



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

<b>TITLE:</b>	<b><i>Unified Development Regulations (UDR) Land Use Classifications</i></b>
---------------	--

<b>DATE:</b>	<b>FILE NUMBER:</b>	<b>CONTACT:</b>	<b>PRESENTER:</b>	<b>ITEM:</b>
01/07/2019	N/A	Ben Swanson Shana Restall	Ben Swanson Shana Restall	Old Business # 7

**Discussion:** 01/29/2018, 07/23/2018, 12/10/2018, and 01/07/2019

**Public Hearing:** N/A

**Attachments:** 1. Commercial Land Use Matrix

**DESCRIPTION/BACKGROUND**

The City is in the process of drafting Unified Development Regulations (UDR) to take the place of the existing development regulations in the Monroe Municipal Code. 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. One way to create efficiencies in the UDR is to standardize the City’s land use classifications so that they are consistent throughout all zoning districts. Land use is defined by the activity for which a zoning district is intended, designed, arranged, occupied, or maintained. Monroe is presently in transition from a low-density town with a rural character to a regional service and employment hub. Many land uses permitted in the current development regulations are no longer compatible with the growth patterns of the City. Consequently, land uses permitted within the City must be reviewed and revised during the process of drafting the UDR to ensure that they internally consistent and implement the goals and policies of the 2015 – 2035 City of Monroe Comprehensive Plan.

The Planning Commission has previously provided direction to staff regarding permitted land uses in each zoning district proposed by the UDR. Staff is bringing back the Commission’s recommended permitted land uses for discussion. The objective of this discussion is intended to finalize the Commission’s recommendations prior to the upcoming public hearing.

**RECOMMENDED ACTION(S):**

Discuss and provide direction to staff to finalize the Commission’s recommendation regarding permitted land uses.

LAND USE	COMMERCIAL							
	Tourist Commercial	Downtown Commercial - Residential Neighborhood	Downtown Commercial - Historic Main Area	Downtown Commercial - East Downtown Neighborhood	Downtown Commercial - Downtown Promenade	General Commercial	GC - North Kelsey/Tjerne Place Overlay District	Industrial Transition
Accessory Structures	A					A	A	A
Amusement facilities		P		P				
Animal Shelters								P
Art Galleries	A		P	P	P	P	P	A
Auto Repair						P		P
Aviation Facilities	P							
Bakeries	A		P	P	P	P	P	P
Banks	P		P	P	P			
Bed and Breakfasts	P	C	C	P				
Breweries								P
Breweries, Micro	P		P	P	P	P	P	
Business Parks	C							
Car Washes						P	P	P
Cleaning Establishments			P	P	P	P	P	P
Clubs			C	P		P		P
Clubs, Fitness			C	P		P	P	P
Coffee Shops	P	A	P	P	P	P	P	P
Community-Oriented Open-Air Market			P	P	P			
Convenience Stores	A		P	P	P	P	P	P
Convention Centers	C					C	C	C
Day Care Centers			P	P		C		C
Day Care, Family		A	P	P				
Department Stores						P	P	P
Distillery, Craft			P	P	P			P
Drive-Through Facilities			C	P	C	A	A	P
Drug Stores/Pharmacies	P		P	P	P	P	P	P
Dwelling Units, Accessory (ADUs)	P	P	P					
Dwelling Units, Attached		P	P	P	C		P	
Dwelling Units, Detached Single-Family		P	C					
Financial Services						P	P	P
Gas Stations	P					P		P
Government Facilities	P	C	C	C		P		P
Grocery Stores			P	P	P	P	P	P
Hardware Stores			P	P	P	P	P	P
Health Services Facilities, Clinics		C	C	C		P	P	P
Health Services Facilities, In-Patient						C	C	C
Home Improvement Centers						P	P	P
Home Occupations		P	P					
Kennels								C
Locksmiths						P	P	P
Lodging Facilities	P		P	P		P	P	P
Lumber Yards						P		P
Mineral Extraction								
Mini Self-Storage								
Mixed Use Developments		P	P	P	P			
Mobile Vendors			P	P	P			
Mortuaries						P		P

Motor Vehicle Sales Facilities						P		P
Motor Vehicle Sales Facilities – Motorsports Only				P				
Nonmotorized Recreational Trails	P					P	P	P
Nursing and/or Convalescent Homes			P	P		P	P	
Outdoor Storage						A	A	A
Parking Lots	A		A (stand-alone: C)	A (stand-alone: C)		A	A	A
Parks and Open Spaces, Private								
Parks And Open Spaces, Public	P					P	P	P
Personal Services			P	P	P	P	P	P
Plant Nurseries			P	P	P	P	P	P
Preschools				P		P	P	
Print Shops			C	P		P	P	P
Professional Offices		P	P	P		P	P	P
Recreational Facilities, Private	P							
Recreational Facilities, Public	P					P	P	P
Recreational Vehicle (RV) Parks								C
Religious Institutions	C	C	C	P		P	C	P
Repair Shops						P	P	P
Research Facilities								P
Restaurants	P		P	P	P	P	P	P
Retail Stores	A		P	P	P	P	P	P
Retirement Housing and Assisted Living Facilities	P	P	P					
Service Establishments		C	P	P				
Shooting Ranges, Indoor	P					P		P
Tasting Rooms								A
Taverns	P		P	P	P	P	P	P
Tool Sales and Rental				A		P		P
Utility Services, Major	C	C	C	C	C	C	C	C
Utility Services, Minor	P	P	P	P	P	P	P	P
Veterinary Clinics/Animal Hospitals		C	C	P		C	C	P
Warehouses								P
Wholesale Establishments								P
Wireless Communications Facilities (WCFs)	P	P	P	P	P	P	P	P