

## Community Character Analysis: Monroe's **Potential** Zoning Districts

| DEVELOPMENT CHARACTER TRANSECT |                           | Typical Gross Density | PREDOMINANT LAND USE   |                      |             |                           |        |            |            |
|--------------------------------|---------------------------|-----------------------|--|----------------------|-------------|---------------------------|--------|------------|------------|
|                                |                           |                       | Agri-culture   | Open Space           | Residential | Institutional             | Office | Commercial | Industrial |
| RURAL                          | Conservation              | 1 du / sq mi          |  |                      |             |                           |        |            |            |
|                                | Rural & Ag. Holding       | 1 du / 35 ac          | Rural Holding - 35 acre lots   |                      |             |                           |        |            | EX         |
|                                | Unsewered Residential     | 1 du /5 ac            | <i>Strictly Limit in the Extraterritorial Jurisdiction</i>                   |                      |             |                           |        |            |            |
| SUBURBAN                       | Estate                    | 2 du / ac             |  | ER-2                 |             |                           |        |            |            |
|                                | Suburban                  | 4 du / ac             |  | SR-3, SR-4           |             | Suburban Mixed Use **     |        | LI **      |            |
|                                | Contemporary Neighborhood | 6 du / ac             |  | SR-5, MHS-5, MHP-5   |             | Neighborhood Mixed Use ** |        |            |            |
| URBAN                          | Traditional Neighborhood  | 10 du / ac            |  | TF-8 **, MR-10 **    |             |                           |        |            |            |
|                                | Urban                     | 15 du / ac            |  | MR-20 **             |             | Urban Mixed Use **        |        | GI **      |            |
|                                | Urban Strip               |                       |  |                      |             |                           |        |            |            |
|                                | Downtown                  | 40 du / ac            |  | Central Mixed Use ** |             |                           |        |            |            |
|                                | Project-Specific          | Varies                | Planned Development - General Development Plan                               |                      |             |                           |        | HI         |            |
|                                |                           |                       | <i>** Zoning District <b>Includes</b> Essential Character-Based Elements</i> |                      |             |                           |        |            |            |