

ZONING

211 Attachment 4

Table III

**Area, Setback and Lot Coverage Regulations for the
BP, BR and BG Business Districts**

District	Minimum Lot Size ¹			Minimum Gross Floor Area of Principal Buildings (square feet)	Setbacks ^{2,3,4}				Maximum Building Height ⁵	
	Area Interior Lot [Corner Lot] (square feet)	Width Interior Lot [Corner Lot] (feet)	Depth Interior Lot [Corner Lot] (feet)		Front or Corner		Side (feet)	Rear (feet)	Stories	Feet
					Minimum (feet)	Maximum				
BP	12,000 [15,000]	80 [100]	120 [120]	1,000	30	Neighborhood Average	15	15	2	40
BR	15,000 [18,000]	80 [100]	140 [140]	1,000	30	Neighborhood Average	15	15	—	—
BG	20,000 [24,000]	90 [100]	200 [200]	1,000	30	Neighborhood Average	20	20	—	—

Notes:

The minimum length of the front lot line shall be 50.

The maximum lot coverage shall be 50%.

Landscape Guidelines are available from the Department of Development Services and should be used as guidelines when preparing site plans for commercial purposes.

The landscape area of a site, as defined in § 211-5, shall not be permitted to be utilized for the storage of merchandise and/or for display/parking of motor vehicles.

No parking area or driveway may be closer than 20 feet to a front lot line. This requirement can be reduced by the Planning Board to 10 feet when a decorative wall, no greater than 3.0 feet in height is used for screening.

No parking area or driveway shall be located closer than 20 feet to a residential district. This requirement can be reduced to 10 feet when a solid wall, at least 6.0 feet in height is used for screening.

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) 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 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.

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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.

Footnotes:

- ¹ In no case shall the lot area be less than the minimum lot width and/or lot depth must be greater than shown on this table.
- ² Where a lot line adjoins a residential district, the minimum setback from such district for buildings that have a gross floor area greater than 10,000 square feet shall be equal to 20 feet plus one foot for every 1,000 square feet of gross floor area in excess of 10,000 square feet, but not more than 100 feet.
- ³ Where a lot adjoins a nonresidential district, the setback from such district may be zero feet if such setback is permitted by the New York State Uniform Fire Prevention and Building Code with regard to occupancy classification, construction materials, building height and fire resistance.
- ⁴ For churches or other places of worship, the setback requirements in the BR District shall apply.
- ⁵ Exempt from this limitation are church spires, chimneys, cupolas, flagpoles and similar appendages.