

# ZONING

## 200 Attachment 5

### Village of Monroe

**Table of District Uses and Bulk Regulations, UR-M District  
[Added 6-13-2017 by L.L. No. 4-2017; amended 9-14-2023 by L.L. No. 16-2023; 12-5-2023 by L.L. No. 23-2023]**

URM	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 <sup>5</sup> (feet/stories)
	Ambulance service	Permitted		10,000	100	30	35	15	30	25%	35/2
	Bed-and-breakfast	Special permit	§ 200-60	20,000	100	40	50	25	40	25%	35/2
	Community recreation/park (noncommercial)	Permitted		No minimums specified					No maximum specified		
	Fire protection service	Permitted		10,000	100	30	35	15	30	25%	35/2
	Gathering place, residential	Special permit	§ 200-60.1	10,000	100	30	35	15	30	25%	30/2
	Mobile home court	Special permit	§ 200-49.4	5 acres	200	150	40	50	80	30%	35/2
	Multifamily residential (rental)	Special permit	§ 200-49.2	40,000 <sup>2</sup>	150	20	50	0 <sup>1</sup>	0 <sup>1</sup>	25%	35/2
	One-family detached dwelling	Permitted		10,000	100	30	35	15	30	25%	35/2
	Place of worship, community	Special permit	§ 200-60.3	60,000	150	30	40	25	50	25%	30/2
	Place of worship, neighborhood	Special permit	§ 200-60.2	20,000	100	30	35	20	40	25%	30/2
	Public utility structure or ROW	Special permit	§ 200-48	No minimums specified					No maximum specified		
	School of general instruction	Special permit	§ 200-60.4	120,000 <sup>6</sup>	200	80	50	40	80	25%	30/2
	Townhouse/condo (fee simple ownership)	Special permit	§ 200-49.1	40,000 <sup>3</sup>	150	20	50	0 <sup>1</sup>	0 <sup>1</sup>	25%	35/2
	Two-family detached dwelling	Special permit		15,000 <sup>4</sup>	100	40	40	25	40	25%	35/2

**NOTES:**

- <sup>1</sup> Corner or end units will have twenty-foot side yard setback.
- <sup>2</sup> Minimum 3,000 square feet lot area per dwelling unit AND 1,000 square feet livable floor area per dwelling unit.
- <sup>3</sup> Minimum 3,000 square feet lot area per dwelling unit AND 1,200 square feet livable floor area per dwelling unit.
- <sup>4</sup> Minimum 7,500 square feet lot area per dwelling unit AND 1,000 square feet livable floor area per dwelling unit.
- <sup>5</sup> The maximum building height shall be the lesser of 35 feet or two stories with a basement.
- <sup>6</sup> Plus additional as per § 200-60.4.