

## ZONING

### 200 Attachment 2

### Village of Monroe

#### Table of District Uses and Bulk Regulations, GB District

[Added 6-13-2017 by L.L. No. 4-2017; amended 4-19-2022 by L.L. No. 4-2022; 9-14-2023 by L.L. No. 13-2023; 12-5-2023 by L.L. No. 23-2023]

| GB District                                   | 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 <sup>1</sup> Feet/Stories |
| Use   | Type           | Use Specific Regulations | 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 <sup>1</sup> Feet/Stories |
| Ambulance service                             | Permitted      |                          | 20,000                 | 100              | 60                   | 40                  | 50                      | 80                         | 25%          | 35/2                                      |
| Bank or financial institution                 | Permitted      |                          | 20,000                 | 50               | 60                   | 40                  | 50                      | 80                         | 25%          | 35/2                                      |
| Car wash                                      | Special permit | § 200-51                 | 40,000                 | 150              | 50                   | 25                  | 25                      | 50                         | 25%          | 35/2                                      |
| Day care                                      | Special permit | § 200-58                 | 20,000                 | 50               | 60                   | 40                  | 50                      | 60                         | 25%          | 35/2                                      |
| Drive-through and drive-up establishment      | Special permit | § 200-59                 | 20,000                 | 150              | 60                   | 40                  | 50                      | 80                         | 25%          | 35/2                                      |
| Existing residential (single- and two-family) | Permitted      |                          | 20,000                 | 50               | 60                   | 40                  | 50                      | 80                         | 25%          | 35/2                                      |
| Fire protection service                       | Permitted      |                          | 20,000                 | 50               | 60                   | 40                  | 50                      | 80                         | 25%          | 35/2                                      |
| Food service sales - no wait staff            | Special permit | § 200-48                 | 20,000                 | 50               | 60                   | 40                  | 50                      | 80                         | 25%          | 35/2                                      |
| Funeral and interment service                 | 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%          | 52/4                                      |
| Kennel  | Permitted      |                          | 20,000                 | 50               | 60                   | 40                  | 50                      | 80                         | 25%          | 35/2                                      |
| Laundry service                               | 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                                      |
| Membership club                               | Special permit | § 200-53                 | 20,000                 | 50               | 60                   | 40                  | 50                      | 80                         | 25%          | 35/2                                      |
| Motor vehicle fuel-dispensing station         | Special permit | § 200-51                 | 40,000                 | 150              | 50                   | 25                  | 25                      | 50                         | 25%          | 35/2                                      |

MONROE CODE

| GB District  | 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 <sup>1</sup> Feet/Stories |
| Use  |                |                          |                        |                  |                      |                     |                         |                            |                      |   |
| Motor vehicle repair and paint shop  | Special permit | § 200-51                 | 40,000                 | 150              | 50                   | 25                  | 25                      | 50                         | 25%                  | 35/2                                      |
| Motor vehicle sales  | Special permit | § 200-51                 | 40,000                 | 150              | 50                   | 25                  | 25                      | 50                         | 25%                  | 35/2                                      |
| Neighborhood shopping center   | Special permit | § 200-50                 | 20,000                 | 50               | 60                   | 40                  | 50                      | 80                         | 25%                  | 35/2                                      |
| Office   | Permitted      |                          | 20,000                 | 50               | 60                   | 40                  | 50                      | 80                         | 25%                  | 35/2                                      |
| Personal service with floor area per establishment no less than 1,000 SF                   | Permitted      |                          | 20,000                 | 50               | 60                   | 40                  | 50                      | 80                         | 25%                  | 35/2                                      |
| Place of worship, community  | Special permit | § 200-60.2               | 60,000                 | 50               | 30                   | 40                  | 20                      | 40                         | 60%                  | 35/2                                      |
| Place of worship, neighborhood   | Special permit | § 200-60.1               | 20,000                 | 50               | 30                   | 20                  | 15                      | 30                         | 60%                  | 35/2                                      |
| Postal service   | 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 passenger transportation terminal excluding taxi business                           | Special permit | § 200-48                 | 40,000                 | 100              | 40                   | 20                  | 20                      | 40                         | 50%                  | 35/2                                      |
| 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 SF | Special permit | § 200-57                 | 20,000                 | 100              | 40                   | 20                  | 20                      | 40                         | 60%                  | 35/2                                      |
| Recreation facility, outdoor   | Special permit | § 200-57                 | 20,000                 | 100              | 40                   | 20                  | 20                      | 40                         | 50%                  | 35/2                                      |
| Research facility  | Special permit | § 200-48                 | 20,000                 | 50               | 60                   | 40                  | 50                      | 80                         | 25%                  | 35/2                                      |
| Residential to commercial conversion   | Special permit | § 200-48                 | 20,000                 | 50               | 60                   | 40                  | 50                      | 80                         | 25%                  | 35/2                                      |
| Restaurant with a floor area per establishment of no less than 1,000 SF                    | Special permit | § 200-48                 | 20,000                 | 50               | 60                   | 40                  | 50                      | 80                         | 25%                  | 35/2                                      |
| Retail stores or shops with a floor area per establishment of no less than 1,000 SF        | Permitted      |                          | 20,000                 | 50               | 60                   | 40                  | 50                      | 80                         | 25%                  | 35/2                                      |

## ZONING

| GB District |   |                | Minimum    |                          |                        |                  |                      |                     | Maximum                 |                            |              |
|-------------|---|----------------|------------|--------------------------|------------------------|------------------|----------------------|---------------------|-------------------------|----------------------------|--------------|
| Use         |   |                | Type       | Use Specific Regulations | Lot Area (square feet) | Lot Width (feet) | Front Setback (feet) | Rear Setback (feet) | One Side Setback (feet) | Total Side Setbacks (feet) | Lot Coverage |
|             | 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         |
|             | Shopping center                                   | Special permit | § 200-50   | 5 acres                  | 200                    | 150              | 40                   | 50                  | 60                      | 30%                        | 35/2         |
|             | Tavern  | Special permit | § 200-48   | 20,000                   | 50                     | 60               | 40                   | 50                  | 80                      | 25%                        | 35/2         |
|             | Taxi business                                     | Special permit | § 200-51.2 | 20,000                   | 50                     | 60               | 40                   | 50                  | 80                      | 25%                        | 35/2         |
|             | Theater or cultural center                        | Special permit |            | 20,000                   | 50                     | 60               | 40                   | 60                  | 80                      | 25%                        | 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         |
|             | Repair service, non-motor vehicle                 | Permitted      |            | 20,000                   | 50                     | 60               | 40                   | 50                  | 80                      | 25%                        | 35/2         |

**NOTE:**

All uses are subject to the provisions of Article XV.

<sup>1</sup> The maximum building height shall be the lesser of 35 feet or two stories with a basement.