

TOWN OF MONROE
RESIDENTIAL DISTRICTS ▪ SCHEDULE OF AREA AND BULK REQUIREMENTS

Zoning Requirement Effective Through 06/18/18	RF-1 Residential & Farming District 1	RF-2 Residential & Farming District 2	RF-3 Residential & Farming District 3	MFR Multifamily Residence District	RR Recreational Residence District	ARR Age Restricted Residence District	HOD Housing Opportunity District
Minimum lot area (acres)	1.0 (\$3.1.5A)	2.0 (\$3.2.5A)	3.0 (\$3.3.5A)	70.0	25.0	10.0	20 min/ 25 max
Minimum area individual lot (acres)	---	---	---	---	0.75	---	---
Minimum shape (foot square)	135' x 135'	175' x 175'	200' x 200'	---	---	---	---
Minimum frontage	150'	200'	250'	200'	200'	125'	750'
Minimum frontage individual lot	---	---	---	---	90'	---	---
Minimum front yard	50'	50'	50'	50'	30'	50' A & D	50'
Minimum side yard	25'	30'	30'	100'	15' to 30'	100'A / 50'D	25'
Minimum rear yard	25'	30'	30'	100'	15' to 30'	100'A / 50'D	50'
Minimum yard (from internal access)						25' A & D	
Maximum height	2.5 stories 35'	2.5 stories 35'	2.5 stories 35'	2.5 stories 35'	2.5 stories 35'	2.5 stories 35'	2.5 stories 35'
Maximum coverage	15% (site)	10% (building)	10% (building)	12% (building)	---	15% (building) 35% (site)	35% (building)
Minimum Floor Area (square feet)					1,100/home	35%	

Please be advised: The table information above is provided for convenience purposes and may not reflect all the legislation adopted by the Town; any discrepancies between the above and the official version of the current Zoning Regulations, the official legislation shall be definitive; refer to the full content of Chapter 117, Zoning Regulations of the Town of Monroe for specific applicable zoning requirements.

TOWN OF MONROE

NONRESIDENTIAL & SPECIAL DISTRICTS ▪ SCHEDULE OF AREA AND BULK REQUIREMENTS

Zoning Requirement Effective Through 08/14/17	B-1 Business District 1	B-2 Business District 2	LOR Limited Office Retail District	I-1 Industrial District 1	I-2 Industrial District 2	I-3 Industrial District 3
Minimum Lot Area (acres)	1.0	1.0	1.5	1.0	3.0	10.0
Minimum Square (foot square)	125' x 125'	125' x 125'	140' x 140'	110' x 110'	150' x 150'	350' x 350'
Minimum Frontage (individual lots)	125'	125'	150'	120'	200'	200'
Minimum Right-of-Way Reserve	---	---	15'	---	---	---
Minimum Front Yard	50'	50'	50'	50'	50'	150'
Minimum Front Yard (private commercial street)	50'	50'	50'	25'	50'	50' (*1)
Minimum Side Yard	20'	20'	30'	25'	25'	50' (*1)
Minimum Rear Yard	20'	20'	30'	25'	25	50'
Minimum Yard Adjacent Residential District	30'	30'	50'	50'	100'	100'
Maximum Height	2 ½ stories 35'	2 ½ stories 35'	2 ½ stories 35'	3 stories 40'	3 stories 40'	3 stories 55' (*2)
Maximum Coverage	25% (building)	25% (building)	25% (building)	25% (building)	25% (building)	25% (building)
Minimum Floor Area (square feet)	1,400	1,400	2,400	---	---	---

**1 The minimum yard for buildings and structures, or a portion thereof, exceeding a height of 40 feet shall be no less than the highest height of such buildings and structures, or portion thereof.*

**2 Maximum height of sixty-five (65) feet allowed for accessory storage silos in accordance with §4.3.8G of the Zoning Regulations.*

Please be advised: The table information above is provided for convenience purposes and may not reflect all the legislation adopted by the Town; any discrepancies between the above and the official version of the current Zoning Regulations, the official legislation shall be definitive; refer to the full content of Chapter 117, Zoning Regulations of the Town of Monroe for specific applicable zoning requirements