

Comparison of Existing and Proposed Zoning Districts			
	R-1 District (current)	TO	L Village of Lamont District (proposed)
Permitted Uses			
	Single family dwellings		Single family dwellings
	Child and adult day care facilities and foster care homes of no more than six (6) persons		Child and adult day care facilities and foster care homes of no more than six (6) persons
Special Uses			
	Churches and public, parochial, or other private elementary, intermediate or high schools		Churches and public, parochial, or other private elementary, intermediate or high schools
	Home Occupations		Home Occupations
	Parks, playgrounds, community centers, swimming pool clubs, and other recreational facilities, but excluding campgrounds or sportsmen clubs		Parks, playgrounds, community centers, swimming pool clubs, and other recreational facilities, but excluding campgrounds or sportsmen clubs
	Bed and Breakfast Establishments		Bed and Breakfast Establishments
		New	Businesses on Leonard Street and Leverette Street between 42nd Avenue and 48th Avenue including museums, ice cream parlors, coffee shops, farmers markets or fish markets, grocery stores, hardware stores, restaurants, other
Area Regulations			
	Minimums		Minimums
<i>Lot Area</i>	1 acre	New	20,000 square feet
<i>Lot Width</i>	120 feet	New	80 feet
<i>Front Yard Setback</i>	50 feet	New	25 foot build-to line at 70% front façade
<i>Side Yard Setback</i>	10 feet		10 feet
<i>Rear Yard Setback</i>	50 feet	New	40 feet
<i>Lot Coverage</i>	35% maximum	New	50% maximum
Height Regulations			
	Maximum of 2 1/2 stories or 35 feet, whichever is less		Maximum of 2 1/2 stories or 35 feet, whichever is less

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Development Standards			
<i>Residential</i>	Section 3.19 applies		Section 3.19 applies
<i>Garage</i>	Setback regulated by Area Regulations only	New	Setback at least 50% of the depth of the dwelling when the garage front is less than an angle of 90 degrees to the
<i>Commercial Architecture</i>	None	New	Special Use parcels only as detailed below:
			Minimum 4:12 roof pitch or flat roof with decorative cap of at least four (4) inches in width
			Single story building façade adjacent to street must be minimum of 35% glass but no more than 80% glass
			Two story building first floor façade same as single story; second story façade adjacent to street must be at least 12% glass but not more than 25% glass
			External lighting shall be decorative, attached to the building and directed downward
			Building façade material must meet standards listed in Section 9A.06(c)5 - see for list
			Site structures shall be compatible in character and material as the building façade adjacent to the street
<i>Signage</i>	Subject to Chapter 16 - Sign Regulations	New	Signage restrictions as detailed below:
			Only one wall sign is permitted on the building
			Maximum size of 5% of the wall on which it is affixed or 25 square feet, whichever is smaller
			Lighting must be directed downward and toward the building to prevent glare on adjacent parcels or right-of-
			Sign lighting shall cease and not illuminate between the hours of 9:00pm and 6:00am

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General Provisions			
<i>Private Garage</i>	No change from R-1 to L		No change from R-1 to L
<i>Accessory Buildings</i>	No change from R-1 to L		No change from R-1 to L
<i>Fences</i>	No change from R-1 to L		No change from R-1 to L
<i>Keeping of Animals</i>	No change from R-1 to L		No change from R-1 to L
<i>Personal Property Sales (i.e. garage sales)</i>	No change from R-1 to L		No change from R-1 to L
<i>Wireless Communication Facilities (cell towers)</i>	No change from R-1 to L		No change from R-1 to L
<i>Off-Street Parking for Non- Residential Uses (business)</i>	Located in Side or Rear Yard	New	Maximum of two (2) parking spaces permitted in the front yard. Remainder in the side or rear yard.
<i>Parking Lot Layout & Construction</i>	No change from R-1 to L		No change from R-1 to L
<i>Signs in Agricultural & Residential Districts</i>	No change from R-1 to L		No change from R-1 to L