

**ORDINANCE NO. 007/2012**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON UPDATING CHAPTER 18 PLANNING AND ZONING OF THE MONROE MUNICIPAL CODE TO PROVIDE GREATER FLEXIBILITY FOR SINGLE FAMILY RESIDENCES IN THE MIXED USE-NEIGHBORHOOD CENTER ZONING DISTRICTS AS REFERENCED IN 18.10 MMC, PROVIDING FOR SEVERABILITY AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

WHEREAS, the Monroe City Council would like to update Monroe Municipal Code Chapter 18.60 to greater flexibility for single family homes in the Mixed Use-Neighborhood Center zoning district;

WHEREAS, the Planning Commission held a duly advertised public hearing to consider the proposed Zoning Code Amendment on February 13, 2012;

WHEREAS, the Planning Commission forwarded recommendations for action to the Monroe City Council on the proposed amendment;

WHEREAS, the Monroe City Council, after considering all information received, has determined to adopt the amendments as provided in this ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings and Conclusions. The Monroe City Council adopts the recommendation of City Staff and review by the Monroe Planning Commission in support of the proposed Zoning Code Amendments to portions of Monroe Municipal Code Title 18.

Section 2. Chapter as Amended. The amendments to Monroe Municipal Code Title 18 affected by this ordinance are set forth in legislative format in Exhibit 1 attached hereto and incorporated herein by this reference as if set forth in full.

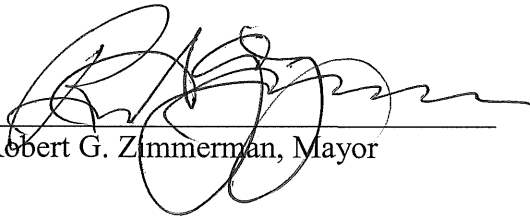
Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 20<sup>th</sup> day of March 2012.

1st Reading: 03/13/2012  
2<sup>nd</sup> Reading: 03/20/2012  
Published: 03/27/2012  
Effective: 04/01/2012

CITY OF MONROE, WASHINGTON

  
Robert G. Zimmerman, Mayor

ATTEST/AUTHENTICATED:

  
Eadye Martinson, Deputy City Clerk

APPROVED AS TO FORM:

  
J. Zachary Lell, City Attorney

# Exhibit 1

## 18.10.050 ZONING MATRIX

### Notations to Zoning Matrix

1. Existing single-family dwellings in MUC are considered allowed, legally conforming uses. Existing single-family dwellings that are destroyed may be rebuilt within the building footprint as it existed immediately prior to the destruction. No other new single-family residences are permitted.
2. Existing single-family dwellings in MUC that are converted to a nonresidential use for no longer than twelve months may be converted back to residential use.
3. Existing single family dwellings in MUNC are considered allowed, legally conforming uses. Existing detached single-family dwellings that are destroyed may be rebuilt in accordance with current code setback requirements. No other new detached single-family residences are permitted.
4. Existing single-family dwellings in MUNC that are converted to a nonresidential use may be converted back to residential use.

## Chapter 18.10.140 BULK REQUIREMENTS

**Table B**  
**Mixed Use Zoning District Bulk Development**  
**Requirements**

	Mixed Use	
	MUNC	MUC
Minimum Lot Size, in sq. ft.	NA	NA
Minimum Lot Width <sup>1</sup>	NA	NA
Maximum Lot Coverage	75%	NA <sup>2</sup>
Maximum Building Height <sup>3</sup>	35 – 45	35 – 55
Minimum First Story Height (mixed use buildings)	15	15
Front Yard Setback <sup>4,5</sup>	5/20	5/20
Side Yard Setback <sup>6,7,8</sup>	5-10	10
Rear Yard Setback <sup>9</sup>	10 – 20	10 – 20
Landscape Buffer <sup>10</sup>	5	5

Notes:

1. When townhomes or other attached housing units are built on separate lots, the lot width-to-depth ratio will be approximately 1:4.
2. Except as required by the landscape and parking district requirements.
3. The maximum height along street frontages is limited to thirty-five feet (three stories); in the MUNC zone height can be increased to forty-five feet when the fourth floor is stepped back and in the MUC zone height can be increased to fifty-five feet when the fourth and fifth floors are stepped back.
4. The minimum required setback is five feet; the maximum allowed setback is twenty feet.
5. Porches, covered entries, or pedestrian-oriented spaces may project up to five feet into front yard setbacks.
6. When townhomes or other attached housing units are built on separate lots, a zero setback between units is permitted in allowed zones. The outside setback for attached housing units abutting a ROW, separate detached unit(s), or different zone will be ten feet.
7. Side yard setbacks for single family residences will be five feet minimum; all other mixed use, commercial and multi-family structures will be ten feet minimum.
8. Side yard setbacks for fourth and fifth floors require an additional five feet per floor. That is, the fourth floor must be set back at least five feet from the building's edge and the fifth floor must be set back at least ten feet from the building's edge.
9. The rear setback can be reduced to ten feet if parking is underground or underneath the unit for multifamily developments or parking is accessed off an alley/private drive to the rear and provides a minimum backup area of twenty feet including the alley or private lane.
10. Landscape buffers will be five feet along property lines; however, the city may waive the five-foot perimeter landscape buffer for internal property lines when the adjacent properties share parking, access, or other common features that will make intensive landscaping impractical.