

ZONING

280 Attachment 4

Village of Monticello

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

RM-MHP District (Mobile Home Park)

Permitted Uses	One-family dwelling §§ 280-5 and 280-21 Two-family dwelling §§ 280-5 and 280-21 Mobile home parks §§ 280-13 and 280-14 ¹					
Accessory Uses	Accessory buildings § 280-31 Activities related to principal permitted uses Recreational facilities					
Special Uses	Standards for special use permits § 280-12	Places of worship ²	Townhouses §§ 280-5 and 280-21	Apartments 35 feet and under ³	Apartments over 35 feet ³	Home occupations, bed-and-breakfasts, schools, colleges, libraries, museums, parks, playgrounds, golf courses
Lot Area (square feet)	7,500	40,000	2,000 square feet and not more than 8 dwellings per acre of the gross of the lot	10,000	200,000	10,000
Width Lot (feet)	75	150	20	150	400	100
Front Yard (feet) § 280-20	30	40	30	40	50	30
One Side Yard (feet)	10	20	None required except for 15 feet 0 inch side yard 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

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Both Sides Yards (feet)	25	50				30
Rear Yard (feet)	25	35	30	35		30
Building Height (feet)	30	35	35	35	75	30
Lot Coverage	25%	20%	40%	20%	10%	20%

NOTES:

¹Mobile home courts are regulated by Article V.

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

³For amount of usable open space per dwelling, see the following table:

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