

ZONING

57 Attachment 1

Schedule of District Regulations

**ATTACHMENT A: TOWN OF MONROE - SCHEDULE OF DISTRICT REGULATIONS**  
**Open Space Residential - 3 Acre District**  
**Town of Monroe Zoning Chapter 57**

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	
							One	Total			Feet	Stories
OSR 3 ac.	1) Agriculture or horticulture 2) Single-family detached dwelling 3) Municipal park	1) Customary accessory uses and structures 2) Home occupation (§ 57-44B) 3) Gathering place (§ 57-13J) 4) Accessory apartment dwelling (§ 57-44A) 5) Noncommercial swimming pool 6) Signs, pursuant to Article XIII 7) Parking pursuant to Article XII	1) Bus passenger waiting shelter (open) (§ 57-13F) 2) Cemetery (§ 57-13G) 3) Membership club (§ 57-13N) 4) Public utility building or structure (§ 57-13S) 5) Bed-and-breakfast (57-13E) 6) Child day camp (§ 57-131) 7) Place of worship (§ 57-13Q) 8) Public or private school (§ 57-13R) 9) Adaptive reuse of a historic building (§ 57-13A)	3 acres	200	60	50	100	60	10%	35	2.5

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**Rural Residential - 1 Acre District  
Town of Monroe Zoning Chapter 57**

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	
							One	Total			Feet	Stories
<b>RR 1 ac.</b>	1) Agriculture or horticulture 2) Single-family detached dwelling 3) Municipal park	1) Customary accessory uses and structures 2) Home occupation (§ 57-44B) 3) Gathering place (§ 57-13J) 4) Accessory apartment dwelling (§ 57-44A) 5) Noncommercial swimming pool 6) Signs, pursuant to Article XIII 7) Parking pursuant to Article XII	1) Bus passenger waiting shelter (open) (§ 57-13F) 2) Cemetery (§ 57-13G) 3) Membership club (§ 57-13N) 4) Public utility building or structure (§ 57-13S) 5) Livestock keeping, breeding, housing and raising on lots of 20 acres or more (§ 57-13M) 6) Child daycare center (§ 57-13H) 7) Mobile home park on a 15-acre site (§ 57-13O) 8) Bed-and-breakfast (§ 57-13E) 9) Place of worship (§ 57-13Q) 10) Public or private school (§ 57-13R) 11) Adaptive reuse of a historic building (§ 57-13A)	1 acre	150	50	30	65	60	15%	35	2.5
			12) Private or public golf course on sites at least 175 acres in size (§ 57-13K)	175 acres								

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**SR-20 Suburban Residential - 20,000 SF District  
Town of Monroe Zoning Chapter 57**

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq. ft.)	Minimum Lot Width	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard	Maximum Lot Coverage	Maximum Building Height	
							One	Total			Feet	Stories
SR-20	1) Single-family detached dwelling 2) Municipal park	1) Customary accessory uses and structures 2) Home occupation (§ 57-44B) 3) Gathering place (§ 57-13J) 4) Accessory apartment dwelling (§ 57-44A) 5) Noncommercial swimming pool 6) Signs, pursuant to Article XIII 7) Parking pursuant to Article XII	1) Bus passenger waiting shelter (open) (§ 57-13F) 2) Cemetery (§ 57-13G) 3) Membership club (§ 57-13N) 4) Public utility building or structure (§ 57-13S) 5) Livestock keeping, breeding, housing and raising on lots of 20 acres or more (§ 57-13M) 6) Child daycare center (§ 57-13H) 7) Place of worship (§ 57-13Q) 8) Public or private school (§ 57-13R) 9) Mobile home park on a 15-acre site (§ 57-13O) 10) Adaptive reuse of a historic building (§ 57-13A)	1 acre without central sewer facilities	125	50	30	65	60	15%	35	2.5
				20,000 with central sewer facilities	100	40	15	40	50	20%	35	2.5

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**Suburban Residential - 15,000 SF District  
Town of Monroe Zoning Chapter 57**

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	
							One	Total			Feet	Stories
SR-15	1) Single-family detached dwelling 2) Municipal park	1) Customary accessory uses and structures 2) Home occupation (§ 57-44B) 3) Gathering place (§ 57-13J) 4) Accessory apartment dwelling (§ 57-44A) 5) Noncommercial swimming pool 6) Signs, pursuant to Article XIII 7) Parking pursuant to Article XII	1) Bus passenger waiting shelter (open) (§ 57-13F) 2) Cemetery (§ 57-13G) 3) Membership club (§ 57-13N) 4) Public utility building or structure (§ 57-13S) 5) Livestock keeping, breeding, housing and raising on lots of 20 acres or more (§ 57-13M) 6) Child daycare center subject to § 57-13H 7) Place of worship (§ 57-13Q) 8) Public or private school (§ 57-13R) 9) Mobile home park on a 15-acre site (§ 57-13O) 10) Adaptive reuse of a historic building (§ 57-13A)	1 acre without central sewer facilities	125	50	30	65	60	15%	35	2.5
				15,000 with central sewer facilities	85	40	15	40	40	25%	35	2.5

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**Suburban Residential - 10,000 SF District  
Town of Monroe Zoning Chapter 57**

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	
							One	Total			Feet	Stories
SR-10	1) Single-family detached dwelling 2) Municipal park	1) Customary accessory uses and structures 2) Home occupation (§ 57-44B) 3) Gathering place (§ 57-13J) 4) Accessory apartment dwelling (§ 57-44A) 5) Noncommercial swimming pool 6) Signs, pursuant to Article XIII 7) Parking pursuant to Article XII	1) Bus passenger waiting shelter (open) (§ 57-13F) 2) Cemetery (§ 57-13G) 3) Medical offices, only with direct frontage on and access to a county or state highway 4) Membership club (§ 57-13N) 5) Public utility building or structure (§ 57-13S) 6) Livestock keeping, breeding, housing and raising on lots of 20 acres or more (§ 57-13M) 7) Place of worship (§ 57-13Q) 8) Public or private school (§ 57-13R) 9) Child daycare center (§ 57-13H) 10) Mobile home park on a 15-acre site (§ 57-13O) 11) Adaptive reuse of a historic building (§ 57-13A)	1 acre without central sewer facilities	125	50	30	65	60	15%	35	2.5
				10,000 with central sewer facilities	75	25	15	30	35	30%	35	2.5

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**Multiple Residence District  
Town of Monroe Zoning Chapter 57**

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	
							One	Total			Feet	Stories
URM	1) Single-family detached dwelling 2) Municipal park	1) Customary accessory uses and structures 2) Home occupation (§ 57-44B) 3) Gathering place (§ 57-13J) 4) Accessory apartment dwelling (§ 57-44A) 5) Noncommercial swimming pool 6) Recreational facility for exclusive use of residents and guests 7) Signs, pursuant to Article XIII 8) Parking pursuant to Article XII	1) Bus passenger waiting shelter (open) (§ 57-13F) 2) Cemetery (§ 57-13G) 3) Membership club (§ 57-13N) 4) Place of worship (§ 57-13Q) 5) Public or private school (§ 57-13R) 6) Child daycare center (§ 57-13H) 7) Public utility building or structure (§ 57-13S) 8) Mobile home park on a 15-acre site (§ 57-13O) 9) Adaptive reuse of a historic building (§ 57-13A)	1 acre without central sewer facilities	125	50	30	65	60	15%	35	2.5
				10,000 with central sewer facilities								
			10) Multiple dwelling group (see § 57-13P)	5 acres	150	60	30	60	60	35%	35	2.5

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**Neighborhood Business District  
Town of Monroe Zoning Chapter 57**

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	
							One	Total			Feet	Stories
NB	1) Retail 2) Personal service 3) Restaurant or tavern, excluding drive-in or drive-through facility 4) Office 5) Neighborhood shopping center	1) Customary accessory uses and structures 2) Signs, pursuant to Article XIII 3) Parking pursuant to Article XII	1) Bus passenger waiting shelter (open) (§ 57-13F) 2) Public utility building or structure (§ 57-13S) 3) Child daycare center (§ 57-13H)	20,000	100	40	25	50	30	50%	35	2.5

**NOTES:**

\* Any side yard shall be 50 feet wide when lot is adjacent to a residential zone.

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**General Business District  
Town of Monroe Zoning Chapter 57  
[Amended 9-3-2024 by L.L. No. 6-2024]**

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	
							On e	Total			Feet	Stories
<b>GB</b>	1) Automobile sales with accessory service facilities, including repair shop 2) Bank or savings-and-loan association 3) Retail 4) Personal service 5) Laundry or dry-cleaning 6) Municipal park 7) Newspaper or printing establishment 8) Office 9) Restaurant, tavern or drive-through restaurant 10) Workshops or studio or shop for custom work 11) Hospital 12) General shopping center on sites of 40,000 square feet or more	1) Customary accessory uses and structures 2) Signs, pursuant to Article XIII 3) Parking pursuant to Article XII	1) Bottled gas distribution station 2) Animal kennel (§ 57-13C) 3) Bus passenger waiting shelter (open)(§ 57-13F) 4) Indoor sports facilities, except shooting gallery which is prohibited 5) Automotive service station (§ 57-13.D) 6) Hotel (§ 57-13L) 7) Public utility building or structure (§ 57-13S) 8) Indoor movie theater 9) Indoor pistol range 10) Child daycare center (see § 57-13H) 11) Animal kennel or veterinary hospital (§ 57-13C) 12) Building or landscape materials storage yard (§ 57-13V)	10,000	100	60	8*	20	20	65%	35	2.5

**NOTES:**

\* Any side yard shall be 50 feet wide when lot is adjacent to a residential zone.

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**Light Industry District  
Town of Monroe Zoning Chapter 57  
[Amended 7-11-2022 by L.L. No. 5-2022]**

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	
							One	Total			Feet	Stories
LI	1) Newspaper or printing establishment 2) Office 3) Laboratory and research facilities 4) Warehouse 5) Nuisance industry 6) Hospital	1) Customary accessory uses and structures 2) Signs, pursuant to Article XIII 3) Parking pursuant to Article XII	1) Bus passenger waiting shelter (open) (§ 57-13F) 2) Self-service storage facilities (§ 57-13T) 3) Truck terminal or distribution center 4) Building or landscape materials storage yard 5) Public utility building or structure (§ 57-13S) 6) Animal kennel or veterinary hospital (§ 57-13C) 7) Hotel (§ 57-13L)	2 acres without central sewer facilities	200	50	50	100	50	40%	50	—
				1 acre with central sewer facilities	100	40	30*	60	40	50%	50	—

**NOTES:**

\* Any side yard shall be 50 feet wide when lot is adjacent to a residential zone.

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**Heavy Industry District**  
**Town of Monroe Zoning Chapter 57**  
**[Amended 9-3-2024 by L.L. No. 6-2024; 9-16-2024 by L.L. No. 7-2024]**

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq.ft.)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	
							One	Total			Feet	Stories
<b>HI</b>	1) Automobile sales with accessory service facilities, including repair shop 2) Newspaper or printing establishment 3) Office 4) Research institute or laboratory 5) Warehouse 6) Workshops or studio or shop for custom work 7) Nonnuisance industry 8) Indoor sports facility 9) Retail	1) Customary accessory uses and structures 2) Signs, pursuant to Article XIII 3) Parking pursuant to Article XII	1) Bus passenger waiting shelter (open) (§ 57-13F) 2) Bottled gas distribution station 3) Adult bookstores, theaters and similar uses (57-13B) 4) Self-service storage facilities (§ 57-13T) 5) Truck terminal or distribution center 6) Building or landscape materials storage yard (§ 57-13V) 7) Public utility building or structure (§ 57-13S) 8) Hotel (§ 57-13L)	1 acre	100	40	20*	40	20	75%	50	—

**NOTES:**

\* Any side yard shall be 50 feet wide when lot is adjacent to a residential zone.

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**Business Park Overlay District  
Town of Monroe Zoning Chapter 57  
[Amended 7-11-2022 by L.L. No. 5-2022]**

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	
							One	Total			Feet	Stories
<b>BP-O</b>	Business Park, which may incorporate the following uses: 1) Retail 2) Office 3) Restaurants and tavern, including restaurant with a drive through 4) Regional shopping center 5) Integrated residential uses (see §§ 57-3 and 57-20C) 6) Health fitness center 7) Day spa 8) Indoor movie theater 9) Bank 10) Personal service		1) Hotel (§ 57-13L)	75 acres	100	40	20	40	20	75%	50	—
Uses permitted in the BP-O may be developed in one or more phases on all or any part of the tracts of land for which a declaration of development has been filed.												