

CITY OF GENEVA ZONING MAP SPECIFICATIONS

*******MEASUREMENTS (IN FEET) SHOULD BE TAKEN FROM YOUR LOT LINE (NOT FROM THE CURB)*******

ZONE	ZONING DESCRIPTION	FRT YD	REAR YD	SIDE YARD	STRUCTURE HGT	ACCSRY BLDG HEIGHT* (PEAK HEIGHT)	MIN. LOT SQ FTGE	MAXIMUM ACSRY BUILDING SQ FT. *	MIN. LOT WIDTH
R-1	SINGLE FAMILY	25	5	5	35	16	6075	1200	48
R-1	TWO FAMILY	25	5	5	35	16	11000	1200	65
R-2	SINGLE & MULTI FAMILY	25	5	5	35	16	(1)	1200	65
C-1	CENTRAL BUSINESS DISTRICT	0	0 (2)	0 (2)	45	16	3250	1200	NOT LIMITED
C-2	HIGHWAY COMMERCIAL	25	0 (2)	0 (3)	35	(4)	10000	NOT LIMITED	80
I-1	INDUSTRIAL	25	0 (2)	0	NOT LIMITED	(4)	NONE	NOT LIMITED	NOT LIMITED
I-2	INDUSTRIAL PARK	25	5	5	NOT LIMITED	(4)	4 ACRES	NOT LIMITED	450

*Calculated as a vertical distance measured from the average elevation of the finished grade of the building to the highest point of the structure.

* BUILDING SQ. FT. MAX LISTED OR 50% OF PRIMARY GROUND SQ. FT. OR 1200 SQ. FT (WHICHEVER IS LESS)

(1) SEE PAGE 37 OF THE ZONING BOOK FOR MULTIPLE DWELLING UNIT LOT SIZE SPECIFICATIONS.

(2) UNLESS ADJOINING RESIDENTIAL THEN 5 FT.

(3) UNLESS ADJOINING RESIDENTIAL THEN 10 FT.

(4) MAXIMUM HEIGHT OF ACCESSORY BUILDING NO MORE THAN MAIN BUILDING

NRC SPECIFICATIONS TABLE PRINTED ON BACK

CORNER LOT FRONT AND SIDE YARD ABUTTING THE STREET SHOULD BE 25 FEET

CITY OF GENEVA ZONING MAP SPECIFICATIONS FOR NRC

*****MEASUREMENTS (IN FEET) SHOULD BE TAKEN FROM YOUR LOT LINE (NOT FROM THE CURB)*****

	ZONING DESCRIPTION	FRT YD	REAR YD	SIDE YARD	STRUCTURE HGT	ACCSRY BLDG HEIGHT* (PEAK HEIGHT)	MIN. LOT SQ FTGE	MAXIMUM ACSRY BUILDING SQ FT.	MIN. LOT WIDTH
ZONE	SINGLE FAMILY	25	5	5	35	NOT LIMITED	7,500	NOT LIMITED	60
NRC	TWO FAMILY	25	5	5	35	NOT LIMITED	3,750	NOT LIMITED	35 PER UNIT
NRC	MULTI FAMILY DWELLING	25	5	5	40	NOT LIMITED	1,500	NOT LIMITED	60
NRC	COMMERCIAL	25	0	5	35	NOT LIMITED	10,000	NOT LIMITED	35
NRC	OTHER USES	25	5	5	35	NOT LIMITED	10,000	NOT LIMITED	60
NRC									

*Calculated as a vertical distance measured from the average elevation of the finished grade of the building to the highest point of the structure.

CORNER LOT FRONT AND SIDE YARD ABUTTING THE STREET SHOULD BE 25 FEET