

**CHAPTER 22.24  
TOURIST COMMERCIAL ZONING DISTRICT**

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**22.24.010 Purpose.**

The purpose of the tourist commercial zoning district is to provide areas for amenities in the vicinity of the Evergreen State Fairgrounds and First Air Field, such as lodging facilities, entertainment and event facilities, and ancillary commercial development, that serve the traveling public and afford direct access to major transportation corridors and regional facilities. Business parks and related land uses compatible with existing development are also encouraged within the tourist commercial zoning designation.

**22.24.020 Applicability.**

The regulations, requirements, and standards contained in Monroe Municipal Code Chapter 22.24 apply to all properties zoned Tourist Commercial (TC). All properties zoned Tourist Commercial (TC) shall comply with all applicable provisions of this Title and the Monroe Municipal Code unless otherwise specified.

**22.24.030 Land Use.**

A. Land Use Matrix. The following zoning matrix found in Table 22.24.030: Land Use in the Tourist Commercial Zoning District summarizes land uses permitted in the tourist commercial zoning district. A land use not explicitly permitted by Table 22.24.030 is prohibited within the tourist commercial zoning district.

**Table 22.24.030: Land Use in the Tourist Commercial Zoning District**

Conforming Use	Tourist Commercial (TC)
<b>1. RESIDENTIAL LAND USES</b>	
Dwelling Units, Temporary Security Guard	A
Retirement Housing and Assisted Living Facilities	P
<b>2. COMMERCIAL LAND USES</b>	
<b>Food and Beverage Establishments</b>	
• Bakeries	A
• Coffee Shops	P
• Convenience Stores	A
• Restaurants	P
• Taverns	P
<b>Gas Stations</b>	P
<b>General Retail</b>	A
<b>Mobile Vendors</b>	P
<b>Pharmacies and Drug Stores</b>	P
<b>3. SERVICE LAND USES</b>	
<b>Parking Facilities</b>	A
<b>Temporary Lodging Services</b>	
• Bed and Breakfast Inns	P
• Hotels and Motels	P
<b>4. INSTITUTIONAL LAND USES</b>	
<b>Community Facilities</b>	

• Community Centers	C
• Religious Institutions	C
<b>Educational Facilities</b>	
• Schools, Colleges, Universities, and Professional	EPF
• Schools, Elementary and Secondary (K-12)	EPF
• Schools, Technical and Trade	P
• Vocational Rehabilitation Centers	P
<b>Government Facilities</b>	
• Courts	P
• Fire Stations	P
• Government Administration Buildings	P
• Police Stations	P
• Public Works Maintenance and Storage Facilities	P
• U.S. Post Offices	P
<b>5. PARKS, RECREATION, AND ENTERTAINMENT LAND USES</b>	
<b>Parks</b>	
• Concessions	A
• Nonmotorized Trails	P
• Parks and Open Spaces	P
• Public Stables	P
<b>Fitness and Health Clubs, Indoor</b>	P
<b>Recreational Facilities, Indoor</b>	P
<b>Recreational Facilities, Outdoor</b>	P
<b>Sports and Recreation Instruction, Indoor</b>	P
<b>6. INDUSTRIAL LAND USES</b>	
<b>Craft Manufacturing</b>	P
<b>Storage Facilities</b>	
• Indoor (on-site only)	A
<b>7. UTILITY AND TRANSPORTATION LAND USES</b>	
<b>Electric Vehicle Charging Stations (all levels)</b>	A
<b>Major and Regional Utility Facilities</b>	
• Regional Utility Corridors	C
<b>Major and Regional Transportation Facilities</b>	
• Airports	EPF
• Regional Transit Station	EPF
• School Bus Bases	P
• State and Regional Transportation Facilities	EPF
<b>Minor Utility Facilities</b>	P
<b>Wireless Communications Facilities</b>	P
<b>8. UNCLASSIFIED LAND USES</b>	
<b>Accessory Structures</b>	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 22.24.030 is prohibited within the tourist commercial zoning district.
2. Development in the tourist commercial zoning district is subject to the applicable provisions of MMC Chapter 22.54, Airport Compatibility.

**22.24.040 Bulk Requirements.**

Bulk requirements, as provided in this chapter, establish density and dimensional standards for lots within tourist commercial zoning district 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 tourist commercial zoning district.

- A. Minimum Lot Area. The minimum area for lots in the tourist commercial zoning district is 5,000 square feet.
- 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. Tourist Commercial Zoning District (TC). The following bulk requirements in Table 22.24.040(G): Tourist Commercial Zoning District (TC) Bulk Requirements specifically apply to the TC zoning district. General information regarding bulk requirements is found in MMC 22.16.040, Bulk Requirements.

**Table 22.24.040(G): Tourist Commercial Zoning District (TC) Bulk Requirements**

<b>Minimum Lot Area <sup>(1)</sup></b>	
<b>Minimum Lot Area</b>	5,000 square feet
<b>Street Frontage <sup>(1)</sup></b>	
<b>Minimum Street Frontage</b>	70 feet
<b>Minimum Street Frontage for Panhandle Lots</b>	20 feet
<b>Minimum Street Frontage for Cul-de-Sac Lots</b>	70 feet
<b>Minimum Street Frontage for Lots with Public Street Access from a Private Access Tract or Easement</b>	20 feet
<b>Minimum Lot Width <sup>(1)</sup></b>	
<b>Minimum Lot Width</b>	70 feet
<b>Yard Setbacks <sup>(1)</sup></b>	
<b>Minimum Front Yard Setback Width – Adjacent to TC Zone</b>	20 feet
<b>Minimum Side Yard Setback Width – Adjacent to TC Zone</b>	5 feet
<b>Minimum Rear Yard Setback Width – Adjacent to TC Zone</b>	10 feet
<b>Minimum Front Yard Setback Width – Adjacent to Non-TC Zone</b>	20 feet
<b>Minimum Side Yard Setback Width – Adjacent to Non-TC Zone</b>	20 feet
<b>Minimum Rear Yard Setback Width – Adjacent to Non-TC Zone</b>	20 feet
<b>Minimum Setback from Private Access Tracts</b>	10 feet
<b>Minimum Setback from Private Access Easements</b>	10 feet
<b>Lot Coverage <sup>(1)</sup></b>	
<b>Maximum Lot Coverage</b>	100%
<b>Building Height <sup>(1)</sup></b>	
<b>Maximum Building Height</b>	35 feet

**Table Notes:**

1. See MMC Section 22.16.040, Bulk Requirements, for more information regarding the bulk requirements in the above table.
2. Development in the tourist commercial zoning district is subject to the applicable provisions of MMC Chapter 22.54, Airport Compatibility.

**22.24.050 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.