

# LAND FOR SALE - Monroe, NY



## Property Highlights

- 2.6 Acres
- Lot Sq Ft 113,256
- Zoned RR
- Many Usage Possibilities
- Great Location

**Clove Road, Monroe, NY**



ELITE COMMERCIAL

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# **Permitted uses with special permit:**

- Residential single-family detached
- Mixed-use building (retail/office/residential)
- Retail (under 2,000 sq. ft. footprint)
- Retail (over 2,000 sq. ft. footprint)
- Office (under 1,000 sq. ft. footprint)
- Office (over 1,000 sq. ft. footprint)
- Personal service
- Animal kennels and hospitals
- Bed-and-breakfast
- Restaurant
- Emergency services
- Entertainment complexes
- Golf course/country club
- Hotel/conference center/corporate training center
- Membership club
- Residential farming
- Riding academies, boarding stables, breeding farms
- Roadside stands
- Unlisted uses
- Home occupation
- Accessory apartment to single-family house

ZONING

235 Attachment 2

Town of Blooming Grove

Table of Bulk Requirements

[Amended 12-27-2005 by L.L. No. 7-2005; 3-12-2024 by L.L. No. 3-2024]

	Zoning District					Sustainable Business <sup>2</sup>
	Rural Residential	Rural Crossroads I	Rural Crossroads II	Office/Research/Industrial	Non-nuisance Industrial	
<b>Lot Dimensions</b>						
Minimum lot size	Determined during subdivision process by Planning Board	3,000 square feet	3,000 square feet	20,000 square feet	40,000 square feet	10 acres
Minimum frontage	Determined during subdivision process by Planning Board	30 feet	30 feet	200 feet	200 feet	400 feet
Maximum building coverage	Determined during subdivision process by Planning Board	50%	50%	20%	30%	30%
<b>Primary Structure</b>						
Minimum front yard setback	Determined during subdivision process by Planning Board	15 feet	15 feet	50 feet	35 feet	200 feet
Minimum side yard	Determined during subdivision process by Planning Board	15 feet	50 feet	50 feet	25 feet	100 feet
Minimum rear yard setback	Determined during subdivision process by Planning Board	20 feet	50 feet	50 feet	70 feet	100 feet
Height (in stories)	3 stories	3 stories	4 stories	2 stories	2 stories	3 stories
Height (in feet)	35 feet	40 feet	50 feet	35 feet	35 feet <sup>1</sup>	45 feet
<b>Accessory Structure</b>						
Minimum side yard	10 feet	10 feet	10 feet	25 feet	25 feet	100 feet
Minimum rear yard setback	10 feet	10 feet	10 feet	25 feet	25 feet	100 feet
Height (in stories)	2 stories	2 stories	2 stories	1 story	1 story	1 story
Height (in feet)	20 feet	20 feet	20 feet	35 feet	35 feet	50 feet <sup>3</sup>
<p>NOTES:</p> <p><sup>1</sup> The maximum building height of a principal building may be increased to 45 feet, provided the minimum setback to an adjoining residential lot is equal to two times the building height.</p> <p><sup>2</sup> Refer to § 235-14.6 for additional bulk standards which shall apply to the SB Zoning District.</p> <p><sup>3</sup> The Planning Board, in its discretion, may increase the building height by up to an additional 10 feet, provided it has determined that it shall not have a significant visual impact on adjoining residential uses or scenic resources.</p> <p><sup>4</sup> The Planning Board may reduce the setbacks, but no building or parking area shall be located closer to an existing residence than 100 feet. No setbacks shall be less than 60 feet for the minimum front yard, and 50 feet for the minimum side yard. The reduction shall be permitted only where it is determined that it will not create a conflict or hazard to adjoining roads or properties.</p>						