

ZONING

200 Attachment 10

Village of Monroe

**Table of District Uses and Bulk Regulations, LI District
[Added 9-14-2023 by L.L. No. 12-2023]**

LI District Use	Type	Use-Specific Regulations	Minimum						Maximum	
			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 ¹ Feet/Stories
Ambulance	Permitted		20,000	100	60	40	50	80	25%	35/2
Existing residential (single- and two-family)	Permitted		10,000	100	30	35	15	30	25%	35/2
Fire protection services	Permitted		20,000	50	60	40	50	80	25%	35/2
Funeral and interment services	Permitted		20,000	50	60	40	50	80	25%	35/2
Garden center	Special permit	§ 200-48	40,000	100	40	20	20	40	50%	35/2
Hotel/motel	Special permit	§ 200-54	20,000	50	60	40	50	80	25%	35/2
Kennel	Permitted		20,000	50	60	40	50	80	25%	35/2
Light industry	Special permit	§ 200-48	40,000	100	40	20	20	40	50%	35/2
Existing motor vehicle fuel-dispensing station	Special permit	§ 200-51	40,000	150	50	25	25	50	25%	35/2
Motor vehicle repair and paint shop (excluding quick automobile service facility)	Special permit	§ 200-51	40,000	150	50	25	25	50	25%	35/2

MONROE CODE

LI District	Use	Type	Use-Specific Regulations	Minimum					Maximum		
				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 ¹ Feet/Stories
	Motor vehicle sales	Special permit	§ 200-51	40,000	150	50	25	25	50	25%	35/2
	Postal service	Permitted		20,000	50	60	40	50	80	25%	25/2
	Professional office (excludes medical/dental and business)	Permitted		20,000	50	60	40	50	80	25%	35/2
	Public parking lot/structure	Special permit	§ 200-48	20,000	50	60	40	50	80	25%	35
	Public utility structure or ROW	Special permit	§ 200-48	No minimums specified					No maximum specified		
	Recreational facility, indoor with a floor area per establishment of no less than 1,000 square feet	Special permit	§ 200-57	20,000	100	40	20	20	40	60%	35/2
	Recreational facility, outdoor	Special permit	§ 200-57	20,000	100	40	20	20	40	50%	35/2
	Research facility	Special permit	§ 200-48	10,000	100	30	35	15	30	25%	35/2
	Sale and storage of lumber and building materials	Special permit	§ 200-48	40,000	100	40	20	20	40	50%	35/2
	Self-storage	Special permit	§ 200-56	40,000	100	40	20	20	40	50%	35/2
	Veterinary service/animal hospital	Permitted		20,000	50	60	40	50	80	25%	35/2
	Warehouse	Special permit	§ 200-48	40,000	100	40	20	20	40	50%	35/2

ZONING

LI District		Use-Specific Regulations	Minimum						Maximum	
Use			Type	Lot Area (square feet)	Lot Width (feet)	Front Setback (feet)	Rear Setback (feet)	One Side Setback (feet)	Total Side Setbacks (feet)	Lot Coverage
	Permitted		20,000	50	60	40	50	80	25%	35/2