

ZONING

280 Attachment 7

Village of Monticello

Schedule of Use, Area and Bulk Regulations¹

**B-2 District
(Core Business)**

Permitted Uses	Retail or wholesale business or service stores, offices, funeral homes, eating and drinking establishments, residential use § 280-40.5					
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	Hospitals	Motels/hotels § 280-15	Home occupations, bed-and-breakfasts, research facilities, schools, colleges, libraries, museums, parks, playgrounds, golf courses	Commercial recreation
Lot Area (square feet)	2,500	40,000	40,000	7,500 plus 1,500 per unit	10,000	10,000
Width Lot (feet)	25	150	150	150	100	90
Front Yard (feet) § 280-20		40	40	30	30	30
One Side Yard (feet)	None required, but at least 12 feet 0 inches each, where provided	20	15	25	10	10
Both Sides Yards (feet)		50	40	50	30	30

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Rear Yard (feet)	20	35	50	35	30	20
Building Height (feet)	35	35	35	75	30	35
Lot Coverage	40%	20%	20%	40%	20%	30%

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.