

LAND DEVELOPMENT

175 Attachment 6

Township of Monroe
PERMITTED USES:

NONRESIDENTIAL ZONING DISTRICTS

[Amended 6-20-1988 by Ord. No. O-15-88; 5-21-1990 by Ord. No. O-11-90; 12-17-1990 by Ord. No. O-31-90;
8-12-1997 by Ord. No. O-40-97; 7-25-2000 by Ord. No. O-24-2000; 10-23-2001 by Ord. No. O-31-2001;
12-3-2004 by Ord. No. O-46-2004; 4-24-2007 by Ord. No. O-23-2007; 4-24-2007 by Ord. No. O-24-2007]

SYMBOLS:
Principal permitted use = P Accessory permitted use = A
Conditional permitted use = C Not permitted = N

Type of Use	C	BP
Single-family detached dwelling units (see § 175-163A) ⁴	C	BP
Twin/two-family buildings ⁴	C	C
Light industrial	N	C
Wholesale distribution and warehousing ⁵	N	C
Community commercial ²	C	C
Neighborhood commercial	P	P
Vehicle storage yards	P	P
Planned business	N	P
Planned commercial	N	P
Municipal structures	P	P
Assisted-living facility ⁶	P	N
Agricultural ⁷	P	P
Public service infrastructure	P	P
General office (other than as specified in community or neighborhood commercial definitions)	P	N
Used motor vehicle sales facilities ⁸	C	N
Fraternal or social lodges or clubs ⁹	C	N
Institutional uses ¹⁰	C	N
Apartments above commercial establishments ¹¹	C	N

- NOTES:
¹ (Reserved)
² Subject to the requirements of § 175-163C(2).
³ Subject to the requirements of § 175-163E.
⁴ Subject to the requirements of §§ 175-163H.
⁵ Subject to requirements of § 175-163F.

- ⁶ Subject to the requirements set forth in § 175-161H.
⁷ Subject to the requirements of § 175-90.
⁸ Subject to the requirements of § 175-164.2.
⁹ Subject to the requirements of § 175-162D(1).
¹⁰ Subject to the requirements of § 175-163D(1)(B)[6].

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175 Attachment 6:2

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Township of Monroe
 SCHEDULE OF LIMITATIONS:
 NONRESIDENTIAL ZONING DISTRICTS
 [Amended 5-21-1990 by Ord. No. O-11-90; 12-17-1990 by Ord. No. O-31-90;
 8-12-1997 by Ord. No. O-40-97; 7-25-2000 by Ord. No. O-25-2000; 10-23-2001 by Ord. No. O-31-2001;
 12-3-2004 by Ord. No. O-46-2004; 4-24-2007 by Ord. No. O-23-2007]

Type of Use	C	BP
Light industrial		
Lot area (square feet)	--	40,000
Front yard/building setback (feet) ¹	--	75
Lot frontage/width (feet)	--	150
Side yard (feet) ²	--	50
Rear yard (feet)	--	65
Lot coverage (maximum) (percent)	--	25%
Buffers (feet) ³	--	-- ³
Building height ⁴	--	-- ⁴
Off-street parking ⁵	--	--
Community commercial		
Lot area (square feet)	20,000	20,000
Minimum front yard/building setback (feet) ¹	30	40
Maximum front yard/building setback (feet) ¹	60 ⁶	--
Lot frontage/width (feet)	115	100
Side yard (feet) ²	57	20
Rear yard (feet)	35	35
Lot coverage (maximum) (percent)	75%	75%
Buffers (feet) ³	5	25
Side yard with landscaping (feet)	10	
Front yard with landscaping (feet)	25	
Rear yard with landscaping (feet)	25	
Minimum buffer adjacent to residential zones (feet)	25	
Building height	40	-- ⁴
Off-street parking	-- ⁵	-- ⁵

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Type of Use	C	BP
Neighborhood commercial		
Lot area (square feet)	20,000	--
Minimum front yard/building setback (feet) ¹	25 ⁶	--
Maximum front yard/building setback (feet) ¹	60 ⁶	--
Lot frontage/width (feet)	100	--
Side yard (feet) ²	20	--
Rear yard (feet)	25	--
Lot coverage (maximum) (percent)	75%	--
Buffers (feet) ⁵		--
Side yard with landscaping (feet)	10	--
Front yard with landscaping (feet)	10	--
Rear yard with landscaping (feet)	25	--
Minimum buffer adjacent to residential zones (feet)	25	--
Building height ⁴	-- ⁴	--
Off-street parking	-- ⁵	--
Wholesale distribution and warehouse facilities/vehicle storage yards		
Lot area (square feet)	80,000	80,000
Lot width/frontage (feet)	150	150
Front yard building setback (feet) ¹	100	100
Side yard (feet) ²	50 ⁷	30
Rear yard (feet)	50	50
Lot coverage (maximum) (percent)	65%	65%
Buffers (feet) ³	50	50
Building height ⁴	--	--
Off-street parking	⁵	--
Planned business		
Minimum tract (acres)	--	10
Minimum lot area (square feet)	--	40,000
Minimum frontage (tract) (feet)	--	200
Minimum lot width (feet)	--	125
Maximum coverage (tract) (percent)	--	80%

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Type of Use	C	BP
Maximum coverage (site) (percent)	--	75%
Maximum height ⁴	--	--
Building setback	--	--
Existing or proposed right-of-way (feet)	--	75
Interior right-of-way (feet)	--	40
Side yard (feet)	--	25
Rear yard (feet)	--	50
Off-street parking ³	--	--
Buffer ³ , except	--	--
Tract (feet)	--	20
Lot (feet)	--	10
Building height ⁴	--	--
Planned commercial		
Lot area (acres)	5	5
Lot width/frontage (feet)	400	200
Front yard/building setback (feet) ¹	100	100
Side yard (feet) ²	50	50
Rear yard (feet)	50	50
Lot coverage (maximum) (percent)	75%	75%
Lot depth (feet)	400	250
Buffers (feet) ³	50	50
Building height ⁴	--	--
Off-street parking	5	--
Municipal structures		
Lot area (square feet)	40,000	40,000
Front yard (feet)	50	50
Lot frontage (feet)	100	100
Side yard (feet)	25	25
Rear yard (feet)	50	50
Buffers (feet)	25	25
Building height (feet)	50	50
Assisted-living facility		
Lot area (acres)	5	5
Lot frontage (feet)	300	300

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Type of Use	C	BP
Front yard/building setback (feet)	75	75
Side yard (feet)	30	30
Rear yard (feet)	50	50
Lot coverage (maximum) (percent)	60	60
Buffers (feet)	10	10
Building height ⁴		
Parking ⁵		

NOTES:

- ¹ All setbacks shall be measured from any proposed right-of-way for all public streets as shown on any adopted State, County or Township Master Plan and/or Official Map.
- ² Except that corner lots shall have a side yard of 30 feet adjacent to the nonfronting street.
- ³ Subject to the requirements of § 175-93, Buffers.
- ⁴ Subject to the requirements of § 175-109, Height.
- ⁵ Subject to the requirements of § 175-123, Off-street parking and loading.
- ⁶ A maximum of a single row of parking is permitted in front.
- ⁷ Subject to the requirements of § 175-163D(3)(d).
- ⁸ Three stories and 40 feet.