

**Open Space Residential R- 31.5 Acre District
Town of Monroe Zoning**

[Amended 4-17-2000 by L.L. No. 1-2000; 2-26-2001 by L.L. No. 2-2001; 1-28-2002 by L.L. No. 1-2002; 6-16-2003 by L.L. No. 1-2003]

1 District	2 Principal Permitted Uses	3 Accessory Uses	4 Special Exception Uses Subject to Authorization and Site Plan Approval by the Planning Board	5 Minimum Lot Area	6 Minimum Lot Width (feet)	7 Minimum Front Yard (feet)	8 Minimum Side Yard		9 Minimum Rear Yard (feet)	10 Maximum Lot Coverage	11 Maximum Building Height	
							One	Total			Feet	Stories
ROSR 31.5 ac.	1) Agriculture or horticulture 2) Single-family detached dwelling 3) Church or other place of worship, parochial school, Sunday school or parish house subject to site plan approval 4) Municipal park or playground 5) Public library 6) Public or private school approved by the New York State Board of Regents 7) Single-family detached dwellings 8) Accessory apartments pursuant to Article VII	1) Customary accessory uses and structures 2) Home occupation 3) Home professional office 4) Accessory apartment pursuant to §57-44.A. 5) Noncommercial swimming pool 6) Signs, pursuant to Article XIII	1) Bus passenger waiting shelter (open) (§57-13F) 2) Cemetery (§57-13G) 3) Membership club (§57-13M) 4) Museum or art gallery 5) Public or semipublic building 6) Public utility building or structure (§57-13R) 7) Resort or residential hotel, duly licensed, on site of 50 acres or more 8) Livestock keeping, breeding, housing and raising on lots of 20 acres or more 9) Bed-and-breakfast (§7-13E) 10) Child day camp (§57-13D) in accordance with	3 acres	200**	60**	50	100	60	10%	35	2.5

NOTES:

** See also § 57-39B and C.

**Rural Residential - 1.0 Acre District
Town of Monroe Zoning**

[Amended 4-17-2000 by L.L. No. 1-2000; 2-26-2001 by L.L. No. 2-2001; 1-28-2002 by L.L. No. 1-2002]

1 District	2 Principal Permitted Uses	3 Accessory Uses	4 Special Exception Uses Subject to Authorization and Site Plan Approval by the Planning Board	5 Minimum Lot Area (sq. ft.)	6 Minimum Lot Width (feet)	7 Minimum Front Yard (feet)	8 Minimum Side Yard		9 Minimum Rear Yard (feet)	10 Maximum Lot Coverage	11 Maximum Building Height			
							One	Total			Feet	Stories		
RR 1.0 ac.	1) Agriculture or horticulture 2) Single-family detached dwelling 1) Church or other place of worship, parochial school, Sunday school or parish house subject to site plan approval 3) Municipal park or playground 4) Public library 5) Public or private school approved by the New York State Board of Regents 6) Single-family detached dwellings	1) Customary accessory uses and structures 2) Home occupation 3) Home professional office 3)4) Accessory apartment pursuant to §57-44.A. 4)5) Noncommercial swimming pool 6) Signs, pursuant to Article XIII 5)7) Parking pursuant to Article XII	1) Bus passenger waiting shelter (open) (§57-13F) 2) Cemetery (§57-13G) 3) Membership club (§57-13M) 4) Museum or art gallery 5) Public or semipublic building 6)4) Public utility building or structure (§57-13R) 7) Livestock keeping, breeding, housing and raising on lots of 20 acres or more (§57-13L) 5) 1)6) Child day-care center subject to § 57-13H2 nursery 8)7) Mobile home park on a 15-acre site subject to conditions contained in § 57-13L-N 9) Bed-and-breakfast (§57-13E)residence 8) Bed-and-breakfast inn 10) Private or public golf course on sites at least 175 acres in size (57-13J) 12) Private or public golf course on sites at least 175 acres in size 13) On any lot used for a single-family detached residence, a single accessory detached residence use, subject to § 57-13A and O	1 acre	150	50	30	65	60	4015%	35	2.5		
													See § 57-13A and O for information on applicable requirements	

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

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Exception 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-20	1) Single-family detached dwelling 2) Municipal park	1) Customary accessory uses and structures 2) Home occupation 3) Home professional office 3)4) Accessory apartment pursuant to §57-44.A. 4)5) Noncommercial swimming pool 6) Signs, pursuant to Article XIII 5)7) Parking pursuant to Article XII	1) Bus passenger waiting shelter (open) (§57-13F) 2) Cemetery (§57-13G) 3) Membership club (§57-13M) 4) Public utility building or structure (§57-13R) 5) Livestock keeping, breeding, housing and raising on lots of 20 acres or more (§57-13L) 6) Child d Day-care center subject to § 57-2213H 7) Place of worship (§57-13) 7) 7) 8) Public or private school (§57-13Q) 8) 8) 12) Mobile home park on a 15-acre site subject to conditions set forth in § 57-13L.N. 9) 9) 10) 9) Adaptive reuse of a historic building (§57-13A)	1 acre without central sewer facilities	125	50	30	65	60	15 40%	35	2.5
				20,000 with central sewer facilities	100	40	15	40	50	40 20%	35	2.5

**Suburban Residential – 15,000 SF District
Town of Monroe Zoning**

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Exception 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 3) Home professional office 3)4) Accessory apartment pursuant to §57-44.A. 4)5) Noncommercial swimming pool 6) Signs, pursuant to Article XIII 5)7) Parking pursuant to Article XII	1) Bus passenger waiting shelter (open) (§57-13F) 2) Cemetery (§57-13G) 3) Membership club (§57-13M) 4) Public utility building or structure (§57-13R) 5) Livestock keeping, breeding, housing and raising on lots of 20 acres or more (§57-13L) 6) Child Day-care center subject to § 57-2213H 7) Place of worship (§57-13P) 8) Public or private school (§57-13Q) 9) Mobile home park on a 15-acre site subject to conditions contained in § 57-13L.N.	1 acre without central sewer facilities 15,000 with central sewer facilities	125	50	30	65	60	40 15%	35	2.5

**Suburban Residential – 10,000 SF District
Town of Monroe Zoning**

1 District	2 Principal Permitted Uses	3 Accessory Uses	4 Special Exception Uses Subject to Authorization and Site Plan Approval by the Planning Board	5 Minimum Lot Area (sq. ft.)	6 Minimum Lot Width (feet)	7 Minimum Front Yard (feet)	8 Minimum Side Yard		9 Minimum Rear Yard (feet)	10 Maximum Lot Coverage	11 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 3) Home professional office 3)4) Accessory apartment pursuant to §57-44.A. 4)5) Noncommercial swimming pool 6) Signs, pursuant to Article XIII 5)7) Parking pursuant to Article XII	2)1) Bus passenger waiting shelter (open) (§57-13F) 3)2) Cemetery (§57-13G) 4)3) Medical offices, only with direct frontage on and access to a county or state highway 5)4) Membership club (§57-13M) 6)5) Public utility building or structure (§57-13R) 7)6) Livestock keeping, breeding, housing and raising on lots of 20 acres or more (§57-13L) 8)7) Place of worship (§57-13P) 9)8) Public or private school 10) Child day-care center subject to § 57-13H22 11) Mobile home park on a 15-acre site

**Multiple Residence District
Town of Monroe Zoning**

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Exception 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) Accessory apartment pursuant to §57-44.A. 3) Noncommercial swimming pool 3) Private garage or parking area 4) Recreational facility for exclusive use of residents and guests 5) Signs, pursuant to Article XIII 5)6) Parking pursuant to Article XII	1) Bus passenger waiting shelter (open) (§57-13F) 2) Cemetery (§57-13G) 3) Membership club (§57-13M) 4) Place of worship (§57-13P) 5) Public or private school (§57-13Q) 6) Child day-care center subject to (§-57-2213H) 7) Public utility building or structure (§57-13R) 8) Mobile home park on a 15-acre site subject to conditions contained in § 57-13L 9) Adaptive reuse of a historic building (§57-13A)	1 acre without central sewer facilities	125	50	30	65	60	40 15%	35	2.5
			10) Multiple dwelling group (see § 57-13O)	5 acres	150	60	30	60	60	50 35%	35	2.5

**Neighborhood Business District
Town of Monroe Zoning**

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Exception 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) Private garage or parking area 2) Signs, pursuant to Article XIII 3) <u>Parking pursuant to Article XII</u>	1) Bus passenger waiting shelter (open) (§57-13F) 2) Public utility building or structure (§57-13R) 3) Child d Day-care center subject to § 57-13H22	20,000	100	40	25	50	30	50%	35	2.5

WR District Town of Monroe Zoning
 [Amended 4-17-2000 by L.L. No. 1-2000]

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Exception 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
WR	1) Commercial swimming pool 2) Municipal or proprietary public parking area 3) Municipal park or playground 4) Nonresidential membership club 5) Private or commercial beach in accordance with applicable watershed regulations 6) Public or semipublic building — Restaurant or tavern, other than a drive-in, drive-through or other fast-food facility	0) Customary accessory uses and structures 0) Private garage or parking area 0) Signs, pursuant to Article XIII	0) Private or commercial marina 0) Public utility building or structure 0) Resort or residential hotel, duly licensed 0) Single-family dwelling conforming to RR-1.0 District requirements	20,000	100	40	25	50	40	50%	35	2.5

**General Business District
Town of Monroe Zoning**

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Exception 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
GB	1) Animal hospital or veterinary establishment 2) Automobile sales with accessory service facilities, including repair shop 3) Bank or savings-and-loan association 4) Retail 4)5) Personal service store 5) Business or vocational school 6) Laundry, dying or dry-cleaning works 7) Municipal or proprietary public parking area 8)7) Municipal park or playground 9)8) Newspaper or printing establishment 10)9) Office or office building 11) Research institute or laboratory 12)10) Restaurant, tavern or drive-in restaurant of permanent construction 13) Telephone exchange 14) Wholesale establishment 15)11) Workshops, personal service store or studio or shop for custom work 16) Public utility building or structure 17)12) Hospital,	1) Customary accessory uses and structures 2) Private garage or parking area 2) Signs, pursuant to Article XIII 3) Parking pursuant to Article XII	1) Bottled gas distribution station 2) Breeding and boarding kennels for cats and dogs, Animal kennel (§57-13C) 3) Bus passenger waiting shelter (open) (§57-13F) 4) Indoor sports facilities, exclusive of shooting gallery 5) Commercial swimming pool 6)5) Filling Automotive service station (§57-13.D) 7)6) Motel/Hotel (§57-13K) 8) Public or semipublic building 9)7) Public utility building or structure (§57-13R) 10) Indoor movie Single-family dwelling conforming to SR-1.0 ac. District requirements 11)8) Theater or motion picture theater, other than an outdoor drive-in theater 9) Indoor pistol range 10) Child day-care center (see § 57-13H) 12)	10,000	100	60	8*	20	20	9065%	35	2.5

**Light Industry District
Town of Monroe Zoning**

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Exception 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) Animal hospital or veterinary establishment 2) Business or vocational school 3) Newspaper or printing establishment 4) Office or office building 5) Research institute or laboratory 6) Warehouse 7) Nonnuisance industry 8) Public utility building or structure 9) Hospital 10) Day-care center (see § 57-22)	1) Customary accessory uses and structures 2) Private garage or parking area Residence quarters for watchman or caretaker employed upon the premises and his family 3) Signs, pursuant to Article XIII 4) Parking pursuant to Article XII	1) Bus passenger waiting shelter (open) (§57-13F) 2) Self-service storage facilities (§57-13S) 3) Truck terminal or distribution center 4) Building materials storage yard 5) Public utility building or structure (§57-13R)	80,000 2 acres without central sewer facilities 40,0001 acre with central sewer facilities	200	50	50	100	50	40%	50	--
					100	40	30*	60	40	50%	50	--

**Heavy Industry District
Town of Monroe Zoning**

1 District	2 Principal Permitted Uses	3 Accessory Uses	4 Special Exception Uses Subject to Authorization and Site Plan Approval by the Planning Board	5 Minimum Lot Area (sq. ft.)	6 Minimum Lot Width (feet)	7 Minimum Front Yard (feet)	8 Minimum Side Yard		9 Minimum Rear Yard (feet)	10 Maximum Lot Coverage	11 Maximum Building Height	
							One	Total			Feet	Stories
							HI	1) Automobile sales with accessory service facilities, including repair shop 2) Retail 3) Laundry, dyeing or dry-cleaning works 4) Newspaper or printing establishment 5) Office or office building 6) Research institute or laboratory 7) Telephone exchange 8) Warehouse 9) Workshops, personal-service store or studio or shop for custom work 7) Nonnuisance industry 10) Indoor sports facility			1) Customary accessory uses and structures Private garage or parking area 3) 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 (§7-13B) 4) Self-service storage facilities (§57-13S) 5) Truck terminal or distribution center 6) Building materials storage yard 7) Public utility building or structure (§57-13R)

NOTES:

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

† Without central sewer facilities.

‡ With central sewer facilities.

Business Park Overlay District
Town of Monroe Zoning

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Exception 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
BP-O	Business Park development consisting of the following uses: 1) Retail 2) Office 3) Hotel with associated dining, conference or recreation facilities (57-13K) 4) Restaurants and drinking places, including drive-in or fast-food restaurants. (b) 5) Regional shopping center 6) Integrated residential uses (see § 57-3 and 57-20D)			75 acres	100	40	20	40	20	75%	50	--
Uses permitted in a business park 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.												