



MONROE PLANNING COMMISSION
Agenda Item Cover Sheet

TITLE:	<i>Proposed Text Amendments to MMC 22.26.040(A), Land Use Matrix</i>
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DATE:	FILE NUMBER:	CONTACT:	PRESENTER:	ITEM:
2/10/2020		Shana Restall	Shana Restall	New Business # 1

Discussion: 2/10/2020

Attachments: 1. Proposed code amendments to MMC 22.26.040(A)

DESCRIPTION/BACKGROUND

Section 22.26.040(A) of the Monroe City Code (MMC) specifies the permitted land uses for properties zoned General Commercial and Industrial Transition. Currently, the sale of cars and trucks is allowed within the Industrial Transition zoning district. However, sales of other vehicles such as motorsports vehicles and recreational vehicles are not permitted. Staff is proposing to amend MMC 22.26.040(A) to allow for the sale of all motor vehicles in the Industrial Transition zone.

REQUESTED ACTION:

No action is requested at this time. Discussion only.

ATTACHMENT 1

22.26.040 Land use.

A. *Land Use Matrix.* The following zoning matrix found in Table 22.26.040: Land Use in General Commercial Zoning Districts summarizes land uses permitted in the general commercial (GC) zoning district, industrial transition (IT) zoning district, and the North Kelsey/Tjerne Place overlay district (NK/TP-O). A land use not explicitly permitted by Table 22.26.040 is prohibited.

Table 22.26.040. Land Use in General Commercial Zoning Districts

Conforming Use	General Commercial (GC)	North Kelsey/Tjerne Place Overlay (NK/TP-O)	Industrial Transition (IT)
1. RESIDENTIAL LAND USES			
Dwelling Units, Attached		P	
Dwelling Units, Temporary Security Guard	A	A	A
Home Occupations		P	
2. COMMERCIAL LAND USES			
Building Material and Garden Supply Establishments			
• Hardware Stores	P	P	P
• Home Improvement Centers	P		P
• Plant Nurseries	A	A	P
Department Stores	P	P	P
Food and Beverage Establishments			
• Bakeries	P	P	P
• Coffee Shops	P	P	P
• Convenience Stores	P	P	P
• Grocery Stores	P	P	P
• Liquor Stores	P	P	P
• Restaurants	P	P	P
• Tasting Rooms	P	P	P
• Taverns	P	P	P
Gas Stations	P		P
General Retail	P	P	P
Mobile Vendors	P	P	P

Table 22.26.040. Land Use in General Commercial Zoning Districts

Conforming Use	General Commercial (GC)	North Kelsey/Tjerne Place Overlay (NK/TP-O)	Industrial Transition (IT)
Motor Vehicle Sales Facilities			
• Automobiles and Trucks	P		P
• Motorsports Vehicles and Boats	P		P
• Recreational Vehicles (RV)	P		P
Pharmacies and Drug Stores	P	P	P
Warehouse Clubs and Supercenters	P		P
3. SERVICE LAND USES			
Business and Professional Services			
• Professional Offices	P	P	P
• Research and Development			P
• Technical Consulting Services	P	P	P
Day Care Services			
• Child Care Centers	C		C
• Preschools	P	P	
Financial and Insurance Services	P	P	P
General Services	P	P	
Health Care Services			
• Diagnostic Imaging Centers	P	P	P
• Health Care Provider Offices	P	P	P
• Hospitals	EPF		
• Inpatient Mental Health Treatment Facilities	C	C	C
• Inpatient Substance Abuse Treatment Facilities	C	C	C
• Medical Laboratories	P	P	P
• Nursing and Residential Care Facilities	P	P	
• Outpatient Health Care Clinics	P	P	P
• Outpatient Mental Health Treatment Facilities	P	P	P
• Outpatient Substance Abuse Treatment Facilities	P	P	P
Membership Organizations	P		P
Parking Facilities	A	A	A

Table 22.26.040. Land Use in General Commercial Zoning Districts

Conforming Use	General Commercial (GC)	North Kelsey/Tjerne Place Overlay (NK/TP-O)	Industrial Transition (IT)
Personal Services	P	P	P
Rental and Leasing Services			
• Consumer Goods	P		P
• Motor Vehicles	P		P
• Tools, Machinery, and Equipment	P	A	P
Repair and Maintenance Services			
• All Other Repair and Maintenance	P	P	P
• Motor Vehicle Repair and Maintenance			P
Social Services			
• Community Food Services	C		C
• Community Housing Services	C		C
• Emergency and Relief Services	C		C
Temporary Lodging Services			
• Hotels and Motels	P	P	P
• Recreational Vehicle (RV) Parks			C
Veterinary Clinics	C		P
4. INSTITUTIONAL LAND USES			
Community Facilities			
• Animal Shelter			P
• Community Centers	C	C	C
• Community-Oriented Open Air Market	P	P	
• Religious Institutions	P	C	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	P		P

Table 22.26.040. Land Use in General Commercial Zoning Districts

Conforming Use	General Commercial (GC)	North Kelsey/Tjerne Place Overlay (NK/TP-O)	Industrial Transition (IT)
• Fire Stations	P		P
• Government Administration Buildings	P		P
• Police Stations	P		P
• Public Works Maintenance and Storage Facilities	P		P
• U.S. Post Offices	P		P
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	
• Zoos, Botanical Gardens, and Arboretums	P	P	
Parks			
• Concessions	A	A	A
• Nonmotorized Trails	P	P	P
• Parks and Open Spaces	P	P	P
Fitness and Health Clubs, Indoor	P		P
Recreational Facilities, Indoor	P		P
Recreational Facilities, Outdoor	P		P
Sports and Recreation Instruction, Indoor	P		P
6. INDUSTRIAL LAND USES			
Craft Manufacturing			P
Manufacturing and Processing			
• General Manufacturing			P
Storage Facilities			
• Indoor (On-Site Only)	A	A	A
• Mini Self-Storage			P

Table 22.26.040. Land Use in General Commercial Zoning Districts

Conforming Use	General Commercial (GC)	North Kelsey/Tjerne Place Overlay (NK/TP-O)	Industrial Transition (IT)
• Outdoor (On-Site Only)	A ⁽²⁾	A ⁽²⁾	A ⁽²⁾
• Warehouses			P
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	P		P
• 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 = Permitted Use; A = Accessory Use; C = Requires a Conditional Use Permit; See Chapter 22.38 MMC for Requirements for Essential Public Facilities (EPF)

Table Notes:

- ¹ A land use not explicitly permitted by Table 22.26.040 is prohibited within all general commercial zoning districts.
- ² Outdoor storage is only permitted as an accessory use to the principal use on a specific site and shall not occupy more than fifty percent of the gross site area in the industrial transition zone and twenty-five percent in all other general commercial zones. Outdoor storage shall not be allowed as a primary use in the general commercial zoning district.
- ³ Development in the general commercial zoning districts is subject to the applicable provisions of Chapter 22.54 MMC, Airport Compatibility.