

**CHAPTER 22.28
INDUSTRIAL ZONING DISTRICTS**

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22.28.010 Purpose.

The purpose of the industrial zones is to provide opportunities for enhancement of existing industrial and compatible commercial use and intensities in areas of the city which are suitable for such development. Industrial areas should take advantage of rail and highway access points. Development should be separated or well buffered from nearby residential areas. The location of industrial zones should be dependent on and compatible with the size and scale of the surrounding adjacent uses. The purpose statement for each industrial zoning district is set forth in the following sections.

- A. General Industrial Zoning District. The purpose of the general industrial zoning district is to provide an area for more intensive manufacturing and processing operations than those allowed in the other industrial zoning districts.
- B. Light Industrial Zoning District. The purpose of the light industrial zoning district is to provide an area for manufacturing, processing, wholesaling, warehousing, distribution, and other similar activities that either do not result in any environmental impacts or produce minimal environmental impacts that can be easily mitigated.
- 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.
- D. Shoreline Industrial Zoning District. The purpose of the shoreline industrial zoning district is to provide an area to allow for gravel mining and the processing of rock. This designation applies only to the property hosting the existing and continuing Cadman gravel operation.

22.28.020 Applicability.

The regulations, requirements, and standards contained in Monroe Municipal Code Chapter 22.28 apply to all properties zoned Light Industrial (LI), General Industrial (GI), or Shoreline Industrial (SI), as well as the Fryelands Commercial overlay district (FC-O). All properties Light Industrial (LI), General Industrial (GI), or Shoreline Industrial (SI), as well as the Fryelands Commercial overlay district (FC-O) shall comply with all applicable provisions within this Title and the Monroe Municipal Code.

22.28.030 Land Use.

A. Land Use Matrix. The following zoning matrix found in Table 22.28.030: Land Use in Industrial Zoning Districts summarizes land uses permitted in the Light Industrial (LI), General Industrial (GI), Shoreline Industrial (SI), and Fryelands Commercial overlay district (FC-O). A land use not explicitly permitted by Table 22.28.030 is prohibited within the Light Industrial (LI), General Industrial (GI), and Shoreline Industrial (SI) zoning districts, as well as the Fryelands Commercial overlay district (FC-O).

Table 22.28.030: Land Use in Industrial Zoning Districts

Conforming Use ⁽¹⁾	Light Industrial (LI)	Fryelands Commercial Overlay (FC-O)	Shoreline Industrial ⁽²⁾ (SI)	General Industrial (GI)
1. RESIDENTIAL LAND USES				
Dwelling Units, Temporary Security Guard	A	A	A	A
2. COMMERCIAL LAND USES				
Building Material and Garden Supply Establishments				

• Hardware Stores	A	P		
• Plant Nurseries	A ⁽⁴⁾	A ⁽⁴⁾		A ⁽⁴⁾
Food and Beverage Establishments				
• Bakeries	A	P		P
• Coffee Shops	A			A
• Convenience Stores	A			
• Grocery Stores	A	P		
• Restaurants	A	P		A
• Tasting Rooms	A ⁽³⁾	A ⁽³⁾		
• Taverns				
Gas Stations	P			P
General Retail	A	P		A
Mobile Vendors	P	P	P	P
Pharmacies and Drug Stores	A			
3. SERVICE LAND USES				
Business and Professional Services				
• Professional Offices	A		A	A
• Research and Development	P	P		P
• Technical Consulting Services	A			
Day Care Services				
• Child Care Centers	A			
General Services	P	P		
Parking Facilities	A	A	A	A
Rental and Leasing Services				
• Consumer Goods				P
• Motor Vehicles				P
• Tools, Machinery, and Equipment	P			P
Repair and Maintenance Services				
• All Other Repair and Maintenance	P	P		P
• Motor Vehicle Repair and Maintenance	P			P
Social Services				
• Community Food Services	P			P
• Community Housing Services	P			P
• Emergency and Relief Services	P			P
Veterinary Clinics	C	C		
4. INSTITUTIONAL LAND USES				
Community Facilities				
• Religious Institutions	C			P
Educational Facilities				
• Schools, Colleges, Universities, and Professional	EPF	EPF	EPF	EPF
• Schools, Elementary and Secondary (K-12)	EPF	EPF	EPF	EPF
• Schools, Technical and Trade	P			
• Vocational Rehabilitation Centers	P			
Government Facilities				
• Courts	P	P	C	P
• Fire Stations	P	P	C	P
• Government Administration Buildings	P	P	C	P

• Police Stations	P	P	C	P
• Public Works Maintenance and Storage Facilities	P	P	C	P
• U.S. Post Offices	P	P	C	P
5. PARKS, RECREATION, AND ENTERTAINMENT LAND USES				
Entertainment Facilities				
• Adult Entertainment and Sexually-Oriented Businesses	P			
• Arcades and Gaming Establishments	P	P		P
• Art Galleries	A	P		P
• Libraries	P			P
• Movie Theaters	P			P
• Museums	P			P
• Theaters	P			P
• Zoos, Botanical Gardens, and Arboretums				P
Parks				
• Concessions	A	A	A	A
• Nonmotorized Trails	P	P	P	P
• Parks and Open Spaces	P	P	P	P
Recreational Facilities, Outdoor	P	P		P
6. INDUSTRIAL LAND USES				
Craft Manufacturing	A ⁽³⁾	A ⁽³⁾		A ⁽³⁾
Manufacturing and Processing				
• Auto Wrecking Yards				C
• Batch Plants, Asphalt and Concrete	C			P
• Concrete Manufacturing			C	C
• General Manufacturing	P			P
• Hazardous Waste Facilities	EPF		EPF	EPF
• Mineral Excavation			C	
• Processing of Natural Deposits	C		C	C
• Recycling Centers	C	C		C
• Shake and Shingle Mills	P			P
• Solid Waste Landfills	EPF		EPF	EPF
• Solid Waste Transfer Facilities	EPF		EPF	EPF
• Tow Truck Operations	C			C
Storage Facilities				
• Indoor (on-site only)	P	A	A	A
• Mini Self-Storage	P			P
• Outdoor (on-site only)	A	A		A
• Warehouses	P	A	A	P
7. UTILITY AND TRANSPORTATION LAND USES				
Electric Vehicle Charging Stations (all levels)	A	A	A	A
Major and Regional Utility Facilities				
• Regional Utility Corridors	C	C	C	C
• Wastewater Treatment Plants	EPF		EPF	EPF
Major and Regional Transportation Facilities				
• Regional Transit Station	EPF	EPF	EPF	EPF
• School Bus Bases	P			P

• State and Regional Transportation Facilities	EPF	EPF	EPF	EPF
Minor Utility Facilities	P	P	P	P
Wireless Communications Facilities	P	P	P	P
8. UNCLASSIFIED LAND USES				
Accessory Structures	A	A	A	A

P = Permitted Use; A = Accessory Use; C = Requires a Conditional Use Permit; See MMC Chapter 22.38 for requirements for Essential Public Facilities (EPF)

Table Notes:

1. A land use not explicitly permitted by Table 22.28.030 is prohibited within all industrial zoning districts.
2. All development within the shoreline industrial zoning district shall meet all applicable requirements in MMC Chapter 22.82 for shoreline jurisdictions and all applicable provisions of the adopted Shoreline Master Program.
3. This use is permitted as accessory to the primary land use of the site. It may not occupy an area greater than 25% of the gross floor area occupied by the primary use.
4. The retail portion of a plant nursery is permitted as accessory to the primary land use of the site. It may not occupy an area greater than 25% of the gross floor area occupied by the primary use.

22.28.040 Bulk Requirements.

Bulk requirements, as provided in this chapter, establish density and dimensional standards for lots within industrial zoning districts in the city. Bulk requirements include maximum lot coverage, maximum building height, minimum setbacks, and other similar standards. Bulk requirements, specified in MMC section 22.16.040, apply to all lots within the Light Industrial (LI), General Industrial (GI), and Shoreline Industrial (SI) zoning districts, as well as the Frylands Commercial overlay district (FC-O).

- A. Minimum Lot Area. The minimum area for lots in industrial zoning districts is 5,000 square feet each.
- B. Street Frontage. Street frontage shall be in compliance with the provisions of MMC 22.16.040(C) and subject to the applicable bulk requirements found in MMC 22.16.040, Bulk Requirements.
- C. Lot Dimensions. Lot dimensions shall be in compliance with the provisions of MMC 22.16.040(D) and subject to the applicable bulk requirements found in MMC 22.16.040, Bulk Requirements.
- D. Yard Setbacks. Required yard setbacks shall be in compliance with the provisions of MMC 22.16.040(E) and subject to the applicable bulk requirements found in MMC 22.16.040, Bulk Requirements.
- E. Lot Coverage. Lot coverage shall be in compliance with the provisions of MMC 22.16.040(F) and subject to the applicable bulk requirements found in MMC section MMC 22.16.040, Bulk Requirements.
- F. Building Height. Building height and its measurement shall be in compliance with the provisions of MMC 22.16.040(G) and subject to the applicable bulk requirements found in MMC section MMC 22.16.040, Bulk Requirements.
- G. Frylands Commercial Overlay District (FC-O). The following bulk requirements in Table 22.28.040(G): Frylands Commercial Overlay District (FC-O) Bulk Requirements specifically apply to the FC-O overlay district. General information regarding bulk requirements is found in MMC 22.16.040, Bulk Requirements.

Table 22.28.040(G): Frylands Commercial Overlay District (FC-O) Bulk Requirements

Minimum Lot Area ⁽¹⁾	
Minimum Lot Area	5,000 square feet
Street Frontage ⁽¹⁾	
Minimum Street Frontage	N/A
Minimum Street Frontage for Panhandle Lots	20 feet
Minimum Street Frontage for Lots with Public Street Access from a Private Access Tract or Easement	20 feet
Lot Dimensions ⁽¹⁾	
Minimum Lot Width	N/A
Yard Setbacks ⁽¹⁾	
Minimum Front Yard Setback Width	20 feet
Minimum Side Yard Setback Width	10 feet
Minimum Rear Yard Setback Width	10 feet
Minimum Front Yard Setback Width from Residential Zones and Residential Uses	25 feet
Minimum Side Yard Setback Width from Residential Zones and Residential Uses	25 feet

Minimum Rear Yard Setback Width from Residential Zones and Residential Uses	25 feet
Minimum Setback from Private Access Tracts	10 feet
Minimum Setback from Private Access Easements	10 feet
Lot Coverage ⁽¹⁾	
Maximum Lot Coverage	100%
Building Height ⁽¹⁾	
Maximum Building Height	35 feet

Table Notes:

1. See MMC 22.16.040, Bulk Requirements for more information regarding the bulk requirements in the above table.

H. Light Industrial Zoning District (LI). The following bulk requirements in Table 22.28.040(H): Light Industrial Zoning District (LI) Bulk Requirements specifically apply to the LI zoning district. General information regarding bulk requirements is found in MMC 22.16.040, Bulk Requirements.

Table 22.28.040(H): Light Industrial Zoning District (LI) Bulk Requirements

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

Table Notes:

1. See MMC 22.16.040, Bulk Requirements for more information regarding the bulk requirements in the above table.

I. General Industrial Zoning District (GI). The following bulk requirements in Table 22.28.040(I): General Industrial Zoning District (GI) Bulk Requirements specifically apply to the GI zoning district. General information regarding bulk requirements is found in MMC 22.16.040, Bulk Requirements.

Table 22.28.040(I): General Industrial Zoning District (GI) Bulk Requirements

Minimum Lot Area ⁽¹⁾	
Minimum Lot Area	5,000 square feet
Street Frontage ⁽¹⁾	
Minimum Street Frontage	N/A

Minimum Street Frontage for Panhandle Lots	20 feet
Minimum Street Frontage for Lots with Public Street Access from a Private Access Tract or Easement	20 feet
Lot Dimensions ⁽¹⁾	
Minimum Lot Width	N/A
Yard Setbacks ⁽¹⁾	
Minimum Front Yard Setback Width	20 feet
Minimum Side Yard Setback Width	10 feet
Minimum Rear Yard Setback Width	10 feet
Minimum Front Yard Setback Width from Residential Zones and Residential Uses	25 feet
Minimum Side Yard Setback Width from Residential Zones and Residential Uses	25 feet
Minimum Rear Yard Setback Width from Residential Zones and Residential Uses	25 feet
Minimum Setback from Private Access Tracts	10 feet
Minimum Setback from Private Access Easements	10 feet
Lot Coverage ⁽¹⁾	
Maximum Lot Coverage	100%
Building Height ⁽¹⁾	
Maximum Building Height	45 feet

Table Notes:

1. See MMC 22.16.040, Bulk Requirements for more information regarding the bulk requirements in the above table.

J. Shoreline Industrial Zoning District (SI). The following bulk requirements in Table 22.28.040(J): Shoreline Industrial Zoning District (SI) Bulk Requirements specifically apply to the SI zoning district. General information regarding bulk requirements is found in MMC 22.16.040, Bulk Requirements.

Table 22.28.040(J): Shoreline Industrial Zoning District (SI) Bulk Requirements

Minimum Lot Area ⁽¹⁻²⁾	
Minimum Lot Area	5,000 square feet
Street Frontage ⁽¹⁾	
Minimum Street Frontage	N/A
Minimum Street Frontage for Panhandle Lots	20 feet
Minimum Street Frontage for Lots with Public Street Access from a Private Access Tract or Easement	20 feet
Lot Dimensions ⁽¹⁻²⁾	
Minimum Lot Width	N/A
Yard Setbacks ⁽¹⁻²⁾	
Minimum Front Yard Setback Width	20 feet
Minimum Side Yard Setback Width	10 feet
Minimum Rear Yard Setback Width	20 feet
Minimum Setback from Private Access Tracts	10 feet
Minimum Setback from Private Access Easements	10 feet
Lot Coverage ⁽¹⁻²⁾	
Maximum Lot Coverage	100%
Building Height ⁽¹⁻²⁾	
Maximum Building Height	45 feet

Table Notes:

1. See MMC 22.16.040, Bulk Requirements for more information regarding the bulk requirements in the above table.
2. All development within the shoreline industrial zoning district shall meet all applicable requirements in MMC Chapter 22.82 for shoreline jurisdictions and all applicable provisions of the adopted Shoreline Master Program.

22.28.050 Variances.

No administrative deviations from the provisions of this chapter shall be made unless otherwise specified in this chapter. Variances to this chapter to adjust the application of specific regulations to a particular parcel of property shall require variance approval, as regulated by MMC Chapter 22.66. An application for a variance may be made to the Monroe Community Development Department on forms prescribed by the City.