

MONROE CODE

Township of Monroe

PERMITTED USES:
REGIONAL GROWTH ZONING DISTRICTS
(Part 2)

[Amended 2-19-1986 by Ord. No. 0-2-86; 6-20-1988 by Ord. No. 0-15-88; 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; 8-12-1997 by Ord. No. 0-40-97;
11-24-1998 by Ord. No. 0-44-98; 10-23-2001 by Ord. No. 0-31-2001; 6-22-2004 by Ord. No. 0-23-2004;
8-22-2006 by Ord. No. 0-34-2006; 12-4-2006 by Ord. No. 0-48-2006; 10-26-2015 by Ord. No. 0-35-2015]

SYMBOLS:

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

Type of Use	RG-MR	RG-PR	RG-TC	RG-C	RG-LI	RG-30	RG-40
Community commercial ⁸	N	N	P	P	P		
Planned commercial ⁹	N	N	N	P	P		
Planned large-scale anchor store development							
Business and professional offices	N	N	N	P	N		
Wholesale distribution and warehouse facilities	N	C ¹¹		P ¹²			
Mobile home parks ¹¹	N	N	C	P			
Light industrial ¹²	N	N	N				
Manufacturing ¹³	N	N	N		P	C	N
Vehicle storage yards	N	N	N		P ¹⁴		
Fraternity or social lodges or clubs ¹⁴	N	N	N		P ¹⁵		
Airports ¹⁶					C ¹⁶		
Uses accessory to those permitted above ¹⁷						C	C
Signs ¹⁸	A	A				C	C
Home occupations ¹⁹						A	A
Home professions ¹⁹						A	A
Roadside farm stands ¹⁸						A	A
Assisted-living facility							
Craft alcoholic beverage establishment							
Apartments above commercial establishments ²²			P	P		A	A

- NOTES:
- ⁸ Subject to the requirements of § 175-162D(1).
 - ⁹ Subject to the requirements of § 175-163C(2).
 - ¹⁰ In accordance with the requirements of § 175-161C(5).
 - ¹¹ In accordance with Chapter 289, Mobile Home Parks, and § 175-161C(6).
 - ¹² Subject to the requirements of § 175-163C(1).
 - ¹³ Subject to the requirements of § 175-163E.
 - ¹⁴ Subject to the requirements of § 175-162C(2).

- ¹⁵ In accordance with § 175-135.
- ¹⁶ Subject to the requirements set forth in § 175-111.
- ¹⁷ Subject to the conditions of § 175-112.
- ¹⁸ Subject to the conditions of § 175-162E(1).
- ¹⁹ Subject to the requirements of § 175-161F.
- ²⁰ Subject to the requirements of § 175-161D.
- ²¹ Subject to the requirements of § 175-161F(2).
- ²² Subject to the requirements of § 175-161C(9).
- ²³ Subject to the requirements of § 175-163D(1)(b)(5).

LAND MANAGEMENT

Township of Monroe

SCHEDULE OF LIMITATIONS:
REGIONAL GROWTH ZONING DISTRICTS

Amended 7-18-1984 by Ord. No. O-11-84; 9-18-1985 by Ord. No. O-20-85; 2-19-1986 by Ord. No. O-2-86; 6-20-1988 by Ord. No. O-15-88; 10-3-1988 by Ord. No. O-21-88; 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; 2-15-1993 by Ord. No. O-5-93; 8-12-1997 by Ord. No. O-40-97; 11-24-1998 by Ord. No. O-44-98; 10-23-2001 by Ord. No. O-31-2001; 6-22-2004 by Ord. No. O-23-2004; 11-23-2004 by Ord. No. O-38-2004; 11-23-2004 by Ord. No. O-55-2004; 8-22-2006 by Ord. No. O-34-2006; 12-4-2006 by Ord. No. O-48-2006; 10-26-2015 by Ord. No. O-35-2015]

Minimum Requirements for Uses	RG-MR	RG-PR	RG-30	RG-40	RG-11	RG-TC	RG-C	RG-RA
Single-family detached and two-family or twin ¹								
Conventional development without public sewer								
Lot area (acres) ¹	3.2	3.2	3.2	3.2	--	--	--	--
Front yard/building setback (feet) ²	50	50	40	25	--	--	--	--
Lot width (feet)	150	150	120	60	--	--	--	--
Lot frontage (feet)	150	150	100	40	--	--	--	--
Side yard (feet)	20	20	20	20	--	--	--	--
Rear yard (feet)	50	50	40	25	--	--	--	--
Lot coverage (maximum) (percent)	10%	10%	10%	35%	--	--	--	--
Building height ³	--	--	--	--	--	--	--	--
Conventional development with public sewer								
Detached								
Lot area (square feet)	27,500	27,500	27,500	7,200	--	--	--	--
Front yard/building setback (feet) ²	40	40	40	25	--	--	--	--
Lot width (feet)	75	75	75	60	--	--	--	--
Lot frontage (feet)	75	75	75	40	--	--	--	--
Side yard (feet) ⁴	10	10	10	12	--	--	--	--
Rear yard (feet)	25	25	25	25	--	--	--	--
Lot coverage (maximum) (percent)	20%	20%	20%	35%	--	--	--	--
Building height ³	--	--	--	--	--	--	--	--
Two/two-and-a-half-family								
Lot area (square feet)	25,000	25,000	25,000	25,000	--	--	--	--
Per unit	50,000	50,000	50,000	50,000	--	--	--	--
Front yard/building setback (feet) ²	30	30	40	25	--	--	--	--
Lot width (feet)	100	100	70	80	--	--	--	--
Lot frontage (feet)	100	100	125	55	--	--	--	--
Side yard (feet) ⁴	15	15	16	12	--	--	--	--
Rear yard (feet)	30	30	25	25	--	--	--	--
								See § 175-161.1

MONROE CODE

Minimum Requirements for Uses		RG-MR	RG-FR	RG-30	RG-40	RG-LI	RG-TC	RG-C	RG-RA
Lot coverage (maximum) (percent)	20%	20%	35%	40%					
Building height ⁴	--	--	--	--	--	--	--	--	--
Cluster development with public sewer									
Detached									
Lot area (square feet)									
Front yard building setback (feet) ²	10,000	10,000	--	--	--	--	--	--	--
Lot width (feet)	40	40	--	--	--	--	--	--	--
Lot frontage (feet)	75	75	--	--	--	--	--	--	--
Side yard (feet) ¹	75	75	--	--	--	--	--	--	--
Rear yard (feet)	10	10	--	--	--	--	--	--	--
Lot coverage (maximum) (percent)	25	25	--	--	--	--	--	--	--
Building height ⁴	30%	30%	--	--	--	--	--	--	--
1 w/h two-family									
Lot area (square feet)	--	--	--	--	--	--	--	--	--
Front yard building setback (feet) ²	17,500	17,500	--	--	--	--	--	--	--
Lot width (feet)	30	30	--	--	--	--	--	--	--
Lot frontage (feet)	100	100	--	--	--	--	--	--	--
Side yard (feet) ¹	100	100	--	--	--	--	--	--	--
Rear yard (feet)	15	15	--	--	--	--	--	--	--
Lot coverage (maximum) (percent)	25	25	--	--	--	--	--	--	--
Building height ⁴	30%	30%	--	--	--	--	--	--	--
Planned residential development									
Institutional, fraternal and social lodges									
Lot area (square feet)	--	--	--	--	--	--	--	--	--
Lot width (feet)	40,000	40,000	20,000	--	--	--	--	--	--
Lot frontage (feet)	150	150	100	--	--	--	--	--	40,000
Front yard/building setback (feet) ²	150	150	--	--	--	--	--	--	150
Side yard (feet) ¹	75	75	75	75	--	--	--	--	150
Rear yard (feet)	30	30	30	30	75	--	--	--	75
Lot coverage (maximum) (percent)	50	50	30	30	--	--	--	--	30
Buffers (feet)	60%	60%	50	50	50	50	--	--	50
Off-street parking	60%	60%	25%	25%	25%	25%	--	--	60%
Braking height ⁶	--	--	--	--	--	--	--	--	25
Planned commercial									
Lot area (acres)	--	--	--	--	--	--	--	--	5
Lot width (feet)	--	--	--	--	--	--	--	--	200
Lot frontage (feet)	--	--	--	--	--	--	--	--	200

See § 175-161.1

LAND MANAGEMENT

Minimum Requirements for Uses	RG-MR	RG-PR	RG-30	RG-40	RG-II	RG-TC	RG-C	RG-RA
Front yard/building setback (feet) ¹	-	-	-	-	-	-	100	-
Side yard (feet)	-	-	-	-	-	-	50	-
Rear yard (feet)	-	-	-	-	-	-	50	-
Lot coverage (maximum) (percent)	-	-	-	-	-	-	75%	-
Lot depth (feet)	-	-	-	-	-	-	250	-
Buffers (feet) ²	-	-	-	-	-	-	50	-
Building height	-	-	-	-	-	-	50	-
Off-street parking	-	-	-	-	-	-	-	-
Planned large-scale anchor store development	-	-	-	-	-	-	-	-
Lot area (acres)	-	-	-	-	-	-	-	-
Lot frontage/width (feet)	-	-	-	-	-	-	20	-
Lot depth (feet)	-	-	-	-	-	-	200	-
Front yard/building setback (feet) ¹	-	-	-	-	-	-	250	-
Side yard (feet)	-	-	-	-	-	-	100	-
Rear yard (feet)	-	-	-	-	-	-	50	-
Lot coverage (maximum) (percent)	-	-	-	-	-	-	50	-
Buffers (feet)	-	-	-	-	-	-	70%	-
Building height ¹	-	-	-	-	-	-	50	-
Off-street parking ²	-	-	-	-	-	-	-	-
Neighborhood commercial	-	-	-	-	-	-	-	-
Lot area (square feet) ¹	-	-	-	-	-	-	20,000	-
Front yard/building setback (feet) ¹	-	-	-	-	-	-	75	-
Lot frontage/width	-	-	-	-	-	-	100	-
Side yard (feet) ¹	-	-	-	-	-	-	20	-
Rear yard (feet)	-	-	-	-	-	-	50	-
Lot coverage (maximum) (percent)	-	-	-	-	-	-	50%	-
Buffers (feet) ²	-	-	-	-	-	-	25	-
Building height (feet) ¹	-	-	-	-	-	-	-	-
Off-street parking	-	-	-	-	-	-	-	-
Community commercial, business and professional offices	-	-	-	-	-	-	-	-
Lot area (square feet) ¹²	-	-	-	-	-	-	20,000	-
Lot width (feet)	-	-	-	-	-	-	100	-
Lot frontage (feet)	-	-	-	-	-	-	100	-
Front yard/building setback (feet) ¹	-	-	-	-	-	-	40	-
Side yard (feet) ¹	-	-	-	-	-	-	20	-
Rear yard (feet)	-	-	-	-	-	-	35	-
Lot coverage (maximum) (percent)	-	-	-	-	-	-	75%	-
Buffers (feet) ²	-	-	-	-	-	-	25	-
Building height ¹	-	-	-	-	-	-	75	-
Off-street parking	-	-	-	-	-	-	-	-

MONROE CODE

Minimum Requirements for Uses	RG-MR	RG-PR	RG-30	RG-40	RG-L1	RG-T1C	RG-C	RG-RA
Wholesale distribution and warehouse facilities								
Lot area (square feet)							80,000	
Lot width (feet)							150	
Lot frontage (feet)							150	
Front yard building setback (feet) ¹							100	
Side yard (feet) ²							30	
Rear yard (feet)							50	
Lot coverage (maximum) (percent)							65%	
Buildings (feet) ³							50	
Building height ⁴							3	
Off-street parking								
Vehicle storage yards								
Lot area (square feet)							80,000	
Lot width (feet)							150	
Lot frontage (feet)							150	
Front yard building setback (feet) ¹							100	
Side yard (feet) ²							30	
Rear yard (feet)							50	
Lot coverage (maximum) (percent)							65%	
Buildings (feet) ³							50	
Building height ⁴							3	
Off-street parking								
Light industrial								
Lot area (square feet) ¹					20,000		20,000	
Front yard/building setback (feet) ²					50		50	
Lot frontage/width (feet)					100		100	
Side yard (feet) ³					20		20	
Rear yard (feet)					35		35	
Lot coverage (maximum) (percent)					70%		70%	
Buildings (feet) ⁴					25		50	
Building height ⁵					3		3	
Off-street parking								
Assisted living facility ⁶								
Lot area (acres)							5	
Lot frontage (feet)							300	
Lot width (feet)							300	
Lot depth (feet)							400	
Front yard/building setback (feet)							75	
Side yard (feet)							30	
Rear yard (feet)							50	
Lot coverage (maximum) (percent)							60%	
Buildings (feet)							25	
Building height ⁷							3	
Off-street parking								

LAND MANAGEMENT

Minimum Requirements for Uses	RG-MR	RG-PR	RG-30	RG-40	RG-LI	RG-TC	RG-C	RG-RA
Single-family attached dwellings (townhouses)								See § 175-161.1
Condominiums								See § 175-161.1
Craft alcoholic beverage establishment						20,000	20,000	
Lot area (square feet) ¹						100	100	
Lot width (feet)						100	100	
Lot frontage (feet)						40	75	
Front yard/building setback (feet) ²						20'	20'	
Side yard (feet)						35	50	
Rear yard (feet)						75%	70%	
Lot coverage (maximum) (percentage)						25	25	
Buffers (feet) ³								
Building height ⁴								
Off-street parking							1	

NOTES:

- 1 Regulations for each unit of a town shall be 50% of the lot area, lot width and lot frontage for a town, except where on-site wastewater systems are used, only one side yard shall be required.
- 2 All setbacks shall be measured from the proposed right-of-way width for any public street as shown on the last adopted State, County or Township Master Plan and/or Official Map. All cluster developments shall have lot frontages on internal project streets only.
- 3 Except that a side yard of 30 feet shall be required on corner lots for the side yard adjacent to the nonfronting street.
- 4 Except that a side yard of 20 feet shall be required on corner lots for the side yard adjacent to a nonfronting street.
- 5 Subject to the requirements of § 175-161(C)(2).
- 6 With conventional on-site system, minimum lot area may be reduced to one acre with the use of an alternate design pilot program treatment system in accordance with § 175-149I.
- 7 Minimum side yard: eight feet; minimum aggregate width of side yards: 18 feet.
- 8 Subject to the requirements of § 175-109, Height.
- 9 Subject to the requirements of § 175-123, Off-street parking and loading.
- 10 Subject to the standards of § 175-99 of this chapter.
- 11 Subject to the standards of § 175-162C and G of this chapter.
- 12 No nonresidential use shall be located on a parcel of less than one acre unless served by a centralized wastewater treatment plant.
- 13 Except that corner lots shall have a side yard of 30 feet adjacent to the nonfronting street.
- 14 Subject to the requirements of § 175-161H.
- 15 One space per two units.