

Town of Monroe Zoning Regulations – Schedule of Permitted Land Uses by Zoning District

§10.1 – SCHEDULE OF PERMITTED LAND USES BY ZONING DISTRICT																
USE	ZONING DISTRICT															
	RF-1	RF-2	RF-3	ARR	MFR	RR	HOD	AH	B-1	B-2	SB2	LOR	I-1	I-2	I-3	
Arborist	x	x	x	x	x	x	x	x	x	x	x	X	x	x	SEP	x
Accessory Drive-Through	x	x	x	x	x	x	x		SEP	SEP	SEP	SEP	x	x	x	
Agriculture / Farms																
<i>Agriculture / Farm</i>	P	P	P	x	x	x	x	X	x	x	X	x	x	x	x	
<i>Farm Stores (accessory to Farm)</i>	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x	
<i>Seasonal Farm Store (accessory to Farm)</i>	ACC	ACC	ACC	x	x	x	x	X	x	x	X	x	x	x	x	
Art Studio / Gallery	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x	
Automobile Body Shop	x	x	x	x	x	x	x	X	x	x	X	x	x	SEP	x	
Automobile Service Shop	x	x	x	x	x	x	x	X	x	SEP	SEP	x	x	SEP	x	
Automobile Sales	x	x	x	x	x	x	x	X	x	SEP	SEP	x	x	x	x	
Banks	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x	
Boat, Camper, RV, Trailer Sales/Service	x	x	x	x	x	x	x	X	x	SEP	SEP	x	x	x	x	
Brew Pub	x	x	x	x	x	x	x	X	SDP	SDP	SEP	x	x	x	x	
Car Wash (retail) – Automatic and Self-Service Facilities Fully Within Enclosed Building with Recycled Water	x	x	x	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x	
Cemeteries	SEP	SEP	SEP	x	x	x	x	X	x	x	x	x	x	x	x	
Club																
<i>County Club (swim, tennis, golf)</i>	x	x	x	x	ACC	SEP	x	X	x	x	x	x	x	x	x	

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<i>Health Club / Spa</i>	x	x	x	x	x	x	x	x	x	SDP	SDP	SEP	SDP	x	x	SEP (1)
<i>Fraternal Organization</i>	SEP	SEP	SEP	x	x	x	x			SDP	SDP	SEP	SDP	x	x	x
Commercial Vehicle Facility	x	x	x	x	x	x	x	X	x	x	SEP	x	x	SEP	SEP	
Community-Wide Event	(2)	(2)	(2)	x	x	x	x	X	(2)	(2)	(2)	(2)	(2)	(2)	(2)	
Conservation / Open Space	SEP (3)	SEP (3)	SEP (3)	ACC	ACC	ACC	ACC	X	SEP (3)	SEP (3)	SEP (3)	SEP (3)	SEP (3)	SEP (3)	SEP (3)	
Contractors' / Building Trades' Establishment	x	x	x	x	x	x	x	X	x	SEP	SEP	x	x	x	x	
Day Care Services																
<i>Adult Day Care Center</i>	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x	
<i>Child Day Care Center</i>	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x	
<i>Family Day Care Home</i>	ACC	ACC	ACC	x	x	x	x	X	x	x	X	x	x	x	x	
<i>Group Day Care Homes</i>	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x	
Firewood Process Facilities	x	x	x	x	x	x	x	X	x	x	X	x	x	SEP	x	
Funeral Home or Mortuary	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x	
Gasoline Station	x	x	x	x	x	x	x	X	x	SEP	SEP	SEP	x	x	x	
Golf Course	x	x	x	x	ACC	ACC	x	X	x	x	X	x	x	x	x	
Home Based Business (accessory to single-family dwellings)	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x	
Home Occupation (accessory to single-family dwellings)	ACC	ACC	ACC	x	x	x	SEP	X	x	x	X	x	x	x	x	

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Hospital	x	x	x	x	x	x	x	X	SEP	SEP	SEP	x	x	x	x	
Hotel	x	x	x	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x	
Landscaper	x	x	x	x	x	x	x	X	x	x	x	x	x	SEP	x	
Laundromat, Dry Cleaners (retail and drop-off centers)	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x	
Manufacturing / Industrial																
<i>Manufacturing, Processing and/or Assembly of Products Where Conducted Within Fully Enclosed Buildings</i>	x	x	x	x	x	x	x	X	x	x	SEP	x	SEP	SEP	SEP	
<i>Business Service Facilities Providing Supporting Services to Industrial and Business uses, including Computer and Business Machine Service and Repair (not retail)</i>	x	x	x	x	x	x	x	X	x	x	SEP	x	SEP	SEP	SEP	
Medical Clinic: Urgent Care Facility (no overnight), Radiology/Diagnostics Laboratory	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x	
Medical Rehabilitation Facility	x	x	x	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x	
Mixed Use Landmark Property Development	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x	
Museum	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x	
Office, Medical and Dental	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	SEP	SEP	SEP	
Office, General	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	SDP	SDP	SDP	
Office, Professional	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	SDP	SDP	SDP	

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	RF-1	RF-2	RF-3	ARR	MFR	RR	HOD	AH	B-1	B-2	SB2	LOR	I-1	I-2	I-3	
Outdoor and Indoor Sales of Accessory Outdoor Amenities	x	x	x	x	x	x	x	x	x	SEP	SEP	SEP	SEP	x	x	x
Personal Service Business	x	x	x	x	x	x	x	x	x	SDP	SDP	SEP	SDP	x	x	x
Pet Day Care / Groomer Business	x	x	x	x	x	x	x	x	x	SDP	SDP	SEP	SDP	x	x	x
Place of Religious Worship	SEP	SEP	SEP	x	x	x	x	x	x	SEP	SEP	SEP	SEP	x	x	x
Public Utility Facility	SEP	SEP	SEP	ACC	ACC	ACC	ACC	x	x	SEP	SEP	SEP	SEP	SEP	SEP	SEP
Recreation Facilities																
<i>Indoor Recreation Facilities</i>	x	x	x	ACC	ACC	ACC	ACC	x	x	SEP	SEP	SEP	SEP	SEP	SEP	SEP
<i>Outdoor Recreation Facilities</i>	x	x	x	ACC	ACC	ACC	ACC	x	x	SEP	SEP	SEP	x	SEP	SEP	SEP
Research and Development Facilities, not Involving Hazardous or Biological Materials Use, Storage or Disposal	x	x	x	x	x	x	x	x	X	SEP	SEP	SEP	SEP	SEP	SEP	SEP
Residential																
<i>Single-Family Dwelling (1 per lot in all RF and RR Districts)</i>	P	P	P	x	x	SEP	SEP	X	x	x	X	x	x	x	x	x
<i>Multi-Family Dwelling</i>	x	x	x	x	SEP	x	SEP	X	x	x	X	x	x	x	x	x
<i>Multi-Family, Group Homes ≤ 6 Residents</i>	SDP	SDP	SDP	x	x	x	x	X	x	x	X	x	x	x	x	x
<i>Multi-Family, Group Homes > 6 Residents</i>	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x	x
<i>Age Restricted Attached Dwelling</i>	x	x	x	SEP	x	x	x	X	x	x	X	x	x	x	x	x
<i>Age Restricted Detached Dwelling</i>	x	x	x	SEP	x	x	x	X	x	x	X	x	x	x	x	x
<i>Safe Homes</i>	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x	x

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<i>Accessory Apartment</i>	ACC	ACC	ACC	x	x	x	x	X	x	x	x	x	x	x	x
<i>Caretaker Residence</i>	x	x	x	ACC	x	x	x	X	x	x	X	x	x	x	x
<i>Residential Apartments above Commercial Uses</i>	x	x	x	x	x	x	x	X	SEP (5)	SEP (5)	X	x	x	x	x
<i>AH Developments</i>	x	x	x	x	x	x	x	SDP	x	x	X	x	x	x	x
Restaurant and Food Related Uses															
<i>Bakery, Wholesale</i>	x	x	x	x	x	x	x	X	x	x	SEP	x	SEP	SEP	SEP
<i>Bakery, Retail</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	SEP (1)
<i>Café</i>	x	x	x	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
<i>Caterer, Off-Premises (as the principal use)</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x
<i>Caterer, On-Premises (as the principal use)</i>	x	x	x	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
<i>Ice Cream Parlor (Yogurt Shop/Dairy Bar)</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	SEP (1)
<i>Mobile Food Vendor</i>	(4)	(4)	(4)	x	x	x	x	X	(4)	(4)	(4)	(4)	(4)	(4)	(4)
<i>Outdoor Dining, Accessory</i>	x	x	x	x	x	x	x	X	ACC	ACC	ACC	ACC	x	x	ACC
<i>Restaurant, Full Service</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	SEP (1)
<i>Restaurant, Fast-Food</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x
<i>Retail Food Establishment</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	SEP (1)
Retail															

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	RF-1	RF-2	RF-3	ARR	MFR	RR	HOD	AH	B-1	B-2	SB2	LOR	I-1	I-2	I-3
<i>General Retail</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	SEP (1)
<i>Instructional Retail (martial arts, dance, music, learning support, painting, pottery, or similar)</i>	x	x	x	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	SEP (1)
<i>Retail Garden Center</i>	x	x	x	x	x	x	x	X	x	SEP	SEP	x	x	x	x
Riding Academies, Boarding Stables	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x
Schools, public and private															
<i>Preschool, Nursery</i>	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
<i>Elementary or Middle</i>	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
<i>Senior High</i>	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
<i>Secondary, Vocational, Trade</i>	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
<i>Town of Monroe Board of Education Offices</i>	SEP	SEP	SEP	x	x	x	x	X	SEP	SEP	SEP	SEP	x	x	x
School Bus Parking Facility	x	x	x	x	x	x	x	X	x	x	x	x	x	SEP	x
Storage Uses															
<i>Commercial Warehousing Contained Within Fully Enclosed Buildings</i>	x	x	x	x	x	x	x	X	x	x	SEP	x	SEP	SEP	SEP
<i>Self-Storage Warehousing for Rental of Fully Interior Enclosed Building Space</i>	x	x	x	x	x	x	x	X	x	x	SEP	x	x	SEP	x
<i>Temporary Storage of Carnival Rides</i>	x	x	x	x	x	x	x	X	x	SEP	X	x	x	x	x
Theater (Indoor for Stage/Movies)	x	x	x	x	x	x	x	X	SEP	SEP	SEP	x	x	x	SEP (1)

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	RF-1	RF-2	RF-3	ARR	MFR	RR	HOD	AH	B-1	B-2	SB2	LOR	I-1	I-2	I-3	
Town of Monroe Governmental Non-School Administrative Facilities: including but not limited to Offices, EMS, Fire, Police, Library, Senior/Community Center, Food Pantry	SEP	SEP	SEP	x	x	x	x	X	SDP	SDP	SEP	SDP	x	x	x	
Town of Monroe Governmental Service Facilities: including but not limited to DPW Yard, Dog Pound, Transfer Station	SEP	SEP	SEP	x	x	x	x	X	x	x	x	x	x	SEP	x	
Town of Monroe Shooting Range	x	x	x	x	x	x	x	X	x	x	X	x	x	SEP	x	
Town of Monroe Communication Sites and Facilities (see also §6.8)	SEP	SEP	SEP	x	x	x	x	X	x	x	X	x	x	x	x	
Veterinary Hospital	x	x	x	x	x	x	x	X	SEP	SEP	SEP	x	x	x	x	
Wholesale and Distribution Centers, not including Automobiles or Boats	x	x	x	x	x	x	x	X	x	x	SEP	x	SEP	SEP	SEP	
LEGEND AND NOTES																
P ACC SDP SEP x	Permitted Use Accessory Use Site Development Plan Special Exception Permit Use Not Permitted in District			<p>(1) SEP (1) Use Industrial District 3 – Special Exception Permit Use – See §8.2.3M.</p> <p>(2) Community-Wide Event – See §6.11.</p> <p>(3) Permitted without permit in its natural state; structures or other constructed facilities require SEP.</p> <p>(4) Mobile Food Vendor – See §6.12.</p> <p>(5) Use limited to lots zoned B-1 or B-2 with direct street frontage and access via Main Street (Route 25) as set forth in §8.2.3P(2).</p>												