

SCHEDULE OF DISTRICT REGULATIONS ----- RR <del>3.04-5</del> ACRE DISTRICT TOWN OF MONROE ZONING												
1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Exception Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq ft)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	
							One	Total			Feet	Stories
RR <del>4.5</del> 3.0 Ac.	1) Agriculture or horticulture 2) Church or other place of worship <del>parochial school</del> <del>Sunday school or parish house</del> <del>subject to site plan approval</del> <del>3) Municipal park or playground</del> 4) Public library 5) <del>Public or private school</del> approved by the New York State Board of Regents 6) Single-family detached dwellings 7) Accessory apartments pursuant to Article VII	1) Customary accessory uses and structures 2) Home occupation 3) Home professional office 4) Noncommercial swimming pool 5) Signs, pursuant to Article XIII <u>6. Bus passenger waiting shelter (open)</u>	1) <del>Bus passenger waiting shelter (open)</del> 2) Cemetery <del>y</del> 3) Membership club 4) Museum or art gallery <del>y</del> <del>5) Public or semipublic building</del> 6) Public utility building or structure 7) Resort or <del>residential</del> hotel, duly licensed, on site of 50 acres or more. 8) Livestock keeping, breeding, housing and raising on lots of <del>2</del> 10 acres or more 9) Bed-and-breakfast residence 10) Bed-and-breakfast inn <u>11) Daycare center</u>	3 acres	200**	60**	50	100	60	<del>12</del> 0%	35	2.5
				11) Public or private golf course on sites of at least 175 acres.								
			11) On any lot used for a single-family detached residence, a single accessory detached residence use, subject to § 57-13A and O	See § 57-13A and O for information on applicable requirements								

NOTES:

~~\*\* See also § 57-39B and C~~

For12/09

SCHEDULE OF DISTRICT REGULATIONS ----- RR 1.0 ACRE DISTRICT TOWN OF MONROE ZONING												
1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Exception Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq ft)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	
							One	Total			Feet	Stories
RR 1.0 Ac.	1) Agriculture or horticulture 2) Church or other place of worship, <del>parochial school,</del> <del>Sunday school or parish house</del> <del>subject to site plan approval</del> <del>3) Municipal park or playground</del> 4) Public library 5) <del>Public or private</del> school approved by the New York State Board of Regents 6) Single-family detached dwellings 7) Accessory apartments pursuant to Article VII	1) Customary accessory uses and structures 2) Home occupation 3) Home professional office 4) Noncommercial swimming pool 5) Signs, pursuant to Article XIII <del>6. Bus passenger waiting shelter (open)</del>	<del>4) Bus passenger waiting shelter (open)</del> 2) Cemetery 3) Membership club <del>4) Museum or art gallery</del> <del>5) Public or semipublic building</del> 6) Public utility building or structure 7) Livestock keeping, breeding, housing and raising on lots of <del>2</del> 10 acres or more 8) Day <del>nursery care center</del> 9) Mobile home park on a 15-acre site subject to conditions contained in § 57-13L 10) Bed-and-breakfast residence 11) Bed-and-breakfast inn	40,000 without central sewer facilities  25,000 with central sewer facilities <del>and included workforce housing per §57-78</del>	150	50	30	65	60	<del>24</del> 0%	35	2.5
			12) Private or public golf course on sites at least 175 acres in size	175 acres								
			13) On any lot used for a single-family detached residence, a single accessory detached residence use, subject to § 57-13A and O	See § 57-13A and O for information on applicable requirements								

for 12/09

**SCHEDULE OF DISTRICT REGULATIONS ----- SR 20 DISTRICT TOWN OF MONROE ZONING**

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Exception Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq ft)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	
							One	Total			Feet	Stories
SR-20	1) Church or other place of worship, <del>parochial school, Sunday school or parish house subject to site plan approval</del> 2) <del>Municipal park or playground</del> 23) Public library 34) <del>Public or private school approved by the New York State Board of Regents</del> 45) Single-family detached dwellings 56) Accessory apartments pursuant to Article VII	1) Customary accessory uses and structures 2) Home occupation 3) Home professional office 4) Noncommercial swimming pool 5) Signs, pursuant to Article XIII 6) 1) <u>Bus passenger waiting shelter (open)</u>	4) <del>Bus passenger waiting shelter (open)</del> 12) Multiple dwelling group (see § 57-13D) 23) Cemetery 34) Membership club 5) <del>Museum or art gallery</del> 6) <del>Public or semipublic building</del> 47) Public utility building or structure 58) Livestock keeping, breeding, housing and raising on lots of <del>2</del> 10 acres or more 69) Day <del>care center</del> nursery 74) Mobile home park on a 15-acre site subject to conditions contained in § 57-13L 84) Bed-and-breakfast residence 94) Bed-and-breakfast inn	40,000 <del>without central sewer facilities</del>	125	50	30	65	60	<del>25</del> 40%	35	2.5
			20,000 with central sewer facilities <u>and included workforce housing per §57-78</u>	100	40	15	40	50	34%	35	2.5	
			109) On any lot used for a single-family detached residence, a single <del>owner-occupied</del> accessory detached residence use, subject to § 57-13A and O	See § 57-13A and O for information on applicable requirements								

revised 12/09

**SCHEDULE OF DISTRICT REGULATIONS ----- SR 15 DISTRICT TOWN OF MONROE ZONING**

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Exception Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq ft)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	
							One	Total			Feet	Stories
SR-15	1) Church or other place of worship, <del>parochial school, Sunday school or parish house subject to site plan approval</del> 2) <del>Municipal park or playground</del> 3) Public library 4) <del>Public or private school approved by the New York State Board of Regents</del> 5) Single-family detached dwellings 6) Accessory apartments pursuant to Article VII	1) Customary accessory uses and structures 2) Home occupation 3) Home professional office 4) Noncommercial swimming pool 5) Signs, pursuant to Article XIII 6) <u>Bus passenger waiting shelter (open)</u>	<del>1) Bus passenger waiting shelter (open)</del> <del>2) Multiple dwelling group (see § 57-13D)</del> <del>3) Cemetery</del> <del>4) Membership club</del> <del>5) Museum or art gallery</del> <del>6) Public or semi-public building</del> <del>7) Public utility building or structure</del> <del>8) Livestock keeping, breeding, housing and raising on lots of <del>2</del>10 acres or more</del> <del>9) Day care center/nursery</del> <del>10) Mobile home park on a 15-acre site subject to conditions contained in § 57-13L</del> <del>11) Bed-and-breakfast residence</del> <del>12) Bed-and-breakfast inn</del>	40,000 <del>without central sewer facilities</del>	125	50	30	65	60	<del>25</del> 40%	35	2.5
			15,000 with central sewer facilities <u>and included workforce housing per §57-78</u>	100	40	15	40	50	<del>3</del> 40%	35	2.5	
			<del>13) On any lot used for a single-family detached residence, a single <u>owner-occupied</u> accessory detached residence use, subject to § 57-13A and O</del>	See § 57-13A and O for information on applicable requirements								

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SCHEDULE OF DISTRICT REGULATIONS ----- SR 10 DISTRICT TOWN OF MONROE ZONING												
1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Exception Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq ft)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	
							One	Total			Feet	Stories
SR-10	1) Church or other place of worship, <del>parochial school, Sunday school or parish house subject to site plan approval</del> 2) <del>Municipal park or playground</del> 2a) Public library 3a) <del>Public or private school approved by the New York State Board of Regents</del> 4a) Single-family detached dwellings 5a) Accessory apartments pursuant to Article VII	1) Customary accessory uses and structures 2) Home occupation 3) Home professional office 4) Noncommercial swimming pool 5) Signs, pursuant to Article XIII 6) <u>Bus passenger waiting shelter (open)</u>	1) <del>Bus passenger waiting shelter (open)</del> 12) Multiple dwelling group (see § 57-13D) 23) Cemetery 34) Medical arts building, only with direct frontage on and access to a county or state highway 45) Membership club 6) <del>Museum or art gallery</del> 7) <del>Public or semi-public building</del> 58) Public utility building or structure 60) Livestock keeping, breeding, housing and raising on lots of 20 acres or more 74) Day <del>care center nursery</del> 84) Mobile home park on a 15-acre site subject to conditions contained in § 57-13L 94) Bed-and-breakfast residence 10) <del>Bed-and-breakfast inn</del>	40,000 <del>without central sewer facilities</del>  10,000 with central sewer facilities <u>and included workforce housing per §57-78</u>	125  75	50  30	30  13	65  28	60  35	2540%  350%	35  35	2.5  2.5
See § 57-13A and O for information on applicable requirements												

Revised 12-09

SCHEDULE OF DISTRICT REGULATIONS ----- URM DISTRICT TOWN OF MONROE ZONING												
1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Exception Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq ft)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	
							One	Total			Feet	Stories
URM	<del>1) Agriculture or horticulture</del> <del>12) Church or other place of worship, parochial school, Sunday school or parish house subject to site plan approval</del> <del>3) Municipal park or playground</del> 24) Public library <del>36) Public or private school approved by the New York State Board of Regents</del> 46) Single-family detached dwellings 57) Accessory apartments pursuant to Article VII	1) Customary accessory uses and structures 2) Noncommercial swimming pool 3) Private garage or parking area 4) Recreational facility <del>for exclusive use of residents and guests</del> 46) Signs, pursuant to Article XIII 5) <u>Bus passenger waiting shelter (open)</u>	<del>4) Bus passenger waiting shelter (open)</del> <del>12) Cemetery</del> <del>23) Membership club??</del> <del>4) Museum or art gallery</del> <del>5) Public or semipublic building</del> 36) Public utility building or structure <del>47) Livestock keeping, breeding, housing and raising on lots of 20 acres or more</del>  58) Mobile home park on a 15-acre site subject to conditions contained in § 57-13L	40,000 <del>without central sewer facilities</del>	125	50	30	65	60	<del>25</del> 40%	35	2.5
			10,000 with central sewer facilities <u>and included workforce housing per § 57-78</u>	75	30	13	28	35	350%	35	2.5	
			60) Multiple dwelling group (see § 57-13N)	5 acres	150	60	30	60	60	50%	35	2.5
			<del>74) Day-care center, with frontage on and direct road access to a county highway and subject to § 57-22</del>	40,000								

Revised 12-09

SCHEDULE OF DISTRICT REGULATIONS ----- WR DISTRICT TOWN OF MONROE ZONING												
1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Exception Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq ft)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	
							One	Total			Feet	Stories
WR	1) Commercial swimming pool 2) Municipal or proprietary <del>public</del> parking area 3) Municipal park or playground 4) Nonresidential membership club 5) Private or commercial beach in accordance with applicable watershed regulations <del>6) Public or semipublic building</del> <del>6) Restaurant or tavern, other than refreshment stand, a drive-in, drive-through or other fast-food facility</del> 7) <u>Museum or art gallery</u>	1) Customary accessory uses and structures 2) Private garage or parking area 3) Signs, pursuant to Article XIII 4) <u>Bus passenger waiting shelter (open)</u>	1) Private or commercial marina 2) Public utility building or structure <del>3) Resort or residential hotel, duly licensed</del>	20,000	100	40	25	50	40	50%	35	2.5
			<del>3) Single-family dwelling conforming to RR-1.0 District requirements</del> <u>4) Bed and breakfast residence, conforming to RR 1.0 district requirements</u> <u>5) Bed and breakfast inn, conforming to RR 1.0 district requirements</u>	See Schedule of District Regulations for RR-1.0 District								

Revised 12-09

SCHEDULE OF DISTRICT REGULATIONS ----- NB DISTRICT TOWN OF MONROE ZONING												
1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Exception Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq ft)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	
							One	Total			Feet	Stories
NB	1) Neighborhood shopping center, which may include 1 or more of the following uses: (a) Municipal or proprietary public parking area (b) Personal service store or studio or shop for custom work (c) Restaurant or tavern, other than <del>refreshment stand, a drive-in</del> , drive-through or other fast-food facility (d) Retail store (e) Office (f) Medical arts building (g) Bank (h) Museum or art gallery	1) Customary accessory uses and structures 2) Private garage or parking area 3) Signs, pursuant to Article XIII 4) <u>Bus passenger waiting shelter (open)</u>	<del>1) Bus passenger waiting shelter (open)</del> <del>2) Public or semipublic building</del> 13) Public utility building or structure <del>24) Motel, hotel</del> <del>35) Public or semipublic building</del> <del>6) Public utility building or structure</del> <del>7) Single family dwelling conforming to RR-4.0 District requirements</del>	40,000	200	80	25*	50	30	50%	35	2.5
	2) Day-care center (see § 57-22)											

NOTES:

\* Side yard shall be 50 feet wide when lot is adjacent to a residential zone.

Revised 12-09

**SCHEDULE OF DISTRICT REGULATIONS ----- GB DISTRICT TOWN OF MONROE ZONING**

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Exception Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq ft)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard One Total		Minimum Rear Yard (feet)	Maximum Lot Coverage	Feet	Stories
GB	1) Animal hospital or veterinary establishment 2) Automobile sales with <del>accessory</del> service <u>and facilities, including</u> repair shop 3) Bank <del>or savings and loan association</del> 4) Retail store 5) Business or vocational school 6) Laundry <del>romatry, drying</del> or dry-cleaning <del>drop off center</del> 7) Municipal or proprietary public parking area 8) Municipal park or playground 9) Newspaper or printing establishment 10) Office or office building 11) Research institute or laboratory 12) Restaurant, tavern or <del>drive-in restaurant or permanent construction</del> <u>fast food restaurant</u> <del>13) Telephone exchange</del> 14) Wholesale establishment <del>14) Workshops, personal service store or studio or shop for custom work</del> <del>16) Public utility building or structure</del> 15) Hospital, medical arts building 16) Day-care center (see § 57-22) 17) Dwelling units over first-floor nonresidential uses 18) <u>Museum or art gallery</u>	1) Customary accessory uses and structures 2) Private garage or parking area 3) Signs, pursuant to Article XIII 4) <u>Bus passenger waiting shelter (open)</u>	1) Bottled gas distribution station 2) Breeding and boarding kennels for cats and dogs <del>3) Bus passenger waiting shelter (open)</del> 3) Indoor sports facilities, exclusive of shooting gallery <del>4) Commercial swimming pool</del> <del>5) Gas filling station</del> <del>6) Motel, hotel</del> <del>8) Public or semipublic building</del> 7) Public utility building or structure <del>8) Neighborhood shopping center on sites of 40,000 square feet or more</del> <del>11) Single family dwelling conforming to SR-4.0 ac. District requirements</del> <del>9) Theater or motion-picture theater, other than an outdoor drive-in theater</del> <del>10) Indoor pistol range</del>	10,000	100	60	8*	20	20	90%	35	2.5

| NOTES:

\* Side yard shall be 50 feet wide when lot is adjacent to a residential zone.

SCHEDULE OF DISTRICT REGULATIONS ----- LI DISTRICT TOWN OF MONROE ZONING												
1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Exception Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq ft)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	
							One	Total			Feet	Stories
LI	1) Animal hospital or veterinary establishment 2) Business or vocational school <del>3) Municipal park or playground</del> 34) Newspaper or printing establishment 45) Office or office building 56) Research institute or laboratory 67) Warehouse 78) Nonnuisance industry 89) Public utility building or structure 94) Hospital, medical arts building 104) Day-care center (see § 57-22)	1) Customary accessory uses and structures 2) Private garage or parking area <del>3) Residence quarters for watchman or caretaker employed upon the premises and his family</del> 33) Signs, pursuant to Article XIII 4) Bus passenger waiting shelter (open)	<del>1) Bus passenger waiting shelter (open)</del> <del>12) Hotel or motel</del> <del>23) Restaurant, other than a drive-in</del> 34) Sand or gravel extraction 45) Self-service storage facilities 56) Truck station or terminal 67) Building materials storage yard	80,000 without central sewer facilities  40,000 with central sewer facilities	200  100	50  40	50	100	50  40	40%  50%	50  50	----  ----

NOTES: \* Side yard shall be 50 feet wide when lot is adjacent to a residential zone

12/09

**SCHEDULE OF DISTRICT REGULATIONS ----- HI DISTRICT TOWN OF MONROE ZONING**

1	2	3	4	5	6	7	8		9	10	11	
District	Principal Permitted Uses	Accessory Uses	Special Exception Uses Subject to Authorization and Site Plan Approval by the Planning Board	Minimum Lot Area (sq ft)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard		Minimum Rear Yard (feet)	Maximum Lot Coverage	Maximum Building Height	
							One	Total			Feet	Stories
HI	1) Automobile sales with accessory service facilities, including repair shop 2) Retail 3) Laundry, dying or dry-cleaning works 4) Newspaper or printing establishment 5) Office or office building 6) Research institute or laboratory <del>7) Telephone exchange</del> <del>7) Business or vocational school</del> 8) Warehouse 9) Workshops, personal service store or studio or shop for custom work 10) Nuisance industry 11) Public utility building or structure 12) Day-care center (see § 57-22)	1) Customary accessory uses and structures 2) Private garage or parking area <del>3) Residence quarters for watchman or caretaker employed upon the premises and his family</del> 3) Signs, pursuant to Article XIII 5) <u>Bus passenger waiting shelter (open)</u>	<del>4) Bus passenger waiting shelter (open)</del> <del>2) Hotel or motel</del> <del>2) Restaurant, other than a drive-in</del> <del>3) Sand or gravel extraction</del> <del>4) Filling station, car washing station or service station</del> <del>5) Proprietary public parking garage or area</del> <del>6) Bottled gas distribution station</del> <del>7) Hospital, medical arts building</del> <del>8) Fuel oil storage tank</del> 8) Adult bookstores, theaters and similar uses <del>9) Self-service storage facilities</del> <del>10) Truck station or terminal</del> <del>11) Building materials storage yard</del> <u>12) Building equipment storage yard</u>	40,000 without central sewer facilities	100	60	35*	70	40	65%	50	--
	<b>13) Business parks</b> <b>A) Additional uses permitted only within a Business Park</b> a) Hotels and motels with associated dining, conference or recreation facilities. (b) Restaurants and drinking places, including <del>drive-in or</del> fast-food restaurants. (c) Commercial centers (d) Integrated residential uses (see § 57-3 and 57-20D) (e) Outdoor sports facilities (see § 57-23)			125 acres or more	100	60† 40‡	35*† 20*‡	70† 40‡	40† 20‡	65%	50	--
	B) Uses permitted in a business park may be developed in one or more phases on all or any part of the tracts of land for which a declaration of development has been filed. Special exception uses and integrated residential uses shall be considered to be permitted uses within a business park, except for <del>single family dwellings conforming to the RR-1.0 ac. District requirements and</del> adult bookstores, theaters and similar uses which shall remain special exception uses.											
	14) Indoor sports facilities			75 acres	100	60† 40‡	35*† 20*‡	70† 40‡	40† 20‡	75%	50	--

NOTES: \* Side yard shall be 50 feet wide when lot is adjacent to a residential zone. † Without central sewer facilities. ‡ With central sewer facilities. 12/09