

**CHAPTER 22.14
ZONING MAPS AND DISTRICTS**

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22.14.010 Purpose.

The purpose of this chapter is to designate the zoning districts into which the city is classified, and to establish maps that depict the geographic allocation of those zoning districts throughout the city. The classification of the city into land use zoning districts, as established in this code, is intended to provide for the geographic distribution of land uses as contemplated in the comprehensive plan; to maintain stability in land use commitments through the provision of harmonious groupings of uses possessing compatible characteristics and levels of activity; to maintain commitments in public service facilities such as transportation systems, utilities, and parks; and to provide an efficient and compatible relationship of land uses and land use districts. The description of each zoning district set forth in Table 22.14.020(A): Establishment of Land Use Zoning Districts shall be used to guide the interpretation and application of land use regulations within that zoning district and shall be used to evaluate proposed changes to the range of permitted and uses within each zoning designation through amendments to this title.

22.14.020 Zoning Districts.

A. Zoning Districts Established. In order to implement the comprehensive plan, to provide for protection of property, and to preserve the health, safety, and welfare of the community, the city is divided into zoning districts. Zoning districts and zoning map symbols are established by Table 22.14.020(A): Establishment of Land Use Zoning Districts.

Table 22.14.020(A): Establishment of Land Use Zoning Districts

Zoning District	Map Symbol	General Description
Downtown Commercial	DC	Pedestrian-oriented commercial district that focuses on retail and service uses with some mixed and residential uses allowed
General Commercial	GC	Commercial district that emphasizes indoor retail and service uses and is located on major traffic corridors; Mixed use development is also allowed in certain areas
General Industrial	GI	Industrial district that provides for intensive manufacturing and processing operations and may include small-scale ancillary commercial uses
Industrial Transition	IT	Commercial district that allows for certain light industrial uses
Institutional	IN	Zoning district that provides areas for county, state, or federally-owned and operated facilities located within city limits that serve the entire region
Light Industrial	LI	Industrial district that provides for non-polluting manufacturing and processing operations, wholesaling, warehousing and distribution, and other similar activities; May include small-scale ancillary commercial uses
Limited Open Space	LS	Very low density single-family residential zoning district with a maximum residential density of 1 dwelling unit per 5

		acres; Also provides for recreational facilities and linkages to existing or proposed trails and open space systems
Mixed Use - General	MG	Mixed use district that integrates a combination of commercial, office, light industrial, and institutional land uses as well as attached residential units; The uses may be located either inside a single building or in separate buildings on the same property; The minimum residential density allowed is 12 dwelling units per acre and the maximum residential density allowed is 25 dwelling units per acre
Mixed Use - Medical	MM	Mixed use district that integrates a combination of medical and/or healthcare-related land uses; The uses may be located either inside a single building or in separate buildings on the same property
Mixed Use - Neighborhood	MN	Mixed use district that integrates a combination of residential, commercial, and office land uses; The uses may be located either inside a single building or in separate buildings on the same property; The minimum residential density allowed is 8 dwelling units per acre and the maximum residential density allowed is 16 dwelling units per acre
Multifamily Residential – 25 Units per Acre	R25	Multifamily residential zoning district with a minimum residential density of 12 dwelling units per acre and a maximum residential density of 25 dwelling units per acre
Parks	P	Provides areas for public parks, recreational facilities, and open space
Shoreline Industrial	SI	Industrial district that applies only to the property hosting the existing and continuing Cadman gravel operation; Permits gravel mining and processing
Single-Family Residential – 4 Units per Acre	R4	Low density single-family residential zoning district with a maximum residential density of 4 dwelling units per acre
Single-Family Residential – 7 Units per Acre	R7	Medium density single-family residential zoning district with a maximum residential density of 7 dwelling units per acre
Single-Family Residential – 15 Units per Acre	R15	High density single-family residential zoning district with a maximum residential density 15 dwelling units per acre; Some attached housing is permitted
Tourist Commercial	TC	Commercial district in the vicinity of the airport and fairgrounds providing amenities to serve visitors to the city
Transportation	TR	Zoning district that is dedicated to regional transportation purposes and includes the US Highway 2 corridor and the State Route 522 corridor, the Burlington Northern Santa Fe railroad corridor, and land owned by WSDOT dedicated to a future US Highway 2 bypass; It does not include City owned right-of-way

B. Zoning Overlay Districts. The purpose of a zoning overlay district designation is to carry out comprehensive plan and subarea plan policies that identify special opportunities for achieving public benefits by allowing or requiring alternative uses and development standards that differ from the general provisions of this title. Zoning overlay districts are generally applied to a group of individual properties or entire planning subareas or neighborhoods. Zoning overlay districts and overlay district map symbols are established by Table 22.14.020(B): Establishment of Zoning Overlay Districts.

Table 22.14.020(B): Establishment of Zoning Overlay Districts

Zoning Overlay District	Map Symbol	General Description
Fryelands Commercial Overlay District	FC-O	Overlay in the light industrial zoning district that regulates existing commercial uses and provides for the siting of new commercial development along the eastern side of Fryelands Boulevard
North Kelsey/Tjerne Place Overlay District	NK/TP-O	Overlay in the general commercial zoning district that provides for the development of the North Kelsey/Tjerne Place Planning Area subject to the 2003 North Kelsey Development Plan, which was amended in 2007

22.14.030 Official Zoning Map.

A. Establishment. The exact locations and boundaries of the City’s zoning districts shall be identified and delineated with specific boundaries on a map of the city, which shall be known as the official zoning map. The official zoning map, a copy of which is on file in the office of the city clerk, is incorporated herein by reference and made a part of this title.

B. Adoption. The official zoning map of the city shall be adopted by ordinance and identified by signatures of the mayor and city council. The face of the official zoning map shall carry the following statement:

This is to certify that this is the official zoning map referred to in the zoning ordinance of the city of Monroe, Washington. Adopted (on the day it was adopted).

C. Authority. Regardless of the existence of purported copies of the official zoning map, which may be made or published, the official zoning map shall be the final authority as to the current zoning status, zoning district locations, and zoning district boundaries in the city.

D. Amendments. The official zoning map may from time to time be amended by the council for the purpose of implementing the comprehensive plan.

1. An amendment to the official zoning map shall be processed as a rezone, subject to requirements of MMC Chapter 22.72, Amendments to Unified Development Regulations.
2. Changes to the zoning district boundaries shall be made by ordinance amending the official zoning map.
3. Changes shall be made on the official zoning map promptly after the ordinance amending the official zoning map has been adopted.
4. The official zoning map, as amended, shall include a declaration signed by the city council either on the face of or attached to the official zoning map stating the following and describing the amendments made:

On (date) by official action of the city council, the following change was (changes were) made in the official zoning map (brief description of nature of change)

22.14.040 Zoning District Boundary Determination.

Where uncertainty exists as to the boundaries of zoning districts as shown on the official zoning map, the following rules shall apply:

A. Streets. Boundaries indicated as paralleling the approximate centerlines of streets, highways, freeways, alleys, or railroads shall be construed to follow such centerlines unless other established points, lines or features are referenced.

B. Vacated Streets, Abandoned Streets, or Unimproved Rights-of Way. Vacated streets, abandoned streets, or unimproved rights-of-way shall assume the zoning district classification applicable to the contiguous property fronting onto such vacated or abandoned street or unimproved right-of-way. When zoning district classifications differ from one side of a vacated or abandoned street or unimproved right-of-way to the other, the centerline of the vacated or abandoned street or unimproved right-of-way is the boundary line between the two districts.

- C. **Platted Lot Lines.** Boundaries indicated as approximately following platted lot lines shall be construed as following the actual platted lot lines.
- D. **City Limits.** Zoning district boundaries indicated as approximately following city limits shall be construed as following city limits.
- E. **Shorelines.** The zoning district classification of the upland portion of a shoreline property shall extend waterward to the center of the shoreline.
- F. **Extension of Features.** Boundaries indicated as parallel to or extensions of features indicated in subsections (A) through (E) of this section shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
- G. **Split-Zoned Lots.** Where a boundary between zoning districts divides a lot into two or more sections, the entire lot shall be deemed to be located in the zone in which the largest portion of the lot is located. The largest portion of the lot is determined by calculating the total area, in square feet, of the lot in each zoning district. The zoning district containing the greatest portion of the lot's area shall be the lot's designated zoning district and all applicable provisions of the specified zoning district shall apply to the lot. The location of the zoning district boundary shall be determined by use of the scale appearing on the official zoning map unless the location of the boundary is indicated by dimensions.
- H. **Other Boundary Determinations.** If the rules of zoning district boundary interpretation described in subsections (A) through (G) of this section are applied and uncertainty remains, the zoning district boundary shall be determined by the zoning administrator. The zoning administrator may bring any issue of zoning district boundary interpretation before the planning commission for a determination.