

**CHAPTER 22.20
MIXED USE ZONING DISTRICTS**

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22.20.010 Purpose.

The purpose of the mixed use zoning districts are to integrate a mix of office, retail, entertainment and cultural uses, and attached residential units throughout the district, within the same property, or inside a single building. Mixed zoning districts are concentrated in areas of the city that are characterized by a diverse mix of land uses and where infrastructure, transit, and other public services are available.

22.20.020 Applicability.

The regulations, requirements, and standards contained in Monroe Municipal Code Chapter 22.20 apply to all properties zoned Mixed Use – General (MG), Mixed Use – Neighborhood (MN), and Mixed Use – Medical (MM). All properties zoned Mixed Use - General (MG), Mixed Use – Neighborhood (MN), or Mixed Use – Medical (MM) shall comply with all applicable provisions in this Title and the Monroe Municipal Code.

22.20.030 Land Use.

A. Land Use Matrix. The following zoning matrix found in Table 22.20.030: Land Use in Mixed Use Zoning Districts summarizes land uses permitted in the Mixed Use – General (MG), Mixed Use – Neighborhood (MN), and Mixed Use – Medical (MM) zoning districts. A land use not explicitly permitted by Table 22.20.030 is prohibited.

Table 22.20.030: Land Use in the Mixed Use Zoning Districts

Conforming Use ⁽¹⁾	Mixed Use – Neighborhood (MN)	Mixed Use – Medical (MM)	Mixed Use – General (MG)
1. RESIDENTIAL LAND USES			
Dwelling Units, Attached	P		P
Dwelling Units, Temporary Security Guard	A	A	A
Group Homes			P
Halfway Houses			EPF
Home Occupations	A		A
Retirement Housing and Assisted Living Facilities	P		P
Work Release Facilities			EPF
2. COMMERCIAL LAND USES			
Building Material and Garden Supply Establishments			
• Hardware Stores	P		P
Food and Beverage Establishments			
• Bakeries	P		P
• Coffee Shops	P	A	P
• Convenience Stores	P	A	P
• Grocery Stores	P		P
• Liquor Stores	P		P

• Restaurants	P	A	P
• Tasting Rooms	P		P
• Taverns	P		P
Gas Stations			P
General Retail	P	A	P
Mobile Vendors	P	P	P
Motor Vehicle Sales Facilities			
• Automobiles and Trucks			P
• Motorsports Vehicles and Boats			P
• Recreational Vehicles (RV)			P
Pharmacies and Drug Stores	P	P	P
Warehouse Clubs and Supercenters			P
3. SERVICE LAND USES			
Business and Professional Services			
• Professional Offices	P		P
• Research and Development			P
• Technical Consulting Services	P		P
Day Care Services			
• Adult Day Services	A		A
• Child Care Centers		A	P
• Family Child Care Services	A		A
• Preschools			
Financial and Insurance Services	P		P
General Services	P	C	P
Health Care Services			
• Diagnostic Imaging Centers	P	P	C
• Health Care Provider Offices	P	P	C
• Hospitals	EPF	EPF	EPF
• Inpatient Mental Health Treatment Facilities	P	P	C
• Inpatient Substance Abuse Treatment Facilities	P	P	C
• Medical Laboratories	P	P	C
• Nursing and Residential Care Facilities	P	P	P
• Outpatient Health Care Clinics	P	P	C
• Outpatient Mental Health Treatment Facilities	P	P	C
• Outpatient Substance Abuse Treatment Facilities	P	P	C
Membership Organizations	P		P
Parking Facilities	A	A	P
Rental and Leasing Services			
• Consumer Goods	P	P	P
• Motor Vehicles			P
• Tools, Machinery, and Equipment		P	P

Repair and Maintenance Services			
• All Other Repair and Maintenance	P		P
• Motor Vehicle Repair and Maintenance			C
Social Services			
• Community Food Services	C		C
• Community Housing Services	C		C
• Emergency and Relief Services	C		C
Temporary Lodging Services			
• Bed and Breakfast Inns	P		P
• Hotels and Motels			C
Veterinary Clinics			P
4. INSTITUTIONAL LAND USES			
Community Facilities			
• Community-Oriented Open Air Market	P		P
• Religious Institutions	P	A	P
Educational Facilities			
• Schools, Colleges, Universities, and Professional	EPF	EPF	EPF
• Schools, Elementary and Secondary (K-12)	EPF	EPF	EPF
• Schools, Technical and Trade	P		P
• Vocational Rehabilitation Centers	P		P
Government Facilities			
• Courts	C	C	C
• Fire Stations	C	C	C
• Government Administration Buildings	C	C	C
• Police Stations	C	C	C
• Public Works Maintenance and Storage Facilities	C	C	C
• U.S. Post Offices	C	C	C
5. PARKS, RECREATION, AND ENTERTAINMENT LAND USES			
Entertainment Facilities			
• Arcades and Gaming Establishments			P
• Art Galleries	P		P
• Movie Theaters			P
Parks			
• Concessions	A		A
• Parks and Open Spaces	P	P	P
Fitness and Health Clubs, Indoor	P	A	P
Recreational Facilities, Indoor	P		P
Sports and Recreation Instruction, Indoor	P		P

6. INDUSTRIAL LAND USES			
Craft Manufacturing	P		P
Manufacturing and Processing			
• General Manufacturing			C
Storage Facilities			
• Indoor (on-site only)	A	A	A
• Outdoor (on-site only)			A
• Warehouses		A	A
7. UTILITY AND TRANSPORTATION LAND USES			
Electric Vehicle Charging Stations (all levels)	A	A	A
Major and Regional Utility Facilities			
• Regional Utility Corridors	C	C	C
Major and Regional Transportation Facilities			
• Regional Transit Station	EPF	EPF	EPF
• School Bus Bases	C		C
• State and Regional Transportation Facilities	EPF	EPF	EPF
Minor Utility Facilities	P	P	P
Wireless Communications Facilities	P	P	P
8. UNCLASSIFIED LAND USES			
Accessory Structures	A	A	A
Mixed Use Developments	P	P	P

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 22.20.030 is prohibited within all mixed use zoning districts.

22.20.040 Bulk Requirements.

Bulk requirements, as provided in this chapter, establish density and dimensional standards for lots within mixed use 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 Mixed Use – General (MG), Mixed Use – Neighborhood (MN), and Mixed Use – Medical (MM) zoning districts.

A. Maximum Residential Density. Table 22.20.040(B) - Allowed Residential Density establishes the minimum and maximum residential densities for mixed use zoning districts. Residential density shall be calculated pursuant to MMC 22.16.040(B).

Table 22.20.040(B): Allowed Residential Density

Zoning District	Minimum Density	Maximum Density
Mixed Use - General (MG)	12 dwelling units per acre	25 dwelling units per acre
Mixed Use - Neighborhood (MN)	8 dwelling units per acre	16 dwelling units per acre
Mixed Use – Medical (MM)	N/A	N/A

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. Mixed Use – General Zoning District (MG). The following bulk requirements in Table 22.20.040(H): Mixed Use –General Zoning District (MG) Bulk Requirements specifically apply to the MG zoning district. General information regarding bulk requirements is found in MMC 22.16.040, Bulk Requirements.

Table 22.20.040(H): Mixed Use - General Zoning District (MG) Bulk Requirements

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	N/A	30 feet	N/A
Minimum Street Frontage for Panhandle Lots	20 feet	20 feet	20 feet
Minimum Street Frontage for Cul-de-Sac Lots	N/A	30 feet	N/A
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	N/A	30 feet	N/A
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	5 feet	5 feet	5 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⁾	5 feet	5 feet	5 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	100%	70%	100%
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 22.16.040, 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.

H. Mixed Use – Neighborhood Zoning District (MN). The following bulk requirements in Table 22.20.040(I): Mixed Use – Neighborhood Zoning District (MN) Bulk Requirements specifically apply to the MN zoning district. General information regarding bulk requirements is found in MMC 22.16.040, Bulk Requirements.

Table 22.20.040(I): Mixed Use - Neighborhood Zoning District (MN) Bulk Requirements

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	8 units per acre	8 lots per acre	N/A
Maximum Allowed Density	16 units per acre	16 lots per acre	N/A
Street Frontage ⁽¹⁾	Attached Dwelling Units	Detached Dwelling Units	Nonresidential Uses
Minimum Street Frontage	N/A	30 feet	N/A
Minimum Street Frontage for Panhandle Lots	20 feet	20 feet	20 feet
Minimum Street Frontage for Cul-de-Sac Lots	N/A	30 feet	N/A
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	N/A	30 feet	N/A
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	5 feet	5 feet	5 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 Side Abutting 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 22.16.040, 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.

I. Mixed Use – Medical Zoning District (MM). The following bulk requirements in Table 22.20.040(J): Mixed Use – Medical Zoning District (MM) Bulk Requirements specifically apply to the MM zoning district. General information regarding bulk requirements is found in MMC 22.16.040, Bulk Requirements.

Table 22.20.040(J): Mixed Use - Medical Zoning District (MM) Bulk Requirements

Street Frontage ⁽¹⁾	
Minimum Street Frontage	N/A
Minimum Street Frontage for Panhandle Lots	20 feet
Minimum Street Frontage for Cul-de-Sac Lots	N/A
Minimum Street Frontage for Lots with Public Street Access from a Private Access Tract or Easement	20 feet
Minimum Lot Width ⁽¹⁾	
Minimum Lot Width	N/A
Yard Setbacks ⁽¹⁾	
Minimum Front Yard Setback Width	10 feet
Minimum Side Yard Setback Width	10 feet
Minimum Setback Width for Corner Lot Side Yards Abutting a Street ⁽²⁾	10 feet
Minimum Setback Width for Corner Lot Side Yards Not Abutting a Street ⁽²⁾	10 feet
Minimum Rear Yard Setback Width	10 feet
Minimum Setback from Private Access Tracts	10 feet
Minimum Setback from Private Access Easements	10 feet
Lot Coverage ⁽¹⁾	
Maximum Lot Coverage	80%
Building Height ⁽¹⁾	
Maximum Building Height	45 feet

Table Notes:

1. See MMC Section 22.16.040, Bulk Requirements, for more information regarding the bulk requirements in the above table.
2. 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.

22.20.050 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.