

ZONING
195 Attachment 1

Table of General Use Requirements

ER-80 District

[Amended 6-22-2005 by L.L. No. 4-2005; 9-15-2010 by L.L. No. 2-2010; 2-19-2014 by L.L. No. 2-2014; 3-22-2018 by L.L. No. 1-2018; 8-15-2018 by L.L. No. 6-2018; 11-13-2019 by L.L. No. 5-2019]

A	B	B-1	C	C-1	E	F	G	
District	Uses Permitted by Right	Use Group	Uses by Special Permit of the Planning Board (subject to Article XII)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)	Additional Use Requirements	
ER-80	<p>1. Underground surface or overhead utilities, including gas, electrical and water transmission systems, including appurtenances thereto, except transmission towers, telephone lines, call boxes and other similar equipment and accessories necessary for furnishing of adequate service by public utilities</p> <p>2. The following agriculture operations, provided that there shall be no structures or storage or odor- or dust-producing substance within a distance of 300 feet from any lot line:</p> <p>(a) Nurseries, greenhouses and other enclosed structures for growth and production of plants</p> <p>(b) Open field agriculture, including orchards, truck gardening, vineyards and other field crops</p> <p>(c) Keeping, breeding and raising of sheep, goats and horses on lots of 20 acres or more, but not within 100 feet of any lot line</p> <p>None of the foregoing shall be construed to permit the commercial raising of pigs or agricultural industries, such as cage-type poultry operations or processing or animal products not raised on premises.</p>	a	<p>1. Public utility buildings or structures not elsewhere identified, including power generation and distribution centers, equipment storage and crew facilities and transmission towers</p> <p>2. Reservoirs and standpipes on lots of 3 acres or more</p> <p>3. Outdoor recreation facilities, including golf courses, tennis courts, ice skating rinks, swimming pools, parks, playfields and ski areas, subject to Article XII, § 195-76, but excluding miniature golf courses, batting cages, driving ranges and tennis courts</p>	d	<p>1. Accessory to a 1-family detached residence or agricultural use, the following private structures: greenhouses, barns, silos, sheds, garages, tennis courts, swimming pools and other similar structures</p>	<p>For</p> <p>1. Schools of general instruction</p> <p>2. Buildings or open space stands for display and sale of agricultural products</p> <p>3. Places of worship, residential gathering places</p> <p>4. Camps and day camps or recreation or stables and riding academies</p> <p>5. Golf courses or other outdoor recreational facilities</p> <p>6. Public utilities</p> <p>7. Cemeteries</p> <p>8. Home occupations/home professional office</p>	<p>At least 1 parking space for each unit of measurement listed or as otherwise noted below</p> <p>300 square feet of floor area or 12 student seats, whichever requirement is greater, plus 1 space per 2 enrolled students over the age of 16, for dormitories, see § 195-72B</p> <p>5 feet of frontage or 100 square feet of floor/sales area, whichever requirement is less</p> <p>200 square feet of floor area or 5 seats capacity, whichever is greater</p> <p>5 persons' capacity or as determined by the Planning Board for the highest design hours, whichever is greater</p> <p>1/3 hole or 4 persons' practical capacity</p> <p>Employee in the maximum working shift</p> <p>Minimum capacity for 40 vehicles clear of any public street</p> <p>A maximum of 3 spaces, not more than 2 of which shall be visible to the public way, plus 2 spaces for residents</p>	<p>1. A buffer with a minimum dimension of the respective required setback may be required as a condition of approval for any special permit use where such use may adversely affect the residential character of the neighborhood. The buffer, if required, shall be provided between the proposed special permit use and any lot in a residential district. Such buffer area may be reduced where local conditions warrant and substitute measures are prescribed for the protection of neighboring properties or where adjacent use is similar to that proposed for special permit approval.</p> <p>2. A minimum buffer of 100 feet shall be required for dormitories.</p> <p>3. For any new development or redevelopment of an existing individual lot, it is essential that large (over twelve-inch caliper) existing trees be preserved and natural contours of the land be incorporated in any landscaping plans. A minimum of 20 existing or newly planted lawn trees using a mixture of species (three-inch caliper or larger) are required per acre, with at least 30% of those trees in the front yard. These trees are in addition to any required street trees or shade trees. Greater variety is required in the building setback and angle to the street.</p>
		b	<p>4. Accessory to outdoor recreation facilities, uses such as rest rooms, locker rooms, shelters and clubhouses for membership clubs</p> <p>5. Accessory to an agricultural use, buildings or stands for the display and sale of agricultural products, the majority of which are grown on the same premises</p> <p>6. Camps and day camps subject to Article XII, § 195-76</p> <p>7. Schools of general instruction, with use group as modified by § 195-72A</p> <p>8. Nursery schools</p>	n/a	<p>2. Accessory to a 1-family detached residence, storage of not more than 1 unoccupied trailer, recreational vehicle, boat trailer or boat not exceeding 35 feet in length, subject to Article VII, § 195-34</p> <p>3. Keeping domestic animals as follows: not more than a total of 5 cats or dogs over 1 year old; on lots of 2 or more acres, not more than 1 horse (over 6 months old) per acre of lot area; not more than 10 fowl; not more than 2 of any other species of domestic animals. Domestic animals, except for cats and dogs, shall be maintained in an enclosure or fenced-in area not less than 75 feet from any plot line</p> <p>4. Housing not more than 2 non-transient roomers or boarders</p>			
		c	<p>9. Residences subject to § 7-738 of the Village Law pursuant to the Density Zoning Resolution adopted by the Village Board subject to Article IV, § 195-15</p> <p>10. Home occupations/home professional office</p>	g	<p>5. Accessory parking subject to Column F and Article VII</p> <p>6. Accessory loading subject to Article VII, § 195-35</p> <p>7. Accessory to agriculture operations, storage of goods, equipment, raw materials or products, screened from all property lines</p>			

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Table of General Use Requirements
ER-80 District (cont'd)

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District	Uses Permitted by Right	Use Group	Uses by Special Permit of the Planning Board (subject to Article XII)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)	Additional Use Requirements	
ER-80 (cont.)	4. 1-family detached residences, with not more than 1 principal residential building on a lot 5. Community residence facilities, subject to Village Board approval as to site selection, pursuant to § 41.34 of the Mental Hygiene Law	e	11. Libraries, museums and art galleries 12. Family- and group-care facility (non-Padavan) 13. Substations, pumping stations and other unmanned structures necessary to serve the local area that harmonize with the neighborhood, having adequate fences and other safety devices, screening and landscaping 14. Cemeteries on lots not exceeding 12 acres adjacent to an established cemetery or place of worship 15. Nursing homes and convalescent facilities licensed by the State of New York 16. Stables and riding academies subject to Article XII, § 195-75 17. Volunteer fire and ambulance service facilities 18. Gathering places, residential 19. Places of worship, neighborhood 20. Places of worship, community 21. Personal horticulture	d e a b d b d e k O e	8. For any residence, one announcement sign subject to § 143-4F 9. For any property for sale or rent, signs subject to § 143-4N 10. Accessory to any permitted non-residential establishment, identification signs subject to Chapter 143 11. Accessory home occupations 12. Beekeeping (see Chapter 52)	For 9. Nursery schools 10. Family- and group-care facilities 11. 1-family residence 12. Volunteer ambulance service facilities 13. Libraries, museums and art galleries 14. Dormitories	At least 1 parking space for each unit of measurement listed or as otherwise noted below 1 per 100 square feet of floor area in such use or 1 per 4 seats capacity, whichever requirement is greater 1/3 dwelling but not more than 5 spaces of which not more than 2 are visible to the public way 1/2 dwelling, plus not more than 3 spaces for any home occupation, plus 1 space for each nontransient roomer or boarder up to a maximum of 6 spaces, not more than 3 of which shall be visible to the public way As determined in the special permit therefor, but not less than the highest design hour as determined by the Planning Board 150 square feet in such use, plus 1 for each employee See § 195-72B	

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R-25 District
[Amended 3-22-2018 by L.L. No. 1-2018; 8-15-2018 by L.L. No. 6-2018; 11-13-2019 by L.L. No. 5-2019]

A	B	B-1	C	C-1	E	F	G
District	Uses Permitted by Right	Use Group	Uses by Special Permit of the Planning Board (subject to Article XII)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)	Additional Use Requirements
R-25	<ol style="list-style-type: none"> Same as ER-80, No. 1 (utilities) Same as ER-80, No. 4 (residences) Same as ER-80, No. 5 (community residence facilities) 	<ol style="list-style-type: none"> a t t 	<ol style="list-style-type: none"> Same as ER-80, Nos. 1 (public utility structures), 2 (reservoirs), 3 (recreation), 4 (accessory recreation structures), 5 (accessory sale stands), 6 (camps), 8 (nursery schools), 9 (density zoning), 10 (home occupations/home professional office), 11 (libraries, etc.), 13 (public utilities), 15 (nursing homes), 16 (stables), 17 (ambulance corps), 18 (gathering places, residential), 19 (places of worship, neighborhood), and 20 (places of worship, community) Schools of general instruction, with use group as modified by § 195-72A Family- and group-care facility (non-Padavan) Personal horticulture 	<ol style="list-style-type: none"> t k O N m t 	<ol style="list-style-type: none"> Same as ER-80, Nos. 1 (private structures), 2 (storage of boats), 4 (roomers), 5 (parking), 6 (loading), 7 (storage), 8 (announcement signs) and 9 ("for sale" signs) 12 Beekeeping (see Chapter 52) Keeping domestic animals as follows: not more than a total of 3 cats or dogs over 1 year old Accessory to 1-family residence, home occupations 	<p>At least 1 parking space for each unit of measurement listed or as otherwise noted below</p> <p>For</p> <ol style="list-style-type: none"> Same as ER-80, Nos. 1 through 14 Places of worship, residential gathering places Schools of general instruction <p>200 square feet of floor area or 5 seats capacity, whichever is greater</p> <p>300 square feet of floor area or 12 student seats, which requirement is greater, plus 1 space per 2 enrolled students over the age of 16; for dormitories, see § 195-72B</p>	<ol style="list-style-type: none"> Same as ER-80, No 1 A minimum buffer of 50 feet shall be required for dormitories

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R-15 District
[Amended 8-15-2018 by L.L. No. 6-2018; 11-13-2019 by L.L. No. 5-2019]

A	B	B-1	C	C-1	E	F	G	
District	Uses Permitted by Right	Use Group	Uses by Special Permit of the Planning Board (subject to Article XII)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)	Additional Use Requirements	
R-15	<ol style="list-style-type: none"> Same as ER-80, No. 1 (utilities) Same as ER-80, No. 4 (residences) Same as ER-80, No. 5 (community residence facilities) 	<ol style="list-style-type: none"> a x.1 x.1 	<ol style="list-style-type: none"> Same as ER-80, Nos. <ol style="list-style-type: none"> public utility structures), (reservoirs), (recreation), (accessory recreation structures), (accessory sale stands), (camps), (nursery schools), (density zoning), (home occupations/home professional office), (libraries, etc.), (public utilities), (nursing homes), (stables), (ambulance corps) (gathering places, residential), (places of worship, neighborhood), and (places of worship, community) Schools of general instruction, with use group as modified by § 195-72A Family- and group-care facility (non-Padavan) 2-family detached residences, at least one unit owner-occupied, with not more than 1 principal residential building on a lot 1-family semiattached residences, at least 1 unit owner-occupied, with not more than 1 principal residential building on a lot Personal horticulture 	<ol style="list-style-type: none"> x.1 k O N m x.2 x.3 x.1 	<ol style="list-style-type: none"> Same as ER-80, Nos. <ol style="list-style-type: none"> (private structures), (storage of boats), (roomers), (parking), (loading), (storage), (announcement signs) and ("for sale" signs) Same as R-25, No. 2 (domestic animals) Accessory to a 1- or 2-family residence, home occupations 	<p>For</p> <ol style="list-style-type: none"> Same as ER-80, Nos. 1 through 14 Places of worship, residential gathering places Schools of general instruction 	<ol style="list-style-type: none"> At least 1 parking space for each unit of measurement listed or as otherwise noted below 200 square feet of floor area or 5 seats capacity, whichever is greater 300 square feet of floor area or 12 student seats, which requirement is greater, plus 1 space per 2 enrolled students over the age of 16; for dormitories, see § 195-72B 	<ol style="list-style-type: none"> Same as ER-80, No. 1 Same as R-25, No. 2

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Table of General Use Requirements
RSH and R-AH District
[Amended 8-15-2018 by L.L. No. 6-2018]

A	B	B-1	C	C-1	D	D-1	E	F		G
District	Uses Permitted by Right	Use Group	Uses by Special Permit of the Planning Board (subject to Article XII)	Use Group	Uses by Special Permit of the Village Board	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)		Additional Use Requirements
RSH	None		1. Senior citizen housing development subject to Article XII, § 195-77 2. Housing development for the physically handicapped subject to Article XII, § 195-80 3. Places of worship, neighborhood 4. Places of worship, community 5. Schools of general instruction, with use group as modified by § 195-72A	aa k O N			1. As approved by the Village Board subject to Article XII, §§ 195-77 and 195-80	For 1. Senior citizen housing 2. Housing for the physically handicapped 3. Places of worship 4. Schools of general instruction	At least 1 parking space for each unit of measurement listed or as otherwise noted below 2 dwelling units 3/4 dwelling unit 200 square feet of floor area or 5 seats capacity, whichever is greater 300 square feet of floor area or 12 student seats, which requirement is greater, plus 1 space per 2 enrolled students over the age of 16; for dormitories, see § 195-72B	1. Same as ER-80, No. 1
R-AH	None	None	1. Places of worship, neighborhood 2. Places of worship, community 3. Schools of general instruction, with use group as modified by § 195-72A	k O N	1. Affordable housing development subject to Article XII, § 195-81	w	Same as R-25, No. 2 (keeping domestic animals) 1. Playgrounds and recreational facilities	1. Single-family attached residences 2. Places of worship 3. Schools of general instruction	0.4 dwelling units 200 square feet of floor area or 5 seats capacity, whichever is greater 300 square feet of floor area or 12 student seats, which requirement is greater, plus 1 space per 2 enrolled students over the age of 16; for dormitories, see § 195-72B	

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Table of General Use Requirements

R59-DD District
[Amended 9-15-2010 by L.L. No. 2-2010; 8-16-2017 by L.L. No. 4-2017]

A	B	B-1	C	C-1	D	D-1	E	F	G
District	Uses Permitted by Right	Use Group	Uses by Special Permit of the Planning Board (subject to Article XII)	Use Group	Uses by Special Permit of the Village Board	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)	Additional Use Requirements
R59-DD	Refer to Article XI, § 195-64, of this chapter		Refer to Article XI, § 195-64, of this chapter		1. Assisted Living Residences (ALR)	N	1. Same as ER-80, Nos. 1 (private structures), 4 (roomers), 5 (parking), 6 (loading), 7 (storage), 8 (announcement signs) and 9 ("for sale" signs) 2. Same as R-25, No. 2 (domestic animals) 3. Accessory to a 1- or 2-family residence, home occupations 4. Same as NS, Nos. 1 (parking), 2 (loading), 3 (temporary structures) and 6 and 7 (signs) 5. As permitted by the Village Board or Planning Board	Refer to Article XI, § 195-64, of this chapter. For uses allowed in the R59-DD District, refer to applicable parking requirements that pertain to uses in the applicable Districts Parking to be determined by Village Board or Planning Board For ALR: 1 space per 2 beds	1. A buffer of not less than 15 feet shall be provided between any use in this mixed-use district and any lot in a residence district 2. All uses shall be conducted within entirely enclosed buildings, except where otherwise indicated or where customarily such uses are conducted out of doors. The conduct of such uses shall not be allowed within any required front setback. Outdoor servicing is prohibited. 3. Same as NS, No. 4 4. Where a site is developed for as a mix of uses in a manner that allows shared access among the uses, the Village Board, in its absolute discretion, may modify the bulk requirements of this district to allow for the subdivision of the property without regard to bulk where the property is developed as a unified development and site plan for all lots is reviewed at the same time as part of a comprehensive site plan and the purpose of the subdivision is to permit the subsequent sale of the property so approved to the individual occupants of the lots.

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NS District

[Amended 6-22-2005 by L.L. No. 4-2005; 2-19-2014 by L.L. No. 2-2014; 4-18-2018 by L.L. No. 2-2018; 8-15-2018 by L.L. No. 6-2018]

A	B	B-1	C	C-1	D	D-1	E	F	G	
District	Uses Permitted by Right	Use Group	Uses by Special Permit of the Planning Board (subject to Article XII)	Use Group	Uses by Special Permit of the Village Board	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)	Additional Use Requirements	
NS	<ol style="list-style-type: none"> Same as ER-80, No. 1 (utilities) Public utility buildings Local convenience commercial uses Local office-business uses Offices, professional and business Self-service laundromats containing not more than 30 machines of any type Retail shops, including but not limited to women's and men's clothing stores, jewelry stores, food shops, pet stores and similar uses 	<ol style="list-style-type: none"> a A B B B B B B B B k O 	<ol style="list-style-type: none"> Temporary structures, including trailers for permitted uses on a non-renewable permit not to exceed 2 years from the date of issue of the permit Neighborhood restaurants Bank without drive-through facility 24-hour drive-through or walk-in business operations with pharmacies, subject to Article XII, § 195-85 Child day-care center Funeral chapels Banks Continuing-care retirement communities (CCRC) Animal hospital or veterinary clinic, subject to Article XII, § 195-74 Places of worship, neighborhood Places of worship, community 	<ol style="list-style-type: none"> B B B B None B B B B B k O 	<ol style="list-style-type: none"> Stand-alone bank with drive-through facility, subject to Article XII, § 195-84 Stand-alone fast-food restaurant with or without drive-through facility, subject to Article XII, § 195-85 	<ol style="list-style-type: none"> B B 	<ol style="list-style-type: none"> Accessory parking subject to Article VII. Accessory loading berths subject to Article VII, § 195-35 Temporary structures for the storage of equipment and supplies used in connection with the construction of structures for permitted uses for a period of 2 years or until a certificate of use has been issued, whichever is sooner Accessory storage of retail goods to be delivered or sold to customers on the premises, provided that such storage will be within fully enclosed buildings Accessory processing and servicing of goods within the principal structure, provided that such processing and servicing is clearly incidental to permitted principal use on the site For any property for sale or rent, signs are subject to Chapter § 143-40 For any permitted use, business identification, directory, and shopping center identification signs subject to Chapter 143 	<p>For</p> <ol style="list-style-type: none"> Public utility building Local convenience commercial Local office-business Laundromat Neighborhood restaurants Banks Child day-care center Medical/dental offices and clinics Funeral chapels Offices CCRC <ol style="list-style-type: none"> Independent-living unit Assisted-living or nursing care Animal hospital or veterinary clinic Places of worship 	<p>At least 1 parking space for each unit of measurement listed or as otherwise noted below</p> <ol style="list-style-type: none"> 2 employees in the maximum working shift 150 square feet of floor area 250 square feet of floor area 3 machines 4 persons, plus 5 spaces additional 200 square feet of floor area 350 square feet of gross floor area, exclusive of exterior play areas 250 square feet of floor area, plus 3 per suite 5 seats capacity 250 square feet, plus 3 per suite Dwelling unit 2 beds Additional spaces as per Article XII, § 195-86 250 square feet of floor area, plus 3 per suite 200 square feet of floor area or 	<ol style="list-style-type: none"> A buffer of not less than 15 feet shall be provided between any use first permitted in this district and any lot in a residence district. A buffer of not less than 50 feet will be provided between any special permit use and any lot in a residence district. All uses shall be within completely enclosed buildings, except where otherwise indicated or where customarily such uses are conducted out of doors. The conduct of such out-of-doors uses shall not be allowed within any required front setback. All processing and servicing of goods shall be limited to 50% of the floor area and in no event more than 1,000 square feet. The operation of any use, excluding public utilities, shall be limited to the hours between 6:30 a.m. and 2:00 a.m. daily. Any illuminated sign shall not be visible from a local road (as shown on the Official Map) in a residence district. A landscaped "village gateway" area shall be provided at street intersections, of a size to be determined by the Planning Board, but not to exceed 4% of the overall site area.

Table of General Use Requirements

MONTEBELLO CODE
(Reserved)¹

¹ Editor's Note: The former use requirements for the PO District were repealed 4-18-2018 by L.L. No. 2-2018. This local law also provided for the merging of the PO District with the NS District.
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Table of General Use Requirements

LO District
[Amended 8-15-2018 by L.L. No. 6-2018; 2-19-2020 by L.L. No. 1-2020; 8-16-2023 by L.L. No. 5-2023]

A	B	B-1	C	C-1	E	F		G
District	Uses Permitted by Right	Use Group	Uses by Special Permit of the Planning Board (subject to Article XII)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)		Additional Use Requirements
LO	1. Same as NS, Nos. 1 (utilities) and 2 (public utility buildings)		1. Same as ER-80, No. 2 (reservoirs) 2. Same as ER-80, Nos. 3 (outdoor recreation facilities) and 4 (accessory recreation structures) 3. Same as NS, No. 1 (temporary structures) 4. Hotels and motel subject to Article XII, § 195-73, provided that such uses shall not be located within 500 feet of a residence district 5. Commercial recreation facilities 6. Same as NS, Col. B., No. 7 (schools of special instruction) 7. Manufacturing of prototype products as an adjunct to an office or laboratory use may be permitted, provided that all activities are within fully enclosed structures and that chemical processing is limited to that of a laboratory environment and production runs are not undertaken. 8. Schools of special instruction 9. Office buildings for business and professional use, including administrative, scientific, research and development, training, statistical, financial and similar purposes in connection with such use 10. Laboratories, research facilities and corporate parks 11. Medical and dental clinics, health service complexes 12. Commercial gym or fitness facility 13. Distribution/warehousing 14. Restaurants and brewpubs 15. Shopping center 16. Assisted living residences	b J J I J J J N J J J J J J J	1. Same as NS, Nos. 1 (parking), 2 (loading), 3 (temporary structures) and 6 and 7 (signs) 2. Maintenance and utility shops for the upkeep and repair of buildings and structures on the site, central-heating and air-conditioning plants, power substations, water supply and sewage treatment or disposal facilities, training schools for employees, communication facilities, company clinics, employee dining and recreation facilities, all of which are for the exclusive use of employees and visitors to the buildings, but not for the general public	For: 1. Manufacturing of prototype products 2. Medical and dental clinics, health service complexes 3. Commercial gym or fitness facility 4. Laboratories, research facilities and corporate parks 5. Hotels and motels 6. Office buildings 7. Commercial recreation 8. Schools of special instruction 9. Skilled nursing care	At least 1 parking space for each unit of measurement listed or as otherwise noted below: 2 employees in the maximum working shift, plus 1 space per 1,000 square feet of office area 250 square feet of floor area plus 3 per suite Not less than the highest design hour as determined by the Planning Board 2 employees, but not less than 10 1 accommodation unit, plus 1 per 3 employees in the maximum working shift, plus additional spaces for auxiliary uses in accordance with the schedule for each use 200 square feet Not less than the highest design hour as determined by the Planning Board 100 square feet of floor area or per 2 students, whichever is less 1 per 2 beds	1. Buffer areas equal to the respective required setback shall be provided between the proposed use and any residential district boundary, except that the Planning Board may reduce the buffer at the time of site development plan review to not less than 50 feet where, owing to topographic or other conditions or characteristics of proposed use, there will be no foreseeable interference with the use and enjoyment of residentially zoned properties. 2. The minimum distance between detached buildings shall be the height of the highest wall, plus 15 feet. Fire access shall be provided to any proposed structure as required by the Building Inspector. 3. The maximum length or extent of any building shall not exceed 66% of the lot width. 4. There shall be no parking or storage in any space between buildings except as specifically approved and shown on the site development plan as safe and clear of fire apparatus travel lanes. 5. No entrances or exits for any parking or loading area shall be located within 300 feet of any residential district, nor be allowed egress on any road classified as a local road on the Official Map, other than industrial service street approved by the Planning Board in a planned building development.

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District	Uses Permitted by Right	Use Group	Uses by Special Permit of the Planning Board (subject to Article XII)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)		Additional Use Requirements
LO			17. Skilled nursing care 18. Continuing care retirement facility 19. Specialty supermarket with more than 8,000 and less than 20,000 square feet of gross floor area 20. Business park flex space 21. Data center 22. Printing and publishing	J J J J J		10. Shopping center, specialty supermarket 11. Restaurants and brewpubs 12. Business park flex space 13. Distribution/warehousing 14. Continuing care retirement facility 15. Data center	Use standards summed for individual uses proposed, according to the standards in NS District, Column F. 4 seats, plus 5 spaces additional 150 square feet of office area, plus 1 for each 2 employees 150 square feet of office area, plus 1 for each 2 employees For independent living, 1 per dwelling unit; for other care levels, 1 per two beds 150 square feet of office area, plus 1 for each 2 employees	

NOTES:

¹ Editor's Note: Amended 6-22-2005 by L.L. No. 4-2005.

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Table of General Use Requirements

LO-C District
[Amended 4-20-2005 by L.L. No. 1-2005; 8-15-2018 by L.L. No. 6-2018; 8-15-2018 by L.L. No. 7-2018; 2-19-2020 by L.L. No. 1-2020]

A	B	B-1	C	C-1	E	F	G	
District	Uses Permitted by Right	Use Group	Uses by Special Permit of the Planning Board (subject to Article XII)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)	Additional Use Requirements	
LO-C	1. Same as LO, No. 1		1. Same as NS, No. 5 (child day-care center), provided that such facility is accessory to professional, medical or dental offices, and located within the same building 2. Schools of special instruction 3. Assisted living residences (ALR) 4. Same as LO, No. 9 (offices), No. 10 (laboratories), No. 11 (medical and dental) 5. Same as LO, No. 4 (hotels and motels) 6. Same as LO, No. 5 (commercial recreation facilities) 7. Professional training and retreat center 8. Commercial gym or fitness facility 9. Same as LO, No. 7 (Manufacturing of prototype products) 10. Shopping center 11. Skilled nursing care 12. Continuing care retirement facility 13. Specialty supermarket, of more than 8,000 and less than 20,000 square feet of gross floor area 14. Business park flex space 15. Data center	A N N L N N L L N N N L N N	1. Same as NS, Nos. 1 (parking), 2 (loading), 3 (temporary structures), and 7 (signs)	For: 1. Hotels and motels 2. Laboratories, research facilities and corporate parks 3. Schools of special instruction 4. Assisted living residences 5. Office buildings 6. Child day-care center 7. Medical and dental clinics, health service complexes 8. Manufacturing of prototype products 9. Commercial recreation	At least 1 parking space for each unit of measurement listed or as otherwise noted below: 1 accommodation unit, plus 1 per 3 employees in the maximum working shift, plus additional spaces for auxiliary uses in accordance with the schedule for each use 2 employees, but not less than 10 100 square feet of floor area or per 2 students, whichever is less 1 parking space per 2 beds plus 1 loading zone 200 square feet 350 square feet of gross floor area, exclusive of exterior play areas 250 square feet of floor area plus 3 per suite 2 employees in the maximum working shift, plus 1 space per 1,000 square feet of office area Not less than the highest design hour as determined by the Planning Board Not less than the highest design hour as	1. Same as LO, Nos. 1, 2, 3, 4, and 5 2. Where unique site conditions, multiple (at least three) street frontages on public streets and street improvements with resulting takings by county or state agencies (as opposed to dedications by the property owner) significantly reduce the buildable area of a lot which is located entirely within this district, the Planning Board, in its absolute discretion, and in accordance with sound planning principles, may modify the required yards of this district, provided all other requirements of this district have been met, and provided further that the purpose(s) which the initially required yards would have served are fulfilled by alternate means 3. Where a site is developed in a manner that allows shared access with another property at a signalized intersection, the Planning Board, in its absolute discretion, and in accordance with sound planning principles, may modify the required yards of this district to allow for safe and efficient vehicular access, circulation and parking for both properties, provided all other requirements of this district have been met, and provided further that the purpose(s) which the initially required yards would have served are fulfilled by alternative means.

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			16. Distribution/warehousing	N		10. Commercial gym or fitness facility	determined by the Planning Board	
			17. Restaurants and brewpubs			11. Skilled nursing care	1 per 2 beds	
			18. Child day-care center (only when on-site accessory to professional or medical offices)	L		12. Shopping center, specialty supermarket	Use standards summed for individual uses proposed, according to the standards in NS District, Column F.	
						13. Restaurants and brewpubs	4 seats, plus 5 spaces additional	
						14. Business park flex space	150 square feet of office area, plus 1 for each 2 employees	
						15. Distribution/warehousing	150 square feet of office area, plus 1 for each 2 employees	
						16. Continuing care retirement facility	For independent living, 1 per dwelling unit; for other care levels, 1 per two beds	
						17. Data center	150 square feet of office area, plus 1 for each 2 employees	
						18. Professional training and retreat center	As determined by the Planning Board	

ZONING
Table of General Use Requirements

PI District
[Amended 9-15-2010 by L.L. No. 2-2010; 8-15-2018 by L.L. No. 6-2018; 11-13-2019 by L.L. No. 7-2019]

A	B	B-1	C	C-1	E	F	G	
District	Uses Permitted by Right	Use Group	Uses by Special Permit of the Planning Board (subject to Article XII)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)	Additional Use Requirements	
PI	1. Same as LO, No. 1		1. Same as ER-80, No. 2 (reservoirs) 2. Same as NS, No. 1 (temporary structures) 3. Schools of special instruction 4. Laboratories, research facilities and corporate parks 5. Industry, light 6. Business park flex space 7. Wholesaling or distribution/warehousing business but excluding wholesale and retail sales on the premises	b K K I N K K K K	1. Same as NS, Nos. 1 (parking), 2 (loading), 3 (temporary structures), and 6 and 7 (signs) 2. Same as LO, No. 2 (maintenance and ancillary facilities)	For 1. Industry, light 2. Laboratories, research facilities and corporate parks 3. Business park flex space 4. Distribution/warehousing 5. Schools of special instruction	At least 1 parking space for each unit of measurement listed or as otherwise noted below 2 employees in the maximum working shift, plus 1 space per 1,000 square feet of office area 2 employees, but not less than 10 150 square feet of office area, plus 1 for each 2 employees 150 square feet of office area, plus 1 for each 2 employees 100 square feet of floor area or per 2 students, whichever is less	1. Same as LO, Nos. 1 through 5 2. Activities requiring significant storage of toxic, flammable, noxious, or environmentally harmful materials, as determined by the Planning Board, are not permitted. The Planning Board shall be guided by the intent of § 195-11. 3. The following uses shall be prohibited: a. Schools of general or religious instruction b. Places of worship c. Residential occupancy of any type d. Hotels and motels e. Offices f. Outdoor recreation facilities g. Auto sales

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Table of General Use Requirements

PI-C District
[Amended 8-15-2018 by L.L. No. 6-2018; 11-13-2019 by L.L. No. 7-2019]

A	B	B-1	C	C-1	E	F	G	
District	Uses Permitted by Right	Use Group	Uses by Special Permit of the Planning Board (subject to Article XII)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)	Additional Use Requirements	
PI-C	1. Same as LO, No. 1		1. Same as ER-80, No. 2 (reservoirs) 2. Same as ER-80, No 4 (accessory recreation structures) 3. Same as NS, No. 1 (temporary structures) 4. Schools of special instruction 5. Industry, light 6. Office buildings for business and professional use, including administrative, scientific, research and development, training, statistical, financial and similar purposes in connection with such use 7. Laboratories, research facilities and corporate parks 8. Medical and dental clinics, health service complexes 9. Distribution/warehousing accessory to a business operated in the Village and in connection with a use otherwise allowed in this district. 10. Outdoor or indoor recreation facilities including commercial or noncommercial 11. Assisted living residences 12. Skilled nursing care 13. Continuing care retirement facility 14. Business park flex space 15. Data center	b M M N M M M M M M M M M M M	1. Same as NS, Nos. 1 (parking), 2 (loading), 3 (temporary structures), and 6 and 7 (signs) 2. Same as LO, No. 2 (maintenance and ancillary facilities)	For 1. Industry, light 2. Office buildings for business and professional use, including administrative, scientific, research and development, training, statistical, financial and similar purposes in connection with such use 3. Schools of special instruction 4. Laboratories, research facilities and corporate parks 5. Medical and dental clinics, health service complexes 6. Assisted living residences	At least 1 parking space for each unit of measurement listed or as otherwise noted below 150 square feet of office area, plus 1 for each 2 employees 200 square feet 100 square feet of floor area or per 2 students, whichever is less 2 employees, but not less than 10 250 square feet of floor area plus 3 per suite 1 parking space per 2 beds plus 1 loading zone 1 per 2 beds	1. Same as LO, Nos. 1 through 5 2. Same as LO-C, Nos. 2 and 3

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A	B	B-1	C	C-1	E	F		G
District	Uses Permitted by Right	Use Group	Uses by Special Permit of the Planning Board (subject to Article XII)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)		Additional Use Requirements
						7. Skilled nursing care	For independent living, 1 per dwelling unit; for other care levels, 1 per 2 beds	
						8. Continuing care retirement community		
						9. Business park flex space	150 square feet of office area, plus 1 for each 2 employees	
						10. Data center	150 square feet of office area, plus 1 for each 2 employees	
						11. Distribution/warehousing	150 square feet of office area, plus 1 for each 2 employees	
						12. Outdoor or indoor recreation facilities including commercial or noncommercial	Not less than the highest design hour as determined by the Planning Board	

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Table of General Use Requirements

EPOD, RP and HSR Overlay Districts
[Amended 11-13-2019 by L.L. No. 4-2019; 11-13-2019 by L.L. No. 8-2019]

A	B	B-1	C	C-1	D	D-1	E	F		G
District	Uses Permitted by Right	Use Group	Uses by Special Permit of the Planning Board (subject to Article XII)	Use Group	Uses by Special Permit of the Village Board	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)		Additional Use Requirements
EPOD	Same as the underlying district. Refer to Article XI, § 195-63 of this chapter.		Same as the underlying district. Refer to Article XI, § 195-63 of this chapter.		Same as the underlying district. Refer to Article XI, § 195-63 of this chapter.		Same as the underlying district. Refer to Article XI, § 195-63 of this chapter.	Same as the underlying district. Refer to Article XI, § 195-63 of this chapter.	At least 1 parking space for each unit of measurement listed or as otherwise noted below.	Same as the underlying district. Refer to Article XI, § 195-63 of this chapter.
RP	Same as the underlying district. Refer to Article XI, § 195-61 of this chapter.		Same as the underlying district. Refer to Article XI, § 195-61 of this chapter.		Same as the underlying district. Refer to Article XI, § 195-61 of this chapter.		Same as the underlying district. Refer to Article XI, § 195-61 of this chapter.	Same as the underlying district. Refer to Article XI, § 195-61 of this chapter.		Same as the underlying district. Refer to Article XI, § 195-61 of this chapter.
HSR	Same as the underlying district. Refer to Article XI, § 195-62 of this chapter.		Same as the underlying district. Refer to Article XI, § 195-62 of this chapter.		Same as the underlying district. Refer to Article XI, § 195-62 of this chapter.		Same as the underlying district. Refer to Article XI, § 195-62 of this chapter.	Same as the underlying district. Refer to Article XI, § 195-62 of this chapter.		Same as the underlying district. Refer to Article XI, § 195-62 of this chapter.

ZONING
Table of General Use Requirements
OSR District
[Amended 11-13-2019 by L.L. No. 4-2019]

A	B	B-1	C	C-1	E	F	G	
District	Uses Permitted by Right	Use Group	Uses by Special Permit of the Planning Board (subject to Article XII)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)	Additional Use Requirements	
OSR	<p>1. Underground surface or overhead utilities, including gas, electrical and water transmission systems, including appurtenances thereto, except transmission towers, telephone lines, call boxes and other similar equipment and accessories necessary for furnishing of adequate service by public utilities</p> <p>2. The following agriculture operations, provided that there shall be no structures or storage or odor- or dust-producing substance within a distance of 300 feet from any lot line:</p> <p>(a) Nurseries, greenhouses and other enclosed structures for growth and production of plants</p> <p>(b) Open field agriculture, including orchards, truck gardening, vineyards and other field crops</p> <p>(c) Keeping, breeding and raising of sheep, goats and horses on lots of 20 acres or more, but not within 100 feet of any lot line</p> <p>None of the foregoing shall be construed to permit the commercial raising of pigs or agricultural industries, such as cage-type poultry operations or processing or animal products not raised on premises</p>	<p>a</p> <p>b</p>	<p>1. Public utility buildings or structures not elsewhere identified, including power generation and distribution centers, equipment storage and crew facilities and transmission towers</p> <p>2. Reservoirs and standpipes on lots of 3 acres or more</p> <p>3. Outdoor recreation facilities, including golf courses, tennis courts, ice skating rinks, swimming pools, parks, playfields and ski areas, subject to Article XII, § 195-76</p> <p>4. Accessory to outdoor recreation facilities, uses such as rest rooms, locker rooms, shelters and clubhouses for membership clubs</p> <p>5. Accessory to an agricultural use, buildings or stands for the display and sale of agricultural products, the majority of which are grown on the same premises</p> <p>6. Stables and riding academies subject to Article XII, § 195-75</p>	<p>d</p> <p>a</p> <p>d</p> <p>d</p> <p>n/a</p> <p>b</p>	<p>1. Accessory to an agricultural use, the following private structures: greenhouses, barns, silos, sheds, garages, and other similar structures</p> <p>2. Keeping domestic animals as follows: not more than a total of 5 cats or dogs over 1 year old; on lots of 2 or more acres, not more than 1 horse (over 6 months old) per acre of lot area; not more than 10 fowl; not more than 2 of any other species of domestic animals. Domestic animals, except for cats and dogs, shall be maintained in an enclosure or fenced-in area not less than 75 feet from any plot line</p> <p>3. Accessory parking subject to Column F and Article VII</p> <p>4. Accessory loading subject to Article VII, § 195-35</p> <p>5. Accessory to agriculture operations, storage of goods, equipment, raw materials or products, screened from all property lines</p> <p>6. For any property for sale or rent, signs subject to § 143-4N</p> <p>7. Accessory to any permitted nonresidential establishment, identification signs subject to Chapter 143</p>	<p>For</p> <p>1. Buildings or open space stands for display and sale of agricultural products</p> <p>2. Recreation or stables and riding academies</p> <p>3. Golf courses or other outdoor recreational facilities</p> <p>4. Public utilities</p>	<p>At least 1 parking space for each unit of measurement listed or as otherwise noted below</p> <p>5 feet of frontage or 100 square feet of floor/sales area, whichever requirement is less</p> <p>5 persons' capacity or as determined by the Planning Board for the highest design hours, whichever is greater</p> <p>1/3 hole or 4 persons' practical capacity</p> <p>Employee in the maximum working shift</p>	<p>1. A buffer with a minimum dimension of the respective required setback may be required as a condition of approval for any special permit use where such use may adversely affect the residential character of the neighborhood. The buffer, if required, shall be provided between the proposed special permit use and any lot in a residential district. Such buffer area may be reduced where local conditions warrant and substitute measures are prescribed for the protection of neighboring properties or where adjacent use is similar to that proposed for special permit approval.</p> <p>2. For any new development or redevelopment of an existing individual lot, it is essential that large (over 12-inch caliper) existing trees be preserved and natural contours of the land be incorporated in any landscaping plans. A minimum of 20 existing or newly planted lawn trees using a mixture of species (3-inch caliper or larger) are required per acre, with at least 30% of those trees in the front yard. These trees are in addition to any required street trees or shade trees. Greater variety is required in the building setback and angle to the street.</p>

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Table of General Use Requirements
EP District
[Added 11-13-2019 by L.L. No. 8-2019]

A	B	B-1	C	C-1	E	F	G	
District	Uses Permitted by Right	Use Group	Uses by Special Permit of the Planning Board (subject to Article XII)	Use Group	Accessory Uses Permitted by Right	Minimum Off-Street Parking Spaces (subject to Article VII)	Additional Use Requirements	
EP	<p>1. Same as LO, No. 1</p> <p>2. Residences approved and in existence as of the effective date of Local Law 9 of 2019, subject to the provisions of Article XII, §195-87.5</p> <p>3. The following uses, when located entirely within the existing Ryan mansion building:</p> <p>a. Child day-care center, accessory to uses within the existing Ryan mansion building</p> <p>b. Assisted living residences (ALR)</p> <p>c. Office buildings for business and professional use, including administrative, scientific, research and development, training, statistical, financial and similar purposes in connection with such use</p> <p>d. Laboratories, research facilities</p> <p>e. Medical and dental clinics, health service complexes</p> <p>f. Skilled nursing care facility</p> <p>g. Data center</p>	<p>P</p> <p>p</p> <p>P</p> <p>P</p> <p>P</p> <p>P</p> <p>P</p> <p>P</p>	<p>1. The following uses, when not located entirely within the existing Ryan mansion building, subject to the provisions of Article XII, §195-87.5:</p> <p>a. Child day-care center, accessory to uses located in the EP District</p> <p>b. Assisted living residences (ALR)</p> <p>c. Office buildings for business and professional use, including administrative, scientific, research and development, training, statistical, financial and similar purposes in connection with such use</p> <p>d. Laboratories, research facilities</p> <p>e. Medical and dental clinics, health service complexes</p> <p>f. Skilled nursing care facility</p> <p>g. Data center</p>	<p>P</p> <p>P</p> <p>P</p> <p>P</p> <p>P</p> <p>P</p>	<p>1. Same as NS, Nos. 1 (parking), 2 (loading), 3 (temporary structures), and 6 & 7 (signs)</p> <p>2. Same as LO, No. 2 (Maintenance and utility shops, etc.)</p>	<p>For</p> <p>1. Residences</p> <p>2. Child day-care center</p> <p>3. Schools of special instruction</p> <p>4. Assisted living residence</p> <p>5. Office buildings</p> <p>6. Laboratories, research facilities</p> <p>7. Medical & dental clinics</p> <p>8. Skilled nursing care facility</p> <p>9. Data center</p>	<p>At least 1 parking space for each unit of measurement listed or as otherwise noted below</p> <p>1/2 dwelling, plus not more than 3 spaces for any home occupation, plus 1 space for each nontransient roomer or boarder up to a maximum of 6 spaces, not more than 3 of which shall be visible to the public way</p> <p>350 square feet of gross floor area, exclusive of exterior play areas</p> <p>100 square feet of floor area or per 2 students, whichever is less</p> <p>1 parking space per 2 beds plus 1 loading zone</p> <p>200 square feet</p> <p>2 employees, but not less than 10</p> <p>250 square feet of floor area, plus 3 per suite</p> <p>1 per two beds</p> <p>150 square feet of office area, plus 1 for each 2 employees</p>	<p>1. Same as LO, Nos. 1, 2, 3, 4, and 5</p>