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Monroe Township

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Schedule of District
Regulations

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Schedule of District Regulations

Monroe Township, New Jersey

Part 1



Schedule of District Regulations¹

Monroe Township, New Jersey

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		
District	Uses Allowed by Right ²		Conditional Uses ³	Lot Dimensions (minimums required)			Yard Dimensions (minimums required) ⁴						Height of Buildings (maximum permitted) ⁵		Floor Area of Buildings (minimum required)	Coverage of Lot by Buildings (maximum permitted)	Floor Area Ratio (maximum permitted)	Off-Street Parking		Loading	Exceptions	
	Principal	Accessory		Area	Width (feet)	Depth (feet)	Applying to Principal Buildings			Applying to Accessory Buildings			Stories	Feet				In Connection with	Spaces			Berths
							Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)										
R-3A	1. One-family houses 2. Farms, truck gardens, nurseries and other agricultural activities. See Note 1, § 130-8C(1). 3. Parks, playgrounds and other recreation facilities operated by Monroe Township 4. Township municipal offices, library, fire and police stations, schools and other buildings	1. Private garages for the storage of vehicles used by the residents on the premises 2. Private swimming pools for use by the residents on the premises. See Note 3, § 130-8C(3). 3. Fences and walls. See Note 4, § 130-8C(4). 4. Sign or nameplate having an area of not more than 2 sq. ft.	1. Farm stand or market 2. Parks, playgrounds and other public or private recreation facilities not operated by Monroe Township 3. Private schools. See Note 5, § 130-8C(5). 4. Annual membership clubs, including country, golf, tennis and swim clubs. See Note 6, § 130-8C(6). 5. Places of worship	3 acres	200	200	50	30	50					2½	35	For one-family house: ⁴ 1,800 for 1 story 2,200 for 1½ stories 2,400 for 2 stories	20%		1 dwelling	2		1. Lot Sizes in Residential Districts. In the case of irregularly shaped lots, the minimum lot area shall be provided; however, the minimum lot frontage required may be measured at the building setback line rather than the street line, provided that frontage at the street line shall not be less than 75 ft. 2. Front Yards in R-30, R-20 and R-10 Districts. In locations where there are existing buildings on the same side of the street as a vacant lot, the average setback of those buildings within 200 ft. on each side of said vacant lot shall determine the front yard setback. On corner lots, these provisions shall not prohibit the building of open porches, steps or entranceways within the required setback area, provided that they will not be enclosed.
R-60	Any principal use allowed by right in an R-3A District	Any accessory use allowed by right in an R-3A District	Any conditional use allowed in an R-3A District	60,000 sq. ft. for one-family house	200	200	50	30 for each side yard	50					2½	35	For one-family house: 1,800 for 1 story 2,200 for 1½ stories 2,400 for 2 stories	20%		1 dwelling	2		3. Setbacks in All Districts. The minimum setback provided shall be in accordance with this schedule, except where the Master Plan, Official Map or county requires a deeper setback for future road-widening purposes; in that case the deeper setback shall be provided.
R-30	Any principal use allowed by right in an R-60 District	1. Any accessory use allowed by right in an R-60 District 2. Customary home occupations. See Note 2, § 130-8C(2).	Any conditional use allowed in an R-60 District	30,000 sq. ft.: public water or sewerage facilities ----- 80,000 sq. ft.: no public water or sewerage facilities	150	200	50 See exceptions in Col. 21.	20 for each side yard	40					2½	35	For one-family house: 1,500 for 1 story 1,900 for 1½ stories 2,200 for 2 stories	20%		1 dwelling	2		3. Setbacks in All Districts. The minimum setback provided shall be in accordance with this schedule, except where the Master Plan, Official Map or county requires a deeper setback for future road-widening purposes; in that case the deeper setback shall be provided.

Notes:

¹ See § 130-8C for supplemental notes.

² All uses except one- and two-family houses are subject to site plan approval by Planning Board. See § 130-10.

³ See § 130-52.

⁴ See exceptions.

⁵ [Amended 9-5-79 by Ord. No. 397]

Schedule of District Regulations

Monroe Township, New Jersey

Part 2

Schedule of District Regulations¹
Monroe Township, New Jersey

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
District	Uses Allowed by Right ²		Conditional Uses ³	Lot Dimensions (minimums required)			Yard Dimensions (minimums required) ⁴						Height of Buildings (maximum permitted) ⁵		Floor Area of Buildings (minimum required)	Coverage of Lot by Buildings (maximum permitted)	Floor Area Ratio (maximum permitted)	Off-Street Parking		Loading Berths	Exceptions
	Principal	Accessory		Area	Width (feet)	Depth (feet)	Applying to Principal Buildings			Applying to Accessory Buildings			Stories	Feet				In Connection with	Spaces		
							Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)									
R-20	Any principal use allowed by right in an R-20 District	1. Any accessory use allowed by right in an R-20 District 2. Office of a professional in a residence on a lot, provided that not more than 25% of the habitable floor area shall be used for office space and that adequate parking, as required in the schedule for off-street parking in this chapter, is provided	1. Any conditional use allowed in an R-20 District 2. Fraternal, social, civic or other semipublic club buildings	20,000 sq. ft.: public water and sewerage facilities 30,000 sq. ft.: public water or sewerage facilities 60,000 sq. ft.: no public water or sewerage facilities	100 150 200	200 200 200	50 50 50	15 20 30	25; and 35 for corner lot 40 50				2½	35	For one-family house: 1,200 for 1 story 1,700 for 1½ stories 2,000 for 2 stories	25%		1 dwelling	2		
R-10	Any principal use allowed by right in an R-10 District	Any accessory use allowed by right in an R-10 District	Any conditional use allowed in an R-10 District	10,000 sq. ft.: public water and sewerage facilities 30,000 sq. ft.: public water or sewerage facilities 60,000 sq. ft.: no public water or sewerage facilities	100 150 200	100 200 200	25 50 50	10 20 30	25 40 50				2½	35	For one-family house: 1,200 for 1 story 1,600 for 1½ stories 1,800 for 2 stories	25%		1 dwelling	2		
PRC	Planned retirement communities allowed in all residential districts (See Article VII for regulations for PRC developments)																				

Notes:
¹ See § 130-8C for supplemental notes.
² All uses except one- and two-family houses are subject to site plan approval by Planning Board. See § 130-10.
³ See § 130-52.
⁴ See exceptions.
⁵ See exceptions.

Schedule of District Regulations

Monroe Township, New Jersey

Part 3

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Schedule of District Regulations
Monroe Township, New Jersey

1	2		3	4			5	6	7	8	9	10	11	12	13	14	15	16	17	18	19		20	21
District	Uses Allowed by Right ¹		Conditional Uses ¹	Lot Dimensions (minimums required)			Yard Dimensions (minimums required) ⁴						Height of Buildings (maximum permitted) ⁵		Floor Area of Buildings (minimum required) (square feet)	Coverage of Lot by Buildings (maximum permitted)	Floor Area Ratio (maximum permitted)	Off-Street Parking		Loading	Exceptions			
	Principal	Accessory		Area	Width (feet)	Depth (feet)	Applying to Principal Buildings			Applying to Accessory Buildings			Stories	Feet				In Connection with	Spaces			Berths		
							Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)												
N-C	<ol style="list-style-type: none"> Retail stores of a neighborhood or daily-needs type Personal service establishments, including but not limited to barber and beauty shops, tailor, minor repair operations for electrical, television, shoes and similar consumer goods Outlets and pickup stations for laundry and dry cleaners Fully enclosed eating and drinking establishments Banks Business and professional offices 	<ol style="list-style-type: none"> Parking and loading facilities for the principal use Signs, according to § 130-11 	<ol style="list-style-type: none"> Auto service stations and repair garages. See Note 7, § 130-8C(7). Places of worship Fraternal, social, civic or other semipublic club buildings 	40,000 sq. ft.	200	200	50 See exceptions in Col. 21.	25 for each side yard	40							2	40	1,000	30%		See schedule in § 130-12B.	See schedule in § 130-12C.		
I-C	<ol style="list-style-type: none"> Department stores. See Note 8, § 130-8C(8). General business and professional offices Theaters and other fully enclosed commercial entertainment establishments New auto sales and showroom establishments, but not including used car lots or auto body repair shops exclusively as principal uses Fully enclosed establishments for the sale and repair of machinery and equipment Wholesale, distributive and storage establishments Data processing and computer centers Fully enclosed restaurants Existing country clubs 	Any accessory uses allowed by right in an N-C District	<ol style="list-style-type: none"> Any conditional uses allowed in an N-C District Motel including convention and meeting facilities Funeral homes Public transportation terminal facilities Designed shopping centers. See Note 9, § 130-8C(9). Hospitals, clinics and medical centers 	80,000 sq. ft.	200	200	Same as in N-C District						2	40	3,000	22%	Maximum lot coverage by building and paved area including parking and loading areas, drive-ways and sidewalks: 65%	See schedule in § 130-12B.	See schedule in § 130-12C.					

8:
See § 130-8C for supplemental notes.
All uses except one- and two-family houses are subject to site plan approval by Planning Board. See § 130-10.
See § 130-52.
See exceptions.
See exceptions.

Schedule of District Regulations

Monroe Township, New Jersey

Part 4

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Schedule of District Regulations¹
Monroe Township, New Jersey

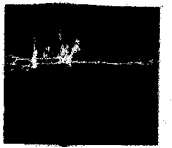
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
District	Uses Allowed by Right ²		Conditional Uses ³	Lot Dimensions (minimums required)			Yard Dimensions (minimums required) ⁴						Height of Buildings (maximum permitted) ⁵		Floor Area of Buildings (minimum required) (square feet)	Coverage of Lot by Buildings (maximum permitted)	Floor Area Ratio (maximum permitted)	Off-Street Parking		Loading Berths	Exceptions
	Principal	Accessory		Area	Width (feet)	Depth (feet)	Applying to Principal Buildings			Applying to Accessory Buildings			Stories	Feet				In Connection with	Spaces		
							Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)									
L-I	<ol style="list-style-type: none"> Altering, assembly and finishing of materials or products. See Note 10, § 130-8C(10). Fully enclosed wholesale, distributive or storage establishments, but excluding retail sales. See Note 10, § 130-8C(10). Research laboratories. See Note 10, § 130-8C(10). Data processing and computer centers Business and professional offices Agricultural activities Existing retail establishments and shopping centers 	<ol style="list-style-type: none"> Parking and loading facilities for the principal use Signs according to § 130-11 	<ol style="list-style-type: none"> Light manufacturing, converting, processing, printing or other handling of materials or products. See Note 10, § 130-8C(10). Metal welding and machine shops Laundry and dry-cleaning plant, lumberyards, building materials storage and sales Airports to serve industrial establishments subject to federal, state or other agencies having jurisdiction over such land use Hospitals, clinics and medical centers 	3 acres	200	200	50 See exceptions in Col. 21	40 for each side yard	40					2	40		40%		See schedule in § 130-12B.	See schedule in § 130-12C.	
FH/C	<ol style="list-style-type: none"> Flood hazard areas designated by the Federal Department of Housing and Urban Development, New Jersey Department of Environmental Protection or other public agency having jurisdiction at the time of application. See Note 11, § 130-8C(11). Public parks and other recreation areas and conservation lands. See Note 11, § 130-8C(11). 		Any accessory structure, building or use after the applicant has received approval from the New Jersey Department of Environmental Protection or other public agency having jurisdiction at the time of application																		

Notes:
¹ See § 130-8C for supplemental notes.
² All uses except one- and two-family houses are subject to site plan approval by Planning Board. See § 130-10.
³ See § 130-52.
⁴ See exceptions.
⁵ See exceptions.

Schedule of District Regulations

Monroe Township, New Jersey

Part 5



**Schedule of District Regulations
Monroe Township, New Jersey**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
District	Permitted Uses	Lot Area Coverage and Yard Requirements																					
		Total Area Requirements for Planned PO/CD Project (minimum lot dimensions)					Dimensional Requirements for Internal Lots within PO/CD (minimum)								Building Size								
							Lot Dimensions			Setbacks					(minimum required) (square feet)				Minimum Distance Between Buildings (feet)	Height	Lot Coverage (percent)	Total Lot Coverage (percent)	Parking
		Area (acres)	Width (feet)	Depth (feet)	Coverage (percent)	Total Coverage (percent)	Area (acres)	Width (feet)	Depth (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	From External Boundary (feet)	Office and Professional Buildings	Medical Buildings	Sports and Health Facilities	Restaurant Buildings						
PO/CD ¹	1. Professional office uses such as: a. Corporate offices and executive centers. b. Data-processing facilities. c. Computer centers. d. Medical offices and clinical laboratories. e. Banks and other fiduciary institutions. f. Law and accounting offices. g. Office-type research. 2. Restaurants, excluding fast-food take-out facilities. 3. Sports and health facilities as listed below, provided that they are incorporated into other buildings or are built in the general architectural style of the PO/CD District. Inflatable "bubble" or corrugated-frame buildings for sports facilities are prohibited. a. Tennis centers. b. Racquetball centers. c. Health spas.	40	600	800	22	70	1	150	200	40	30	20	80	10,000	2,000	4,000	2,000	15	42 ft. but not more than 3 stories	22	70 (impervius surface and buildings)	Per § 130-12B	

NOTES:
¹ [Added 1-4-82 by Ord. No. 1-82]