

**VILLAGE OF MONROE**  
**INTRODUCTORY LOCAL LAW 13 OF 2023**

BE IT ENACTED by the Village Board of the Village of Monroe, Orange County, New York, as follows:

**Section 1. Title.**

This Local Law shall be known and may be cited as the Village of Monroe Revisions to the General Business (GB) Zoning District Bulk Regulations Local Law of 2023.

**Section 2. Legislative Purpose.**

The Village of Monroe Comprehensive Plan of 2023 recommended that within the GB zoning district, that a minimum floor area per tenant space be established for any new commercial buildings constructed within the Village but outside of the downtown (CB District). The Village should limit new small-lot and small tenant spaces along the NYS Route 17M corridor. As per the Comprehensive Plan, there is already an oversupply of small retail and commercial spaces within the Village, and small spaces remain vacant throughout the Village's downtown and strip commercial centers. The Village desires to attract businesses over 2,000 square feet in floor area for any new spaces. To that end, the minimum lot area is being adjusted so that the minimum lot area is at least 20,000 square feet throughout the zoning district, to limit future subdivision of land into smaller lots which may thwart the intent of attracting larger commercial uses.

**Section 3. Enabling Authority.**

The adoption of this Local Law is in accordance with Section 10 of the New York Municipal Home Rule Law.

**Section 4. Changes to §200-12A (Bulk and Use Requirements; Table of Uses by District and Bulk Requirements; Table of Uses and Bulk Regulations, GB District) of the Zoning Local Law.**

§200-12A (Bulk and Use Requirements; Table of Uses by District and Bulk Requirements; Table of Uses and Bulk Regulations, GB District), is hereby amended to delete the bulk regulations for the following uses: existing residential (single- and two-family); research facility; and, residential to commercial conversion, and to replace the bulk regulations for these uses as follows:

GB District	Type	Use Specific Regulations	Minimum						Maximum	
			Lot Area (square feet)	Lot Width (feet)	Front Setback (feet)	Rear Setback (feet)	One Side Setback (feet)	Total Side Setbacks (feet)	Lot Coverage	Building Height <sup>1</sup> Feet/Stories
Existing residential (single- and two- family)	Permitted		20,000	50	60	40	50	80	25%	35/2
Research facility	Special permit	§ 200-48	20,000	50	60	40	50	80	25%	35/2
Residential to commercial conversion	Special permit	§ 200-48	20,000	50	60	40	50	80	25%	35/2

**Section 5. Repeal, Amendment, and Supersession of Other Laws.**

All other Resolutions, Ordinances or Local Laws of the Village of Monroe which conflict with the provisions of this Local Law are hereby superseded or repealed to the extent necessary to give this Local Law force and effect.

**Section 6. Severability.**

If any section, part or provision of this Local Law or the application thereof to any person, property or circumstance is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the section, part, provision or application directly and expressly adjudged invalid and shall not affect or impair the validity of the remainder of this local law or the application thereof.

**Section 7. Effective Date.**

This Local Law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with Section 27 of the New York Municipal Home Rule Law.