

ZONING

280 Attachment 9

Village of Monticello

Schedule of Use, Area and Bulk Regulations

Senior Citizen Affordable Housing Floating District
(SCAHFD)

Permitted Uses	Dwelling units for 55+ year old adults. (Article VA) In all Village zoning districts except B-2
Accessory Uses	Recreational facilities Self-service laundry Cafeteria Game rooms
Lot Area (square feet)	To comply with base zoning district in which property is located
Lot Width (feet)	To comply with base zoning district in which property is located
Front Yard (feet) § 280-20	To comply with base zoning district in which property is located
One Side Yard (feet)	To comply with base zoning district in which property is located
Both Sides Yards (feet)	To comply with base zoning district in which property is located
Rear Yard (feet)	To comply with base zoning district in which property is located
Building Height (feet)	38
Maximum Lot Coverage	35%
Maximum Units	20 dwelling units/buildable acre ¹ or 16 dwelling units/gross acre, whichever is less
Minimum Separation Between Buildings	40 feet
Maximum Floor Area/Dwelling Unit	700 square feet
Usable Open Space	Minimum 150 square feet per dwelling unit

NOTES:

¹For calculation purposes, a buildable acre shall not include wetlands, water bodies and slopes exceeding 20%.