

ZONING

280 Attachment 5

Village of Monticello

Schedule of Use, Area and Bulk Regulations¹
[Amended 9-4-2019 by L.L. No. 6-2019]

B-1 District
(General Business)

Permitted Uses	One-family dwelling §§ 280-5 and 280-21 Two-family dwelling §§ 280-5 and 280-21 Retail or wholesale business or service stores Offices Eating and drinking establishments Funeral homes Veterinarian or animal hospitals Commercial recreation activities.										
Accessory Uses	Accessory buildings § 280-31 Activities related to principal permitted uses Recreational facilities										
Special Uses	Standards for special use permits § 280-12 Artists loft § 280-40.2	Places of worship ²	Gasoline service stations § 280-18, car wash facilities, drive-in establishment	Motel and hotels §§ 280-15	Clubhouses, hospitals and nursing homes	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	Assisted living § 280-40.3	
										Vacant lot	Existing building
Lot Area (square feet)	10,000	40,000	10,000	7,500 plus 1,500 per rental unit	400,000	2,000 and not more than 8 dwellings per acre of the gross area of the lot	10,000	200,000	10,000	4,000 sf/unit	900 sf/unit
Width Lot (feet)	90	150	90	150	150	20	150	400	100		
Front Yard (feet) § 280-20	30	40	30'	30	40	30	40	50	30	40	30
One Side Yard (feet)	10	20	15	25	15	None required, except for a 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		
Both Sides Yards (feet)	30	50	30	50	40		50		30	20	25
Rear Yard (feet)	20	35	15	35	50	30	35		30	50	5
Building Height (feet)	35	35	35	75	35	35	35	75	30	35	40
Lot Coverage	40%	20%	75%	40%	20%	40%	20%	10%	20%	20%	40%

NOTES:

¹For nonconforming uses and lots, see Article VII.

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