LOT AND AREA REQUIREMENTS

OFFICE, COMMERCIAL, AND INDUSTRIAL DISTRICTS

ZONING DISTRICT	LOT SIZE	LOT WIDTH	STREET YARD	SIDE YARD	REAR YARD	TRANSITIONAL YARD	FLOOR AREA RATIO	LOT COVERAGE	BUILDING HEIGHT
GO General Office (Area 1)	6,500 square-feet	50 feet	20 feet (b) 20 feet (p)	5 feet (b) 5 feet (p)	20 feet (b) 20 feet (p)	20 feet (b) 20 feet (p)	Five-tenths (0.5)	50 percent	35 feet
GO General Office (Area 2)	20,000 square-feet	110 feet	75 feet (b) 50 feet (p)	50 feet (b) 35 feet (p)	35 feet (b) 25 feet (p)	50 feet (b) 50 feet (p)	Two (2.0)	50 percent	75 feet
B1 Business	20,000 square-feet	110 feet	50 feet (b) 35 feet (p)	25 feet (b) 15 feet (p)	40 feet (b) 30 feet (p)	40 feet (b) 40 feet (p)	Five-tenths (0.5)	60 percent	35 feet
B2 Business	2,500 square-feet	25 feet	None	None	None	15 feet (b) 15 feet (p)	Three (3.0)	No limitation	45 feet
B2-J James Street Transitional Business	4,500 square-feet	60 feet	James Street – 20 feet (b) 5 feet (p) Fifth & Sixth Street – 15 feet (b) 5 feet (p) Seventh Street – 5 feet (b) 5 feet (p)	6 feet (b) 3 feet (p)[1]	6 feet (b)[2] 3 feet (p)[3]	None	One (1.0)	70 percent	37 feet
B2-HN Hamilton Street North Transitional Business	4,000 square-feet	40 feet	15 feet (b) 5 feet (p)	4 feet (b) 3 feet (p)[1]	4/25 feet (b)[4] 4/25 feet (p)[4]	25/10 feet (b)[5] 25/10 feet (p)[5]	One (1.0)	75 percent	37 feet
B2-HS Hamilton Street South Transitional Business	2,500 square-feet	25 feet	10 feet (b) 10 feet (p)	None	None	None	One and five-tenths (1.5)	85 percent	37 feet
B3 Business	7,500 square-feet	50 feet	30 feet (b) 30 feet (p)	6 feet (b) 6 feet (p)	25 feet (b) 10 feet (p)	15 feet (b) 15 feet (p)	One (1.0)	70 percent	35 feet
B3(E) Business	9,000 square-feet	60 feet	30 feet (b) 30 feet (p)	6 feet (b) 6 feet (p)	25 feet (b) 5 feet (p)	25 feet (b) 5 feet (p)	One (1.0)	70 percent	35 feet
B4 Business	15,000 square-feet	100 feet	20 feet (b) 20 feet (p)	5 feet (b) 5 feet (p)	20 feet (b) 20 feet (p)	20 feet (b) 20 feet (p)	Two (2.0)	75 percent	35 feet
B5 Business	1 acre	200 feet	150 feet (b) 75 feet (p)	60 feet (b) 30 feet (p)	50 feet (b) 25 feet (p)	60 feet (b) 40 feet (p)	Four-tenths (0.4)	70 percent	45 feet
B6 Planned Unit Development Business	As set forth as part of the planned unit development.	As set forth as part of the planned unit development.	As set forth as part of the planned unit development.	As set forth as part of the planned unit development.	As set forth as part of the planned unit development.	As set forth as part of the planned unit development.	Two (2.0)	80 percent	60 feet
OR Office Research	2 acres	200 feet	75 feet (b) 40 feet (p)	40 feet (b) 20 feet (p)	50 feet (b) 30 feet (p)	50 feet (b) 50 feet (p)	Two (2.0)	65 percent	80 feet
I1 Light Industrial	30,000 square-feet	125 feet	40 feet (b) 20 feet (p)	20 feet (b) 15 feet (p)	30 feet (b) 20 feet (p)	40 feet (b) 40 feet (p)	One and five-tenths (1.5)	80 percent	50 feet
I2 General Industrial	45,000 square-feet	150 feet	75 feet (b) 50 feet (p)	50 feet (b) 25 feet (p)	60 feet (b) 40 feet (p)	75 feet (b) 75 feet (p)	One and five-tenths (1.5)	80 percent	80 feet

(b) = building setback (p) = parking setback

***Please note that properties located within the CO, Corridor Overlay district are subject to special setback requirements as set forth in Section 11-8A of the City of Geneva Zoning Ordinance.**

Notes:

[1] A 3 foot landscape parking setback is required from the interior lot line. However, parking lot drive aisles on adjacent lots can be interconnected, provide that the parking lot perimeter (3 feet) and street setbacks (5 feet) are provided.

[2] The rear building setback shall be 6 feet when the rear lot line abuts the interior side lot line of an adjacent lot; otherwise, the rear building setback shall be 0 feet.

[3] The rear parking setback shall be 3 feet when the rear lot line abuts the interior side lot line of an adjacent lot; otherwise, the rear parking setback shall be 0 feet.

[4] The rear building and parking setback shall be 4 feet when the rear lot line abuts the interior side lot line of an adjacent B2-HN district property. Where the rear lot line abuts the rear or interior side lot line of an adjacent residentially zoned property, the 25 foot transitional setback shall apply.

[5] The transitional building and parking setback shall be 25 feet in cases in which the rear yard of a B2-HN district property abuts the side or rear of an adjacent residentially zoned property. The transitional building and parking setback shall be 10 feet in cases in which the side yard of a B2-HN district property abuts the side yard of an adjacent residentially zoned property.