

ZONING

122 Attachment 4

Village of Montgomery

**RESIDENCE AND AGRICULTURE DISTRICTS
TABLE OF DIMENSIONAL REGULATIONS
[Amended 6-3-1968]**

KEY:
NP = Not permitted.

Type	R-2 ⁶ 1-Family	RA-3 Residential Agriculture 1-Family	R-4 1-Family	R-4A ¹ 1-Family	R-5 1-Family	R-6 1- and 2- Family	RM-1 ² Multifamily
Lot area							
Minimum (square feet)							
With neither sewer or water	NP	20,000	NP	NP	NP	NP	NP
With either sewer or water	20,000	18,000	8,000	10,000	5,000	NP	NP
With both sewer and water	18,000	12,000	8,000	10,000	5,000	5,000	5,000
Minimum per dwelling unit (square feet)	18,000	12,000	8,000	10,000	5,000	2,500	
Efficiency (1- and 2-room units) ²							5,000 ⁴
1-bedroom unit (3- or more room units) ²							5,000 ⁴
2-bedroom units ²							5,000 ⁴
3-bedroom units ²							5,500
4- or more bedroom units ²							8,700
Lot coverage, percentage of total lot area occupied by main and accessory buildings	25	25	30	30	35	35	35
Lot width, minimum at required minimum front yard depth (feet) ³	90	90	70	90	50	50	50
Height, maximum (feet)	35	35	35	35	35	35	35
Yards, minimum (feet)							
Front	40	35	30	30	25	25	25
Side							
Any 1	25	15	10	10	10	10	10
Total for both on interior lot	40	30	25	25	18	18	15
Abutting side street on corner lot	35	35	30	30	25	25	25
Rear	35	35	30	20 ⁵	25	25	25
Accessory buildings							
Coverage of required rear yard, maximum (percent)	20	20	25	25	25	35	35
Height in required rear yard, maximum (feet)	18	18	18	18	18	20	20
Setback from any lot line, minimum (feet)	5	5	3	3	3	3	3