

**VILLAGE OF MONROE**  
**LOCAL LAW 12 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 Light Industry District Local Law of 2023.

**Section 2. Legislative Purpose.**

This Local Law is intended to implement the recommendations of the 2023 Village of Monroe Comprehensive Plan, which recommends:

*The commercial area branching off of NYS Route 17M and along NYS Route 208 at the north end of the Village is zoned General Business but is not well suited for frequent consumer vehicle access. The two gas stations in this vicinity are a source of traffic congestion given the complex traffic alignment in the area. The Village should promote more limited uses in this area, favoring heavy commercial, light industry, warehousing, and office uses instead.*

**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. Adding a new district entitled "Light Industry District" to §200-6 (List of Districts) in the Zoning Local Law.**

A new row reading as follows shall be added to the §200-6 List of Districts of the Zoning Local Law:

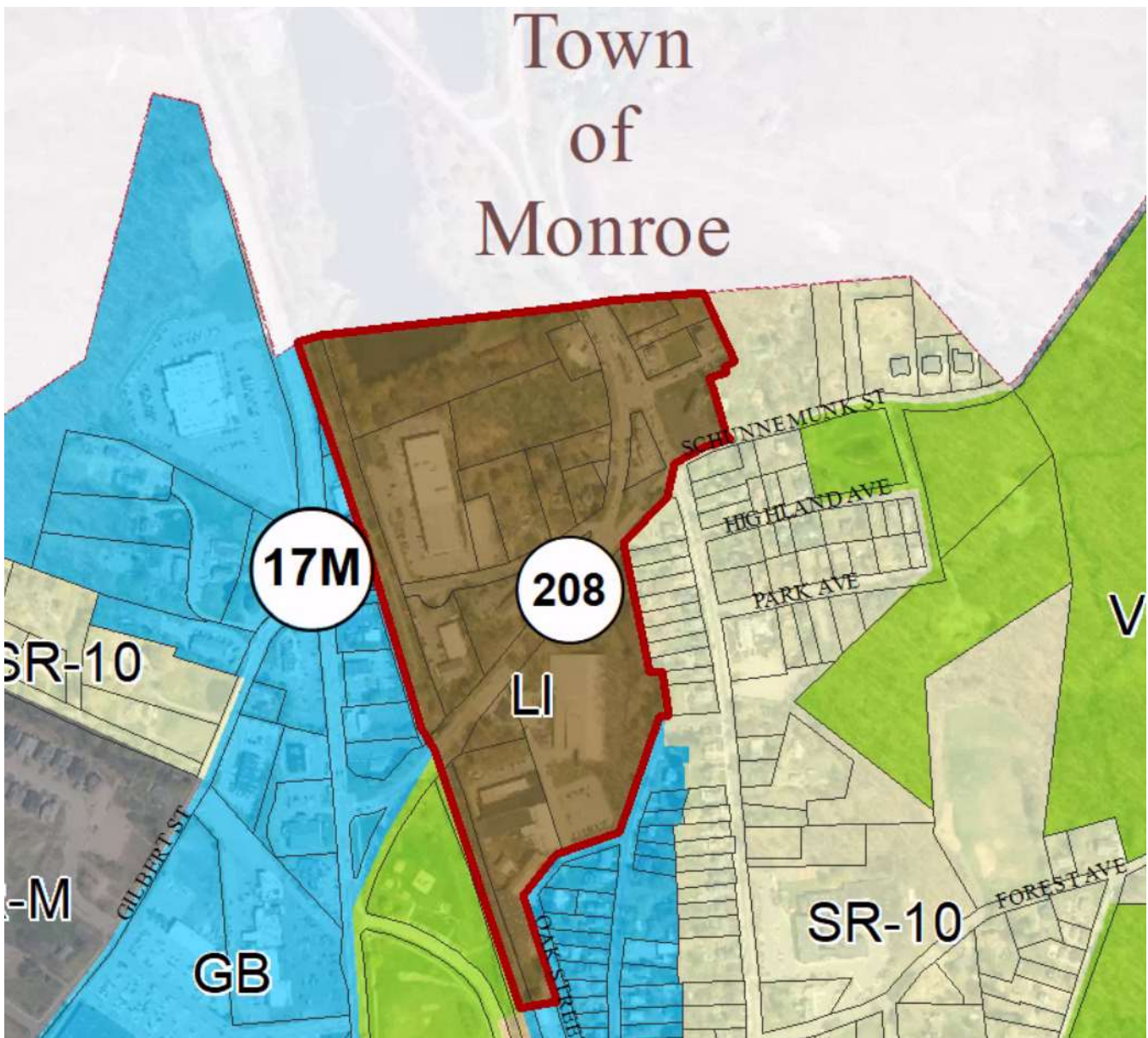
*LI*    *Light Industry District*

**Section 5. Changes to Village Zoning Map.**

The Village Zoning Map is hereby amended to redesignate all lots currently zoned General Business (GB) and having frontage on New York State Route 208 or Gilbert Street Extension east of the Orange County Heritage Trail to a new District entitled "Light Industry (LI)." The area of the new LI district is shown in brown and highlighted in red below.

The following lots as designated on the Town of Monroe Tax Map are hereby rezoned to LI.

- 201-3-1.11
- 201-3-1.12
- 201-3-2
- 201-3-3
- 201-3-4
- 201-3-5
- 201-3-6
- 201-3-7
- 201-3-8
- 201-3-9
- 201-3-11.1
- 201-3-11.2
- 201-4-1
- 202-1-1
- 202-1-2
- 202-1-3
- 202-1-4
- 202-1-5
- 203-3-3.1
- 203-3-3.21
- 203-3-3.22



**Section 6. Adding a new Attachment 10 (Table of District Uses and Bulk Regulations, LI District) to the Zoning Local Law.**

Section 200-12.A, The Table of Uses by District Bulk Requirements, is amended to add the following attachment entitled “Table of District Uses and Bulk Regulations, LI District” as follows:

<i>LI District</i>			<i>Minimum</i>						<i>Maximum</i>	
			<i>Lot Area (square feet)</i>	<i>Lot Width (feet)</i>	<i>Front Setback (feet)</i>	<i>Rear Setback (feet)</i>	<i>One Side Setback (feet)</i>	<i>Total Side Setbacks (feet)</i>	<i>Lot Coverage</i>	<i>Building Height/ Feet/Stories</i>
<i>Use</i>	<i>Type</i>	<i>Use-Specific Regulations</i>								
<i>Ambulance</i>	<i>Permitted</i>		20,000	100	60	40	50	80	25%	35/2
<i>Existing residential (single- and two-family)</i>	<i>Permitted</i>		10,000	100	30	35	15	30	25%	35/2
<i>Fire protection services</i>	<i>Permitted</i>		20,000	50	60	40	50	80	25%	35/2
<i>Funeral and interment services</i>	<i>Permitted</i>		20,000	50	60	40	50	80	25%	35/2
<i>Garden center</i>	<i>Special permit</i>	§200-48	40,000	100	40	20	20	40	50%	35/2
<i>Hotel/Motel</i>	<i>Special permit</i>	§200-54	20,000	50	60	40	50	80	25%	35/2
<i>Kennel</i>	<i>Permitted</i>		20,000	50	60	40	50	80	25%	35/2
<i>Light industry</i>	<i>Special permit</i>	§200-48	40,000	100	40	20	20	40	50%	35/2
<i>Existing motor vehicle fuel-dispensing station</i>	<i>Special permit</i>	§200-51	40,000	150	50	25	25	50	25%	35/2
<i>Motor vehicle repair and paint shop (excluding quick automobile service facility)</i>	<i>Special permit</i>	§200-51	40,000	150	50	25	25	50	25%	35/2
<i>Motor vehicle sales</i>	<i>Special permit</i>	§200-51	40,000	150	50	25	25	50	25%	35/2
<i>Postal service</i>	<i>Permitted</i>		20,000	50	60	40	50	80	25%	35/2
<i>Professional office (excludes medical/dental and business )</i>	<i>Permitted</i>		20,000	50	60	40	50	80	25%	35/2
<i>Public parking lot/structure</i>	<i>Special permit</i>	§200-48	20,000	50	60	40	50	80	25%	35
<i>Public utility structure or ROW</i>	<i>Special permit</i>	§200-48	<i>No minimums specified</i>						<i>No maximum specified</i>	
<i>Recreational facility, indoor with a floor area per establishment of no less than 1,000 SF</i>	<i>Special permit</i>	§ 200-57	20,000	100	40	20	20	40	60%	35/2

<i>LI District</i>			<i>Minimum</i>						<i>Maximum</i>	
<i>Use</i>	<i>Type</i>	<i>Use-Specific Regulations</i>	<i>Lot Area (square feet)</i>	<i>Lot Width (feet)</i>	<i>Front Setback (feet)</i>	<i>Rear Setback (feet)</i>	<i>One Side Setback (feet)</i>	<i>Total Side Setbacks (feet)</i>	<i>Lot Coverage</i>	<i>Building Height! Feet/Stories</i>
<i>Recreational facility, outdoor</i>	<i>Special permit</i>	<i>§ 200-57</i>	<i>20,000</i>	<i>100</i>	<i>40</i>	<i>20</i>	<i>20</i>	<i>40</i>	<i>50%</i>	<i>35/2</i>
<i>Research facility</i>	<i>Special permit</i>	<i>§200-48</i>	<i>10,000</i>	<i>100</i>	<i>30</i>	<i>35</i>	<i>15</i>	<i>30</i>	<i>25%</i>	<i>35/2</i>
<i>Sale and storage of lumber and building materials</i>	<i>Special permit</i>	<i>§200-48</i>	<i>40,000</i>	<i>100</i>	<i>40</i>	<i>20</i>	<i>20</i>	<i>40</i>	<i>50%</i>	<i>35/2</i>
<i>Self-storage</i>	<i>Special permit</i>	<i>§ 200-56</i>	<i>40,000</i>	<i>100</i>	<i>40</i>	<i>20</i>	<i>20</i>	<i>40</i>	<i>50%</i>	<i>35/2</i>
<i>Veterinary service/animal hospital</i>	<i>Permitted</i>		<i>20,000</i>	<i>50</i>	<i>60</i>	<i>40</i>	<i>50</i>	<i>80</i>	<i>25%</i>	<i>35/2</i>
<i>Warehouse</i>	<i>Special permit</i>	<i>§200-48</i>	<i>40,000</i>	<i>1000</i>	<i>40</i>	<i>20</i>	<i>20</i>	<i>40</i>	<i>50%</i>	<i>35/2</i>
<i>Repair service, non-motor vehicle</i>	<i>Permitted</i>		<i>20,000</i>	<i>50</i>	<i>60</i>	<i>40</i>	<i>50</i>	<i>80</i>	<i>25%</i>	<i>35/2</i>

**Section 7. Grandfathering provisions.**

Any applicant with a proposed site plan that has within the last 24 months from the effective date of this law received a special use permit approval or preliminary site plan approval and which has not yet been issued a certificate of use or certificate of occupancy for a principal building or use, may elect not to be subject to this Local Law and shall be subject to the use and bulk regulations applicable to the GB District as existed on August 1, 2023, for a period of 36 months from the effective date of this law, unless this provision is further extended by the Village Board.

The application of “208 Business Center,” which has been the subject of a Positive Declaration of Environmental Significance by the Planning Board, and which has entered into significant discussions with the Village Board and Planning Board regarding contributing to significant improvements to the intersection of Route 208, Schunnemunk Street and North Main Street as a condition of approval, may elect not to be subject to this Local Law, instead continuing to be subject to the regulations applicable to the use and bulk regulations applicable to the GB District as existed on August 1, 2023, for a period of 36 months from the effective date of this law, unless this provision is further extended by the Village Board.

**Section 8. 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 9. 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 10. 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.