

ZONING

280 Attachment 11

Village of Monticello

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

EBG East Broadway Gateway 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	Greenhouses and nurseries	Agriculture operations, but not including cage-type poultry raising, provided that no animal housing or structure for the storage of odor- or dust-producing substances are within 150 feet of any lot line:					Mixed-use development	Gasoline filling stations, car wash facilities	Retail stores, wholesale establishments, business offices, eating and drinking establishments, motor vehicle repair shops	Hotels and motels	Storage facilities, manufacturing establishments, light manufacturing warehouse and distribution centers, trucking terminals, research facilities and laboratories, hospitals, commercial recreation, public recreational facilities	
	With central water and sewer	Without central water and sewer		Growing of crops, orchards	Keeping of not more than 25 fowl, plus 1 additional farm animal per 1 additional acre in excess of 5 acres	Keeping of livestock	Harvesting of forest products and wild crops						
Lot Area (square feet)	20,000	40,000	3 acres	5 acres	5 acres	25 acres	10 acres	10 acres	20,000	40,000	7,500 square feet plus 1,500 square feet per rental unit	3 acres	
Lot Width (feet)	100	150	150	150	150	150	No structure shall be within 200 feet of a lot line	150	100	200	200	150	
Lot Depth (feet)	125	150	300	300	300	300		300	125	200	200	300	
Front Yard (feet) § 280-20	40	50	50	50	50	50		50	40	40	40	50	
Rear Yard (feet)	40	50	50	50	50	50		50	50	50	50	50	
One Side Yard (feet)	15	20	50	35	35	35		35	25	25	25	50	
Both Side Yards (feet)	40	50	100	70	70	70		70	50	50	50	100	
Density (dwelling units per acre)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	N/A	N/A	N/A	N/A	
Lot Coverage	20%	10%	30%	30% (applies to buildings and structures)	30% (applies to buildings and structures)	30% (applies to buildings and structures)	N/A	30%	30%	30%	30%	30%	
Building Height (feet)	30	30	35	35	35		N/A	35	35	35	35	35	