

Town of Geneva, NY

§ 165-16. B General Business District.

- A. Purpose. The purpose of the General Business District is to promote new business development in appropriate locations within the Town and to foster the redevelopment of commercial properties within the district in a manner that will create a high-quality public realm and streetscape and a mix of compatible uses in a variety of building types, reduce greenhouse gas emissions, promote an energy-independent and secure community, and enhance community resilience.
- B. Permitted uses:
 - (1) Retail sales;
 - (2) Retail services;
 - (3) Car wash, self-service and full-service;¹
 - (4) Church or other place of worship;
 - (5) Commercial greenhouse, plant nursery and retail sales;
 - (6) Entertainment and sports venue;
 - (7) Financial services;
 - (8) Food service establishments;
 - (9) Funeral home;
 - (10) Retail fuel station, in compliance with § 165-37;
 - (11) General and professional office;
 - (12) Hotel;
 - (13) Marina;
 - (14) Membership club or recreation use;
 - (15) Public utility or transportation use;
 - (16) School conducted for profit;
 - (17) Self-storage facility;
 - (18) Theater or concert hall;
 - (19) Veterinary office; animal hospital;
 - (20) Wholesale business or service.
 - (21) Cannabis retail dispensary; **[Added 9-14-2021 by L.L. No. 4-2021]**

1. **Editor's Note:** Former Subsection B(3), Automobile sales, storage or repair, was repealed 9-14-2021 by L.L. No. 4-2021. This local law also redesignated former Subsection B(4) through (21) as Subsection B(3) through (20).

(22) Cannabis on-site consumption establishment. **[Added 9-14-2021 by L.L. No. 4-2021]**

- C. Permitted with site plan approval. All construction involving more than 120 square feet of floor area, except for construction involving the renovations to or conversion of existing interior space, or as part of routine property maintenance, shall be subject to site plan approval.
- D. Permitted accessory uses:
 - (1) Accessory use customarily incident to any of the uses mentioned herein and on the same lot;
 - (2) Parking and loading docks;
 - (3) Electric vehicle charging stations;
 - (4) Composting, in compliance with § 165-32;
 - (5) Solar energy system, major or solar farm, only north of White Springs Lane and west of County Road 6, subject to provisions of Chapter 130; **[Amended 9-14-2021 by L.L. No. 4-2021]**
 - (6) Wind energy system, noncommercial, subject to provisions of Chapter 163.
- E. Lot area and yard requirements. The following dimensions are the minimum standards for any lot in the General Business District:
 - (1) Maximum lot coverage by primary and accessory structures, parking and vehicular drives shall not exceed 60%;
 - (2) Minimum front yard setback shall be 20 feet;
 - (3) Minimum side yard setbacks shall be 15 feet, within which there shall be no outside storage of any kind permitted;
 - (4) Minimum rear yard setback shall be 35 feet, within which there shall be no parking space or loading space, or outside storage of any kind, permitted;
 - (5) Maximum building height for any nonagricultural building or structure shall be three stories, or 40 feet. **[Amended 9-14-2021 by L.L. No. 4-2021]**
- F. Parking requirements. See §§ 165-54 to 165-58 of the Code for the parking requirements for specific uses listed above.
- G. Buffer requirement. Where the General Business District abuts any residential zoning district or the AG-Agricultural District, there shall be a vegetated buffer area conforming to the standards set forth in § 165-40 and not less than 15 feet in width, planted with trees and shrubs spaced in a manner that will result in a continuous visual screen along the property boundary abutting the residential parcel.
- H. Mapped public infrastructure:
 - (1) Where there is shown on a map officially adopted by the Town of Geneva a future street,

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bicycle and pedestrian path or any other public infrastructure, the yard setback area or areas of a lot that would be affected by said future street, bicycle and pedestrian path or any other public infrastructure shall be increased to include the area reserved for any such future infrastructure.

- (2) Where there is shown on a map officially adopted by the Town of Geneva a future sidewalk or sidewalks, said infrastructure shall be shown on any subdivision or development site plan submitted for approval to the Town and designed and built to applicable Town standards.