



**MONROE PLANNING COMMISSION**  
**Agenda Item Cover Sheet**

|               |  |
|---------------|--|
| <b>TITLE:</b> | <b><i>Review of Revised Mixed Use Zoning Districts UDR Chapter</i></b> |
|---------------|--|

| <b>DATE:</b> | <b>FILE NUMBER:</b> | <b>CONTACT(S):</b>           | <b>PRESENTER(S):</b>         | <b>ITEM:</b>     |
|--------------|---------------------|------------------------------|------------------------------|------------------|
| 01/07/2019   | N/A                 | Shana Restall<br>Ben Swanson | Shana Restall<br>Ben Swanson | Old Business # 3 |

**Discussion:** 12/11/2017, 02/05/2018, and 01/07/2019

**Public Hearing:** N/A

**Attachments:** 1. Draft Mixed Use Zoning Districts Chapter (*3<sup>rd</sup> 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 The current development regulations will be repealed and then replaced with one all-inclusive title known as the Unified Development Regulations (UDR).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 February 5, 2018, City staff brought forward to the Planning Commission a draft chapter of the UDR containing proposed mixed use 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**

- 1
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- 4 **21.XX.010** Purpose.
- 5 **21.XX.020** Applicability.
- 6 **21.XX.030** Development Standards.
- 7 **21.XX.040** Land Use.
- 8 **21.XX.050** Bulk Requirements.
- 9 **21.XX.060** Variances.

**21.XX.010 Purpose.**

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13 C. Fryelands Commercial Overlay District. The purpose of the Fryelands commercial overlay  
14 district is to provide standards for the enhancement of existing commercial uses, as well as for  
15 the location of new commercial development along Fryelands Boulevard.  
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**21.XX.040 Land Use.**

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

| Conforming Use <sup>(1-5)</sup> | General Industrial | Light Industrial | Fryelands Commercial Overlay District | Shoreline Industrial <sup>(3)</sup> |
|---------------------------------|--------------------|------------------|---------------------------------------|-------------------------------------|
| Accessory Structures            | A                  |                  |                                       | A                                   |
| Adult Entertainment             |                    | P                | P                                     |                                     |
| Amusement Facilities            | P                  | P                | P                                     |                                     |
| Animal Shelters                 | C                  | C                | C                                     |                                     |
| Art Galleries                   |                    | A <sup>4</sup>   | P                                     |                                     |
| Asphalt Batch Plants            | C                  | P                | C                                     |                                     |
| Auto Repair                     | P                  | P                | P                                     |                                     |
| Auto Wrecking Yards             | C                  | C                | C                                     |                                     |
| Bakeries                        | P                  | A <sup>4</sup>   | A <sup>4</sup>                        |                                     |
| 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 <sup>4</sup>   | A <sup>4</sup>                        |                                     |
| Convenience Stores              | P                  |                  | A <sup>4</sup>                        |                                     |
| Day Care Centers                | P                  |                  | A <sup>4</sup>                        |                                     |
| Drug Stores/ Pharmacies         | P                  |                  | A <sup>4</sup>                        |                                     |
| Fabrication Shops               | P                  | P                | P                                     |                                     |
| Gas Stations                    | P                  | P                | P                                     |                                     |
| Government Facilities           | P                  | P                | P                                     | C                                   |
| Grocery Stores                  |                    | A <sup>4</sup>   | P                                     |                                     |
| Hardware Stores                 |                    | A <sup>4</sup>   |                                       |                                     |
| 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 <sup>5</sup> | A <sup>5</sup> | A <sup>5</sup> | A <sup>5</sup> |
| 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 <sup>4</sup> | A <sup>4</sup> |                |
| Retail Stores                             | P              | A <sup>4</sup> | A <sup>4</sup> |                |
| Service Establishments                    | P              |                |                |                |
| Shake And Shingle Mills                   | P              | P              | P              |                |
| Shooting Ranges, Indoor                   | P              | P              | P              |                |
| Tasting Rooms                             |                | A <sup>4</sup> |                |                |
| 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**

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