

Open Space Residential R-34.5 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	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	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard One	Minimum Side Yard Total	Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height Feet	Maximum Building Height Stories
ROSR 34.5 ac.	<ol style="list-style-type: none"> <li>1) Agriculture or horticulture</li> <li>2) Single-family detached dwelling</li> <li>3) Church or other place of worship; parochial school; Sunday school or parish house subject to site plan approval</li> <li>4) Municipal/Municipal park or playground</li> <li>5) Public library</li> <li>6) Public or private school approved by the New York State Board of Regents</li> <li>7) Single-family detached dwellings</li> <li>8) Accessory apartments pursuant to Article XII</li> </ol>	<ol style="list-style-type: none"> <li>1) Customary accessory uses and structures</li> <li>2) Home occupation</li> <li>3) Home professional office</li> <li>4) Accessory apartment pursuant to §574.A</li> <li>4.5) Noncommercial swimming pool</li> <li>6) Signs, pursuant to Article XIII</li> <li>7) Parking pursuant to Article XII</li> </ol>	<ol style="list-style-type: none"> <li>1) Bus passenger waiting shelter (open) (§57-13E)</li> <li>2) Cemetery (§57-13G) 3) Membership club (§57-13M)</li> <li>4) Messener or art gallery</li> <li>5) Public or semipublic building</li> <li>6) 4) Public utility building or structure (§57-13E)</li> <li>7) Resort or residential hotel, duty, licensed on site of 50 acres or more</li> <li>8) Livestock keeping, breeding, housing and raising on lots of 20 acres or more</li> <li>9) 2) Bed-and-breakfast (§57-13E)</li> <li>10) Child day camp (§57-13I) -in accordance with §57-13.1</li> <li>11) Place of worship (§57-13P)</li> <li>12) Public or private school (§57-13Q)</li> <li>13) Adaptive reuse of a historic building (§57-13A)</li> </ol>	3 acres	200**	60**	50	100	60	10%	35	2.5
<i>Bed and breakfast inn</i>												
<i>See § 57-13A and O for information on applicable requirements</i>												

NOTES:  
\*\* See also § 57-39B and C.

Rural Residential - 1.0 Acre District  
 Town of Monroe Zoning  
 (Amended 4-17-2008 by L.L. No. 1-2008-2-26-2001 by L.L. No. 2-2009-1-28-2002 by L.L. No. 1-2009-1)

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
1												
RR 1.0 ac.	<ol style="list-style-type: none"> <li>1) Agriculture or Horticulture</li> <li>2) Single-family detached dwelling</li> <li>3) Church or other place of worship - parochial school, Sunday school or parish house subject to site plan approval</li> <li>4) Municipal park or playground</li> <li>5) Public library</li> <li>6) Public or private school approved by the New York State Board of Regents</li> <li>7) Single-family detached dwellings</li> <li>8) Accessory apartments pursuant to Article VII</li> </ol>	<ol style="list-style-type: none"> <li>1) Customary accessory uses and structures</li> <li>2) Home occupation</li> <li>3) Home professional office</li> <li>4) Accessory apartment pursuant to §57-13A</li> <li>5) Noncommercial swimming pool</li> <li>6) Signs, pursuant to Article XIII</li> <li>7) Parking pursuant to Article XII</li> </ol>	<ol style="list-style-type: none"> <li>1) Bus passenger waiting shelter (open) (§57-13F)</li> <li>2) Cemetery (§57-13G)</li> <li>3) Membership club (§57-13M)</li> <li>4) Museum or art gallery</li> <li>5) Public or semipublic building</li> <li>6) Public utility building or structure (§57-13R)</li> <li>7) Livestock keeping, breeding, housing and raising on lots of 20 acres or more (§57-13L)</li> <li>8) Child day-care center subject to § 57-13H2 nursery</li> <li>9) Mobile home park on a 1.5-acre site subject to conditions contained in § 57-13A-N</li> <li>10) Bed-and-breakfast (§57-13E) residence</li> <li>11) Bed-and-breakfast inn</li> <li>12) Place of worship (§57-13P)</li> <li>13) Public or private school (§57-13Q)</li> <li>14) Adaptive reuse of a historic building (§57-13A)</li> </ol>	1 acre	150	50	30	65	60	40	35	2.5
				<ol style="list-style-type: none"> <li>10) Private or public golf course on sites of least 175 acres in size (§7-13J)</li> <li>11) Private or public golf course on sites of least 175 acres in size</li> </ol>	175 acres							
			<ol style="list-style-type: none"> <li>13) One may not used for a single family detached residence, a single accessory detached residence, use subject to § 57-13A and Q</li> </ol>	175 acres								

see § 57-13A and Q 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 <del>Exemption</del> 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 (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	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 4) <del>Accessory</del> 4) <del>Apartment</del> pursuant to §5744 A 4) <del>Noncommercial swimming pool</del> 5) <del>Styis, pursuant to Article XIII §572 Parking pursuant to Article XII</del>	1) Bus passenger waiting shelter (open) (§57-13E) 2) <del>Cemetery</del> (§57-13G) 3) <del>Membership club</del> (§57-13M) 4) <del>Public utility building or structure</del> (§57-13R) 5) <del>Livestock keeping, breeding, housing and raising on lots of 20 acres or more</del> (§57-13L) 6) <del>Child day-care center</del> subject to § 57-22.13H 7) <del>Place of worship</del> (§57-13J) 8) <del>Public or private school</del> (§57-13O) 9) <del>Mobile home park on a 15-acre site subject to conditions set forth in § 5713EN</del> 10) <del>Adaptive reuse of a historic building</del> (§57-13A)  <del>Bed and breakfast residences</del> <del>Bed and breakfast inn</del>	1 acre without central sewer facilities 20,000 with central sewer facilities	125	30	30	65	60	15-49% 40-20%	35 35	2.5 2.5
<p><del>see § 57-13A and C for information on applicable requirements</del></p>												

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

District	Principal Permitted Uses	Accessory Uses	Special <del>Exception</del> 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 4) Accessory apartment pursuant to §5744.A 4) Noncommercial swimming pool 5) Signs, pursuant to Article XIII 6) 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 § 57-2313H 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 § 57-134N.  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 without central sewer facilities  15,000 with central sewer facilities	125	50	30	65	60	40	40	40	40	40	35	2.5

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

1 District	2 Principal Permitted Uses	3 Accessory Uses	4 Special <del>Exempt</del> 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 4) Accessory apartment pursuant to §5744 A. 4) Nonconform commercial swimming pool 5) Nonconform commercial swimming pool 6) Signs, pursuant to Article XIII 7) <del>Accessory</del> <del>apartment</del> <del>pursuant</del> <del>to</del> <del>§5744 A.</del> <del>Article</del> <del>XII</del> 8) <del>Accessory</del> <del>apartment</del> <del>pursuant</del> <del>to</del> <del>§5744 A.</del> <del>Article</del> <del>XII</del>	<p>3) 1) Bus passenger waiting shelter (open) §57-13F</p> <p>4) 2) Cemetery §57-13G</p> <p>5) 3) Medical offices, only with direct frontage on and access to a county or state highway</p> <p>6) 4) Membership club building or structure §57-13R</p> <p>7) 5) Public utility building or structure §57-13S</p> <p>8) 6) Livestock keeping, breeding, housing and raising on lots of 20 acres or more §57-13I</p> <p>9) 7) Place of worship §57-13P</p> <p>10) 8) Public or private school</p> <p>11) 9) Day-care center subject to § 5713H2</p> <p>12) Mobile home park on a 15-acre site subject to conditions contained in § 57-13N</p> <p>13) Adaptive reuse of a historic building §5713A1</p> <p>14) Bed and breakfast residence</p> <p>15) Bed and breakfast inn</p>	1 acre without central sewer facilities	125	50	30	13	28	60	40% 30%	35	2.5
				10,000 with central sewer facilities	75	30	13	28	35	40% 30%	35	2.5	

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 <del>Exceptions</del> 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	Total	Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	Stories
URM	1) Single family detached dwelling 2) Municipal park	1) <u>Customary</u> accessory uses and structures 2) <u>Accessory apartment</u> pursuant to §57-44 A 3) <u>Noncom</u> metal swimming pool 4) <u>Private garage or parking area</u> 5) Recreational facility for exclusive use of residents and guests 6) Signs pursuant to Article XIII 7) <u>Parking</u> pursuant to Article XII	1) Bus passenger waiting shelter (open) (§57-13E) 2) Cemetery (§57-13G) 3) Membership club (§57-13M) 4) Place of worship (§57-13P) 5) Public or private school (§57-13O) 6) <del>Child day-care center</del> subject to §57-22.13B) 7) Public utility building or structure (§57-13R) 8) Mobile home park on a 15-acre site subject to conditions contained in § 57-13EN 9) <u>Adaptive reuse of a historic building</u> (§57-13A)	1 acre without central sewer facilities 10,000 with central sewer facilities	125	50	30	65	60	40.5%	35	2.5
			109) Multiple dwelling group (see § 57-13Q2)	5 acres	150	60	30	60	60	50.3%	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 <del>Exemption</del> 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 One	Minimum Side Yard Total	Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height Feet	Maximum Building Height 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) <del>Private garage or parking area</del> 2) Signs, pursuant to Article XIII 3) <del>Parking, pursuant to Article XII</del>	1) Bus passenger waiting shelter (open) <del>(§57-13F)</del> 2) Public utility building or structure <del>(§57-13R)</del> 3) <del>Child day-care center subject to § 57-13H2</del>	20,000	100	40	25	50	30	50%	35	2.5

W/R District Town of Monroe Zoning  
 (Amended 4-17-2000 by L.L. No. 1-2000)

05 - 01 - 2010

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 (feet) One Total	Minimum Rear Yard (feet)	Minimum Lot Coverage	Maximum Building Height Feet	Maximum Building Stories
W/R	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 7) Restaurant or tavern, other than a drive-in drive through or other fast food facility	1) Customary accessory uses and structures 2) Private garage or parking area 3) Signs pursuant to Article XII	1) Private or commercial marina 2) Public utility building or structure 3) Resort or residential hotel, duly licensed 4) Single family dwelling conforming to RR-10 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 <del>Exemption</del> 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	Total	Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height: Feet	Stories
							One					

<p>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 5) Personal services 6) Business or recreational school 7) Laundry-dyeing or dry-cleaning works 8) Municipal park or playground 9) Newspaper or printing establishment 10) Office or office building 11) Research institute or laboratory 12) Restaurant, tavern or drive-in restaurant of permanent construction 13) Telephone exchange 14) Wholesale establishment 15) Workshop, personal service store or studio or shop for custom work 16) Public utility building or structure 17) Hospital 18) General shopping center on sites of 40,000 square feet or more residential area building 19) Day-care center (see § 57-22) 20) Dwelling units over first-floor nonresidential uses</p>	<p>1) Customary accessory uses and structures 2) Private garage or parking area 3) Signs, pursuant to Article XIII 4) Parking pursuant to Article XII</p>	<p>1) Bottled gas distribution station 2) Breeding and boarding kennels for cats and dogs/Animal Kennel (§57-13C) 3) Bus passing or waiting shelter (open) (§57-13E) 4) Indoor sports facilities, exclusive of shooting gallery 5) Commercial swimming pool 6) Filling station/automotive service station (§57-13.D) 7) Motel/Hotel (§57-13K) 8) Public or semi-public building 9) Public utility building or structure (§57-13R) 10) Indoor movie, single-family dwelling (conforming to § 57-13A or District requirements) 11) Theater or motion picture theater - other than an outdoor drive-in theater 12) Indoor pistol range 13) Child day-care center (see § 57-13H)</p>	<p>10,000</p>	<p>100</p>	<p>60</p>	<p>8*</p>	<p>20</p>	<p>20</p>	<p>90-95%</p>	<p>35</p>	<p>2.5</p>
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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 Total	Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height Feet	Maximum Building Height Stories	
L1	<p>1) Animal hospital or veterinary establishment</p> <p>2) <del>Business or vocational school</del></p> <p>3) Newspaper or printing establishment</p> <p>4) <del>3) Office or office building</del></p> <p>5) <del>4) Research institute or laboratory</del></p> <p>6) Warehouse</p> <p>7) <del>6) Nonhazardous industry structure</del></p> <p>8) <del>Public utility building or structure</del></p> <p>9) Hospital</p> <p>10) <del>7) Day-care center (see § 57-22)</del></p>	<p>1) Customary accessory uses and structures</p> <p>2) <del>Private garage or parking area</del></p> <p>3) <del>Residence quarters for workman or caretaker employed upon the premises and his family</del></p> <p>3.2) Signs, pursuant to Article XIII</p> <p>3.4) <del>Parking pursuant to Article XII</del></p>	<p>1) Bus passenger waiting shelter (open) (§57-13F)</p> <p>2) Self-service storage facilities (§57-13S)</p> <p>3) Truck terminal or distribution center</p> <p>4) Building materials storage yard</p> <p>5) <del>Public utility building or structure (§57-13R)</del></p>	<p>80,000±2 acres without central sewer facilities</p> <p>40,000±1 acre with central sewer facilities</p>	200	50	50	100	50	40	50%	50	4
					100	40	30±	60	40	50%	50	4	