

ORDINANCE O:18-2024

**AN ORDINANCE OF THE TOWNSHIP OF MONROE, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY, AMENDING CHAPTER 175 OF THE TOWNSHIP CODE
OF THE TOWNSHIP OF MONROE, ENTITLED
“LAND MANAGEMENT”**

WHEREAS, the Township Council of the Township of Monroe has recommended certain amendments to Chapter 175 of the Code of the Township of Monroe and has determined that it is in the best interest of the Township to amend these specific sections and to promote the public good.

WHEREAS, the Planning Board of the Township of Monroe has adopted a Master Plan that comprehensively provides for the appropriate use, regulation, and development of lands in the Township in a manner which will promote the public health, safety, morals, and general welfare; and

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-62a requires substantial consistency of the provisions regulating zoning and land use with the adopted Master Plan; however, a governing body may adopt a zoning ordinance or zoning map wholly or partly inconsistent with such land use plan element provided that the reasons for doing so are set for in a resolution and recorded in its minutes.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Monroe, County of Gloucester, State of New Jersey, as follows:

SECTION I. The Township Code is hereby amended and supplemented so as to amend Chapter 175, entitled “Land Management” Article III entitled “Definitions and Word Usage” § 175-11 definition for “Lot Coverage” shall be replaced with the following definition:

§ 175-11 Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

LOT COVERAGE - The area of a lot covered by buildings, structures, paved surfaces and compacted stone. Paved surfaces include, but are not limited to, sidewalks, patios and decks, whether constructed of blacktop, compacted stone, flagstone brick, concrete, wood, or similar material, but excluding the water surface of any swimming pool. ~~For purposes of this chapter, the water surface area of any swimming pool shall not be counted as lot coverage.~~

SECTION II. The Township Code is hereby amended so as to amend Chapter 175, entitled “Land Management” Attachment 3 entitled “Schedule of Limitations: Rural Development Zoning Districts.” The maximum lot coverage within the RD-A, RD-RR, and RD-RS zones for “Single-family detached or two-family or twin buildings” shall be amended to reflect the bolded values within the attached amended schedule of limitations.

(SEE EXHBIT A - ATTACHMENT 3 AMENDED ZONING SCHEDULE)

SECTION III. The Township Code is hereby amended so as to amend Chapter 175, entitled “Land Management” Attachment 4 entitled “Schedule of Limitations: Regional Growth Zoning Districts.” The maximum lot coverage within the RG-MR, RG-PR, RG-30, & RG-40 zones for “Single-family detached and two-family or twin”, “Conventional development without public sewer”, “Conventional development with public sewer”, “Twin/two-family”, and “Cluster development with public sewer, Detached or Twin-two-family” shall be amended to reflect the bolded values within the attached schedule of limitations.

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“LAND MANAGEMENT”**

(SEE EXHIBIT B - ATTACHMENT 4 AMENDED ZONING SCHEDULE)

SECTION IV. The Township Code is hereby amended so as to amend Chapter 175, entitled “Land Management” Attachment 5 entitled “Schedule of Limitations Other Residential Zoning Districts.” The maximum lot coverage within the R-1 & R-2 zones for “Single-family detached dwelling”, “Two-family or twin,” “Single-family detached dwelling (cluster)”, and “Single-family detached dwelling (on-site disposal)” shall be amended to reflect the bolded values within the attached schedule of limitations.

The maximum lot coverage within the R-3 zone for “Single-family detached dwelling” shall be amended to reflect the bolded values within the attached amended schedule of limitations.

The minimum rear yard setback within the R-2 for “Single-family detached dwelling”, “Single-family detached dwelling (cluster)”, and “Single-family detached dwelling (on-site disposal)” shall be amended to reflect the bolded values within the attached schedule of limitations.

(SEE EXHIBIT C - ATTACHMENT 5 AMENDED ZONING SCHEDULE)

SECTION V. All prior Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION VI. If any word, phrase, clause, section or provision in this Ordinance shall be found by any Court of competent jurisdiction to be unenforceable, illegal, or unconstitutional such word, phrase, clause, section or provision shall be severable from the balance of the Ordinance and the remainder of the Ordinance shall remain in full force and effect.

SECTION VII. This Ordinance shall take effect twenty (20) days after final passage and publication as required by law.

TOWNSHIP OF MONROE

CNCL. PRES., CHELSEA VALCOURT

ATTEST:

**Twp. Clerk, Aileen Chiselko, RMC
or Deputy Clerk, Jennifer Harbison, RMC**

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“LAND MANAGEMENT”**

CERTIFICATION OF CLERK

The foregoing Ordinance was introduced at a meeting of the Township Council of the Township of Monroe held on the 10th day of April, 2024, and will be considered for final passage and adoption at a meeting of the Township Council of the Township of Monroe to be held on 24th day of April, 2024 at the Municipal Building, 125 Virginia Avenue, Williamstown, New Jersey 08094, at which time any person interested therein will be given an opportunity to be heard.

**Twp. Clerk, Aileen Chiselko, RMC
or Deputy Clerk, Jennifer Harbison, RMC**

ROLL CALL VOTE

1st Reading

	AYES	NAYS	ABSTAIN	ABSENT
Cncl. Adams				
Cncl. Fox				
Cncl. Garbowski				
Cncl. Heverly				
Cncl. McKinney				
Cncl. O'Reilly				
Cncl. Pres. Valcourt				
Tally:				

2nd Reading

	AYES	NAYS	ABSTAIN	ABSENT
Cncl. Adams				
Cncl. Fox				
Cncl. Garbowski				
Cncl. Heverly				
Cncl. McKinney				
Cncl. O'Reilly				
Cncl. Pres. Valcourt				
Tally:				

The foregoing ordinance was hereby approved by the Mayor of the Township of Monroe on this ____ day of _____, 2024.

MAYOR GREGORY A. WOLFE

EXHIBIT A

175 Attachment 3

**Township of Monroe
SCHEDULE OF LIMITATIONS:
RURAL DEVELOPMENT ZONING DISTRICTS**

Minimum Requirements for Uses	RD-C	RD-A	RD-RR	RD-RS
Single-family detached or two-family or twin buildings¹³				
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% 10%	3% 10%	3% 10%
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

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	--	--	--	--
Craft alcoholic beverage establishment				
Lot area (acres) ¹¹	1	--	--	--
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	--	--	--	--

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.

EXHIBIT B

175 Attachment 4

**Township of Monroe
SCHEDULE OF LIMITATIONS:
REGIONAL GROWTH ZONING DISTRICTS**

Minimum Requirements for Uses	RG-MR	RG-PR	RG-30	RG-40	RG-LI	RG-TC	RG-C	RG-RA	
Single-family detached and two-family or twin ¹									
Conventional development without public sewer									
Lot area (acres) ⁶	3.2	3.2	3.2	3.2	--	--	--	See § 175- 161.1	
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) ³	20	20	20	20	--	--	--		
Rear yard (feet)	50	50	40	25	--	--	--		
Lot coverage (maximum) (percent)	10% 40%	10% 40%	10% 40%	35% 40%	--	--	--		
Building height ⁸	--	--	--	--	--	--	--		
Conventional development with public sewer									
Detached									
Lot area (square feet)	27,500	27,500	27,500	7,200	--	--	--	See § 175- 161.1	
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% 40%	20% 40%	20% 40%	35% 40%	--	--	--		
Building height ⁸	--	--	--	--	--	--	--		
Twin/two-family									
Lot area (square feet)									
Per unit	25,000	25,000	25,000	25,000	--	--	--	See § 175- 161.1	
Per building	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	--	--	--		

Minimum Requirements for Uses	RG-MR	RG-PR	RG-30	RG-40	RG-LI	RG-TC	RG-C	RG-RA
Lot coverage (maximum) (percent)	20% 40%	20% 40%	35% 40%	40%	--	--	--	
Building height ⁸	--	--	--	--	--	--	--	
Cluster development with public sewer								
Detached								
Lot area (square feet)	10,000	10,000	--	--	--	--	--	
Front yard building setback (feet) ²	40	40	--	--	--	--	--	
Lot width (feet)	75	75	--	--	--	--	--	
Lot frontage (feet)	75	75	--	--	--	--	--	
Side yard (feet) ⁴	10	10	--	--	--	--	--	
Rear yard (feet)	25	25	--	--	--	--	--	
Lot coverage (maximum) (percent)	30% 40%	30% 40%	--	--	--	--	--	
Building height ⁸	--	--	--	--	--	--	--	
Twin-two-family								
Lot area (square feet)	17,500	17,500	--	--	--	--	--	See § 175-161.1
Front yard/building setback (feet) ¹	30	30	--	--	--	--	--	
Lot width (feet)	100	100	--	--	--	--	--	
Lot frontage (feet)	100	100	--	--	--	--	--	
Side yard (feet) ²	15	15	--	--	--	--	--	
Rear yard (feet)	25	25	--	--	--	--	--	
Lot coverage (maximum) (percent)	30% 40%	30% 40%	--	--	--	--	--	
Building height ⁸	--	--	--	--	--	--	--	
Planned residential development	-- ⁸	-- ⁸	--	--	--	--	--	
Institutional, fraternal and social lodges								
Lot area (square feet)	40,000	40,000	20,000	--	--	--	40,000	
Lot width (feet)	150	150	100	--	--	--	150	--
Lot frontage (feet)	150	150	--	--	--	--	150	--
Front yard/building setback (feet) ²	75	75	75	75	--	--	75	--
Side yard (feet) ⁴	30	30	30	30	--	--	30	--
Rear yard (feet)	50	50	50	50	--	--	50	--
Lot coverage (maximum) (percent)	60%	60%	25%	25%	--	--	60%	--
Buffers (feet)	--	--	--	--	--	--	25	--
Off-street parking	-- ⁹	-- ⁹	-- ⁹	-- ⁹	--	--	-- ⁹	--
Building height ⁸	--	--	--	--	--	--	-- ⁷	
Planned commercial								
Lot area (acres)	--	--	--	-- ¹¹	--	--	5	--
Lot width (feet)	--	--	--	--	--	--	200	--
Lot frontage (feet)	--	--	--	--	--	--	200	--

Minimum Requirements for Uses	RG-MR	RG-PR	RG-30	RG-40	RG-LI	RG-TC	RG-C	RG-RA
Front yard/building setback (feet) ²	--	--	--	--	--	--	100	--
Side yard (feet) ⁴	--	--	--	--	--	--	50	--
Rear yard (feet)	--	--	--	--	--	--	50	--
Lot coverage (maximum) (percent)	--	--	--	--	--	--	75%	--
Lot depth (feet)	--	--	--	--	--	--	250	--
Buffers (feet) ¹⁰	--	--	--	--	--	--	50	--
Building height ⁸	--	--	--	--	--	--	-- ⁸	--
Off-street parking	--	--	--	--	--	--	-- ⁹	--
Planned large-scale anchor store development								
Lot area (acres)							20	--
Lot frontage/width (feet)							200	--
Lot depth (feet)							250	--
Front yard/building setback (feet) ²							100	--
Side yard (feet) ⁴							50	--
Rear yard (feet)							50	--
Lot coverage (maximum) (percent)							70%	--
Buffers (feet)							50	--
Building height ⁸							--	--
Off-street parking ⁹							--	--
Neighborhood commercial								
Lot area (square feet) ¹²	--	--	--	--	--	--	20,000	--
Front yard/building setback (feet) ²	--	--	--	--	--	--	75	--
Lot frontage/width	--	--	--	--	--	--	100	--
Side yard (feet) ⁴	--	--	--	--	--	--	20	--
Rear yard (feet)	--	--	--	--	--	--	50	--
Lot coverage (maximum) (percent)	--	--	--	--	--	--	50%	--
Buffers (feet) ¹⁰	--	--	--	--	--	--	25	--
Building height (feet) ⁸	--	--	--	--	--	--	-- ⁸	--
Off-street parking							-- ⁹	
Community commercial, business and professional offices								--
Lot area (square feet) ¹²	--	--	--	--	--	20,000	20,000	--
Lot width (feet)	--	--	--	--	--	100	100	--
Lot frontage (feet)	--	--	--	--	--	100	100	--
Front yard/building setback (feet) ²	--	--	--	--	--	40	75	--
Side yard (feet) ⁴	--	--	--	--	--	20	20	--
Rear yard (feet)	--	--	--	--	--	35	50	--
Lot coverage (maximum) (percent)	--	--	--	--	--	75%	70%	--
Buffers (feet) ¹⁰	--	--	--	--	--	25	25	--
Building height ⁸	--	--	--	--	--	--	-- ⁷	--
Off-street parking ¹⁵							-- ⁸	--

Minimum Requirements for Uses	RG-MR	RG-PR	RG-30	RG-40	RG-LI	RG-TC	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) ²	--	--	--	--	--	--	100	--
Side yard (feet) ⁴	--	--	--	--	--	--	30	--
Rear yard (feet)	--	--	--	--	--	--	50	--
Lot coverage (maximum) (percent)	--	--	--	--	--	--	65%	--
Buffers (feet) ¹⁰	--	--	--	--	--	--	50	--
Building height ⁸	--	--	--	--	--	--	-- ⁸	--
Off-street parking	--	--	--	--	--	--	-- ⁹	--
Vehicle storage yards								
Lot area (square feet)	--	--	--	--	--	--	80,000	--
Lot width (feet)	--	--	--	--	--	--	150	--
Lot frontage (feet)	--	--	--	--	--	--	150	--
Front yard building setback (feet) ²	--	--	--	--	--	--	100	--
Side yard (feet) ⁴	--	--	--	--	--	--	30	--
Rear yard (feet)	--	--	--	--	--	--	50	--
Lot coverage (maximum) (percent)	--	--	--	--	--	--	65%	--
Buffers (feet) ¹⁰	--	--	--	--	--	--	50	--
Building height ⁸	--	--	--	--	--	--	-- ⁸	--
Off-street parking	--	--	--	--	--	--	-- ⁹	--
Light industrial								
Lot area (square feet) ¹²	--	--	--	--	20,000	--	20,000	--
Front yard/building setback (feet) ²	--	--	--	--	50	--	50	--
Lot frontage/width (feet)	--	--	--	--	100	--	100	--
Side yard (feet) ¹³	--	--	--	--	20	--	20	--
Rear yard (feet)	--	--	--	--	35	--	35	--
Lot coverage (maximum) (percent)	--	--	--	--	70%	--	70%	--
Buffers (feet) ¹⁰	--	--	--	--	25	--	50	--
Building height ⁸	--	--	--	--	-- ⁸	--	-- ⁸	--
Off-street parking	--	--	--	--	-- ¹⁰	--	-- ⁹	--
Assisted-living facility ¹⁴								
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%	--
Buffers (feet)	--	--	--	--	--	--	25	--
Building height ⁸	--	--	--	--	--	--	-- ⁸	--
Off-street parking ¹⁵	--	--	--	--	--	--	-- ⁹	--

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								
Lot area (square feet) ¹²	--	--	--	--	--	20,000	20,000	--
Lot width (feet)	--	--	--	--	--	100	100	--
Lot frontage (feet)	--	--	--	--	--	100	100	--
Front yard/building setback (feet) ²	--	--	--	--	--	40	75	--
Side yard (feet)	--	--	--	--	--	20 ⁴	20 ⁴	--
Rear yard (feet)	--	--	--	--	--	35	50	--
Lot coverage (maximum) (percentage)	--	--	--	--	--	75%	70%	--
Buffers (feet) ¹⁰	--	--	--	--	--	25	25	--
Building height ⁸	--	--	--	--	--	--	⁷	--
Off-street parking	--	--	--	--	--	--	⁸	--

NOTES:

¹Regulations for each unit of a twin shall be 50% of the lot area, lot width and lot frontage for a twin, except where on-site wastewater systems are used, only one side yard shall be required.

²All 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.

³Except that a side yard of 30 feet shall be required on corner lots for the side yard adjacent to the nonfronting street.

⁴Except that a side yard of 20 feet shall be required on corner lots for the side yard adjacent to a nonfronting street.

⁵Subject to the requirements of § 175-161C(2).

⁶With 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.

⁷Minimum side yard: eight feet; minimum aggregate width of side yards: 18 feet.

⁸Subject to the requirements of § 175-109, Height.

⁹Subject to the requirements of § 175-123, Off-street parking and loading.

¹⁰Subject to the standards of § 175-93 of this chapter.

¹¹Subject to the standards of § 175-162C and G of this chapter.

¹²No nonresidential use shall be located on a parcel of less than one acre unless served by a centralized wastewater treatment plant.

¹³Except that corner lots shall have a side yard of 30 feet adjacent to the nonfronting street.

¹⁴Subject to the requirements of § 171-161H.

¹⁵One space per two units.

EXHIBIT C

175 Attachment 5

**Township of Monroe
PERMITTED USES:**

**OTHER RESIDENTIAL ZONING DISTRICTS
(NON-PINELANDS AREA)**

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 25	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% 40%	-- 40%	30% 40%
Building height ⁷	--	--	--
Two-family or twin ^{1,6}			
Lot area (square feet)			
Per unit	7,500	16,335	--
Per building	15,000 ¹	32,670	--
Exception: corner lot (feet)	--	24,500	--
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	--

Minimum Requirements for Uses	R-1	R-2	R-3
Lot depth	200	125	--
Lot coverage (maximum) (percent)	30% 40%	30% 40%	--
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 ¹⁶	--	--	--
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)	--	50 25	--
Lot frontage (feet)	--	80	--
Lot width (feet)	--	90	--
Lot depth (feet)	--	180	--
Lot coverage (maximum) (percent)	--	30% 40%	--
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	--

Minimum Requirements for Uses	R-1	R-2	R-3
Rear yard (feet)	--	75 50	--
Lot frontage (feet)	--	120	--
Lot width (feet)	--	150	--
Exception: corner lot (feet)	--	--	--
Lot coverage (maximum) (percent)	--	20% 40%	--
Lot depth	--	--	--
Building height ⁷	--	--	--
Assisted-living facility	--	--	--
Lot area (acres)	--	5	--
Lot frontage (feet)	--	300	--
Front yard/building setback (feet)	--	75	--
Side yard (feet)	--	30	--
Rear yard (feet)	--	50	--
Lot coverage (maximum) (percent)	--	60%	--
Buffers (feet)	--	10	--
Building height ⁷	--	--	--
Parking ¹²	--	--	--

NOTES:

- ¹ Minimum where public water and sewer are available and/or used.
- ³ Minimum side yard: eight feet; minimum aggregate width of side yards: 20 feet.
- ⁴ Minimum side yard: eight feet; minimum aggregate width of side yards: 18 feet.
- ⁵ Minimum side yard adjacent to the nonfronting street for a corner lot.
- ⁶ Regulations for each unit of a twin shall be 50% of the lot area, lot width and lot frontage for a twin; only one side yard shall be required.
- ⁷ Subject to the requirements of § 175-109, Height.
- ⁸ Square footage for each use on the lot.
- ⁹ Measured from the outside of the structure closest to each side lot line.
- ¹⁰ The Board may, in lieu of the required side yard areas, allow construction of a buffer equal to not less than 50% of that side yard.
- ¹¹ Minimum side yard adjacent to the nonconforming street.
- ¹² In accordance with the standards of § 175-123.
- ¹³ In accordance with the standards of § 175-93 and Note¹⁰ above.
- ¹⁴ Subject to the provisions governing the principal use and as found in § 175-111 of this chapter.
- ¹⁵ Subject to the provisions governing the principal use and as found in § 175-112 of this chapter.
- ¹⁶ Subject to § 175-162E(1).
- ¹⁷ Applicable only to the accessory use, not to the principal use.