

ZONING

280 Attachment 2

Village of Monticello

Schedule of Use, Area and Bulk Regulations¹

R-2 District
(One- and Two-Family)

Permitted Uses	One-family dwelling §§ 280-5 and 280-21 Two-family dwelling §§ 280-5 and 280-21		
Accessory Uses	Accessory buildings § 280-31 Activities related to principal permitted uses		
Special Uses	Standards for special use permits § 280-12	Places of worship ²	Home occupations, bed-and-breakfasts, schools, colleges, libraries, museums, parks, playgrounds, golf courses
Lot Area (square feet)	7,500	40,000	10,000
Width Lot (feet)	75	150	100
Front Yard (feet) § 280-20	30	40	30
One Side Yard (feet)	10	20	10
Both Sides Yards (feet)	25	50	30
Rear Yard (feet)	25	35	30
Building Height (feet)	30	35	30
Lot Coverage	25%	20%	20%

NOTES:

¹For nonconforming uses and lots, see Article VII. All uses subject to Article VI, Supplementary Regulations.

²“Places of worship” shall include parish houses, seminaries, cemeteries, convents and dormitories.