

CHAPTER 22.22
DOWNTOWN COMMERCIAL ZONING DISTRICT

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22.22.010 Purpose.

The purpose of the downtown commercial zone is to integrate civic, commercial, entertainment, cultural, and residential uses and increase economic and urban activity levels within the zone. Development standards or guidelines applicable to the downtown commercial zone enhance opportunities for significant growth of office, commercial, and residential projects in the city's core, where public transit and civic amenities are more concentrated and available.

22.22.020 Applicability.

The regulations, requirements, and standards contained in Monroe Municipal Code Chapter 22.22 apply to all properties zoned Downtown Commercial (DC). All properties zoned Downtown Commercial (DC) shall comply with all applicable provisions within this Title and the Monroe Municipal Code.

22.22.030 Development Standards.

Development within the downtown commercial zoning district shall comply with all applicable design standards and open space requirements in MMC Chapter 22.42, Design Standards, as well as those described below, as applicable:

- A. Historic Main Area (HM). All development within the Historic Main area shall comply with the Downtown Design Guidelines Draft #1a dated December 18, 2008. Design standard review will be administrative and is subject to the requirements of MMC Chapter 22.42, Design Standards.
- B. East Downtown Neighborhood. The East Downtown Neighborhood Design Guidelines, dated February 2009, or as amended in the future, and attached to the ordinance codified in this section, are hereby adopted and incorporated into this code by this section by this reference as if set forth in full. All development within the East Downtown neighborhood shall comply with the design standards, as adopted, and is subject to the requirements of MMC Chapter 22.42, Design Standards. When applicable, upper fourth and fifth stories shall be subject to design requirements in Draft #1a dated December 18, 2008, for stepping back upper stories.
- C. Downtown Promenade (DTP). All development within the Downtown Promenade area shall comply with the Downtown Design Guidelines Draft #1a dated December 18, 2008. Design standard review will be administrative and is subject to the requirements of MMC Chapter 22.42, Design Standards.

22.22.040 Downtown Commercial Neighborhoods.

A. Establishment of Neighborhoods. The downtown commercial zoning district is subdivided into four distinct neighborhoods. Each neighborhood is intended to implement specific aspects of the comprehensive plan that pertain to the downtown planning area and contains a unique mix of uses and zoning regulations, as described in this chapter. The four neighborhoods in the downtown commercial zoning district are Residential Neighborhood (RN), Historic Main Area (HM), East Downtown Neighborhood (ED), and the Downtown Promenade (DTP). The neighborhoods within the downtown commercial zoning districts are established as follows:

- 1. Residential Neighborhood (RN). The Residential neighborhood frames the western edge of the Historic Main area and contains existing single-family houses, multifamily buildings, and some commercial uses. This mix of uses is appropriate for this neighborhood, as a transitional edge between single-family neighborhoods and the Historic Main area, to provide a setting for small businesses and

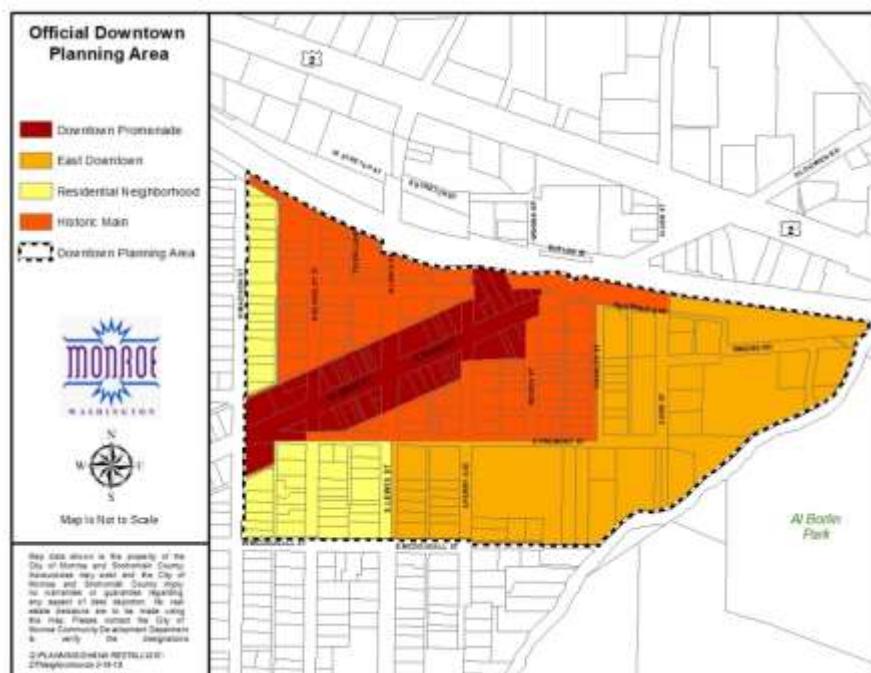
close-in housing options. Future redevelopment in this area will provide a mix of uses. Residential uses in this neighborhood are limited to single-family residences and multifamily dwellings.

2. Historic Main Area (HM). The Historic Main area encompasses the blocks along Main Street between Madison Street and the railroad tracks and along Lewis Street between Fremont Street and the railroad tracks [except those areas within the Downtown Promenade per MMC 22.22.040(A)(3)]. The Historic Main Area will be the core area for specialty commercial uses that serve the entire community and even the region. The goal for this area is to continue to have a high concentration of retail, dining, and entertainment functions, while accommodating professional services and some residential housing. Cultural and recreational facilities should also be a part of the area's mix of uses.

3. Downtown Promenade (DTP). The Downtown Promenade area encompasses the ground or street level portion of all buildings facing Main Street between Madison Street and Woods Street shall be considered a "promenade" within the downtown commercial district. The goal for this area is to have those land uses that promote pedestrian activity and interaction. Only a commercial land use shall occupy the ground floor in the Downtown Promenade.

4. East Downtown Neighborhood (ED). The goal for this neighborhood is to promote an "urban village" character that contains pedestrian scale amenities and high-quality mixed-use and high-density residential development. Land uses will provide for a concentration of commercial, residential, and civic functions. Civic functions may include recreational and arts uses as well as education-related activities. The East Downtown neighborhood should contain significant, well-designed parks and open space. There are opportunities to make use of natural amenities along the eastern edge of the area that would make this a distinctive and appealing location for in-town housing. There are also opportunities to provide additional urban, civic green spaces within convenient walking distance of the Historic Main area. This combination of uses is necessary to promote the greater downtown Monroe area as a regional destination for specialty retail, dining, and entertainment. Areas along Woods Creek and the East Downtown neighborhood are encouraged to provide enhanced pedestrian and bicycle connectivity. Also proposed along Woods Creek is an area for an overlook and water access at the creek itself, which would be linked into the enhanced bike and pedestrian ways. Areas of the East Downtown neighborhood, which are within the Woods Creek shoreline area, will have some development constraints due to the natural sensitivities of the creek side areas.

B. Official Downtown Planning Area Zoning Map. The official downtown planning area zoning map shows the boundaries of the downtown planning area and delineates the four distinct neighborhoods in the downtown commercial zoning district. This map shall be supplemental to the current, official city of Monroe zoning map. Where uncertainty exists as to the boundaries of the downtown planning area and downtown commercial neighborhoods, as shown on the official downtown planning area zoning map, the rules defined in MMC 22.14.040, Zoning District Boundary Determination, shall apply.



22.22.050 Land Use.

A. Land Use Matrix. The following zoning matrix found in Table 22.22.050: Land Use in the Downtown Commercial Zoning District summarizes land uses permitted in the downtown commercial zoning district (DC). A land use not explicitly permitted by Table 22.22.050 is prohibited.

Table 22.22.050: Land Use in the Downtown Commercial Zoning District

Conforming Use ⁽¹⁾	DC – Residential (DC-RN)	DC – Historic Main (DC-HM)	DC – East Downtown (DC-ED)	DC – Downtown Promenade ⁽⁷⁾ (DC-DTP)
1. RESIDENTIAL LAND USES				
Dwelling Units, Accessory	A ⁽²⁾	A ⁽²⁾		
Dwelling Units, Attached	P ⁽³⁾	P ⁽³⁾	P ⁽³⁾	C ⁽³⁾
Dwelling Units, Detached	P	C		
Dwelling Units, Temporary Security Guard	A	A	A	A
Group Homes	P	P		
Halfway Houses	EPF	EPF	EPF	
Home Occupations	P	P		
Retirement Housing and Assisted Living Facilities	P	P		
2. COMMERCIAL LAND USES				
Building Material and Garden Supply Establishments				
• Hardware Stores		P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾
• Plant Nurseries		P	P	P
Food and Beverage Establishments				
• Bakeries		P	P	P
• Coffee Shops	A	P	P	P
• Convenience Stores		P	P	P
• Grocery Stores		P ⁽⁴⁾	P ⁽⁴⁾	P ⁽⁴⁾
• Liquor Stores		P	P	
• Restaurants		P	P	P
• Tasting Rooms		P	P	P
• Taverns		P	P	P
General Retail		P	P	P
Mobile Vendors		P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾
Motor Vehicle Sales Facilities				
• Motorsports Vehicles and Boats			P	
Pharmacies and Drug Stores		P	P	P
3. SERVICE LAND USES				
Business and Professional Services				
• Professional Offices	P	P	P	
• Technical Consulting Services	P	P	P	
Day Care Services				
• Adult Day Services	A	P	P	
• Child Care Centers		P	P	
• Family Child Care Services	A	P	P	
• Preschools			P	
General Services	C	P	P	

Health Care Services				
• Diagnostic Imaging Centers	C	C	C	
• Health Care Provider Offices	C	C	C	
• Medical Laboratories	C	C	C	
• Nursing and Residential Care Facilities		P	P	
• Outpatient Health Care Clinics	C	C	C	
• Outpatient Mental Health Treatment Facilities	C	C	C	
• Outpatient Substance Abuse Treatment Facilities	C	C	C	
Membership Organizations		C	P	A
Parking Facilities		A	A	
Parking Facilities, Stand-Alone		C	C	
Personal Services		P	P	P
Rental and Leasing Services				
• Tools, Machinery, and Equipment			A	
Social Services				
• Community Food Services	P	P	P	
• Community Housing Services	P	P	P	
• Emergency and Relief Services	P	P	P	
Temporary Lodging Services				
• Bed and Breakfast Inns	C	C	P	
• Hotels and Motels		P	P	
Veterinary Clinics	C	C	P	
4. INSTITUTIONAL LAND USES				
Community Facilities				
• Community-Oriented Open Air Market	P	P	P	P
• Religious Institutions	C	C	P	
Educational Facilities				
• Schools, Colleges, Universities, and Professional	EPF	EPF	EPF	EPF
• Schools, Elementary & Secondary (K-12)	EPF	EPF	EPF	EPF
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		P	
• Art Galleries	P		P	
• Libraries	P		P	
• Movie Theaters	P		P	
• Museums	P		P	
• Theaters	P		P	

Parks				
• Concessions	A	A	A	A
• Parks and Open Spaces	P	P	P	P
Fitness and Health Clubs, Indoor		C	P	
6. INDUSTRIAL LAND USES				
Craft Manufacturing		P	P	P
Storage Facilities				
• Indoor (on-site only)	A	A	A	A
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			
Major and Regional Transportation Facilities				
• Regional Transit Station	EPF	EPF	EPF	
• State and Regional Transportation Facilities	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
Mixed Use Developments	P	P	P	P

P = Permitted Use; A = Accessory Use; C = Requires a Conditional Use Permit; See MMC Chapter 31.38 for requirements for Essential Public Facilities (EPF)

Table Notes:

1. A land use not explicitly permitted by Table 22.22.050 is prohibited within the downtown commercial zone.
2. Accessory dwelling units are subject to the requirements of MMC section 22.16.050.
3. In the Downtown Promenade, attached dwellings are only allowed in conjunction with mixed-use structures.
4. Grocery stores shall not exceed thirteen thousand square feet in gross floor area.
5. Hardware stores shall not exceed twenty thousand square feet in gross floor area.
6. Mobile vendors must meet the criteria outlined in MMC 22.60.040(B), Mobile Vendors.
7. Downtown Promenade ground floor uses shall be commercial.

22.22.060 Bulk Requirements.

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

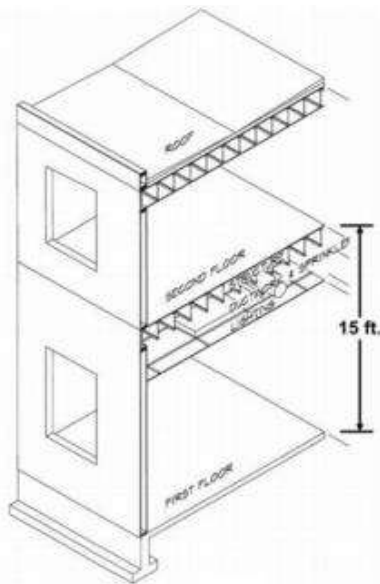
A. Maximum Residential Density. Table 22.22.060(A) - Allowed Residential Density establishes the maximum residential density for neighborhoods within the downtown commercial zoning district. Maximum density shall be calculated pursuant to MMC 22.16.040(B).

Table 22.22.060(A): Allowed Residential Density

Downtown Commercial Zoning District Neighborhoods	Base Maximum Residential Density	Maximum Residential Density – Four Stories	Maximum Residential Density – Five Stories
Residential Neighborhood	11 dwelling units per acre	N/A	N/A
Historic Main Area	20 dwelling units per acre	N/A	N/A
East Downtown Neighborhood	20 dwelling units per acre	24 dwelling units per acre	28 dwelling units per acre
Downtown Promenade	N/A	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. Ground Floor Height. The minimum height of ground floor shall be measured from the top of floor to the top of the successive finished floor surface on applicable buildings, as illustrated in Figure MMC 22.22.060(G): Minimum Ground Floor Height Diagram.

Figure MMC 22.22.060(G): Minimum Ground Floor Height Diagram



H. Downtown Commercial Neighborhood Bulk Requirements. The following bulk requirements in Table 22.22.060(H): Downtown Commercial Bulk Requirements by Neighborhood apply specifically to the downtown commercial zoning district neighborhood identified. The downtown commercial neighborhoods are delineated in MMC 22.22.040. General information regarding bulk requirements is found in MMC 22.16.040, Bulk Requirements.

Table 22.22.060(H): Downtown Commercial Bulk Requirements by Neighborhood

Bulk Requirements ⁽¹⁻²⁾	Residential Neighborhood	Historic Main Area ⁽⁵⁾	East Downtown Neighborhood	Downtown Promenade
Minimum Lot Area	4,000 sq. ft. for office uses	N/A	N/A	N/A
Minimum Street Frontage	20 feet	20 feet	20 feet	20 feet
Minimum Lot Width	20 feet	20 feet	20 feet	20 feet
Maximum Lot Coverage	75%	N/A	85%	N/A
Landscaping Requirements	Per MMC 22.46	Per MMC 22.46	Per MMC 22.46	Per MMC 22.46
Parking Requirements	Per MMC 22.44	Per MMC 22.44	Per MMC 22.44	Per MMC 22.44
Yard Setbacks	Residential Neighborhood	Historic Main Area ⁽⁵⁾	East Downtown Neighborhood	Downtown Promenade
Minimum Front Yard Setback Width to Living Space	10 feet	N/A	N/A	N/A

Minimum Front Yard Setback Width to Garage	20 feet	N/A	N/A	N/A
Minimum Front Yard Setback Width to Office Buildings	20 feet	N/A	N/A	N/A
Minimum Side Yard Setback Width	First story: 5 ft. Each story above the first: an additional 2 ft. per story	Per IBC and IFC	Per IBC and IFC	Per IBC and IFC
Minimum Rear Yard Setback Width	First story: 5 ft. Each story above the first: an additional 2 ft. per story	Per IBC and IFC	Per IBC and IFC	Per IBC and IFC
Minimum Setback Width from a ROW	10 feet	N/A	N/A	N/A
Minimum Setback from Private Access Tracts	10 feet	N/A	N/A	N/A
Minimum Setback from Private Access Easements	10 feet	N/A	N/A	N/A
Floor Area Ratio (FAR)	Residential Neighborhood	Historic Main Area ⁽⁵⁾	East Downtown Neighborhood	Downtown Promenade
Maximum Floor Area Ratio (FAR)	N/A	1.7:1	1.7:1	1.7:1
Bonus FAR for Residential Uses	N/A	0.5 ⁽²⁾	0.5 ⁽²⁾	0.5 ⁽²⁾
Bonus FAR for Underground Parking	N/A	0.5 ⁽⁷⁾	0.5 ⁽⁷⁾	0.5 ⁽⁷⁾
Building Height	Residential Neighborhood	Historic Main Area ⁽⁵⁾	East Downtown Neighborhood	Downtown Promenade
Maximum Building Height	35 feet	35 feet ⁽⁴⁾	35 feet ⁽⁴⁾	35 feet ⁽⁴⁾
Maximum Height for Mixed-Use Buildings	N/A	55 feet ⁽⁶⁾	55 feet ⁽⁶⁾	55 feet ⁽⁶⁾
Minimum First Story Height for Mixed-Use Buildings	N/A	15 feet ⁽³⁾	15 feet ⁽³⁾	15 feet ⁽³⁾

Table Notes:

1. See MMC 22.16.040, Bulk Requirements for more information regarding the bulk requirements in the above table.
2. If a structure is mixed-use, a minimum of one story must be dedicated to residential use.
3. Minimum height of ground floor shall be as illustrated in Figure MMC 22.22.060(G): Minimum Ground Floor Height Diagram.
4. Mixed-use structures may achieve a maximum height bonus of twenty-feet.
5. New single-family development in the Historic Main Area will follow the bulk requirements for the Residential Neighborhood.
6. Portions of the building greater than thirty-five feet in height must be stepped back a minimum of five feet from the front facade.
7. The bonus FAR of 0.5 is only available for buildings which provide one full level of parking below grade.

22.22.070 Variances.

No administrative deviations from the provisions of this chapter shall be made unless otherwise specified in herein. 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.