

ZONING

280 Attachment 3

Village of Monticello

Schedule of Use, Area and Bulk Regulations<sup>1</sup>  
[Amended 9-4-2019 by L.L. No. 6-2019]

R-M District  
(Multifamily)

<b>Permitted Uses</b>	One-family dwelling §§ 280-5 and 280-21 Two-family dwelling §§ 280-5 and 280-21					
<b>Accessory Uses</b>	Accessory buildings § 280-31 Activities related to principal permitted uses Recreational facilities					
<b>Special Uses</b>	Standards for special use permits § 280-12	Places of worship <sup>2</sup>	Townhouses §§ 280-5 and 280-21	Apartments 35 feet and under <sup>3</sup>	Apartments over 35 feet <sup>3</sup>	Home occupations, bed-and-breakfasts, schools, colleges, libraries, museums, parks, playgrounds, golf courses
<b>Lot Area (square feet)</b>	7,500	40,000	2,000 square feet and not more than 8 dwellings per acre of the gross area of the lot	10,000	200,000	10,000
<b>Width Lot (feet)</b>	75	150	20	150	400	100
<b>Front Yard (feet) § 280-20</b>	30	40	30	40	50	30
<b>One Side Yard (feet)</b>	10	20	15 feet side for end dwellings only	20	The minimum distance between the principal buildings and any side or rear lot line shall be 1 1/2 times the height of the principal buildings. This setback shall not apply to accessory buildings and parking.	10
<b>Both Sides Yards (feet)</b>	25	50		50		30

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<b>Rear Yard (feet)</b>	25	35	30	35		30
<b>Building Height (feet)</b>	30	35	35	35	75	30
<b>Lot Coverage</b>	25%	20%	40%	20%	10%	20%

NOTES:

<sup>1</sup>For nonconforming uses and lots, see Article VII.

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

<sup>3</sup>For amount of usable open space per dwelling, see the following table:

<b>Bedrooms Per Dwelling (square feet)</b>	<b>Usable Open Space Per Dwelling (square feet)</b>
1	450
2	600
3	750
4 or more	900