



MONROE PLANNING COMMISSION
Agenda Item Cover Sheet

TITLE:	<i>Review of Revised UDR Industrial Zoning Districts UDR Chapter</i>
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DATE:	FILE NUMBER:	CONTACT(S):	PRESENTER(S):	ITEM:
01/07/2019	N/A	Shana Restall Ben Swanson	Shana Restall Ben Swanson	Old Business # 2

Discussion: 12/18/2017, 02/12/2018, 02/26/2018, 12/3/2018, and 01/07/2019

Public Hearing: N/A

Attachments: 1. Draft Industrial Zoning Districts Chapter (5th Draft)

DESCRIPTION/BACKGROUND

The City is in the process of drafting a new unified development code to take the place of the existing development regulations in the Monroe Municipal Code, which are located in Titles 17 through 21. The current development regulations will be repealed and then replaced with one all-inclusive title known as the Unified Development Regulations (UDR). In addition to reflecting the goals and policies adopted in the City's 2015 – 2035 Comprehensive Plan, the proposed unified development code intends to simplify and streamline Monroe's development process. On December 3, 2018, City staff brought forward to the Planning Commission a draft chapter of the UDR containing proposed industrial zoning districts regulations for review. The Planning Commission gave direction regarding the proposed chapter, and staff is now bringing the revised regulations back to the Planning Commission for additional review (Attachment 1).

RECOMMENDED ACTION(S):

Review the revised draft UDR chapter and provide direction to staff.

**CHAPTER 21.XX
INDUSTRIAL ZONING DISTRICTS**

- 21.XX.010 Purpose.
- 21.XX.020 Applicability.
- 21.XX.030 Development Standards.
- 21.XX.040 Land Use.
- 21.XX.050 Bulk Requirements.
- 21.XX.060 Variances.

21.XX.010 Purpose.

C. Fryelands Commercial Overlay District. The purpose of the Fryelands commercial overlay district is to provide standards for the enhancement of existing commercial uses, as well as for the location of new commercial development along Fryelands Boulevard.

21.XX.040 Land Use.

A. Land Use Matrix. The following zoning matrix, Table XX.XX.XXX: Land Use in Industrial Zoning Districts, summarizes land uses permitted in a specific industrial zoning district. A land use not explicitly permitted by Table XX.XX.XXX is prohibited.

Table XX.XX.XXX: Land Use in Industrial Zoning Districts

Conforming Use ⁽¹⁻⁵⁾	General Industrial	Light Industrial	Fryelands Commercial Overlay District	Shoreline Industrial ⁽³⁾
Accessory Structures	A			A
Adult Entertainment		P	P	
Amusement Facilities	P	P	P	
Animal Shelters	C	C	C	
Art Galleries		A ⁴	P	
Asphalt Batch Plants	C	P	C	
Auto Repair	P	P	P	
Auto Wrecking Yards	C	C	C	
Bakeries	P	A ⁴	A ⁴	
Breweries, Micro	P	P	P	
Car Washes	P	P	P	
Cement Manufacturing	C			C
Cemeteries	C			
Cleaning Establishments	P	P	P	
Coffee Shops	P	A ⁴	A ⁴	
Convenience Stores	P		A ⁴	
Day Care Centers	P		A ⁴	
Drug Stores/ Pharmacies	P		A ⁴	
Fabrication Shops	P	P	P	
Gas Stations	P	P	P	
Government Facilities	P	P	P	C
Grocery Stores		A ⁴	P	
Hardware Stores		A ⁴		
Kennels	C	C	C	
Lumber Yards	P	P	P	

Mineral Extraction	C	C	C	C
Mini Self-Storage	P	P	P	
Nonmotorized Recreational Trails				P
Storage, Outdoor		A	A	
Parking Lots	A	A	A	A
Parks And Open Spaces, Public				P
Plant Nurseries	A ⁵	A ⁵	A ⁵	A ⁵
Print Shops	P	P	P	
Printing Plants	P	P	P	
Processing of Natural Deposits	C	C	C	C
Professional Offices	P	P	P	
Recreational Facilities, Private	P	P	P	
Recreational Facilities, Public		P	P	P
Recycling Centers	C	C	C	
Religious Institutions	P	C	P	
Repair Shops	P	P	P	
Research Facilities	P	P	P	
Restaurants	P	A ⁴	A ⁴	
Retail Stores	P	A ⁴	A ⁴	
Service Establishments	P			
Shake And Shingle Mills	P	P	P	
Shooting Ranges, Indoor	P	P	P	
Tasting Rooms		A ⁴		
Tool Rental	P	P	P	
Tow Truck Operations	C	C	C	
Utility Services, Major	C	C	C	C
Utility Services, Minor	P	P	P	P
Veterinary Clinics/ Animal Hospitals	C	C	C	
Warehouses	P	P	P	A
Wireless Communications Facilities (WCFs)	P	P	P	P

24 **P = Permitted Use; A = Accessory Use; C = Requires a Conditional Use Permit; See MMC Chapter**
25 **XX.XX.XXX for requirements for Essential Public Facilities (EPF)**

26 **Table Notes:**

- 27 1. See MMC Section XX.XX.XXX for specific requirements applicable to each conforming use.
28 2. A land use not explicitly permitted by Table XX.XX.XXX is prohibited.
29 3. All development within the shoreline industrial zoning district shall meet all applicable requirements in
30 MMC XX.XX.XXX for shoreline jurisdictions and all applicable provisions of the adopted Shoreline
31 Master Program.
32 4. This use is permitted as accessory to the primary land use of the site. It may not occupy an area
33 greater than 25% of the gross floor area occupied by the primary use.
34 5. The retail portion of a plant nursery is permitted as accessory to the primary land use of the site. It
35 may not occupy an area greater than 25% of the gross floor area occupied by the primary use.
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37 **21.XX.050 Bulk Requirements.**

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39 H. Light Industrial Zoning District. The following bulk requirements in Table XX.XX.XXX: Light
40 Industrial Zoning District Bulk Requirements specifically apply to the light industrial zoning
41 district, as well as those properties located within the Fryelands Commercial Overlay District.
42 General information regarding bulk requirements is found in MMC XX.XX.XXX.

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Table XX.XX.XXX: Light Industrial Zoning District Bulk Requirements

Minimum Lot Area ⁽¹⁾		
Minimum Lot Area	Light Industrial	Fryelands Commercial Overlay District
		5,000 square feet
Street Frontage ⁽¹⁾		
Minimum Street Frontage	Light Industrial	Fryelands Commercial Overlay District
	N/A	N/A
Minimum Street Frontage for Panhandle Lots	20 feet	20 feet
Minimum Street Frontage for Lots with Public Street Access from a Private Access Tract or Easement	20 feet	20 feet
Lot Dimensions ⁽¹⁾		
Minimum Lot Width	Light Industrial	Fryelands Commercial Overlay District
	N/A	N/A
Yard Setbacks ⁽¹⁾		
Minimum Front Yard Setback Width	Light Industrial	Fryelands Commercial Overlay District
	20 feet	20 feet
Minimum Side Yard Setback Width	10 feet	10 feet
Minimum Rear Yard Setback Width	10 feet	10 feet
Minimum Front Yard Setback Width from Residential Zones and Residential Uses	25 feet	25 feet
Minimum Side Yard Setback Width from Residential Zones and Residential Uses	25 feet	25 feet
Minimum Rear Yard Setback Width from Residential Zones and Residential Uses	25 feet	25 feet
Minimum Setback from Private Access Tracts	10 feet	10 feet
Minimum Setback from Private Access Easements	10 feet	10 feet
Lot Coverage ⁽¹⁾		
Maximum Lot Coverage	Light Industrial	Fryelands Commercial Overlay District
	100%	100%
Building Height ⁽¹⁾		
Maximum Building Height	Light Industrial	Fryelands Commercial Overlay District
	35 feet	35 feet

45 **Table Notes:**

46 1. See MMC Section 21.XX.XXX for more information regarding the bulk requirements provided in the
47 above table.

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