

RR1, RR2, RR3

LAND DEVELOPMENT

175 Attachment 5
 Township of Monroe
 PERMITTED USES:
 OTHER RESIDENTIAL ZONING DISTRICTS
 (NON-PINELANDS AREA)
 [Amended 5-21-1990 by Ord. No. 0-11-90; 12-17-1990 by Ord. No. 0-31-90; 8-12-1997 by Ord. No. O-40-97;
 10-13-1998 by Ord. No. O-39-98; 10-23-2001 by Ord. No. O-31-2001]; 4-24-2007 by Ord. No. O-16-2007]

Type of Use	R-1	R-2	R-3
Single-family detached	P	P	P
Twin/Two-family DU	P	P	N
Agriculture ¹	P	P	P
Public service infrastructure	P	P	P
Single-family attached (townhouses) ²	P	P	—
Fraternal or social lodges or clubs ³	C	C	—
Institutional ¹	—	—	—
Airports ⁴	N	N	—
Forestry ⁵	C	C	—
Mobile home parks ⁶	—	—	—
Accessory uses ¹¹ incidental to a principal use allowed in these districts, including:			
Home occupations ⁷	A	A	A
Home professions ⁸	A	A	A
Signs ⁹	A	A	A
Roadside farm stands ¹⁰	—	P	—
Assisted-living facility ¹²	—	C	—
Business and professional offices ¹³	—	C	—
R-2 cluster option ¹⁴	—	C	—
Commercial Overlay (CO) ¹⁵	—	—	C
Community commercial ¹⁶ (as defined in § 175-111)	C	—	—

- NOTES:
- ¹ Subject to the requirements of § 175-90.
 - ² Subject to the requirements of § 175-146 of this chapter.
 - ³ Subject to the requirements of § 175-162D(1).
 - ⁴ Subject to the requirements of § 175-162D(2).
 - ⁵ Subject to requirements set forth in § 175-107.
 - ⁶ Subject to the Mobile Home Park Ordinance (Ch. 289) of this township and § 175-161C(6).
 - ⁷ Subject to the requirements set forth in § 175-111.
 - ⁸ Subject to the requirements set forth in § 175-112.
 - ⁹ Subject to the requirements set forth in § 175-135.
 - ¹⁰ Subject to the requirements set forth in § 175-162E(1).
 - ¹¹ Subject to the requirements set forth in § 175-162C.
 - ¹² Subject to the requirements set forth in § 175-161H.
 - ¹³ Subject to the requirements set forth in § 175-162D(4).
 - ¹⁴ Subject to the requirements set forth in § 175-162D(5).
 - ¹⁵ Subject to the requirements set forth in § 175-162D(7).
 - ¹⁶ Subject to the requirements set forth in § 175-162D(5).

MONROE CODE

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[Amended 5-21-1990 by Ord. No. O-11-90; 12-17-1990 by Ord. No. O-31-90; 7-21-1992 by Ord. No. O-27-92; 8-12-1997 by Ord. No. O-40-97;
 11-23-1999 by Ord. No. O-37-99; 10-23-2001 by Ord. No. O-31-2001; 4-24-2007 by Ord. No. O-16-2007]

Minimum Requirements for Uses	R-1	R-2	R-3
Single-family detached dwelling			
Lot area (square feet)	10,000 ¹	32,670 ¹	130,680(3 acres)
Exception: corner lot area (square feet)	12,000 ¹	—	—
Front yard/building setback (feet)	30	50	100
Side yard (feet)	10	25	20
Exception: corner lot (feet)	30	—	—
Driveway side yard (feet)	—	10	—
Rear yard (feet)	25	75	50
Lot frontage (feet)	50	100	200
Lot width (feet)	75	120	200
Exception: corner lot width (feet)	—	—	—
Lot depth (feet)	125	200	650
Lot coverage (maximum) (percent)	35%	—	30%
Building height ⁷	—	—	—
Two-family or twin ^{1,6}	—	—	—
Lot area (square feet)			
Per unit	7,500	16,335	—
Exception: corner lot area (square feet)	15,000 ¹	32,670	—
Front yard/building setback (feet)	30	50	—
Side yard (one per unit) (feet)	10	25	—
Exception: corner lot (feet)	30	30	—
Rear yard (feet)	25	75	—
Lot frontage (per building) (feet)	120	—	—
Per unit	60	75	—
Per building	120	150	—
Lot width (per unit) (feet)	60	105	—
Exception: corner lot width (feet)	—	115	—

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Minimum Requirements for Uses	R-1	R-2	R-3
Lot depth	200	125	—
Lot coverage (maximum) (percent)	30%	30%	—
Building height ⁷	35	—	—
Institutional, fraternal and social lodges			
Lot area (square feet) ⁸	20,000	20,000	—
Front yard/building setback	75	75	—
Side yard (feet) ^{9,10}	30	30	—
Exception: corner lot	45" ¹¹	45" ¹¹	—
Rear yard (feet)	50	50	—
Lot width (feet)	100	100	—
Exception: corner lot width (feet)	100	100	—
Lot and building coverage (maximum) (percent)	25%	25%	—
Building height ⁷	7	7	—
Off-street parking	12	12	—
Buffers	13	13	—
Home occupations	14	14	—
Home professional	15	15	—
Roadside farmstands ¹⁵			
Front yard/building setback (feet) ¹⁷	20	20	—
Single-family detached dwelling (cluster)			
Lot area (square feet)		17,500	—
Front yard/building setback (feet)		40	—
Side yard (feet)		15	—
Driveway side yard (feet)		10	—
Rear yard (feet)		75	—
Lot frontage (feet)		80	—
Lot width (feet)		90	—
Lot depth (feet)		180	—
Lot coverage (maximum) (percent)		30%	—
Building height ⁷		—	—
Single-family detached dwelling (on-site disposal)			
Lot area (square feet)		1 acre	—
Front yard/building setback (feet)		60	—
Side yard (feet)		20	—
Exception: corner lot (feet)		30	—