

LAND DEVELOPMENT

108 Attachment 5

Township of Monroe

PART 4-CC COMMUNITY COMMERCIAL ZONE

**EXHIBIT A SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS
(Section 108-6.4)**

**LAND DEVELOPMENT ORDINANCE
TOWNSHIP OF MONROE**

| | |
|--|----------------|
| Required Lot Area: | 10 acres |
| Minimum Lot Frontage: | 500 feet |
| Minimum Lot Width: | 500 feet |
| Minimum Lot Depth: | 500 feet |
| Minimum Required Yard Area for Principal Buildings: | |
| Front Yard: | 50 feet |
| Each Side Yard: | 25 feet |
| Rear Yard: | 40 feet |
| Minimum Required Yard Area for Accessory Buildings: | |
| Side Yard: | 20 feet |
| Rear Yard: | 20 feet |
| Maximum Building Height for Principal and Accessory Buildings and Structures: | |
| Stories: | 2.5 |
| Height: | 30 feet |
| Maximum Percent of Lot Coverage by Building and Structures: | 30% |
| Maximum Percent of Impervious Lot Coverage: | 60% |
| Maximum Floor Area Ratio: | 0.35 |
| Minimum Buffer Width Requirement from Right-of-Way/Property Line: | 50 feet/50feet |