

ZONING

235 Attachment 2

Town of Montgomery

Table of Dimensional Regulations
[Amended 4-18-2022 by L.L. No. 6-2022; 10-6-2022 by L.L. No. 10-2022; 3-5-2025 by L.L. No. 3-2025]

Residence and Agricultural Districts - Table of Dimensional Regulations

KEY:

NP = Not permitted

	Districts						
	RA-0.5	RA-1			RM-1	R-MHC ^(a)	MHP-AR ^(e)
		Distance to Business District*					
		>1 mi	<1 mi	< 1/2 mi			
1. Lot area - minimum - square feet^(c)							
with NEITHER central sewer nor central water	87,120	43,560	43,560	32,670	n/p	20,000	20,000
with EITHER central sewer or central water	87,120	43,560	32,670	27,224	n/p	18,000	18,000
with BOTH central sewer and central water	87,120	32,670	21,780	16,335	5,000	12,000	12,000
for agriculture or farm uses ^(d)	130,680	130,680	130,680	130,680	130,680	130,680	130,680
2. Lot coverage - % of total lot area occupied by main and accessory buildings	10	15	20	25	35	25	25
3. Lot width - minimum at building line - feet^(b)	200	150	125	100	50	90	90
4. Height - maximum - feet	35	35	35	35	35	35	35
5. Yards - minimum - feet							
Front	75	60	40	35	25	35	35
Side - any one	40	30	20	15	10	15	15
Side - total for both on interior lot	80	60	40	30	15	30	30
Side - abutting side street on corner lot	75	60	40	35	25	35	35
Rear	75	40	40	35	25	35	35
6. Accessory buildings							
Coverage of required rear yard - max. %	None	None	20	20	35	20	20
Height in any required rear yard - max. feet	25	25	18	18	20	18	18
Setback from any lot line - minimum feet	10	10	5	5	5	5	5
7. Lot width on state and county roads	250	250	200	200	50	90	90

MONTGOMERY CODE

NOTES:

- * Business District to be defined as Crossroads Overlay, B-1, B-2, B-3; Village of Montgomery B-1 or B-2; Village of Walden B-1, B-2, B-3 or B-4; measured from nearest lot line.
- (a) See § 235-15.4C(26).
- (b) No lot which serves a single-family detached dwelling shall be narrower than 40 feet at any point between the front line and the point at which lot width is measured.
- (c) Lot area requirement per dwelling unit, except for two-family residences which the lot area per unit may be reduced to 85% of requirement.
- (d) See § 235-11.1A(7).
- (e) Dimensional requirements are for use in the preparation and review of an overall site development plan and are not to be construed as requirements for or permission to subdivide the land for individual residential lots.

ZONING

Business and Industrial Districts - Table of Dimensional Regulations

	B-1³	B-2	B-3	Crossroads Commercial⁴	I-1^{2,3}	I-2⁶	I-3³	BP
1. Lot area, minimum square feet	40,000	20,000	10,000	20,000	80,000	40,000	40,000	40,000
2. Lot coverage-percentage of total lot area occupied by main and accessory buildings	25%	30%	30%	30	40%	40%	40%	50%
3. Lot width, minimum at building line (feet)	150	150	75	75	200	150	150	150
4. Height, maximum (feet)	40	40	40	40	55	55	55	55
5. Yards, minimum (feet)								
Front (see also § 235-11.4G)	50	50 ⁵	50 ⁵	50 ⁵	75 ¹	50	50	50
Side - any one	20	20	20	20	30	20	20	20
Side - total for both on interior lot	40	40	40	40	60	40	40	40
Side - abutting side street on corner lot	25	25	25	25	75 ¹	50	50	50
Rear	30	30	30	30	50	50	30	50
6. Accessory buildings								
Coverage of required rear yard, maximum percentage	None	None	None	None	None	None	None	None
Height in required rear yard, maximum (feet)	None	None	None	None	None	None	None	None
Setback from any lot line, minimum (feet)	See "Yards"	See "Yards"	See "Yards"	See "Yards"	See "Yards"	See "Yards"	See "Yards"	See "Yards"
7. Agricultural or farm uses [see § 235-11.1A(7)(d)]	3 acres	3 acres	3 acres	3 acres	3 acres	3 acres	3 acres	3 acres

NOTES:

- ¹ Parcels fronting on Bracken Road shall have a minimum front yard requirement of 60 feet.
- ² See Attachment 5, Table of Bulk Requirements for Composting, Recycling Handling and Recovery Facilities, for lot area and bulk requirements per intensity of use.
- ³ Except by special use permit of the Town Board, no access for other than agricultural or normal residential purposes shall be permitted from Maple Avenue except for that portion within 1,000 feet from NYS Route 17K.
- ⁴ For uses not otherwise permitted by underlying zoning, the bulk requirements for the underlying zoning shall apply.
- ⁵ The Planning Board may reduce the front yard by 50%, where parking is not proposed in the front yard and doing so is consistent with the rural character of the area.
- ⁶ Bulk requirements for industrial uses as categorized in the Table of Use Regulations. Residential uses shall conform with the requirements of the RA-0.5 District. All other uses shall conform with the requirements of the B-2 District.
- ⁷ Bulk requirements for residential uses shall conform with the requirements of the RA-0.5 District.