

LAND MANAGEMENT

FD

175 Attachment 1
Township of Monroe
PERMITTED USES

FOREST AREA ZONING DISTRICTS

[Amended 10-3-1988 by Ord. No. 0-21-88; 2-15-1993 by Ord. No. 0-5-93; 4-28-1997 by Ord. No. 0-27-97; 5-25-2010 by Ord. No. O:07-2010; 3-27-2012 by Ord. No. O:11-2012]

SYMBOLS:

- Principal permitted use = P
- Accessory permitted use = A
- Conditional permitted use = C
- Not permitted = N

Type of Use	FD-10	FD-40
Single-family detached dwelling ¹	P	P
Forestry ²	P	p3
Agriculture ⁴	P	N
Roadside retail sales and service establishments ⁵	P	N
Agricultural commercial establishments ⁶	P	N
Institutional uses ⁷	P	N
Public service infrastructure ⁸	P	N
Signs ⁹	A	N
Uses accessory to those permitted in the district	A	A
Uses accessory to agricultural operations ¹⁰	A	N
Low-intensity recreational uses ¹¹	C	C
Campgrounds ¹²	C	C
Expansion of intensive recreational uses ¹³	C	N
Resource extraction operations ¹⁴	N	N
Continuation of existing resource extraction operations ¹⁵	C	C
Pinelands resource-related industrial and manufacturing uses ¹⁶	C	N
Cluster development ¹⁷	P	P
Nonclustered single-family dwellings ¹⁸	C	C

NOTES:

- 1 In accordance with § 175-157B, 175-157G(2), 175-157H or 175-157I of this chapter.
- 2 Subject to the requirements for forestry of § 175-107 of this chapter.
- 3 As required to maintain any state wildlife management area.
- 4 Subject to the requirements of § 175-90 of this chapter.
- 5 Subject to the requirements of § 175-158D(2).
- 6 Subject to the requirements of § 175-158D(3).
- 7 Subject to the requirements of § 175-158D(4).
- 8 Subject to the requirements of § 175-158D(5).
- 9 Subject to the requirements of § 175-135 of this chapter.
- 10 Subject to the requirements of § 175-158F(1).
- 11 Subject to the requirements of § 175-158E(1).
- 12 Subject to the requirements of § 175-158E(2).
- 13 Subject to the requirements of § 175-158E(3).
- 14 Subject to the requirements of N.J.A.C. 7:50-5.2(a).
- 15 Subject to the requirements of § 175-130 of this chapter.
- 16 Subject to the requirements of § 175-158E(4).
- 17 In accordance with § 175-94.1.
- 18 In accordance with § 175-158E(6).

MONROE CODE

Township of Monroe
**SCHEDULE OF LIMITATIONS:
 FOREST AREA ZONING DISTRICTS**

[Amended 5-21-1990 by Ord. No. 0-11-90; 2-15-1993 by Ord. No. 0-5-93; 8-12-1997
 by Ord. No. O-40-97; 3-27-2012 by Ord. No. O:11-2012]

Minimum Requirements for Uses	FD-10	FD-40
Single-family detached dwelling		
Lot area (acres)	10	40
	3.2 ¹	3.2 ¹
	1 ²	1 ²
Front yard building setback (feet) ³	50	50
Lot width (feet)	150	150
Lot frontage (feet)	150	150
Side yard (feet) ⁴	20	20
Rear yard (feet)	50	50
Lot coverage (maximum) (percent)	3%	3%
Building height ¹⁰	--	--
Exceptions		
Flag-type lots	--	--
Accessory buildings		
Setbacks from all property lines (feet)	10	10
Roadside retail sales and service establishments		
Lot area (acres) ⁵	--	--
Lot coverage (maximum) (percent)	5%	--
Building coverage (maximum) (percent)	2%	--
Front yard/building setback (feet) ³	50	--
Rear yard (feet)	50	--
Lot width (feet)	50	--
Lot frontage (feet)	150	--
Side yard (feet) ⁶	20	--
Off-street parking	7	--
Buffers (feet) ⁸	25	--
Building height ¹⁰	--	--
Agricultural commercial establishments		
Lot area (acres) ^{5,7,9}	--	--
Building coverage (maximum) (square feet)	2,500	--

LAND MANAGEMENT

Township of Monroe
SCHEDULE OF LIMITATIONS:
FOREST AREA ZONING DISTRICTS
 [Amended 5-21-1990 by Ord. No. 0-11-90; 2-15-1993 by Ord. No. 0-5-93]
 (Continued)

Minimum Requirements for Uses	FD-10	FD-40
Lot coverage (maximum) (percent)	5%	--
Front yard/building setback	50	--
Rear yard (feet)	50	--
Lot width (feet)	150	--
Lot frontage (feet)	150	--
Side yard (feet) ⁶	20	--
Off-street parking	⁷	--
Buffers (feet) ⁸	25	--
Building height ¹⁰	--	--
Institutional uses		
Lot area (acres) ⁵	--	--
Lot coverage (maximum) (percent)	30%	--
Lot frontage (feet)	150	--
Lot width (feet)	150	--
Front yard/building setback (feet) ³	75	--
Rear yard (feet)	50	--
Side yard (feet) ⁶	20	--
Parking	⁷	--
Buffers (feet) ⁸	25	--
Building height ¹⁰	--	--

NOTES:

- ¹ When in accordance with § 175-157D(1).
- ² When in accordance with § 175-157B, 175-157G(2), 175-157I or 175-94.1 of this chapter.
- ³ All setbacks shall be measured from the proposed right-of-way width for any public streets as shown on any adopted State, County or Township Master Plan and/or Official Map.
- ⁴ Except that corner lots shall have a yard of 30 feet adjacent to the nonfronting street.
- ⁵ In accordance with § 175-159F(1) of this chapter.
- ⁶ Thirty feet on corner lots for that side yard adjacent to the nonfronting street.
- ⁷ In accordance with the standards of § 175-123 of this chapter.
- ⁸ Subject to the additional standards of § 175-93 of this chapter.
- ⁹ If proposed as a principal use of a lot and not as an accessory use to an existing agricultural parcel.
- ¹⁰ Subject to the requirements of § 175-109, Height.