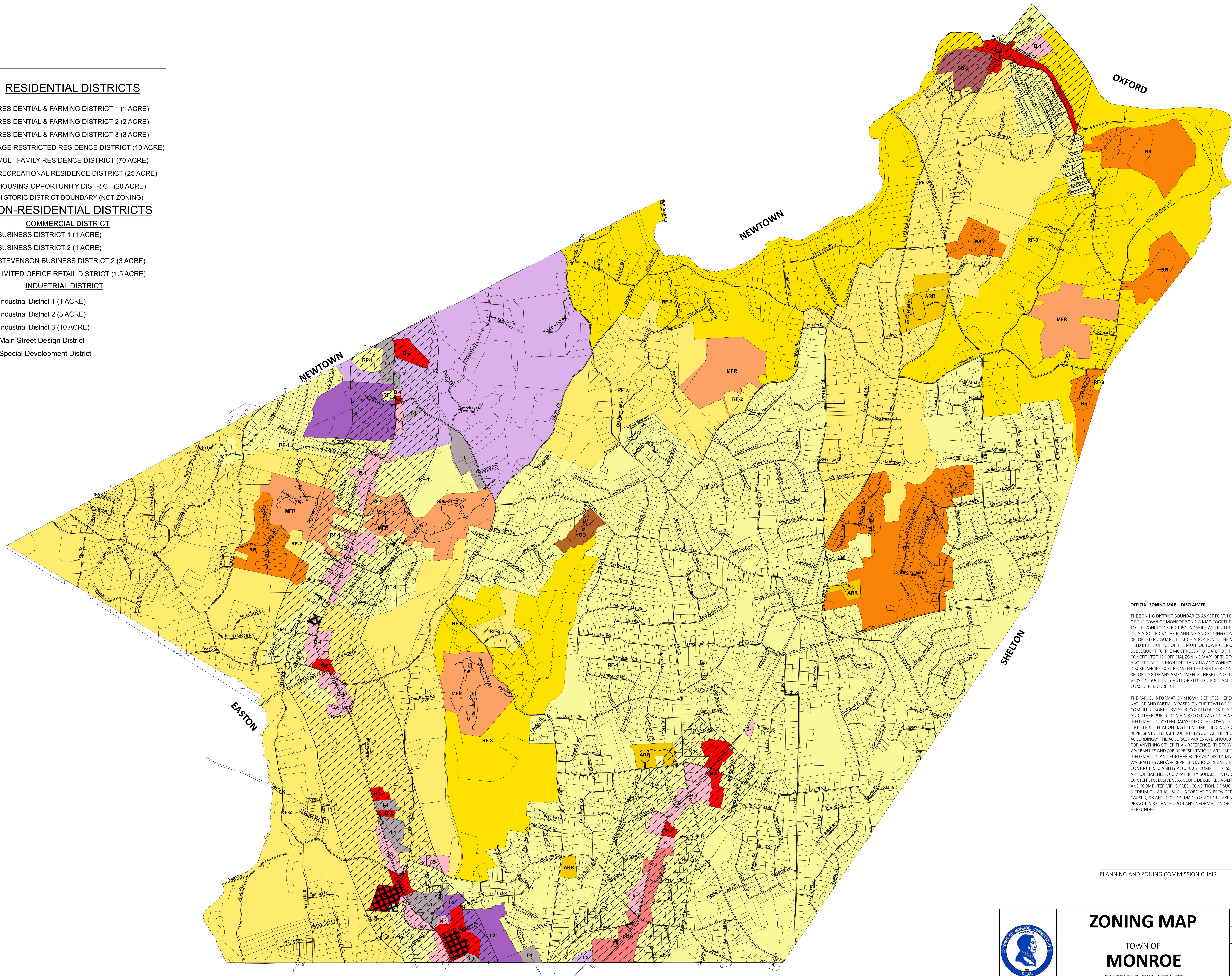


RESIDENTIAL DISTRICTS

- RF-1** RESIDENTIAL & FARMING DISTRICT 1 (1 ACRE)
- RF-2** RESIDENTIAL & FARMING DISTRICT 2 (2 ACRE)
- RF-3** RESIDENTIAL & FARMING DISTRICT 3 (3 ACRE)
- ARR** AGE RESTRICTED RESIDENCE DISTRICT (10 ACRE)
- MFR** MULTIFAMILY RESIDENCE DISTRICT (70 ACRE)
- RR** RECREATIONAL RESIDENCE DISTRICT (25 ACRE)
- HOD** HOUSING OPPORTUNITY DISTRICT (20 ACRE)
- HISTORIC DISTRICT BOUNDARY (NOT ZONING)

NON-RESIDENTIAL DISTRICTS

- COMMERCIAL DISTRICT**
- B-1** BUSINESS DISTRICT 1 (1 ACRE)
 - B-2** BUSINESS DISTRICT 2 (1 ACRE)
 - SB-2** STEVENSON BUSINESS DISTRICT 2 (3 ACRE)
 - LOR** LIMITED OFFICE RETAIL DISTRICT (1.5 ACRE)
- INDUSTRIAL DISTRICT**
- I-1** Industrial District 1 (1 ACRE)
 - I-2** Industrial District 2 (3 ACRE)
 - I-3** Industrial District 3 (10 ACRE)
 - Main Street Design District
 - Special Development District

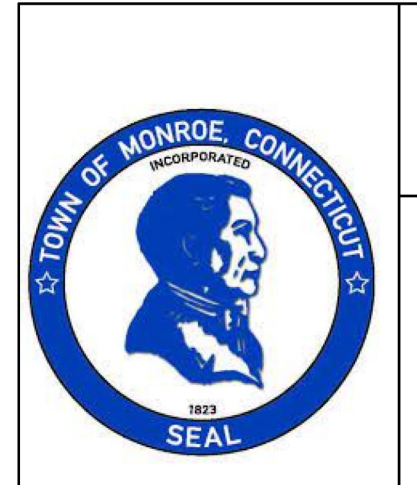


OFFICIAL ZONING MAP - DISCLAIMER

THE ZONING DISTRICT BOUNDARIES AS SET FORTH ON THIS PRINT VERSION OF THE TOWN OF MONROE ZONING MAP, TOGETHER WITH ANY AMENDMENTS TO THE ZONING DISTRICT BOUNDARIES WITHIN THE TOWN OF MONROE, AS DULY ADOPTED BY THE PLANNING AND ZONING COMMISSION AND DULY RECORDED PURSUANT TO SUCH ADOPTION IN THE MONROE LAND RECORDS HELD IN THE OFFICE OF THE MONROE TOWN CLERK, PRIOR TO OR SUBSEQUENT TO THE MOST RECENT UPDATE TO THIS PRINT VERSION, SHALL CONSTITUTE THE "OFFICIAL ZONING MAP" OF THE TOWN OF MONROE AS ADOPTED BY THE MONROE PLANNING AND ZONING COMMISSION. IF ANY DISCREPANCIES EXIST BETWEEN THE PRINT VERSION AND THE AUTHORIZED RECORDING OF ANY AMENDMENTS THERETO NOT INCLUDED ON THIS PRINT VERSION, SUCH DULY AUTHORIZED RECORDED AMENDMENT SHALL BE CONSIDERED CORRECT.

THE PARCEL INFORMATION SHOWN DEPICTED HEREON IS ILLUSTRATIVE IN NATURE AND PARTIALLY BASED ON THE TOWN OF MONROE ASSESSOR MAPS COMPILED FROM SURVEYS, RECORDED DEEDS, PLATS, PLANIMETRIC MAPS AND OTHER PUBLIC DOMAIN RECORDS AS CONTAINED IN THE GEOGRAPHIC INFORMATION SYSTEM DATASET FOR THE TOWN OF MONROE. PROPERTY LINE REPRESENTATION HAS BEEN SIMPLIFIED IN ORDER TO PICTORIALY REPRESENT GENERAL PROPERTY LAYOUT AT THE PROVIDED SCALE. ACCORDINGLY, THE ACCURACY VARIES AND SHOULD NOT BE RELIED UPON FOR ANYTHING OTHER THAN REFERENCE. THE TOWN OF MONROE MAKES NO WARRANTIES AND/OR REPRESENTATIONS WITH RESPECT TO SUCH INFORMATION AND FURTHER EXPRESSLY DISCLAIMS ANY AND ALL WARRANTIES AND/OR REPRESENTATIONS REGARDING THE, PRESENT AND CONTINUED, USABILITY, ACCURACY, COMPLETENESS, VALIDITY, APPROPRIATENESS, COMPATIBILITY, SUITABILITY, FORECAST, COMPOSITION, CONTENT, INCLUSIVENESS, SCOPE, DETAIL, RELIABILITY, TRANSFERABILITY AND "COMPUTER-VIRUS-FREE" CONDITION, OF SUCH INFORMATION AND THE MEDIUM ON WHICH SUCH INFORMATION PROVIDED REGARDLESS OF HOW CAUSED, OR ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY ANY PERSON IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER.

PLANNING AND ZONING COMMISSION CHAIR _____ DATE _____



ZONING MAP

TOWN OF
MONROE
FAIRFIELD COUNTY, CT

SCALE
1" = 1000'

EFFECTIVE DATE
APRIL 5, 2024

REVISED DATE
February 1, 2024

TRUMBULL

EASTON

NEWTOWN

OXFORD

SHELTON