

VILLAGE OF MONROE
LOCAL LAW 18 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 Urban Residential-Multifamily 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 following:

Recommendation H.1.2.1: Eliminate UR-M from any remaining vacant lands. The Village should rezone any remaining vacant lands currently zoned UR-M to SR-10. The public clearly indicated that townhouses and multifamily housing is not a preferred option for remaining vacant land in the Village. These types of housing are common in the region and continued construction of townhouse and multifamily housing outside of the downtown has the potential to encroach on the existing single-family character of most of the Village's neighborhoods. The one exception to this is the UR-M district located in and around Evergreen Lane. This particular area of UR-M is proposed to be retained as an incentive for redevelopment of the area, which is viewed as substandard. Where the UR-M is retained, it is recommended that the zoning be amended to ensure that any new UR-M housing serve underserved targeted populations identified in Objective 2 and remain relatively affordable by imposing size and bedroom count restrictions on the future units. Where vacant UR-M lands have received preliminary or final approval for development, a reasonable period should be afforded to construct such projects before being subjected to SR-10 zoning.

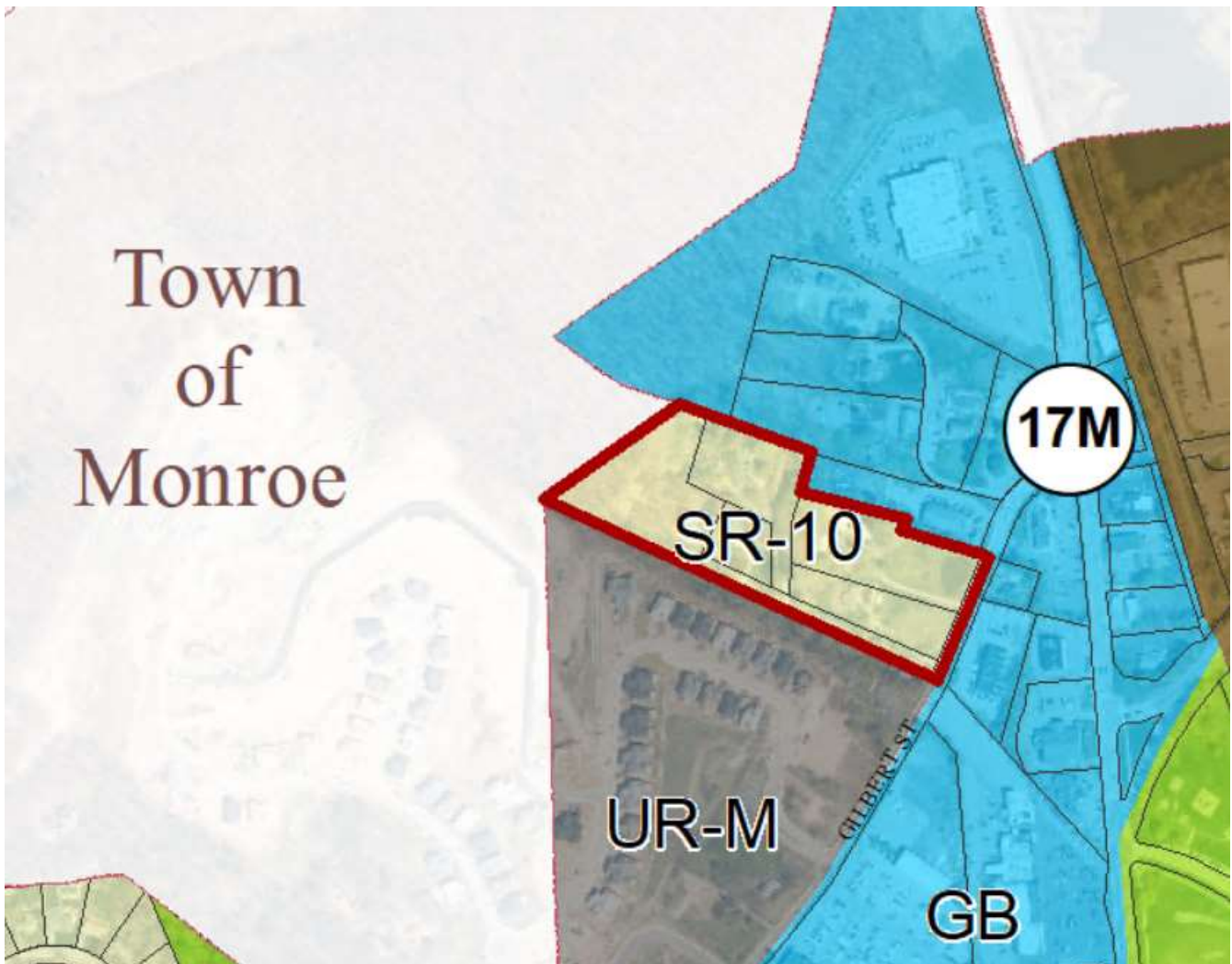
Section 3. Enabling Authority.

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

Section 4. Amending the Zoning Map to eliminate UR-M districts from vacant lands and lands that have not been approved or developed for multifamily or single-family attached residences.

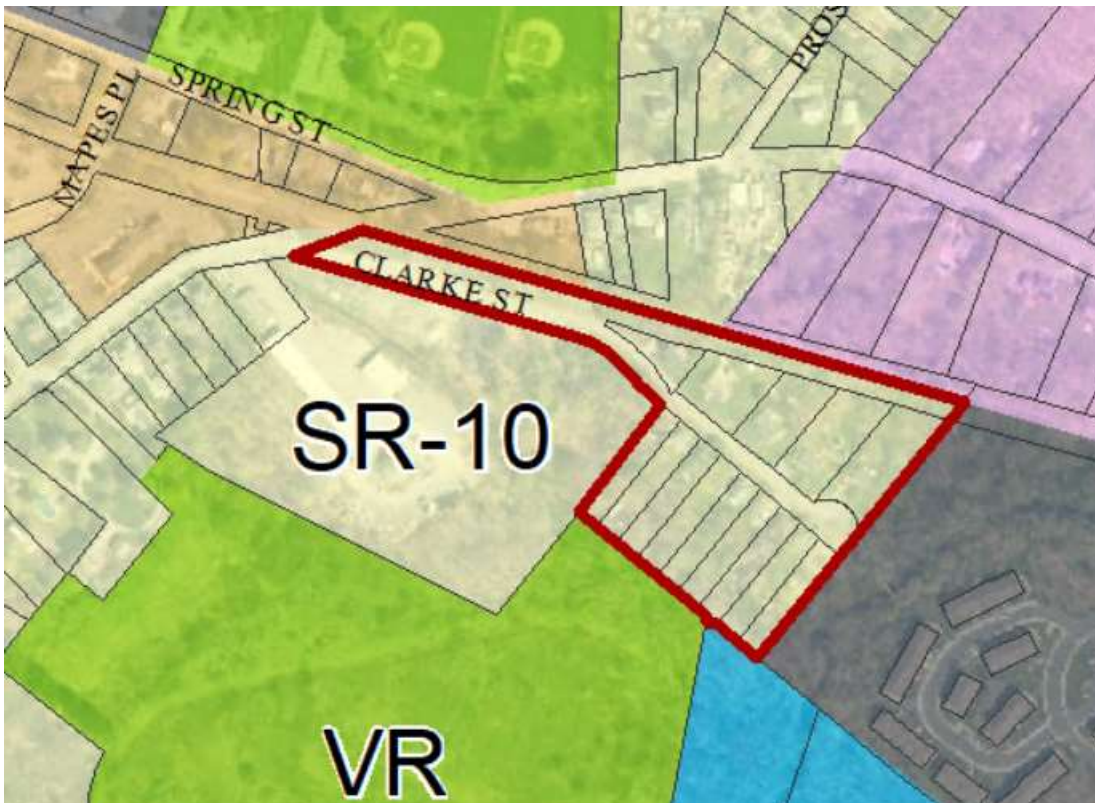
The UR-M district on the east side of Gilbert Street, north of and not part of the development known as Smith Farm comprised of the following lots as designated on the Town of Monroe Tax Map, is hereby rezoned to SR-10, as shown outlined in red on the map below.

- 201-1-4
- 201-1-5
- 201-1-6
- 201-1-7.12
- 201-1-7.21



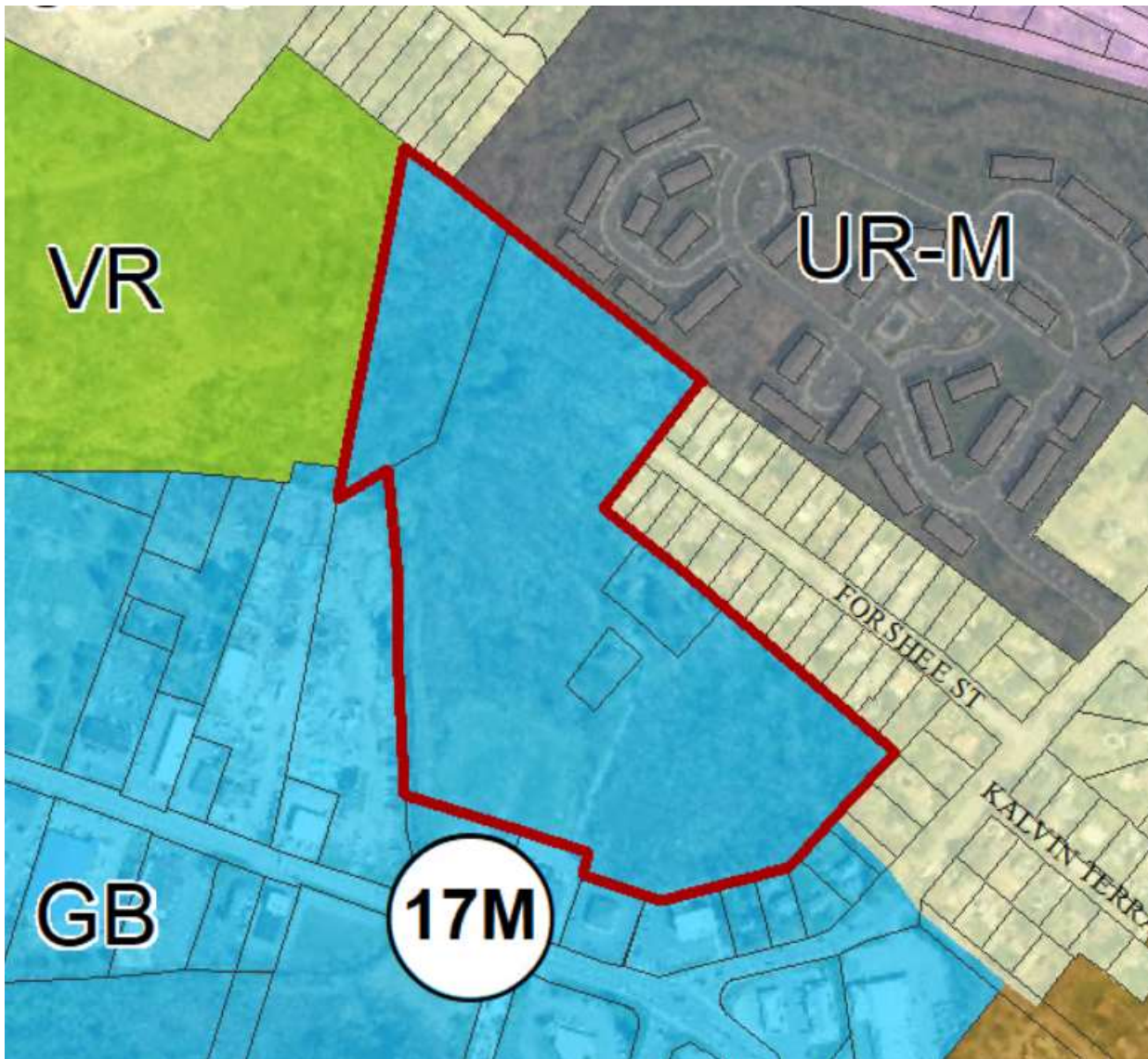
The UR-M district northwest of and not part of the development known as Hidden Creek that is located along the Clarke Street and that is comprised of the following lots as designated on the Town of Monroe Tax Map, is hereby rezoned to SR-10, as shown outlined in red on the map below.

- 213-1-17.21
- 213-1-18.12
- 213-1-18.22
- 213-1-18.32
- 213-1-18.41
- 213-1-20
- 213-1-21
- 213-1-22
- 213-1-23
- 213-1-24
- 213-1-25
- 213-1-26
- 213-1-27
- 213-1-28



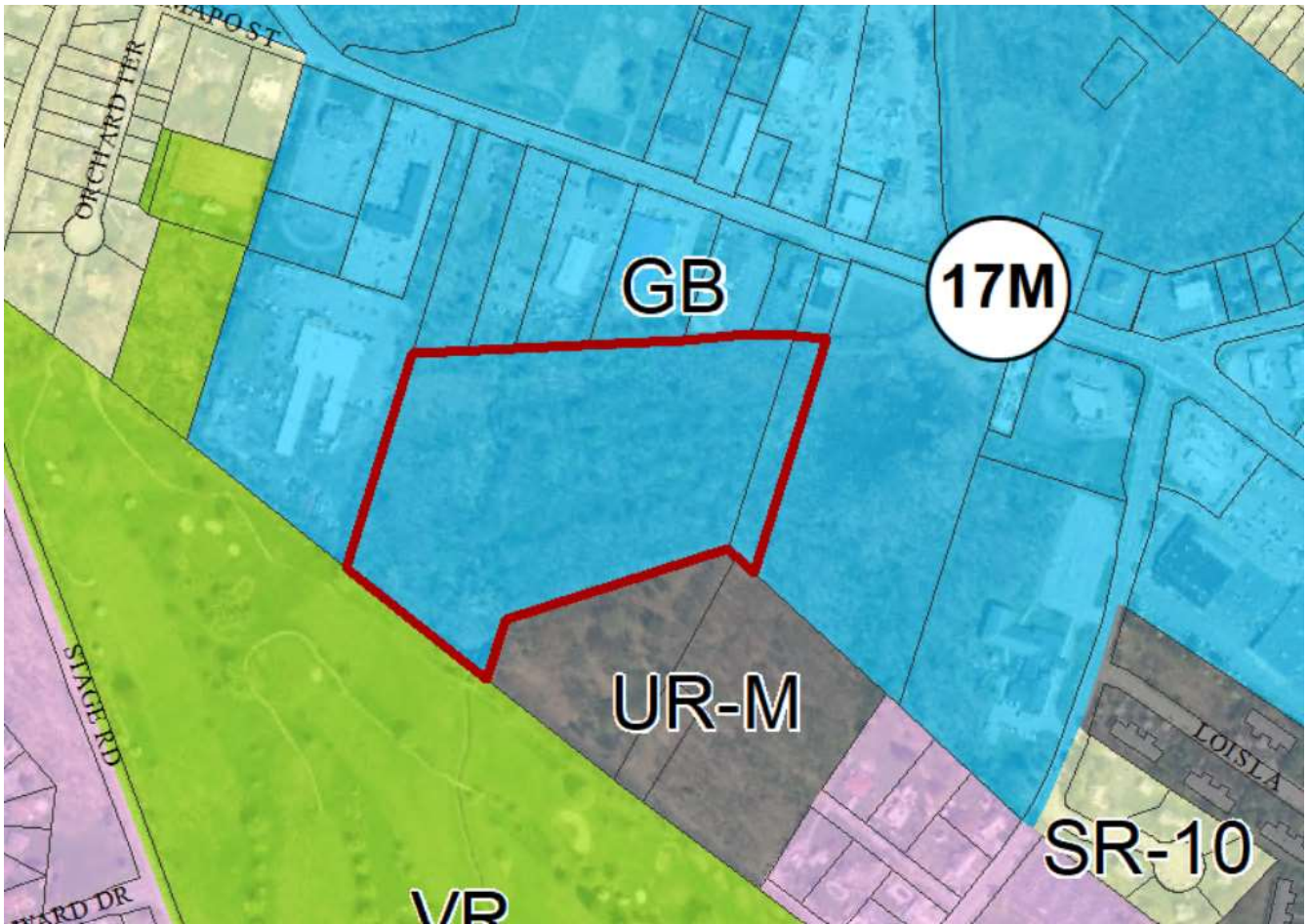
The UR-M district southwest of and not part of the development known as Hidden Creek that is located beyond the terminus of Forshee Street and that is comprised of the following lots as designated on the Town of Monroe Tax Map, is hereby rezoned to GB, as shown outlined in red on the map below.

- 213-1-50
- 214-1-56.22
- 214-1-57
- 214-1-58



The UR-M district northwest of and not part of the development known as “The Q”, and that is comprised of the following lots as designated on the Town of Monroe Tax Map, is hereby rezoned to GB, as shown outlined in red on the map below.

- 220-5-25
- 222-1-16



The UR-M district north of Route 17M and east of Freeland Street located along the roads known as Evergreen Lane, Lisa Lane, Vista Lane, Pebble Lane, Michael Lane, David Lane, Buffi Lane, Emerald Lane and Chestnut Circle and that is comprised of the following lots as designated on the Town of Monroe Tax Map, is hereby rezoned to a new district to be known as “Urban Residential – Workforce (UR-W)”, as shown outlined in red on the map below.

- 215-1-9
- 215-1-24.1
- 215-1-24.2 (part of)
- 215-1-26.2



Section 5. Adding a new district entitled “Urban Residential - Workplace” to §200-6 (List of Districts) in the Zoning Local Law.

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

UR-W *Urban Residential - Workforce*

Section 6. Adding a new Attachment (Table of District Uses and Bulk Regulations, UR-W District) to the Zoning Local Law.

Section 200-12, the Table of Uses by District Bulk Requirements, is hereby amended by adding a new Use and Bulk Table for the UR-W District as follows:

UR-W	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 (feet/stories)
Ambulance service	Permitted		10,000	100	30	35	15	30	25%	35/2
Bed-and-breakfast	Special permit	§ 200-60	20,000	100	40	50	25	40	25%	35/2
Community recreation/park (noncommercial)	Permitted		No minimums specified						No maximum specified	
Fire protection service	Permitted		10,000	100	30	35	15	30	25%	35/2
Mobile home court	Special permit	§ 200-49.4	5 acres	200	150	40	50	80	30%	35/2
Gathering Place, Residential	Special permit	§200-60.1	10,000	100	30	35	15	30	25%	30/2
Place of Worship, Neighborhood	Special permit	§200-60.2	20,000	100	30	35	20	40	25%	30/2
Place of Worship, Community	Special permit	§200-60.3	60,000	150	30	40	25	50	25%	30/2
School of General Instruction	Special permit	§200-58.2	120,000, plus additional as per §200-58.2	200	80	50	40	80	25%	30/2
Workforce residential	Special permit	§ 200-49.6	40,000 ¹	150	20	50	0/1	0/1	25%	35/2
One-family detached dwelling	Permitted		10,000	100	30	35	15	30	25%	35/2
Public utility structure or ROW	Special permit	§ 200-48	No minimums specified						No maximum specified	

NOTES:

¹ Minimum 3,000 square feet lot area per dwelling unit

Section 7. Adding UR-W to the list of residential districts for various controls throughout the Zoning Local Law.

The Definition of Unreasonable Noise contained in §145-2 (Definitions) is hereby amended to include “UR-W” in the first row of district noise levels (with SR-20, SR-10, and UR-M) in paragraph D.

§200-26.2K (Requirements for accessory structures) is hereby amended to read as follows:

In the UR-M and UR-W Zoning Districts, all accessory structures shall follow the SR-10 setback regulations.

Section 8. Adding a new section 200-49.6 (Workforce Residential) to the Zoning Local Law.

A new section entitled, “§200-49.6 Workforce Residential” shall be added to the Zoning Local Law as follows:

§ 200-49.6 Workforce residential.

- A. *Information required. In addition to the submission of a site plan, the applicant shall submit a written description indicating the staging and completion of the development, type of ownership, the number of habitable rooms and bedrooms, the floor space per dwelling unit, the amount of nonresidential floor space, if any, the number of off-street parking spaces (in accordance with Article XI, Parking and Loading) and acreage to be devoted to open spaces, as well as the types of planned recreation facilities, proposals for the construction, operation and maintenance of all utility systems and the methods of ownership, control and planning by which the proper continued future operation and maintenance of all buildings, recreation facilities, open space, parking areas, walkways, utilities and other common lands and facilities will be assured.*
- B. *Workforce residential may include multifamily residential, single-family detached dwellings, townhouse/condos and two-family dwellings at an overall density of one unit per 3,000 square feet after deducting the following:*
 - (1) *Lands presently utilized by public utilities or structures, rights-of-way, easements and streets.*
 - (2) *Water bodies, wetlands, marsh areas, streams, floodplains, stormwater retention areas and alluvial and organic soils (as determined by the Planning Board's authority).*
 - (3) *Slopes equal to or greater than 20%.*
- C. *In order to serve the regionally underserved market of young families, young singles, and empty nesters as determined by the Village Board in the 2023 Comprehensive Plan, the following limitations on the number of bedrooms are imposed:*
 - (1) *All units proposed within the building will average no more than 2 bedrooms per unit.*
 - (2) *No more than 25% of units shall contain three bedrooms.*
 - (3) *No unit shall contain more than three bedrooms.*
- D. *Required minimum and maximum livable floor area. In order to prevent excessively small apartments, and in order to prevent the addition of so-called “dens,” “offices” and “bonus rooms” for the purposes of avoiding limitations on the number of bedrooms, each proposed unit shall be limited in livable floor area as follows:*
 - (1) *efficiency unit: 400 to 750 Square feet livable floor area*
 - (2) *one-bedroom unit: 500 to 850 square feet livable floor area*
 - (3) *two-bedroom unit: 600 to 1,000 square feet livable floor area*
 - (4) *three-bedroom unit: 700 to 1,250 square feet livable floor area*
- E. *Land for recreational purposes and for permanent open space. At least 25% of the total area of the site shall be composed of land which is used for recreational purposes and/or preserved as open space. In reviewing the development plan, the Planning Board may require that up to 35% of the gross acreage be composed of recreation and open space in order to preserve environmentally sensitive land, to preserve vistas or to create needed recreational facilities.*
- F. *Design. The design shall assure aesthetics and privacy by taking into consideration the scale of buildings, setbacks, rear yards and semiprivate areas, such as patios. The application shall require Architectural Review pursuant to §200-73.*
- G. *Undergrounding of utilities. All power and communication lines shall be installed underground in the manner prescribed by regulations of the governmental agency or utility company having jurisdiction.*
- H. *Cooling systems. Cooling systems shall be designed so as to minimize adverse aesthetic impact.*

- I. *Refuse. An adequate means of collecting and storing refuse between collections shall be provided. Any outside storage of garbage shall be in centralized large containers designed to prevent rodent infestations and shall be screened where necessary.*

Section 9. 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 10. 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 11. 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.