

ZONING

280 Attachment 10

Village of Monticello

Schedule of Use, Area and Bulk Regulations  
[Added 12-18-2019 by L.L. No. 8-2019]

EBV East Broadway Village District

Bulk and Area Requirements	Permitted Uses			Uses by Special Use Permit of the Planning Board, with Area and Bulk Regulations (must also comply with § 280-12 standards)						Accessory Uses
	One-family or two-family dwellings, legally in existence as of 1-1-2020, § 280-21	Day-care centers	Places of worship	Greenhouses and nurseries	Mixed-use development	Gasoline filling stations, motor vehicle repair shops	Bed-and-breakfasts, inns, nursing homes	Retail stores, service stores, business offices, eating and drinking establishments, funeral homes, veterinary hospitals, commercial, recreation-indoor, artists' lofts	Hotels and motels	
<b>Lot Area (square feet)</b>	10,000	40,000	3 acres	10 acres	20,000	20,000	10,000	7,500 square feet plus 1,500 square feet per rental unit	3 acres	Accessory buildings § 280-31  Activities related to principal permitted uses  Recreational facilities
<b>Lot Width (feet)</b>	90	150	150	150	100	100	90	150	150	
<b>Lot Depth (feet)</b>	—	—	300	300	125	125	125	—	300	
<b>Front Yard (feet) § 280-20</b>	30	40	50	50	40	40	30	30	50	
<b>Rear Yard (feet)</b>	20	35	50	50	50	50	20	35	50	
<b>One Side Yard (feet)</b>	10	20	50	35	25	25	12	25	50	
<b>Both Side Yards (feet)</b>	30	50	100	70	50	50	24	50	100	
<b>Density (dwelling units per acre)</b>	N/A	N/A	N/A	4	N/A	N/A	N/A	N/A	N/A	
<b>Lot Coverage</b>	40%	30%	30%	30%	50%	30%	75%	40%	30%	
<b>Building Height (feet)</b>	35	35	35	35	35	35	35	75	35	