

SECTION 4: TRADITIONAL ZONING DISTRICTS

4.1. INTRODUCTION

4.1.1. DISTRICTS ESTABLISHED

- A. Intent. It is the intent of this Section to define development standards for traditional zoning districts within the City. All land within the City's traditional zoning districts shall be developed in accordance with the standards and regulations in this Section and applicable Sections of this UDO.
- B. Districts Established. The City of Monroe is divided into zoning districts. This Section establishes the traditional zoning districts and defines their respective standards. The traditional zoning districts are organized into five (5) categories and established in Table 4.1 below. The five (5) categories are enumerated below:
 - 1. Residential Zoning Districts
 - 2. Commercial Zoning Districts
 - 3. Industrial Zoning Districts
 - 4. Planned Districts
 - 5. Conditional Districts

Table 4.1. Traditional Zoning Districts

Traditional Zoning Districts

Residential Zoning Districts		
RR	Residential, Rural	Section 4.2.1
RLD	Residential, Low Density	Section 4.2.2.
RMD	Residential, Medium Density	Section 4.2.3.
RHD	Residential, High Density	Section 4.2.4.
RR	Residential, Rural	Section 4.2.4.
Commercial Zoning Districts		
OM	Office/Medical	Section 4.3.1.
NB	Neighborhood Business	Section 4.3.2.
GB	General Business	Section 4.3.3.
Industrial Zoning Districts		
GI	General Industrial	Section 4.4.1.
HI	Heavy Industrial	Section 4.4.2.
Planned Districts		
PCD	Planned Commerce Development	Section 4.5.1.

PUD	Planned Unit Development	Section 4.5.2.
Conditional Districts		
C-R	Conditional, Residential	Section 4.6.E.
C-O	Conditional, Office	Section 4.6.F.
C-C	Conditional, Commercial	Section 4.6.G.
C-I	Conditional, Industrial	Section 4.6.H

- C. Forward Monroe Plan. The traditional zoning districts are intended to implement the *Land Use Character Areas* identified in the City’s adopted Land Use Plan, Forward Monroe. The Forward Monroe plan identifies ten (10) character areas which are used broadly to describe the shape and form of future development intended for each area. Emphasis is placed on density, scale, compatibility of uses, and the way in which these choices shape the surrounding area. The traditional zoning districts implement the Suburban, Rural, Manufacturing, Logistics and Aerospace, Traditional Development, and portions of the Community Corridor character areas defined in the Forward Monroe plan.
- D. Groupings. The traditional zoning districts are categorized into four groupings (residential, business, industrial, and planned). Within the four groupings exist zoning districts which implement the character areas as defined in the Forward Monroe plan. The standards for each zoning district are defined and enumerated in the Section 4.1.2: Grouping of Districts, below.

4.1.2. GROUPING OF DISTRICTS

- A. Residential. Where the phrases “all residential districts”, “residential districts”, “zoned residentially”, and “residentially zoned” are used in this UDO, the phrases shall be construed to include:
1. RR – Residential, Rural
 2. RLD – Residential, Low Density
 3. RMD – Residential, Medium Density
 4. RHD – Residential, High Density
- B. Commercial. Where the phrases “all commercial districts”, “office and commerce districts”, and “commercially zoned” are used in this UDO, the phrases shall be construed to include:
1. OM – Office/Medical
 2. NB – Neighborhood Business
 3. GB – General Business
- C. Industrial. Where the phrases “all industrial districts”, “industrially zoned”, and “zoned industrial” are used in this UDO, the phrases shall be construed to include:
1. GI – Industrial, General
 2. HI – Industrial, Heavy
- D. Planned. Where the phrases “all planned districts”, “planned districts”, and “planned developments” are used in this UDO, the phrases shall be construed to include:
1. PCD – Planned Commerce Development
 2. PUD – Planned Unit Development

- E. Conditional. Where the phrases “all conditional districts”, “zoned conditional”, and “conditionally zoned” are used in this UDO, the phrases shall be construed to include:
1. C-R – Conditional, Residential
 2. C-O – Conditional, Office
 3. C-C – Conditional, Commercial
 4. C-I – Conditional, Industrial
- F. Districts Distinguished. The City allows for different groupings of traditional base zoning districts, planned districts, and conditional districts which may be approved through a zoning map amendment (rezoning), subject to Section 3.4.6: Zoning Map Amendment, of this UDO.
1. Residential, Commercial and Industrial. The Traditional Residential, Commercial and Industrial Zoning Districts are base zoning districts which subject future development in the district to all required development standards and regulations applicable to that district, as required in this UDO. These standards are defined in Section 4.2: Residential Zoning Districts, Section 4.3: Commercial Zoning Districts, and Section 4.4: Industrial Zoning Districts.
 2. Planned. The Planned Districts reclassify land to a planned district (PCD or PUD). A planned district requires a Planned Development Master Plan pursuant to Section 3.4.7: Planned Developments. The Planned Development Master Plan is a binding site plan and all future development must comply with the applicable development standards set forth in the Planned Development Master Plan. Planned Districts allow for more flexibility of development standards through customized planned development standards and deviations from design standards requirements set forth in this UDO, but not from permissible uses.

3. Conditional. Consistent with N.C.G.S. § 160D-703, the Conditional Districts reclassify land to a conditional district that is parallel to the base traditional zoning district. As part of a reclassification to a conditional district, future development is subjected to the same development standards as the base district, except as modified by conditions that are agreed to by the owner. These may also include and incorporate proposed modifications to permitted uses or development standards. Conditions and site-specific standards imposed in a conditional district shall be limited to those that address the conformance of the development and use of the site to this UDO, the City's plans, or the impacts reasonably expected to be generated by the development or use of the site. Conditional districts are further defined in Section 4.6: Conditional Districts.

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4.2. RESIDENTIAL ZONING DISTRICTS

A. Purpose and Intent. The residential zoning districts are intended to provide a safe and healthy environment for residents to live. Uses which are detrimental to the residential nature of these districts are discouraged. More specifically, the residential zoning districts intend to:

1. Implement the residential and suburban land use character areas identified in the Forward Monroe plan;
2. Permit a variety of residential uses, public and institutional uses, and other supporting uses;
3. Promote open space and recreational opportunities for residents;
4. Offer a range of densities and housing stock to allow for a sustainable mix of residential development, diversity and affordability;
5. Ensure adequate light, air, and privacy for all dwellings;
6. Preserve existing community character while providing for new infill development consistent with the Forward Monroe plan; and
7. Discourage uses that would substantially interfere or would be unsupportive of the character of the district. Compatible uses may be permitted per Section 7: Permissible Uses and Standards.

The three (3) residential zoning districts are listed in Table 4.2, and their standards enumerated, in the Sections below.

B. Uses. The residential zoning districts permit residential uses and compatible public and institutional uses. The residential districts allow for a diverse range of housing stock and compatible uses across three (3) residential districts: Residential, Low Density (RLD), Residential, Medium Density (RMD), and Residential, High Density (RHD).

- C. Design Standards. Consistent with N.C.G.S. § 160D-702(b), certain residential development may need to comply with applicable design standards provided for in Section 8.7: Design Standards, of this UDO.

Table 4.2. Residential Zoning Districts

Residential	
RR	Residential, Rural
RLD	Residential, Low Density
RMD	Residential, Medium Density
RHD	Residential, High Density
RR	Residential, Rural

4.2.1 RR – RESIDENTIAL, RURAL

- A. Intent. The Residential Rural (RR) district is intended to implement the rural land use character area as defined in the Forward Monroe plan. This district is designed to accommodate single family residential development in areas within the City of Monroe which may not be served by public water or sewer and are not appropriate for higher densities and or those areas of a rural nature. RR is intended to allow for single family homes on larger lots and may permit compatible uses as permitted in Section 7: Permissible Uses and Standards.
- B. Standards. The standards that apply to RR districts, which are intended to protect the character of the rural land use area and promote larger lot single family residential development, are defined in Table 4.2.41. below.
- C. Density. Maximum permitted density is one (1) dwelling unit per acre.

Table 4.2.41. RR District Development Standards Table

RR District Development Standards Table		
Building Height	Maximum <u>2-3</u> Stories	
Density	Maximum 1 Unit / Acre	
Setbacks ¹	Front (Street)	50'
	Side	20' (interior lot) 40' (corner lot)
	Rear	25'
Lot	Width	100' Minimum
	Area	40,000 Square Feet Minimum
	Coverage	30% Maximum
Open Space	N/A	
Additional Standards	¹ In any area that is located outside of a designated floodplain, but where a stream is located, no building or fill may be located within a distance of the stream bank equal to five times the width of the stream at the top of the bank, or 35 feet on each side, whichever is greater.	

4.2.24. RLD – RESIDENTIAL LOW DENSITY

- A. Intent. The Residential Low Density (RLD) district is intended to implement the rural land use character area as defined in the Forward Monroe plan. This district is designed to accommodate single family residential development in areas within the City of Monroe which may not be served by public water or sewer and are not appropriate for higher densities. RLD is intended to allow for single family homes on larger lots and may permit compatible uses as permitted in Section 7: Permissible Uses and Standards.
- B. Standards. The standards that apply to RLD districts, which are intended to protect the character of the rural land use area and promote larger lot single family residential development, are defined in Table 4.2.24. below.
- C. Density. Maximum permitted density is two (2) dwelling units per acre.

Table 4.2.24. RLD District Development Standards Table

RLD District Development Standards Table		
Building Height		Maximum 3 Stories
Density		Maximum 2 Units / Acre
Setbacks ¹	Front (Street)	25'
	Side	15' (interior lot)
		20' (corner lot)
Rear	20' (interior lot)	
	25' (through lot)	

Lot	Width	100' Minimum
	Area	20,000 Square Feet Minimum
	Coverage	20% Maximum
Open Space		See Section 8.8: Open Space
Additional Standards	¹ In any area that is located outside of a designated floodplain, but where a stream is located, no building or fill may be located within a distance of the stream bank equal to five times the width of the stream at the top of the bank, or 35 feet on each side, whichever is greater.	

4.2.32. RMD – RESIDENTIAL MEDIUM DENSITY

- A. Intent. The Residential Medium Density (RMD) district is intended to implement the suburban land use character area as defined in the Forward Monroe plan. RMD allows for a neighborhood development pattern and is intended to allow for a mix of housing types, including single family detached, townhouses/attached single family, and may permit compatible uses as permitted in Section 7: Permissible Uses and Standards.
- B. Standards. The standards that apply to RMD districts, which are intended to promote a neighborhood development pattern, including a mixture of single family detached and attached homes, are defined in Table 4.2.32. below.
- C. Density. Maximum permitted density is three (3) dwelling units per acre, by-right. A maximum four (4) dwelling units per acre may be approved if an applicant qualifies for Cluster Development.

D. Cluster Development. Cluster development within the RMD district is permitted if an applicant consents in writing to the single family design guidelines as defined in Section 8.7.2: Single Family Design Guidelines. Cluster development shall be a minimum five (5) acres in size. Cluster development allows an applicant to qualify for reduced minimum lot sizes per Table 4.2.23.1 and an increase in permitted density to a maximum of four (4) dwelling units per acre. In accordance with Section 3.4.15: Major Subdivision Preliminary Plat, cluster developments shall meet all requirements for a subdivision, site plan and all other applicable City ordinances and this UDO, except as otherwise provided for in Section 4.2.23.D.

1. Open Space. Cluster developments shall designate at least 30% of the site for contiguous open space as defined in Section 8.8.E. The locations of the open space shall be reviewed at the time of rezoning and be dependent upon the internal layout of the project and the adjacent uses. Where properties do not require rezoning, open space shall be reviewed as part of the subdivision preliminary plat. Internally located open space may be needed to compliment a conservation subdivision form, while perimeter open space may be needed to provide a transition or separation from an adjacent lower density residential or agricultural use. Open space areas may be used for the buffering required in Section 4.2.32.D.4 of this UDO.
2. Connectivity. Neighborhoods are to be interconnected and connect to adjacent neighborhood. Flexibility for connections shall be provided to preserve on-site environmental resources and preservation areas. Internal connections shall occur through streets and multimodal connections.
3. Mixture of Housing (Lot) Types. Each cluster development shall contain at least three (3) different housing types from Table 4.2.23.1. No less than 20% and no more than 60% should be provided of one housing type or lot size out of the housing types to be provided:

Table 4.2.23.1. Mix of Housing Types

Type	Lot Size	Minimum Lot Width	Lot Arrangement/Placement
Perimeter Lot/Estate House	20,000 Square Feet - 1 Acre	150'	
Single-Family Residential Type 1	10,000 – 20,000 Square Feet	75'	
Single-Family Residential Type 2	8,000 - 10,000 Square Feet	70'	Internal to site (i.e. not on periphery of boundary of development)
Single-Family Residential Type 3	6,500 – 8,000 Square Feet	50'	Internal to site; no more than 20% of the total housing units
Single-Family Attached Residential	N/A for single-family attached (townhome – 3 or more attached units) and two family residential duplex/villa (2 attached units).		Internal to site; no more than 20% of the total housing units

4. Buffering. See Section 8.3.

Table 4.2.23.2. RMD District Development Standards Table

RMD District Development Standards Table	
Building Height	Maximum 3 Stories
Density	Maximum 3 Units / Acre (By-Right) Maximum 4 Units / Acre (Cluster)

Setbacks ¹	Front (Street)	20' May be reduced to 15' where a common parking area is provided (no driveway/garage)
	Side	10' (interior lot) 15' (corner lot)
	Rear	10' (interior lot) 20' (through lot)
Lot	Width ²	75' Minimum
	Area	12,000 Square Feet Minimum (By-Right) 5,000 Square Feet Minimum (Cluster) (Refer To Table 4.2.2.1)
	Coverage	40% Maximum 50% Maximum (Townhomes / Attached and Duplex / Triplex / Quadplex)
Open Space		See Section 8.8: Open Space
Additional Standards	<p>¹ In any area that is located outside a designated floodplain, but where a stream is located, no building or fill may be located within a distance of the stream bank equal to five times the width of the stream at the top of the bank or 35 feet on each side, whichever is greater.</p> <p>² Lot width minimum requirements shall not apply to townhomes/attached single family or duplex/triple/quadplex units.</p>	

4.2.34. RHD – RESIDENTIAL HIGH DENSITY

- A. Intent. The Residential High Density (RHD) district allows for a more dense development pattern and is intended to allow for a mixture of housing types, including multifamily. The RHD zoning district is intended to be utilized in areas that feature a design and scale that encourage townhouse/attached single family, duplex/triplex/quadplex, and multifamily development and may permit compatible uses as permitted in Section 7: Permissible Uses and Standards.
- B. Standards. The standards that apply to RHD districts, which are intended to promote more dense development featuring attached residential and multifamily, are defined in Table 4.2.34. below.
- C. Density. Maximum permitted density is ten (10) dwelling units per acre.
- D. Design Standards. Multifamily developments may require additional design standards in accordance with Section 8.7: Design Standards, of this UDO.

Table 4.2.34. RHD District Development Standards Table

RHD District Development Standards Table		
Building Height		Maximum 4 Stories
Density		Maximum 10 Units / Acre
Setbacks ¹	Front (Street)	15' non-multifamily residential structures 20' for multifamily and non-residential structures or where off-street parking (driveway, garage or similar) is provided
	Side	5' (interior lot) 15' (corner lot)

	Rear	10' (interior lot) 20' (through lot)
Lot	Width ²	50' Minimum
	Area	5,000 Square Feet Minimum
	Coverage	60% Maximum 70% Maximum (Townhomes / Attached and Duplex / Triplex / Quadplex, Multifamily)
Open Space		See Section 8.8: Open Space
Additional Standards	<p>¹ In any area that is located outside a designated floodplain, but where a stream is located, no building or fill may be located within a distance of the stream bank equal to five times the width of the stream at the top of the bank or 35 feet on each side, whichever is greater.</p> <p>² Lot width minimum requirements shall not apply to townhomes/attached single family.</p>	

4.3. COMMERCIAL ZONING DISTRICTS

- A. Purpose and Intent. The commercial zoning districts are intended to provide a range of office, medical, retail, service, and compatible uses and to implement the commercial land use character areas identified in the Forward Monroe plan. More specifically, the commercial zoning districts intend to:
1. Allow for the development of businesses that meet the needs of residents and visitors in the City of Monroe;
 2. Provide employment opportunities;
 3. Minimize incompatibilities from dissimilar uses;
 4. Minimize impacts of commercial activities on residential uses; and
 5. Provide for lands that will strengthen the economic base of the City of Monroe in accordance with the Forward Monroe plan.
- B. Uses. The commercial zoning districts permit non-residential and limited residential uses that range in intensities from small-scale, neighborhood establishments to large commercial developments that may feature multiple businesses and uses on a single parcel. Typical uses may include (but are not limited to) general retail sales, personal service, restaurants, professional offices, and medical/dental offices. The commercial zoning districts are listed in Table 4.3, and their standards defined in Sections 4.3.1, 4.3.2, and 4.3.3 below.
- C. Design Standards. Developments within the commercial zoning districts must comply with the design standards provided for Section 8.7: Design Standards, of this UDO.

Table 4.3. Commercial Zoning Districts

Commercial	
OM	Office/Medical
NB	Neighborhood Business
GB	General Business

4.3.1. OM – OFFICE/MEDICAL

- A. Intent. The Office Medical (OM) district is intended to implement office and medical uses as defined in the Forward Monroe plan. OM is designed to accommodate a mixture of office, medical, and residential uses. This district shall intend to serve as a transition between major arterials or more intensively developed commercial areas and residential districts. OM districts implement the traditional development land use character area in the Forward Monroe plan and may permit compatible uses as permitted in Section 7: Permissible Uses and Standards.
- B. Standards. The standards that apply to OM districts, which are intended to protect the residential character of the district while allowing the district to act as a transitional zone between residential and commercial uses, are defined in Table 4.3.1 below.
- C. Density. Maximum density is capped at a six (6) dwelling units per acre.
- D. Design Standards. Non-residential and multifamily developments within the OM district must comply with the design standards provided for in Section 8.7: Design Standards, of this UDO.

Table 4.3.1. OM District Development Standards Table

OM District Development Standards Table		
Building Height		Maximum 3 Stories (By Right) Maximum 4 Stories (By SUP)
Density		Maximum 6 Units / Acre
Setbacks ¹	Front (Street)	15'
	Side	5' (interior lot) 10' (corner lot)
		Rear
Lot ²	Width	75' Minimum
	Area	7,500 Square Feet Minimum
	Coverage	50% Maximum
FAR ³		0.75 Maximum
Open Space		See Section 8.8: Open Space
Additional Standards	¹ In any area that is located outside a designated floodplain, but where a stream is located, no building or fill may be located within a distance of the stream bank equal to	

	<p>five times the width of the stream at the top of the bank or 35 feet on each side, whichever is greater.</p> <p>² Lot width, lot area, lot coverage requirements only apply to residential dwellings.</p> <p>³ Floor area ratio only applies to non-residential uses.</p>
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4.3.2. NB – NEIGHBORHOOD BUSINESS

- A. Intent. The Neighborhood Business (NB) district is intended to permit small-scale, neighborhood commercial establishments. More specifically, the NB district intends to:
 - 1. Provide small-scale NB commercial uses less than 25,000 square feet;
 - 2. Accommodate a mixture of small-scale commercial, public and institutional, office/medical uses, and may permit compatible uses as permitted in Section 7: Permissible Uses and Standards;
 - 3. Allow for lands for commercial establishments that are within convenient traveling distance from the neighborhoods which they serve; and
 - 4. Discourage the developments of commercial establishments that are intended to draw customers from outside the immediate area.
- B. Standards. The standards that apply to NB districts, which are intended to allow for small-scale, neighborhood commercial uses and compatible uses, are defined in Table 4.3.2 below.
- C. Density. Maximum density is capped at ten (10) dwelling units per acre for Residential Care facilities.
- D. Design Standards. Non-residential and multifamily developments within the commercial zoning districts must comply with the design standards set forth in Section 8.7: Design Standards, of this UDO.

Table 4.3.2. NB District Development Standards Table

NB District Development Standards Table		
Building Height	Maximum 4 Stories	
Density ¹	Maximum 10 Units / Acre	
Setbacks ²	Front (Street)	20'
	Side	5'
	Rear	10'
Lot	Width	Not Applicable
	Area	Not Applicable
	Coverage	Not Applicable
FAR	1.0 Maximum	
Open Space	See Section 8.8: Open Space	
Additional Standards	<p>¹ Residential density permitted only for Residential Care.</p> <p>² In any area that is located outside a designated floodplain, but where a stream is located, no building or fill may be located within a distance of the stream bank equal to five times the width of the stream at the top of the bank or 35 feet on each side, whichever is greater.</p>	

4.3.3. GB – GENERAL BUSINESS

- A. Intent. The General Business (GB) district is intended to permit commercial establishments of varying scales and may include an individual business on its own parcel or multiple businesses located together as a single parcel. The GB district allows for large-scale commercial uses greater than 25,000 square feet which attract a customer base from outside the immediate area. The GB district is designed to accommodate a mixture of commercial, public and institutional, office/medical uses, and may permit compatible uses as permitted in Section 7: Permissible Uses and Standards.
- B. Standards. The GB district standards, which are intended to allow for varying intensities of commercial uses and compatible uses, are defined in Table 4.3.3. below.
- C. Density. Maximum density is capped at ten (10) dwelling units per acre.
- D. Design Standards. Non-residential and multifamily developments within the commercial zoning districts must comply with the design standards provided for in Section 8.7: Design Standards, of this UDO.

Table 4.3.3. GB District Development Standards Table

GB District Development Standards Table		
Building Height		Maximum 5 Stories
Density		Maximum 10 Units / Acre
Setbacks ¹	Front (Street)	20'
	Side	10'

	Rear	15'
Lot	Width	Not Applicable
	Area	Not Applicable
	Coverage	Not Applicable
FAR		1.0 Maximum
Open Space		See Section 8.8: Open Space
Additional Standards	¹ In any area that is located outside a designated floodplain, but where a stream is located, no building or fill may be located within a distance of the stream bank equal to five times the width of the stream at the top of the bank or 35 feet on each side, whichever is greater.	

4.4. INDUSTRIAL ZONING DISTRICTS

- A. Purpose and Intent. The industrial zoning districts are intended to provide a range of industrial uses and implement the manufacturing, logistics and aerospace land use characteristic area as defined in the Forward Monroe plan. More specifically, the industrial zoning districts intend to:
 1. Provide employment opportunities;
 2. Strengthen the economic base of the City of Monroe; and
 3. Limit the potential impacts of incompatible industrial uses on commercial and residential zoning districts.

- B. Uses. The industrial zoning districts permit industrial uses that range in intensities from small-scale, light industrial and manufacturing establishments to large heavy industrial developments. Certain commercial and office/medical uses relating to the character of the district and supporting its activities and employees are also permitted. The two industrial zoning districts are listed in Table 4.4., and their standards defined in Section 4.4.1 and 4.4.2 below.

- C. Design Standards. Industrial uses within the industrial zoning districts must comply with the design standards provided for in Section 8.7: Design Standards, of this UDO.

Table 4.4. Industrial Districts

Industrial	
GI	General Industrial
HI	Heavy Industrial

4.4.1. GI - GENERAL INDUSTRIAL

- A. Intent. The General Industrial (GI) district is intended to permit light industrial and manufacturing establishments of varying scales and may permit compatible uses as permitted in Section 7: Permissible Uses and Standards. Limited commercial and office/medical uses necessary for the vitality of an industrial district may also commonly be found in the industrial general district.
- B. Standards. The GI district standards, which are intended to allow for varying intensities of light industrial uses and compatible uses, are defined in Table 4.4.1. below. Live-Work is the only permitted residential use within the GI district.
- C. Density. Maximum density is capped at two (2) dwelling units per acre for Live-Work residential uses only. An accessory residence for a night watchman may be permitted where appropriate.
- D. Design Standards. Industrial uses within the industrial zoning districts must comply with the design standards provided for in Section 8.7: Design Standards, of this UDO.

Table 4.4.1. GI District Development Standards Table

GI District Development Standards Table		
Building Height		Maximum 5 Stories
Density ¹		Maximum 2 Units / Acre
Setbacks ²	Front (Street)	25'
	Side	10' 50' (if abutting, RLD, RMD and / or OM districts)

	Rear	25' 50' (if abutting, RLD, RMD and / or OM districts)
Lot	Width	Not Applicable
	Area	Not Applicable
	Coverage	Not Applicable
FAR		1.0 Maximum
Additional Standards	¹ Residential density permitted only for the residences of a night watchmen if required for operation of use or live-work units. ² In any area that is located outside a designated floodplain, but where a stream is located, no building or fill may be located within a distance of the stream bank equal to five times the width of the stream at the top of the bank or 35 feet on each side, whichever is greater.	

4.4.2. HI - HEAVY INDUSTRIAL

- A. Intent. The Heavy Industrial (HI) district is intended to permit industrial uses, including heavy industrial uses which are unsuitable for any other zoning district. Industrial establishments of varying scales and intensities, and compatible uses as permitted in Section 7: Permissible Uses and Standards are permitted in the HI district. Unlike the GI district, commercial uses are not permitted.
- B. Standards. The HI district standards, which are intended to allow for varying intensities of industrial uses and compatible uses, are defined in Table 4.4.2. below.
- C. Density. No residential uses are permitted.

D. Design Standards. Industrial uses within the industrial zoning districts must comply with the design standards provided for in Section 8.7: Design Standards, of this UDO.

Table 4.4.2. HI District Development Standards Table

HI District Development Standards Table		
Building Height		Maximum 5 Stories
Density		Not Applicable
Setbacks ¹	Front (Street)	50'
	Side	25' 100' (if abutting, RLD, RMD and / or OM districts)
	Rear	50' 100' (if abutting, RLD, RMD and / or OM districts)
Lot	Width	Not Applicable
	Area	Not Applicable
	Coverage	Not Applicable
FAR		1.0 Maximum
Additional Standards	¹ In any area that is located outside a designated floodplain, but where a stream is located, no building or fill may be located within a distance of the stream bank	

	equal to five times the width of the stream at the top of the bank or 35 feet on each side, whichever is greater.
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4.5. PLANNED DISTRICTS

- A. Purpose and Intent. The City recognizes the need for innovative designs that may require alternative development design standards and be developed under a master plan approach. The City has two (2) planned development districts to address the variations in project development, Planned Commerce Development (PCD) and Planned Unit Development (PUD). Specifically, the planned districts intend to:
1. Allow for creation of customized, planned development standards and deviations from development standards set forth in this UDO, but not from permissible uses;
 2. Establish planned development districts which provide an orderly, master plan style development with a mixture of land uses and intensities for master planned commercial and residential developments;
 3. Allow more efficient and creative use of land which utilize more condensed developments areas, thereby lowering development costs of land;
 4. Promote high quality design through the development of customized standards; and
 5. Allow for greater flexibility in development standards.
- B. Requirements and Approval. Planned districts shall adhere to all district standards and application requirements defined in Section 3.4.7: Planned Developments, of this UDO.
- C. Design Standards. Consistent with N.C.G.S. § 160D-702(b), certain residential development may need to comply with applicable design standards provided for in Section 8.7: Design Standards, of this UDO.
- D. Size. Shall be ten (10) acres or greater in size.
- E. Density. Residential density shall not exceed six (6) units per acre.

- F. Intensity. Intensity shall not exceed 1.0 FAR.
- G. Permissible Uses. As part of a PCD or PUD, permissible uses are defined in the Table of Permissible Uses, Section 7.1.1: Traditional Districts Table of Permissible Uses. A PCD or PUD may not modify permissible uses; only the permissible uses identified in the Table of Permissible Uses may be permitted in the PCD or PUD zoning districts.
- H. Open Space. In accordance with Section 8.8: Open Space Standards, of this UDO, a PCD shall require a minimum of 25% of the gross land area to be reserved for common recreation and open space, and a PUD shall require a minimum of 35% of the gross land area to be reserved for common recreation and open space.
- I. Percentage of Uses. Percentage of uses permitted shall be defined in Table 4.5.1 and Table 4.5.2.

Table 4.5. Planned Districts

Planned Districts	
PCD	Planned Commerce Development
PUD	Planned Unit Development

4.5.1. PCD - PLANNED COMMERCE DEVELOPMENT

- A. Intent. Planned Commerce Development (PCD) is intended to allow for a master planned commercial development. More specifically, a PCD shall:
 1. Require a Planned Development Master Plan as defined in Section 3.4.7: Planned Developments;
 2. Subject all future development to the approved Planned Development Master Plan and the development standards established during the approval process;
 3. Provide an orderly, master planned commercial development;

- 4. Require a mixture of land uses and intensities;
- 5. Require a minimum 50% of commercial uses; and
- 6. Regulate the maximum and minimum mixture of other uses, as defined in Table 4.5.1.

B. Standards. A PCD shall be a minimum of ten (10) acres in size and comply with Table 4.5.1 and Section 3.4.7: Planned Developments. Customized standards may be developed during the Planned Development Master Plan process.

Table 4.5.1. PCD District Development Standards Table

PCD District Development Standards Table		
Building Height	Maximum 5 Stories	
Open Space	Minimum 25% (See Section 8.8: Open Space)	
Percentage of Uses	Minimum %	Maximum %
Commercial	50	85
Office	15	50
Industrial (GI with limitations)	0	10
Residential (Multifamily only)	0	25
Additional Standards	Setbacks, Lot Width, Lot Area, and FAR shall be determined during the Planned Development Master Plan process as defined in Section 3.4.7.	

4.5.2. PUD - PLANNED UNIT DEVELOPMENT

- A. Intent. Planned Unit Development (PUD) is intended to allow for a master planned development that is predominantly residential in nature. More specifically, a PUD shall:
 1. Require a Planned Development Master Plan as defined in Section 3.4.7: Planned Developments;
 2. Limit non-residential uses to a maximum of 5% of the total gross area of the site;
 3. Allow for more flexible design standards and alternative configuration of streets and utilities; and
 4. Promote quality design and greater allowances for access, open space and amenities.

- B. Standards. PUD shall be a minimum of ten (10) acres in size and comply with Table 4.5.2 and Section 3.4.7: Planned Developments. Customized standards may be developed during the Master Plan process.

Table 4.5.2. PUD District Development Standards Table

PUD District Development Standards Table	
Building Height	Maximum 4 Stories
Open Space	Minimum 35% (See Section 8.8: Open Space)
Percentage of Uses	Maximum 5% Non-Residential Uses (percent of total gross area of the site)
Uses	As permitted in Section 7.1.1

Additional Standards	Setbacks, Lot Width, Lot Area, and FAR shall be determined during the Planned Development Master Plan process as defined in Section 3.4.7: Planned Developments.
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4.6. CONDITIONAL ZONING

- A. Purpose and Intent. This Section and Section 3.4.6: Zoning Map Amendment, of this UDO, establish the options and procedures for conditional zoning within the City of Monroe. Conditional zoning, consistent with N.C.G.S. § 160D-102, is defined as a legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment. Conditional zoning is intended to:
1. Provide an alternative to general zoning districts when a general zoning district may allow a range of uses that could have adverse impacts on public facilities or surrounding lands;
 2. Create more flexibility in addressing the standards of this UDO to accommodate unique site-specific conditions or contexts;
 3. Allow a landowner to propose, and the City Council to consider, additional conditions or restrictions on the range of allowable uses, use-specific standards, development intensities, development standards, and other applicable regulations; and
 4. Allow a landowner to propose, and the City Council to consider, a reduction in some development standards that would otherwise apply.
- B. Standards.
1. Site Plan. A site plan shall be approved as part of a conditional zoning in accordance with the procedure set forth in Section 3.4.6: Zoning Map Amendment, of this UDO. A site plan is part of the legislative decision made by City Council.
 2. Conditions. Conditions and site-specific standards imposed in a conditional district shall be limited to those that address the conformance of the

development and use of the site to this UDO, the City's plans, or the impacts reasonably expected to be generated by the development or use of the site.

3. **Minor Modifications.** Consistent with N.C.G.S. § 160D-403(d), changes after a conditional district can be permitted with written approval of proposed changes by the Planning Director. Minor modifications to a conditional district, for the purpose of this Section, are defined as all modifications that do not involve a change in permitted uses or an increase in the density or intensity of an overall development. Such minor modifications can be submitted, reviewed, and approved or denied administratively by the Director. Any other modification of the conditions and standards in a conditional district (major modification) shall follow the same process as outlined in Section 3.4.6: Zoning Map Amendment.
 4. **Multiple Parcels.** In accordance with N.C.G.S. § 160D-703, if multiple parcels of land are subject to a conditional zoning, the owners of individual parcels may apply for modification of the conditions so long as the modification would not result in other properties failing to meet the terms of the conditions. Any modifications approved shall only be applicable to those properties who owners petition for the modification.
- C. **Process.** Conditional districts shall follow the amendment process as outlined in Section 3.4.6: Zoning Map Amendment.
- D. **Limitations on Conditions.** While conditional districts provide flexibility in addressing the standards of this UDO, in no instance shall any of the following standards of this UDO be waived or reduced as part of a conditional rezoning:
1. Any overlay district standards, as defined in Section 6: Overlays;
 2. Maximum permitted density within a zoning district, unless clustering or density incentives are permitted;

3. Required access standards for development, as defined in Section 8.1.7.E.5: Access;
4. Sign standards, as defined in Section 8.2: Signs;
5. Street yard buffers, as defined in Section 8.3.7: Street Yard Buffers;
6. Design standards for single family and duplex, multifamily, non-residential and industrial buildings and development, as defined in Section 8.7: Design Standards;
7. Open space standards, as defined in Section 8.8: Open Space;
8. Mixed-Use zoning district standards, as defined in Section 5: Mixed-Use Zoning Districts.

E. Conditional Residential (C-R) District Standards.

1. Intent. The Conditional Residential (C-R) district is established to allow for residential developments that choose to go through the conditional rezoning process defined in Section 3.4.6: Zoning Map Amendment.
2. Standards. All development within the C-R zoning district shall comply with the standards of this UDO unless an applicant requests that, and consents in writing to, additional or alternative requirements and standards, per N.C.G.S. § 160D-703(b). An applicant may also request reduced levels of certain standards in this UDO, subject to 4.6.D: Limitations on Conditions. If a specific request is not made regarding applicable standards or regulations, the standards defined in Section 4.2.2: RMD, in addition to all other applicable standards of this UDO, shall apply.

F. Conditional Office (C-O) District Standards.

1. Intent. The Conditional Office (C-O) district is established to allow for office and institutional developments that choose to go through the conditional rezoning process defined in Section 3.4.6: Zoning Map Amendment.

2. Standards. All development within the C-O zoning district shall comply with the standards of this UDO unless an applicant requests that, and consents in writing to, additional or alternative requirements and standards, per N.C.G.S. § 160D-703(b). An applicant may also request reduced levels of certain standards in this UDO, subject to 4.6.D: Limitations on Conditions. If a specific request is not made regarding applicable standards or regulations, the standards defined in Section 4.3.1: OM, in addition to all other applicable standards of this UDO, shall apply.

G. Conditional Commercial (C-C) District Standards.

1. Intent. The Conditional Commercial (C-C) district is established to allow for commercial developments that choose to go through the conditional rezoning process defined in Section 3.4.6: Zoning Map Amendment.
2. Standards. All development within the C-C zoning district shall comply with the standards of this UDO unless an applicant requests that, and consents in writing to, additional or alternative requirements and standards, per N.C.G.S. § 160D-703(b). An applicant may also request reduced levels of certain standards in this UDO, subject to 4.6.D: Limitations on Conditions. If a specific request is not made regarding applicable standards or regulations, the standards defined in Section 4.3.3: GB, in addition to all other applicable standards of this UDO, shall apply.

H. Conditional Industrial (C-I) District Standards.

1. Intent. The Conditional Industrial (C-I) district is established to allow industrial developments that choose to go through the conditional rezoning process defined in Section 3.4.6: Zoning Map Amendment.
2. Standards. All development within the C-I zoning district shall comply with the standards of this UDO unless an applicant requests that, and consents in writing to, additional or alternative requirements and standards, per N.C.G.S. § 160D-703(b). An applicant may also request reduced levels of certain standards in this

UDO, subject to 4.6.D: Limitations on Conditions. If a specific request is not made regarding applicable standards or regulations, the standards defined in Section 4.4.1: GI, in addition to all other applicable standards of this UDO, shall apply.

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