

LAND MANAGEMENT

175 Attachment 3

**Township of Monroe
PERMITTED USES:**

RURAL DEVELOPMENT ZONING DISTRICTS

[Amended 5-21-1990 by Ord. No. 0-11-90; 12-17-1990 by Ord. No. 0-31-90; 7-21-1992 by Ord. No. 0-27-92; 2-15-1993 by Ord. No. 0-5-93; 12-4-2006 by Ord. No. O-48-2006; 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	RD-C	RD-A	RD-RR	RD-RS
Cluster development (single-family detached and two-family or twin units) ¹	--	P	P	P
Nonclustered single-family detached units ¹⁵	--	C	C	C
Agriculture ²	P	P	P	P
Agricultural commercial ³	P	P	P	P
Forestry ⁴	P	P	P	P
Recreation facilities ⁵	P	P	P	P
Public service infrastructure ⁶	P	P	P	P
Institutional uses ⁷	P	P	P	P
Signs ⁸	A	A	A	A
Agricultural processing facilities ⁹	N	P	C	C
Light industrial use ¹⁰	C	N	N	C
Resource extraction operations ¹¹	N	C	C	C
Local retail sales and service establishments ¹²	C	N	N	C
Wholesale distribution and warehouse facilities ¹³	C	N	N	C
Uses accessory to those permitted above ¹⁴	P	P	P	P

NOTES:

- ¹ Cluster developments is required in accordance with § 175-94.1 of this chapter.
- ² Subject to the requirements of § 175-90 of this chapter.
- ³ Subject to the requirements of § 175-160C(2).
- ⁴ Subject to the requirements of § 175-107 of this chapter.
- ⁵ Not including amusement parks.
- ⁶ Subject to the requirements of § 175-160C(4).
- ⁷ Subject to the requirements of § 175-160C(3).
- ⁸ Subject to the requirements of § 175-135 of this chapter.
- ⁹ Subject to the requirements of § 175-160D(1).
- ¹⁰ Subject to the requirements of § 175-160D(2).
- ¹¹ Subject to the requirements of § 175-130 of this chapter.
- ¹² Subject to the requirements of § 175-160D(3).
- ¹³ Subject to the requirements of § 175-160D(4).
- ¹⁴ Accessory uses to agricultural uses shall comply with the requirements of § 175-160E(1) and (2).
- ¹⁵ In accordance with § 175-160D(6).

MONROE CODE

Township of Monroe
SCHEDULE OF LIMITATIONS:
RURAL DEVELOPMENT ZONING DISTRICTS
 [Amended 7-18-1984 by Ord. No. 0-11-1984; 10-3-1988 by Ord. No. 0-21-88; 5-21-1990
 by Ord. No. 0-11-90; 12-17-1990 by Ord. No. 0-31-90; 2-15-1993 by Ord. No. 0-5-93;
 8-12-1997 by Ord. No. O-40-97; 12-4-2006 by Ord. No. O-48-2006; 3-27-2012 by Ord. No.
 O:11-2012]

Minimum Requirements for Uses	RD-C	RD-A	RD-RR	RD-RS
Single-family detached or two-family or twin buildings¹⁵				
Lot area				
Conventional (acres)	--	8	3.2	5
Cluster (acres) ¹	--	1 ¹⁵	1 ¹⁵	1
Front yard/building setback (feet) ²	50	50	50	50
Lot width (feet)	150	150	150	150
Lot frontage (feet)	150	150	150	150
Side yard (feet) ³	20	20	20	20
Rear yard (feet)	50	50	50	50
Lot coverage (maximum) (percent)	3%	3%	3%	3%
Building height ¹⁶	--	--	--	--
Agricultural commercial establishments				
Lot area (acres) ^{4,5,14}	--	--	--	--
Building coverage (maximum) (square feet)	2,500	2,500	2,500	2,500
Lot coverage (maximum) (percent)	5%	5%	5%	5%
Front yard/building setback (feet) ⁶	50	50	50	50
Rear yard (feet)	50	50	50	50
Lot width (feet)	150	150	150	150
Lot frontage (feet)	150	150	150	150
Side yard (feet) ³	20	20	20	20
Off-street parking	7	7	7	7
Buffers ⁸	25	25	25	25
Building height ¹⁶	--	--	--	--
Institutional uses				
Lot area (acres) ^{9,14}	--	--	--	--
Lot coverage (maximum) (percent)	20%	30%	30%	30%
Lot frontage (feet)	150	150	150	150
Lot width (feet)	150	150	150	150
Front yard/building setback (feet) ⁶	75	75	75	75
Rear yard (feet)	50	50	50	50
Side yard (feet) ³	30	30	30	30
Off-street parking ⁷	7	7	7	7
Buffers (feet) ⁸	25	25	25	25
Building height ¹⁶	--	--	--	--
Agricultural processing facilities and light industrial uses				
Lot area (acres) ¹⁰	--	--	--	--
Lot coverage (maximum) (percent)	--	40%	40%	40%
Lot frontage (feet)	--	200	200	200
Lot width (feet)	--	200	200	200
Front yard/building setback (feet) ⁶	--	75	75	75

LAND MANAGEMENT

Minimum Requirements for Uses	RD-C	RD-A	RD-RR	RD-RS
Rear yard (feet)	--	50	50	50
Side yard (feet)	--	40	40	40
Off-street parking	--	7	7	7
Buffers (feet) ⁸	--	50	50	50
Building height ¹⁶	--	--	--	--
Local retail sales and/or personal services				
Lot area (acres) ¹¹	--	--	--	--
Lot coverage (maximum) (percent)	50%	--	--	--
Lot frontage (feet)	150	--	--	--
Lot width (feet)	150	--	--	--
Front yard/building setback (feet) ⁶	150	--	--	--
Rear yard (feet)	100	--	--	--
Side yard (feet)	50	--	--	--
Off-street parking	7	--	--	--
Buffers (feet) ⁸	25	--	--	--
Building height ¹⁶	--	--	--	--
Wholesale distribution and warehouse facilities				
Lot area (acres) ¹²	--	--	--	--
Lot coverage (maximum) (percent)	60%	--	--	--
Lot frontage (feet)	200	--	--	--
Lot width (feet)	200	--	--	--
Front yard/building setback (feet) ⁶	75	--	--	--
Rear yard (feet)	50	--	--	--
Side yard (feet)	40	--	--	--
Off-street parking	7	--	--	--
Buffers (feet) ⁸	50	--	--	--
Building height ¹⁶	--	--	--	--

NOTES:

- ¹ In accordance with § 175-94.1 of this chapter.
- ² All setbacks shall be measured from the proposed right-of-way width for any public street as shown on any last adopted state, county or Township Master Plan and/or Official Map. All cluster developments shall have lot frontages on internal streets only.
- ³ Except that corner lots shall have a side yard of 30 feet adjacent to the nonfronting street.
- ⁴ If proposed as a principal use of a lot and not as an accessory use to an existing agricultural parcel.
- ⁵ Subject to the conditions of § 175-160C(2).
- ⁶ All setbacks shall be measured from the proposed right-of-way width for any public street as shown on any adopted State, County or Township Master Plan and/or Official Map.
- ⁷ Subject to the additional standards of § 175-123 of this chapter.
- ⁸ Subject to the standards of § 175-93 of this chapter.
- ⁹ Subject to the provisions of § 175-160C(3) of this chapter.
- ¹⁰ Subject to the provisions of § 175-160D(2).
- ¹¹ Subject to the provisions of § 175-160D(3).
- ¹² Subject to the provisions of § 175-160D(4).
- ¹³ Each unit of a two-family or twin use shall require the minimum lot size required for single-family detached use.
- ¹⁴ In accordance with § 175-160F(1), using the same data as found in tables currently listing the R-40, LI and TC Zones and proposed for R-2.
- ¹⁵ Cluster or transfer, see § 175-157G.
- ¹⁶ Subject to the requirements of § 175-109, Height.