

ZONING

280 Attachment 6

Village of Monticello

Schedule of Use, Area and Bulk Regulations¹

**B-1-O District
(Business/Office)**

Permitted Uses	One-family dwelling §§ 280-5 and 280-21 Two-family dwelling §§ 280-5 and 280-21 Offices, service stores				
Accessory Uses	Accessory buildings § 280-31 Activities related to principal permitted uses Recreational facilities				
Special Uses	Standards for special use permits § 280-12, artist lofts § 280-40.2	Home occupations, bed-and-breakfasts, schools	Motel and hotels § 280-15	Retail stores	Places of worship ²
Lot Area (square feet)	10,000	10,000	7,500 plus 1,500 per rental unit	10,000	40,000
Width Lot (feet)	90	100	150	90	150
Front Yard (feet) § 280-20	30	30	30	30	40
One Side Yard (feet)	12	10	25	10	20
Both Sides Yards (feet)	22	30	50	30	50
Rear Yard (feet)	20	30	35	20	35
Building Height (feet)	35	30	75	35	35
Lot Coverage	75%	20%	40%	40%	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.