

## ZONING

### 235 Attachment 2

### Town of Montgomery Table of Dimensional Regulations

#### Business and Industrial Districts - Table of Dimensional Regulations

	<b>B-1<sup>3</sup></b>	<b>B-2</b>	<b>B-3</b>	<b>Crossroads Commercial<sup>4</sup></b>	<b>I-1<sup>2,3</sup></b>	<b>I-2<sup>6</sup></b>	<b>I-3<sup>3</sup></b>	<b>BP</b>
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 <sup>5</sup>	50 <sup>5</sup>	50 <sup>5</sup>	75 <sup>1</sup>	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 <sup>1</sup>	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:**

<sup>1</sup> Parcels fronting on Bracken Road shall have a minimum front yard requirement of 60 feet.

<sup>2</sup> See Attachment 5, Table of Bulk Requirements for Composting, Recycling Handling and Recovery Facilities, for lot area and bulk requirements per intensity of use.

<sup>3</sup> 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.

<sup>4</sup> For uses not otherwise permitted by underlying zoning. For uses permitted by underlying zoning, the bulk requirements for the underlying zoning shall apply.

<sup>5</sup> 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.

<sup>6</sup> 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.

<sup>7</sup> Bulk requirements for residential uses shall conform with the requirements of the RA-0.5 District.

<sup>8</sup> No access for commercial vehicles shall