

**CHAPTER 22.18
MULTIFAMILY RESIDENTIAL ZONING DISTRICT**

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22.18.010 Purpose.

The purpose of the multifamily zoning district is threefold: 1) to promote the small town character of Monroe by providing that new multifamily housing be developed on small lots mixed with other housing stock; 2) that development be compatible with the present housing stock; and 3) that multifamily development provides for a broad range of housing types and densities. Multifamily residential zoning districts are generally appropriate for land that is located convenient to principal arterials and business and commercial activity centers where a full range of public facilities and services to support urban development exists. Multifamily residential zoning districts are intended for areas of infill housing and housing developments for seniors and other special housing groups.

22.18.020 Applicability.

The regulations, requirements, and standards contained in Monroe Municipal Code Chapter 22.18 apply to all properties zoned Multifamily Residential – 25 Dwelling Units per Acre (R25). All properties zoned Multifamily Residential – 25 Dwelling Units per Acre (R25) shall comply with all applicable provisions of this Title and the Monroe Municipal Code unless otherwise specified.

22.18.030 Land Use.

A. Land Use Matrix. The following zoning matrix found in Table 22.18.030: Land Use in the Multifamily Residential Zoning District summarizes land uses permitted in the Multifamily Residential – 25 Dwelling Units per Acre (R25) zoning district. A land use not explicitly permitted by Table 22.18.030 is prohibited within the Multifamily Residential – 25 Dwelling Units per Acre (R25) zoning district.

Table 22.18.030: Land Use in the Multifamily Residential Zoning District

Conforming Use	Multifamily Residential – 25 Units per Acre (R25)
1. RESIDENTIAL LAND USES	
Dwelling Units, Attached	P
Dwelling Units, Temporary Security Guard	A
Group Homes	P
Halfway Houses	EPF
Home Occupations	A
Retirement Housing and Assisted Living Facilities	P
2. SERVICE LAND USES	
Health Care Services	
• Nursing and Residential Care Facilities	P
Parking Facilities	A
Social Services	
• Community Food Services	C
• Community Housing Services	C
• Emergency and Relief Services	C

3. INSTITUTIONAL LAND USES	
Community Facilities	
• Religious Institutions	C
Educational Facilities	
• Schools, Colleges, Universities, and Professional	EPF
• Schools, Elementary and Secondary (K-12)	EPF
Government Facilities	
• Courts	C
• Fire Stations	C
• Government Administration Buildings	C
• Police Stations	C
• Public Works Maintenance and Storage Facilities	C
• U.S. Post Offices	C
4. PARKS, RECREATION, AND ENTERTAINMENT LAND USES	
Parks	
• Concessions	A
• Nonmotorized Trails	P
• Parks and Open Spaces	P
Recreational Facilities, Indoor	P
Recreational Facilities, Outdoor	A
5. INDUSTRIAL LAND USES	
Storage Facilities	
• Indoor (on-site only)	A
6. UTILITY AND TRANSPORTATION LAND USES	
Electric Vehicle Charging Stations (all levels)	A
Major and Regional Utility Facilities	
• Regional Utility Corridors	C
Major and Regional Transportation Facilities	
• State and Regional Transportation Facilities	EPF
Minor Utility Facilities	P
Wireless Communications Facilities	P
7. UNCLASSIFIED LAND USES	
Accessory Structures	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 22.18.030 is prohibited within the multifamily residential zoning district.

22.18.040 Bulk Requirements.

Bulk requirements, as provided in this chapter, establish density and dimensional standards for lots within the multifamily residential zoning district (R25) in the city. Bulk requirements include maximum lot coverage, maximum building height, minimum setbacks, and other similar standards. Bulk requirements, specified in Table 22.18.040(H): R25 Residential Zoning District Bulk Requirements, apply to all lots within the Residential 25 Units per Acre (R25) multifamily residential zoning district.

A. Maximum Residential Density. Table 22.18.040(B) - Allowed Residential Density establishes the minimum and maximum residential densities for the multifamily residential zoning district. Minimum and maximum densities shall be calculated pursuant to MMC 22.16.040(B).

Table 22.18.040(B): Allowed Residential Density

Zoning District	Minimum Density	Maximum Density
Residential 25 Units per Acre (R25)	12 dwelling units per acre	25 dwelling units per acre

- B. Street Frontage. Street frontage shall be in compliance with the provisions of MMC 22.16.050(C) and subject to the applicable bulk requirements found in MMC 22.16.050, Bulk Requirements.
- C. Lot Dimensions. Lot dimensions shall be in compliance with the provisions of MMC 22.16.050(D) and subject to the applicable bulk requirements found in MMC 22.16.050, Bulk Requirements.
- D. Yard Setbacks. Required yard setbacks shall be in compliance with the provisions of MMC 22.16.050(E) and subject to the applicable bulk requirements found in MMC 22.16.050, Bulk Requirements.
- E. Lot Coverage. Lot coverage shall be in compliance with the provisions of MMC 22.16.050(F) and subject to the applicable bulk requirements found in MMC section MMC 22.16.050, Bulk Requirements.
- F. Building Height. Building height and its measurement shall be in compliance with the provisions of MMC 22.16.050(G) and subject to the applicable bulk requirements found in MMC section MMC 22.16.050, Bulk Requirements.
- G. Multifamily Residential - 25 Units per Acre (R25) Zoning District. The following bulk requirements in Table 22.18.040(H): R25 Residential Zoning District Bulk Requirements specifically apply to the R25 multifamily residential zoning district. General information regarding bulk requirements is found in MMC 22.18.040.

Table 22.18.040(H): R25 Residential Zoning District Bulk Requirements

Minimum Lot Area ⁽¹⁾	Attached Dwelling Units	Detached Dwelling Units	Nonresidential Uses
Minimum Lot Area	N/A	1,500 square feet	N/A
Residential Density ⁽¹⁾	Attached Dwelling Units	Detached Dwelling Units	Nonresidential Uses
Maximum Dwelling Units per Lot	N/A ⁽²⁾	1 dwelling unit	N/A
Minimum Number of Attached Units	3 dwelling units	N/A	N/A
Minimum Allowed Density	12 units per acre	12 units per acre	N/A
Maximum Allowed Density	25 units per acre	25 units per acre	N/A
Street Frontage ⁽¹⁾	Attached Dwelling Units	Detached Dwelling Units	Nonresidential Uses
Minimum Street Frontage	30 feet	25 feet	30 feet
Minimum Street Frontage for Panhandle Lots	20 feet	20 feet	20 feet
Minimum Street Frontage for Cul-de-Sac Lots	30 feet	25 feet	30 feet
Minimum Street Frontage for Lots with Public Street Access from a Private Access Tract or Easement	20 feet	20 feet	20 feet
Lot Dimensions ⁽¹⁾	Attached Dwelling Units	Detached Dwelling Units	Nonresidential Uses
Minimum Lot Width	30 feet	30 feet	30 feet
Yard Setbacks ⁽¹⁾	Attached Dwelling Units	Detached Dwelling Units	Nonresidential Uses
Minimum Front Yard Setback Width	10 feet	10 feet	10 feet
Minimum Side Yard Setback Width	10 feet	5 feet	10 feet
Minimum Side Yard Setback Width for Attached Dwelling Units on the Attached Side(s)	0 feet	N/A	N/A

Minimum Side Yard Setback Width Attached Dwelling Units on a Side Abutting a ROW, Separate Detached Unit(s), or Different Zone	10 feet	N/A	N/A
Minimum Setback Width for Corner Lot Side Yards Abutting a Street ⁽³⁾	10 feet	10 feet	10 feet
Minimum Setback Width for Corner Lot Side Yards Not Abutting a Street ⁽³⁾	10 feet	5 feet	10 feet
Minimum Rear Yard Setback Width	10 feet	10 feet	10 feet
Minimum Setback from Private Access Tracts	10 feet	10 feet	10 feet
Minimum Setback from Private Access Easements	10 feet	10 feet	10 feet
Lot Coverage ⁽¹⁾	Attached Dwelling Units	Detached Dwelling Units	Nonresidential Uses
Maximum Lot Coverage	80%	70%	80%
Building Height ⁽¹⁾	Attached Dwelling Units	Detached Dwelling Units	Nonresidential Uses
Maximum Building Height	45 feet	35 feet	45 feet

Table Notes:

1. See MMC 22.16.050, Bulk Requirements for more information regarding the bulk requirements in the above table.
2. The maximum number of attached dwelling units per lot is the maximum number of dwelling units permitted by the maximum allowed density for the specific zoning district in which the dwelling units are located.
3. On a corner lot, the yard adjacent to the widest dimension of the lot abutting a street is a side yard. The opposite yard is also a side yard.

22.18.050 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.