

# ZONING

211 Attachment 5

**Table IV**

**Area, Setback and Lot Coverage Regulations  
for the FOI, IL, and IG Districts**

District	Minimum Lot Size (acres)	Minimum Gross Floor Area of Principal Buildings (square feet)	Minimum Setback <sup>1</sup> (feet)		
			Setback from Street Rights-of-Way <sup>2</sup>	Side and Rear <sup>3</sup>	
				Adjoining Residential District	Adjoining Nonresidential District
FOI	1	1,000	100	100	0
IL	3	1,000	100	100	25
IG	5	1,000	100	100	25

**Notes:**

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

No parking area or driveway shall be located closer than 50 feet to a residential district.

In the FOI and IL Districts, no parking area or driveway shall be located closer than 25 feet to a street right-of-way line. Exempt from this requirement are driveways which provide direct access to public streets.

In the IG District, no parking area or driveway shall be located closer than 50 feet to a street right-of-way line. Exempt from this requirement are driveways which provide direct access to public streets.

**Footnotes:**

<sup>1</sup> For churches or other places of worship, the setback requirements in the BR District shall apply.

<sup>2</sup> 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.

<sup>3</sup> Setbacks shall be increased if required by the Building Codes of New York State relative to occupancy classification, construction materials, building height, fire resistance or other factors.

<sup>4</sup> 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

## GREECE CODE

### Special Setback Provisions

1. If a setback is not determined by the neighborhood average then the following special conditions 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 casement which provides vehicular access for other lots, applicable setbacks shall be measured from the centerline of such private road, driveway or casement. 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.**