available from the Department of Development Services and should be used as guidelines when preparing site plans for multiple-family residential development.

**Footnotes:**

- <sup>1</sup> May be increased by the Town Board. Refer to § 211-13D or § 211-14D(1). Exempt from this limitation are church spires, chimneys, cupolas, flagpoles and similar appendages.
- <sup>2</sup> In no case however shall the height of an accessory building exceed the height of the tallest principal building.
- <sup>3</sup> Dwelling units per acre.
- <sup>4</sup> Residential units per acre.
- <sup>5</sup> There is no minimum area for a residential unit.
- <sup>6</sup> Parking may be permitted within this 100-foot setback. Parking areas and driveways shall be located not less than 50 feet from the street right-of-way. Also permitted within this setback is green space, including landscaping, berms, and drainage features such as retention and detention ponds.
- <sup>7</sup> Except its otherwise required herein, parking areas and driveways shall be located not less than 30 feet from a lot line.
- <sup>8</sup> The minimum district area may be waived by the Town Board.
- <sup>9</sup> Except for single-family homes. In such cases, the minimum setback shall be 25 feet.
- <sup>10</sup> For churches or other places of worship, the setback requirements of the BR District shall apply.

**Special Setback Provisions**

1. If a setback is not determined by the neighborhood average, then the following special provisions shall apply:
  - (a) If a 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 cases, 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) Pock 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 which 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 yard 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.**