

LAND DEVELOPMENT

108 Attachment 2

PART 1 - ALL ZONES
SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS
(Section 108-6.4)
LAND DEVELOPMENT ORDINANCE
TOWNSHIP OF MONROE

| Zone | Minimum Lot Size | | | | | Minimum Required Yard Area (Feet) | | | | | Building Requirements | | | Minimum Gross Floor Area (Square Feet) | Maximum Percent of Lot Coverage by Building and Structures | Maximum Percent of Impervious Lot Coverage | Maximum Floor Area Ratio (F.A.R.) | Minimum Buffer Width Requirements from Right-of-Way/Property Line |
|--|---|---------------------|------------------------------|-----------|-----------|-----------------------------------|----------------|-----------|--------------------|-----------|---------------------------------------|--------------|-------|--|--|--|-----------------------------------|---|
| | Required Lot Area and and Gross Density | | Minimum Lot Dimension (Feet) | | | Principal Building | | | Accessory Building | | Building Height Principal & Accessory | | | | | | | |
| | Area (square feet or acre) | Density (lots/acre) | Lot Frontage | Lot Width | Lot Depth | Front Yard | Each Side Yard | Rear Yard | Side Yard | Rear Yard | Maximum Stories | Maximum Feet | | | | | | |
| RR-FLP [Amended 6-7-17 by Ord. No. O-5-2017-011] | 10 acres | 0.15 | 400 | 400 | 400 | 75 | 50 | 75 | 30 | 30 | 2.5 | 35 | | 5% | 10% | | 0 | |
| R-3A | 3 acres | 0.27 | 200 | 200 | 200 | 50 | 30 | 50 | 20 | 30 | 2.5 | 35 | | 20% | 30% | | 0 | |
| R-60 | 60,000 | 0.58 | 200 | 200 | 200 | 50 | 30 | 50 | 30 | 30 | 2.5 | 35 | | 20% | 30% | | 60 | |
| R-30x | 30,000 | 1.16 | 150 | 150 | 200 | 50 | 20 | 40 | 20 | 20 | 2.5 | 35 | | 20% | 35% | | 60 | |
| R-20x | 20,000 | 1.74 | 100 | 100 | 200 | 50 | 15 | 25 | 10 | 10 | 2.5 | 35 | | 30% | 40% | | 60 | |
| R-10x | 10,000 | 3.48 | 100 | 100 | 100 | 25 | 10 | 25 | 5 | 5 | 2.5 | 35 | | 40% | 50% | | 0 | |
| R-7.5x | 7,500 | 4.67 | 75 | 75 | 100 | 25 | 10 | 25 | 5 | 5 | 2.5 | 35 | | 40% | 50% | | 0 | |
| R-5x | 5,000 | 6.90 | 50 | 50 | 100 | 20 | 10 | 25 | 5 | 5 | 2.5 | 35 | | 40% | 50% | | 0 | |
| PD-AH/NC | AS PER SECTION 108-6.4 – PART 2 PD-AH/NC ZONE | | | | | | | | | | | | | | | | | |
| PRD-AH | AS PER SECTION 108-6.4 – PART 3 PRD-AH ZONE | | | | | | | | | | | | | | | | | |
| PD-SH | AS PER SECTION 108-6.4 – PART 3 PD-SH ZONE | | | | | | | | | | | | | | | | | |
| PRGC | AS PER SECTION 108-6.15 | | | | | | | | | | | | | | | | | |
| PRC | AS PER SECTION 108-6.14 | | | | | | | | | | | | | | | | | |
| PRC-2 | AS PER SECTION 108-6.23 | | | | | | | | | | | | | | | | | |
| PRC-3 | AS PER SECTION 108-6.24 | | | | | | | | | | | | | | | | | |
| PO/CD | 5 acres | | 300 | 300 | 500 | 50 | 30 | 40 | 20 | 15 | 3 | 45 | | 22% | 70% | 0.35 | 100/100 | |
| OP | 1 acre | | 200 | 200 | 200 | 50 | 25 | 40 | 10 | 10 | 2.5 | 35 | 1,000 | 30% | 60% | 0.35 | 0/20 | |
| NC | 40,000 | | 200 | 200 | 200 | 50 | 25 | 40 | 10 | 10 | 2.5 | 35 | 1,000 | 30% | 60% | 0.35 | 60/60 | |
| H-D | 7 acres | | 300 | 300 | 500 | 60 | 40 | 40 | 20 | 20 | 3 | 45 | | 35% | 60% | 0.40 | 100/100 | |
| L-I | 3 acres | | 200 | 200 | 200 | 50 | 40 | 40 | 20 | 20 | 2.5 | 45 | | 40% | 60% | 0.45 | 100/100 | |
| Cluster Provisions | | | | | | | | | | | | | | | | | | |
| RR-FLP | 60,000 | 0.27 | 200 | 200 | 200 | 50 | 30 | 50 | 20 | 30 | 2.5 | 35 | | 20% | 30% | | 60 | |
| R-3A | 20,000 | 0.27 | 100 | 100 | 200 | 50 | 15 | 25 | 10 | 10 | 2.5 | 35 | | 30% | 40% | | 60 | |
| R-60 | 20,000 | 0.58 | 100 | 100 | 200 | 50 | 15 | 25 | 10 | 10 | 2.5 | 35 | | 30% | 40% | | 60 | |
| R-30 | 20,000 | 1.16 | 100 | 100 | 200 | 50 | 15 | 25 | 20 | 20 | 2.5 | 35 | | 30% | 40% | | 60 | |

X - With public water and sewer, otherwise the requirements of the R-60 zone apply.
 XX – Buffer required between any nonresidential use within the PRGC.