

ZONING

200 Attachment 1

Village of Monroe

Table of District Uses and Bulk Regulations, CB District

[Added 6-13-2017 by L.L. No. 4-2017¹; amended 11-16-2021 by L.L. No. 7-2021; 4-19-2022 by L.L. No. 4-2022; 9-14-2023 by L.L. No. 15-2023; 9-14-2023 by L.L. No. 16-2023; 12-5-2023 by L.L. No. 23-2023]

CB District	Use	Type	Use-Specific Regulations	Minimum						Maximum		
				Lot Area per Dwelling Unit (square feet)	Lot Area (square feet)	Lot Width (feet)	Front Setback (feet)	Rear Setback (feet)	One Side Setback (feet)	Total Side Setbacks (feet)	Lot Coverage	Building Height ² (feet/stories)
	Ambulance service	Permitted			No minimums specified			20	No minimums specified		80%	35/3
	Bank or financial institution	Permitted			No minimums specified			20	No minimums specified		80%	35/3
	Community recreation/park	Permitted			No minimums specified						No maximum specified	
	Existing residential (single- and two-family)	Permitted		10,000	100	30	35	15	30	25%	35/3	
	Fire protection service	Permitted			No minimums specified			20	No minimums specified		80%	35/3
	Food service/sales - no wait staff	Special permit	§ 200-48		No minimums specified			20	No minimums specified		80%	35/3
	Funeral and interment service	Permitted			No minimums specified			20	No minimums specified		80%	35/3
	Hotel	Special permit	§ 200-54		No minimums specified			20	No minimums specified		80%	52/4
	Laundry service	Permitted			No minimums specified			20	No minimums specified		80%	35/3

¹ Editor's Note: The following former attachments were repealed 6-13-2017 by L.L. No. 4-2017: Attachment 1, Zoning Catalog of Uses, as amended 5-16-2000 by L.L. No. 3-2000, 5-16-2000 by L.L. No. 4-2000, 4-17-2007 by L.L. No. 2-2007, 10-18-2011 by L.L. No. 4-2011, and 5-1-2012 by L.L. No. 2-2012; Attachment 2, Zoning Schedule I, as amended 6-18-1991 by L.L. No. 2-1991, 12-7-1993 by L.L. No. 6-1993, 1-21-1997 by L.L. No. 1-1997, 12-2-1997 by L.L. No. 2-1997, 5-16-2000 by L.L. No. 3-2000, 5-16-2000 by L.L. No. 4-2000, 11-20-2007 by L.L. No. 7-2007, 8-18-2009 by L.L. No. 3-2009, 10-18-2011 by L.L. No. 4-2011, 5-1-2012 by L.L. No. 2-2012; Attachment 3, Zoning Schedule II, as amended 6-18-1991 by L.L. No. 2-1991.

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CB District	Use	Type	Use-Specific Regulations	Minimum						Maximum		
				Lot Area per Dwelling Unit (square feet)	Lot Area (square feet)	Lot Width (feet)	Front Setback (feet)	Rear Setback (feet)	One Side Setback (feet)	Total Side Setbacks (feet)	Lot Coverage	Building Height ² (feet/stories)
	Library	Permitted			No minimums specified			20	No minimums specified		25%	35/3
	Membership club	Special permit	§ 200-53		No minimums specified			20	No minimums specified		80%	35/3
	Office	Permitted			No minimums specified			20	No minimums specified		80%	35/3
	Personal service	Permitted			No minimums specified			20	No minimums specified		80%	35/3
	Place of worship, community	Special permit	§ 200-60.2		60,000	100	20	20	15	30	80%	35/3
	Place of worship, neighborhood	Special permit	§ 200-60.1		No minimums specified			20	No minimums specified		80%	35/3
	Public parking lot/structure	Special permit	§ 200-48		No minimums specified			20	No minimums specified		80%	35/3
	Public utility structure or ROW	Special permit	§ 200-48		No minimums specified				No minimums specified		No maximum specified	
	Multifamily housing	Special permit	§ 200-49.2	1,300	No minimums specified			20	No minimums specified		80%	35/3
	Recreational facility, indoor	Special permit	§ 200-57		No minimums specified			20	No minimums specified		80%	35/3
	Repair service, non-motor vehicle	Permitted			No minimums specified			20	No minimums specified		80%	35/3
	Residential to commercial conversion	Special permit	§ 200-48		10,000	100	30	35	15	30	25%	35/3
	Restaurant	Special permit	§ 200-48		No minimums specified			20	No minimums specified		80%	35/3
	Retail stores or shops	Permitted			No minimums specified			20	No minimums specified		80%	35/3
	Senior citizen housing	Special permit	§ 200-49.2	<i>Note 1</i>	5 acres	150	40	30	30	50	25%	35/3

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			Lot Area per Dwelling Unit (square feet)	Lot Area (square feet)	Lot Width (feet)	Front Setback (feet)	Rear Setback (feet)	One Side Setback (feet)	Total Side Setbacks (feet)	Lot Coverage	Building Height ² (feet/stories)
Use	Type										
Shopping center	Special permit	§ 200-50		No minimums specified			20	No minimums specified		80%	35/3
Theater or cultural center	Special permit	§ 200-48		No minimums specified			20	No minimums specified		80%	35/3
Tavern	Special permit	§ 200-48		No minimums specified			20	No minimums specified		80%	35/3

NOTES:

All permitted uses are subject to § 200-35.

- ¹ 600 square feet livable floor area: efficiency apartment
700 square feet livable floor area: one-bedroom apartment
850 square feet livable floor area: two-bedroom apartment
1,000 square feet livable floor area: three-bedroom apartment
- ² The maximum building height shall be the lesser of 35 feet or three stories with a basement.