

LAND DEVELOPMENT

108 Attachment 3

PART 2 – AH/NC ZONE
SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS
(SECTION 108-6.4)
LAND DEVELOPMENT ORDINANCE
TOWNSHIP OF MONROE

Zone	Area Requirements					Lot Requirements							Building Requirements						Minimum off-street parking (residents and guests) ⁶ (spaces/unit)	On Site Roadway (cartway) Width (feet)		
	Minimum Tract Area (acres)	Maximum Gross Density (Units per acre)		Open Space (percent of tract)		Type of Structure	Minimum Lot Dimensions		Minimum Setbacks (feet)			Maximum Coverage (percent)		Minimum Distance Between Building Walls ⁴ (feet)			Maximum Length (feet)	Maximum Height			Minimum Distances (feet)	
		Residential	Town-house/ Flats	Un-developed	Devel-oped		Area (square feet)	Width and Front-age ¹ feet	Front Yard	Side Yard	Rear Yard	Buildings	Imper-vious Surfaces ³	Both with windows	Both without windows	1 with windows 1 without windows					Building to Parking Area ⁵	Building to Interior Roads
PD-AH/NC	150	4.39	N/A	20	5	Single-family detached	12,000 7,000	90 70	30 25	10 on each	25 25	40 40	N/A N/A	N/A N/A	N/A N/A	N/A	2.5 stories or 35 feet	N/A	N/A	2	Subcollector street, local residential service street or cul-de-sac with parking on 2 sides: 36	
						Zero lot line	6,000	50	25	16 on 1 side and 0 on the zero lot line side	25	30	50	25	N/A	N/A	N/A	2.5 stories or 35 feet	N/A	N/A	2	Local residential service street cul-de-sac parking on street only: 28
						Court Homes	4,000	N/A	20	15 between bldg.	25	30	50	25	N/A	NA	N/A	2.5 stories or 35 feet	N/A	N/A	2	
						Town-houses/ Flats	N/A	N/A	25 ²	20 on each ²	20 ²	25 ²	40 ²	10	20	25	150	2.5 stories or 35 feet	15	20	2	
						Neighborhood Com-mercial Center	3 acres	200	bldgs: 125 parking areas: 50	20 on each	30	25	75	—	—	—	—	2.5 stories or 35 feet	N/A	N/A	1 per 200 square feet of gross leasable building floor area	

1. Measured at the most forward allowable building or setback line.
2. Measured from the overall multifamily lot boundary.
3. Eg., buildings, sidewalks, driveways.
4. Required under BOCA.
5. Except for attached garages.
6. Each private garage for 1 automobile and the driveway leading to the garage shall count as 2 off-street parking spaces, provided that the driveway measures a minimum of 25 feet in length between the face of the garage door and the sidewalk. Parking spaces shall be 9 by 18 feet in dimension. Parking spaces for the physically handicapped shall be 12 feet wide.