

ZONING

160 Attachment 2

Village of Montour Falls Schedule of District Regulations [Amended 11-17-2022 by L.L. No. 4-2022; 5-2-2024 by L.L. No. 3-2024]

District Intent	Principal Permitted Uses	Accessory Uses	Development Standards				
				A	B	C	D
R-1 One-Family Residential District: This district is intended to protect the primarily residential character of single-family developments and neighborhoods. * Site plan review by Planning Board required 	Agriculture (nonanimal) Agriculture (animal) on lots of 3+ acres* Bed-and-breakfasts* Day-care center, child* Home business One-family dwellings Places of worship* Public buildings and uses* Public parks and playgrounds Public schools* Short-term rentals*	Other customary residential accessory uses Parking areas for principal uses* Private home garages	Minimums:				
			Lot area (square feet)	40,000	40,000	30,000	20,000
			Lot width (feet)	150	150	125	100
			Lot frontage (feet)	50	50	50	50
			Lot depth (feet)	150	150	125	100
			Front yard	50	50	50	50
			Side yards (one/both)	20/50	20/50	20/40	20/40
			Rear yard	25	25	25	25
			Maximums:				
			Lot coverage	25%	25%	30%	40%
			Building stories	2.5	2.5	2.5	2.5
			Building height (feet)	35	35	35	35
			A = On-site sewage and water		C = Central sewage only		
			B = Central water only		D = Central sewage and water		

MONTOUR FALLS CODE

District Intent	Principal Permitted Uses	Accessory Uses	Development Standards				
R-2 Moderate Density Residential District: This district is intended to provide for neighborhoods with mixed densities of one-family, two-family and multifamily dwellings and complementary uses. * Site plan review by Planning Board required 	Multifamily dwellings less than 10,000 square feet Bed-and-breakfasts Child day-care and nursery school facilities* Funeral homes* Home business Museums* One-family dwellings Offices* Places of worship* Private schools* Public parks and playgrounds Public buildings and uses Short-term rentals* Two-family dwellings	Other customary residential accessory uses Parking areas for principal uses* Private home garages		A	B	C	D
			Minimums:				
			Lot area (square feet)	40,000	40,000	20,000	10,000
			Lot width (feet)	150	150	100	75
			Lot frontage (feet)	50	50	50	40
			Lot depth (feet)	150	150	100	75
			Front yard	25	25	25	25
			Side yards (one/both)	20/50	20/50	20/40	10/20
			Rear yard	25	25	25	20
			Maximums:				
			Lot coverage	25%	25%	40%	50%
			Building stories	2.5	2.5	2.5	2.5
			Building height (feet)	35	35	35	35
			A = On-site sewage and water		C = Central sewage only		
			B = Central water only		D = Central sewage and water		

ZONING

District Intent	Principal Permitted Uses	Accessory Uses	Development Standards				
RMH Manufactured Home Residential District: This district is intended to recognize existing manufactured home residential areas and provide for their continuation. * Site plan review by Planning Board required 	Day care, child*	Other customary residential accessory uses		A	B	C	D
	Home business		Minimums:				
	Manufactured homes	Parking areas for principal uses*	Lot area (square feet)	40,000	40,000	20,000	5,000
	Manufactured home parks*	Private home garages	Lot width (feet)	150	150	100	50
	Multifamily dwellings less than 10,000 square feet		Lot frontage (feet)	50	50	50	40
	Multifamily dwellings more than 10,000 square feet*		Lot depth (feet)	150	150	100	75
	One-family dwellings		Front yard	10	10	10	10
	Public parks and playgrounds		Side yards (one/both)	20/50	20/50	20/40	10/20
	Short-term rentals*		Rear yard	25	25	25	20
	Two-family dwellings		Maximums:				
			Lot coverage	25%	25%	40%	50%
			Building stories	2.5	2.5	2.5	2.5
			Building height (feet)	35	35	35	35
			A = On-site sewage and water C = Central sewage only B = Central water only D = Central sewage and water				

MONTOUR FALLS CODE

District Intent	Principal Permitted Uses	Accessory Uses	Development Standards				
RLB Residential – Limited Business District: This district is intended to allow for mixed-use forms of development in areas where residents can access services by both pedestrian and vehicular means. * Site plan review by Planning Board required 	Agriculture (nonanimal)	Day care*		A	B	C	D
	Bed-and-breakfasts	Other customary accessory uses	Minimums:				
	Clubhouse		Lot area (square feet)	40,000	40,000	20,000	6,000
	Health clinics*	Parking areas for principal uses*	Lot width (feet)	150	150	100	50
	Home business	Private home garages	Lot frontage (feet)	50	50	50	N/A
	Multifamily dwellings less than 10,000 square feet		Lot depth (feet)	150	150	100	N/A
	Multifamily dwellings more than 10,000 square feet*		Front yard	10	10	10	10
	Museum		Side yards (one/both)	10/20	10/20	10/20	10/20 ⁺
	Neighborhood stores						⁺ Townhouses exempted
	Nurseries*		Rear yard	25	25	25	10
	Offices*		Maximums:	25%	25%	40%	50%
	One-family dwellings		Lot coverage	4	4	4	4
	Parking lot (commercial)*		Building stories	45	45	45	45
	Places of worship*		Building height (feet)				
	Public parks and playgrounds		A = On-site sewage and water C = Central sewage only B = Central water only D = Central sewage and water				
	Restaurants*						
	Short-term rentals*						
	Two-family dwellings						

ZONING

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PC Public Conservation District: This district is intended to protect special natural areas. * Site plan review by Planning Board required 	Agriculture Campground* Cemeteries Marinas* Public buildings and uses* Public parks and playgrounds Public utility or transportation uses* Seasonal produce stands	Boat docks and storage facilities Other customary accessory uses Parking areas for principal uses*		A	B	C	D
			Minimums:				
			Lot area (square feet)	200,000	200,000	200,000	200,000
			Lot width (feet)	300	300	300	300
			Lot frontage (feet)	50	50	50	50
			Lot depth (feet)	300	300	300	300
			Front yard	75	75	75	75
			Side yards (one/both)	50/100	50/100	50/100	50/100
			Rear yard	50	50	50	50
			Maximums:				
			Lot coverage	5%	5%	5%	5%
			Building stories	4	4	4	4
			Building height (feet)	45	45	45	45
			A = On-site sewage and water C = Central sewage only B = Central water only D = Central sewage and water				

MONTOUR FALLS CODE

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HC Health Care District: This district is intended to recognize existing health institutions and provide for their expansion. <							

ZONING

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CB Core Business District: This district is intended to recognize the older historic business section of the Village and provide both for its preservation and revitalization. * Site plan review by Planning Board required	Banks*	Parking areas for principal uses*	Minimums:	
	Bed-and-breakfasts	Other customary accessory uses	Lot area (square feet)	2,000
	Day-care and nursery school facilities		Lot width (feet)	0
	Dwellings above first-floor businesses		Lot frontage (feet)	0
	Libraries		Lot depth (feet)	0
	Health clinics*		Front yard	0
	Motels and hotels*		Side yards (one/both)	0
	Parking lot (commercial)*		Rear yard	2,000
	Clubhouse		Maximums:	
	Veterinarians		Building width (feet)	75
	Offices		Lot coverage	75%
	Personal service businesses		Building stories	4
	Places of worship		Building height (feet)	45
	Public parks and playgrounds			
	Restaurants			
	Retail establishments			
	Short-term rentals*			
	Theaters			

MONTOUR FALLS CODE

District Intent	Principal Permitted Uses	Accessory Uses	Development Standards				
				A	B	C	D
B-1 Business District: This district is intended to allow for higher-density commercial development in areas served with supporting infrastructure. * Site plan review by Planning Board required 	Agriculture (nonanimal) Agriculture (animal) on lots of 3+ acres* Automobile service stations* Banks* Bed-and-breakfasts and tourist homes* Bus stations* Clubhouse* Commercial automobile parking lots* Communications towers* Greenhouses and nurseries* Health clinics* Health facilities* Home business Motels and hotels* Motor vehicle sales* Multifamily dwellings less than 10,000 square feet Multifamily dwellings over 10,000 square feet* Offices* Personal service businesses Places of worship* Restaurants* Retail establishments* Short-term rentals* Veterinarians*	Other customary accessory uses Parking areas for principal uses*	Minimums:				
			Lot area (square feet)	40,000	40,000	30,000	10,000
			Lot width (feet)	150	150	125	75
			Lot frontage (feet)	50	50	50	50
			Lot depth (feet)	150	150	125	75
			Front yard	10	10	50	10
			Side yards (one/both)	20/50	20/50	20/40	10
			Rear yard	25	25	25	10
			Maximums:				
			Lot coverage	50%	50%	50%	75%
			Building stories	4	4	4	4
			Building height (feet)	50	50	50	50
			A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage and water				

ZONING

District Intent	Principal Permitted Uses	Accessory Uses	Development Standards				
MU-1 Mixed-Use District: This district is intended to allow for higher density housing and a mix of walkable businesses. *Site plan review by Planning Board required 	Automobile service stations* Businesses* Home business Industrial uses* Laundries* Motor vehicle sales* Offices* Parking lot (commercial)* Transportation terminals* Warehouse* Wholesale trade	Other customary accessory uses Parking areas for principal uses*		A	B	C	D
			Minimums:				
			Lot area (square feet)	40,000	40,000	30,000	10,000
			Lot width (feet)	150	150	125	50
			Lot frontage (feet)	50	50	50	50
			Lot depth (feet)	150	150	125	100
			Front yard	40	40	30	30
			Side yards (one/both)	20/50	20/50	20/40	10/20
			Rear yard	25	25	25	10
			Maximums:				
			Lot coverage	50%	50%	50%	50%
			Building stories	4	4	4	3
			Building height (feet)	50	50	50	35
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MONTOUR FALLS CODE

District Intent	Principal Permitted Uses	Accessory Uses	Development Standards				
G Gateway District: This district is intended to allow for the expansion of the Village in a walkable mixed-use format that creates jobs and housing while following the historic precedent of character, block sizes and building rhythm of the Village. *Site plan review by Planning Board required 	Automobile service stations*	Other customary accessory uses		A	B	C	D
	Bed-and-breakfasts	Parking areas for principal uses*	Minimums:				
	Clubhouse		Lot area (square feet)	40,000	40,000	30,000	2,000
	Day-care and nursery school facilities		Lot width (feet)	150	150	125	30
	Dwellings above first-floor businesses		Lot frontage (feet)	50	50	50	0
	Laundries*		Lot depth (feet)	150	150	125	50
	Libraries		Front yard	0	0	0	0
	Light industrial*		Side yards (one/both)	10/20	10/20	10/20	10/20
	Live/work		Rear yard	25	25	25	10
	Health clinics*		Maximums:				
	Home business		Lot coverage	50%	50%	50%	75%
	Industrial uses*		Building stories	4	4	4	4
	Motels and hotels*		Building height (feet)	50	50	50	50
	Motor vehicle sales*		A = On-site sewage and water C = Central sewage only B = Central water only D = Central sewage and water				
	Multifamily dwellings less than 10,000 square feet						
	Multifamily dwellings more than 10,000 square feet*						
	Offices*						
	Parking lot (commercial)*						
	Short-term rentals*						
	Transportation terminals*						
	Warehouse*						
	Wholesale trade businesses*						
	Veterinarians						