

ZONING

195 Attachment 2

Village of Montebello

Table of Bulk Requirements

[Amended 6-21-2006 by L.L. No. 4-2006; 9-15-2010 by L.L. No. 2-2010; 8-16-2017 by L.L. No. 4-2017; 6-20-2018 by L.L. No. 4-2018; 8-15-2018 by L.L. No. 6-2018; 11-13-2019 by L.L. No. 8-2019; 2-19-2020 by L.L. No. 1-2020]

1	2	3	4	5	6	7	8	9	10	11	12	13	14
Use Group	Minimum Lot Area ³	Lot Width (feet)	Front Setback (feet)	Front Yard (feet)	Side Setback (feet)	Total Side Setback (feet)	Side Yard (feet)	Rear Setback (feet)	Rear Yard (feet)	Street Frontage ⁴ (feet)	Maximum Height (feet)	Development Coverage (percent)	Floor Area Ratio (FAR)
a	None	n/a	30	0	30	60	0	50	0	15	15	5%	n/a
b	10 acres	400	100	100	100	200	0	100	0	15	35	3%	0.20
c	5 acres	400	100	50	100	200	75	100	75	300	35	25%	0.15
d	2 acres	200	100	100	100	200	50	100	50	50	35	10%	0.20
e	80,000 square feet	200	50	50	30	100	10	50	10	150	35	20%	0.15
f	10 acres	400	100	100	100	200	100	100	100	300	35	20%	0.20
g	2 acres	200	100	100	100	200	50	100	50	50	35	20%	0.20
h	50,000 square feet	175	50	50	30	75	25	50	25	100	35	20%	0.15
k	2 acres	200	100	50	50	100	50	75	50	200	35	40%	0.15
m ⁵	40,000 square feet	160	50	50	25	70	20	50	20	100	35	40%	0.15
q	35,000 square feet	150	50	50	25	60	20	50	20	100	35	30%	0.20
t	25,000 square feet	125	35	35	20	50	20	35	20	90	35	40%	0.20
x.1	15,000 square feet	100	35	35	15	40	10	35	10	85	35	50%	0.25
x.2	20,000 square feet	125	35	35	20	50	10	35	10	125	35	55%	0.25
x.3	10,000 square feet	62.5	35	35	20	20	10	35	10	62.5	35	55%	0.25
w	1,125 square feet	25	45	0	0	0	0	0	0	25	25	80%	1.80
aa	4 acres	350	50	50	50	100	50	50	50	50	20	40%	0.30
A	40,000 square feet	150	75	20	40	80	35	35	35	50	35	50%	0.40
B	20,000 square feet	100	30	20	0/10 ¹	0	0	25	10	150	30	75%	0.40
C	10 acres	100	75	50	60	120	20	75	30	150	60	35%	0.50
D	5 acres	100	75	50	30	60	15	75	30	150	30	40%	0.30
I	2 acres	300	60	20	50	100	30	60	30	150	35	75%	0.40
J	60,000 square feet	200	75	15	75	150	30	75	30	100	35	65%	0.40
K	40,000 square feet	150	75	15	50	100	20	50	20	100	45	65%	0.40
L	60,000 square feet	200	75	50	75	150	30	75	30	100	30	50%	0.20
M	60,000 square feet	150	75	50	50	100	20	50	50	100	45 ²	60%	0.30
N ⁷	5 acres ⁸	100	75 ⁹	20 ⁹	30	60	15	25 ¹⁰	10 ¹⁰	33	50	50%	0.45
O	5 acres	300	100	50	50	200	30	100	50	200	35	40%	0.20
P	60,000 square feet	200	75	15	75	150	30	75	30	100	35	35%	0.13

NOTES:

See Article IV, § 195-14, for special bulk requirements, which may also apply.

¹ No side setback is required, but if provided, must be at least 10 feet.

MONTEBELLO CODE

² See Article VI, § 195-27, for height exceptions.

³ For flag lots, the area of the accessway (the flagpole) shall not be included in the calculation of lot area. The area of the main building portion of the flag lot (the lot excluding the flagpole) may not be smaller than 1 1/2 acres in size or the minimum lot area in the underlying zoning district, whichever is greater.

⁴ For flag lots, frontage along the street shall be no less than 50 feet, and the width of the strip of land (the flagpole) connecting the buildable portion of the flag lot to the street shall be at least 50 feet along its entire length.

⁵ Montebello Pines was approved under the cluster provision of the New York State Village Law, § 7-738, and Montebello Zoning Law, § 195-15, Average density. The applicable bulk regulations are Use Group m.

⁶ When an EPOD Overlay is present, see § 195-63 for modified development coverage standards.

⁷ Where the Village Board has modified the bulk requirements for a mix of uses and a unified site plan has been approved, the property may be subdivided and any such subdivision shall be exempt from the provisions of Article IV (Bulk Regulations), provided that such subdivision does not alter or change the original approved site layout.

⁸ The site may contain one or more lots, whether or not the lots are or will continue to be under one ownership, so long as all of the land within a site is contiguous, with the exception of any streets or driveways separating any part of the site from any other part, and provided that, at the time of the submission of the site plan, the owner(s) declare(s) to the Planning Board that the site is to be developed as a unified center. Prior to, or subsequent to the submission of the site plan, the owner(s) may subdivide the site into one or more lots, provided that no development within the lots will be permitted except as shown on an approved site plan.

⁹ Where the lot consists of an interior lot that is part of a unified center and does not have frontage on a public street, its front lot line shall be the rear lot line of the front lot for purposes of measuring the front setback and the front yard, which shall be measured from the front lot line as designated on the site plan. Provided that said interior lot is served by a suitably improved private road, as determined and approved by the Planning Board as part of a unified site plan, then a permit may be issued for the erection of a building on said interior lot notwithstanding the provisions of Section 7-736 (b) and (c) of the Village Law of the State of New York.

¹⁰ Rear setbacks and rear yards shall not be required if abutting a railroad right-of-way.