

SCHEDULE OF DISTRICT REGULATIONS ----- RR 3.0 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 3.0 Ac.	1) Agriculture or horticulture 2) Church or other place of worship 4) Public library 5) Private 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 6. Bus passenger waiting shelter (open)	1) Cemetery 2) Membership club 3) Museum or art gallery 6) Public utility building or structure 7) Resort or hotel, duly licensed, on site of 50 acres or more. 8) Livestock keeping, breeding, housing and raising on lots of 10 acres or more 9) Bed-and-breakfast residence 10) Bed-and-breakfast inn 11) Daycare center	3 acres	200**	60**	50	100	60	10%	35	2.5	
			11) Public or private golf course on sites of at least 175 acres.	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:

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, 34) Public library 5) Private 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 6. Bus passenger waiting shelter (open)	2) Cemetery 3) Membership club 6) Public utility building or structure 7) Livestock keeping, breeding, housing and raising on lots of 10 acres or more 8) Day care center 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 and included workforce housing per §57-78	150	50	30	65	60	20%	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								

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 2) Public library 3) Private school approved by the New York State Board of Regents 4) Single-family detached dwellings 5) 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) Bus passenger waiting shelter (open)	1) Multiple dwelling group (see § 57-13D) 2) Cemetery 3) Membership club	40,000	125	50	30	65	60	25%	35	2.5		
			4) Public utility building or structure 5) Livestock keeping, breeding, housing and raising on lots of 10 acres or more 6) Day care center 7) Mobile home park on a 15-acre site subject to conditions contained in § 57-13L 8) Bed-and-breakfast residence 9) Bed-and-breakfast inn	20,000 with central sewer facilities and included workforce housing per §57-78	100	40	15	40	50	30%	35	2.5		
			10) On any lot used for a single-family detached residence, a single owner-occupied accessory detached residence use, subject to § 57-13A and O	See § 57-13A and O for information on applicable requirements										

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 2) Public library 3) Private school approved by the New York State Board of Regents 4) Single-family detached dwellings 5) 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) Bus passenger waiting shelter (open)	1) Multiple dwelling group (see § 57-13D) 2) Cemetery 3) Membership club	40,000	125	50	30	65	60	25%	35	2.5
			4) Public utility building or structure 5) Livestock keeping, breeding, housing and raising on lots of 10 acres or more 6) Day care center 7) Mobile home park on a 15-acre site subject to conditions contained in § 57-13L 8) Bed-and-breakfast residence 9) Bed-and-breakfast inn	15,000 with central sewer facilities and included workforce housing per §57-78	100	40	15	40	50	30%	35	2.5
			10) On any lot used for a single-family detached residence, a single owner-occupied accessory detached residence use, subject to § 57-13A and O	See § 57-13A and O for information on applicable requirements								

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 2) Public library 3) Private school approved by the New York State Board of Regents 4) Single-family detached dwellings 5) 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) Bus passenger waiting shelter (open)	1) Multiple dwelling group (see § 57-13D) 2) Cemetery 3) Medical arts building, only with direct frontage on and access to a county or state highway 4) Membership club 5) Public utility building or structure 6) Livestock keeping, breeding, housing and raising on lots of 20 acres or more 7) Day care center 8) Mobile home park on a 15-acre site subject to conditions contained in § 57-13L 9) Bed-and-breakfast residence 10) Bed-and-breakfast inn	40,000	125	50	30	65	60	25%	35	2.5
				10,000 with central sewer facilities and included workforce housing per § 57-78	75	30	13	28	35		35	2.5
			11) On any lot used for a single-family detached residence, a single owner-occupied accessory detached residence use, subject to § 57-13A and O	See § 57-13A and O for information on applicable requirements								

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	Total	Minimum Rear Yard (feet)	Maximum Lot Coverage	Feet	Stories
WR	1) Commercial swimming pool 2) Municipal or proprietary parking area 3) Municipal park or playground 4) Nonresidential membership club 5) Private or commercial beach in accordance with applicable watershed regulations 6) Restaurant or tavern, other than refreshment stand,, drive-through or other fast-food facility 7) Museum or art gallery	1) Customary accessory uses and structures 2) Private garage or parking area 3) Signs, pursuant to Article XIII 4) Bus passenger waiting shelter (open)	1) Private or commercial marina 2) Public utility building or structure	20,000	100	40	25	50	40	50%	35	2.5
			3) Single-family dwelling conforming to RR-1.0 District requirements 4) Bed and breakfast residence, conforming to RR 1.0 district requirements 5) Bed and breakfast inn, conforming to RR 1.0 district requirements	See Schedule of District Regulations for RR-1.0 District								

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 refreshment stand, , 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) Bus passenger waiting shelter (open work	1) Public utility building or structure 2) Motel, hotel 3	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.

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 service and repair shop 3) Bank 4) Retail store 5) Business or vocational school 6) Laundromat or dry-cleaning drop off center 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 or fast food restaurant 13) Wholesale establishment 14) Workshops, personal service store or studio or shop for custom work 15) Hospital, medical arts building 16) Day-care center (see § 57-22) 17) Dwelling units over first-floor nonresidential uses 18) Museum or art gallery	1) Customary accessory uses and structures 2) Private garage or parking area 3) Signs, pursuant to Article XIII 4) Bus passenger waiting shelter (open)	1) Bottled gas distribution station 2) Breeding and boarding kennels for cats and dogs 3) Indoor sports facilities, exclusive of shooting gallery 4) Commercial swimming pool 5) Gas station 6) Motel, hotel 7) Public utility building or structure 8) Neighborhood shopping center on sites of 40,000 square feet or more 9) Theater or motion-picture theater, other than an outdoor drive-in theater 10) Indoor pistol range	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 3) Newspaper or printing establishment 4) Office or office building 5) Research institute or laboratory 6) Warehouse 7) Nonnuisance industry 8) Public utility building or structure 9) Hospital, medical arts building 10) Day-care center (see § 57-22)	1) Customary accessory uses and structures 2) Private garage or parking area 3) Signs, pursuant to Article XIII 4) Bus passenger waiting shelter (open	1) Hotel or motel 2) Restaurant 3) Sand or gravel extraction 4) Self-service storage facilities 5) Truck station or terminal 6) Building materials storage yard	80,000 without central sewer facilities	200	50	50	100	50	40%	50	----
				40,000 with central sewer facilities	100	40	30*	60	40	50%	50	----

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

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 7) Business or vocational school 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 3) Signs, pursuant to Article XIII 5) Bus passenger waiting shelter (open)	1) Hotel or motel 2) Restaurant 3) Sand or gravel extraction 4) car washing station or service station 5) Proprietary parking garage or area 6) Bottled gas distribution station 7) Hospital, medical arts building 8) Adult bookstores, theaters and similar uses 9) Self-service storage facilities 10) Truck station or terminal 11) Building materials storage yard 12) Building equipment storage yard	40,000 without central sewer facilities	100	60	35*	70	40	65%	50	--
				40,000 with central sewer facilities	100	40	20*	40	20	65%	50	--
	13) Business parks A) Additional uses permitted only within a Business Park a) Hotels and motels with associated dining, conference or recreation facilities. (b) Restaurants and drinking places, including 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	--
				75 acres	100	60† 40‡	35*† 20*‡	70† 40‡	40† 20‡	75%	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 adult bookstores, theaters and similar uses which shall remain special exception uses.											
	14) Indoor sports facilities											

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