

ZONING

122 Attachment 3

Village of Montgomery

RESIDENCE AND AGRICULTURE DISTRICTS
TABLE OF USE REGULATIONS

[Amended 6-3-1968; 6-12-1972; 1-30-1996 by L.L. No. 2-1996; 9-17-1996 by L.L. No. 6-1996; 7-6-2021 by L.L. No. 3-2021]

KEY:

P = Permitted use.

SE = Special exception use.

All other uses are prohibited.

Use Classification	R-2 ¹ 1-Family	RA-3 Residential Agriculture 1-Family	R-4 1-Family	R-4A 1-Family	R-5 1-Family	R-6 1- and 2- Family	RM-1 Multifamily
RESIDENTIAL USES							
Single-family detached dwelling	P	P	P	P	P	P	P
2-family detached dwelling and 1-family semidetached dwelling						P	P
Multiple dwelling							P
Conversion of existing single-family detached dwelling for 2 families						SE	SE
Planned residential development		SE	SE	SE			
RESIDENTIAL COMMUNITY FACILITIES							
Church or similar place of worship, parish house, seminary, convent or dormitory	SE	SE	SE	SE	SE	SE	SE
Golf course or country club on site of not less than 50 acres		SE	SE	SE			
Nursery school						P	SE
Park, playground or recreational area operated by the municipality	P	P	P	P	P	P	P
Public library, museum, community center, fire station or governmental office building		SE	SE	SE	SE	SE	SE
School, elementary or high, public or denominational or private, having a curriculum the same as ordinarily given in public schools		SE	SE	SE	SE	SE	SE
GENERAL COMMUNITY FACILITIES							
Bus passenger shelter							SE
Cemetery	SE	SE	SE	SE	SE	SE	SE
College or university		SE					
Hospital, sanitarium, nursing home or rest home		SE					
Philanthropic, fraternal or social organization office or meeting room		SE	SE	SE	SE	SE	SE
Public utility structure or right-of-way necessary to serve areas within the Montgomery community, excluding business office, repair or storage of equipment	SE	SE	SE	SE	SE	SE	SE
BUSINESS USES							
Agriculture: horticulture; truck farming; dairy and poultry farming; and the raising of livestock		SE		SE			
Funeral home							SE
Professional office or medical arts buildings							SE
INDUSTRIAL USES							
(Reserved)							
ACCESSORY USES							
Customary accessory structure and/or use	P	P	P	P	P	P	P
Home occupation	P	P	P	P	P	P	P
Home professional office	P	P	P	P	P	P	P
Home veterinarian office or breeding kennel, including open exercise pens, for the treatment and/or housing of domestic pets		SE					
Private garage or private off-street parking area pursuant to § 122-27	P	P	P	P	P	P	P
Private swimming pool	P	P	P	P	P	P	P
Roadside markets for the sale of farm products produced on the premises		P		P			
Signs pursuant to Article VIII	P	P	P	P	P	P	P