

**CHAPTER 22.26
GENERAL COMMERCIAL ZONING DISTRICTS**

Sections:

22.26.010	Purpose.
22.26.020	Applicability.
22.26.030	Development Standards.
22.26.040	Land Use.
22.26.050	Bulk Requirements.
22.26.060	Variances.

22.26.010 Purpose.

The purpose of the general commercial zoning districts is to provide opportunities for the enhancement of existing commercial uses and for the location of new commercial development by providing areas for retail, dining, entertainment, and similar businesses that are conducted primarily indoors. The general commercial zoning districts are located on traffic corridors that have adequate capacities for traffic flow. Such location assures that general commercial uses do not generate traffic through residential areas.

22.26.020 Applicability.

The regulations, requirements, and standards contained in MMC Chapter 22.26 apply to all properties zoned General Commercial (GC) or Industrial Transition (IT), as well those properties located within the General Commercial North Kelsey/Tjerne Place Overlay District (NK/TP-O). All properties zoned General Commercial (GC) or Industrial Transition (IT), or located within the General Commercial North Kelsey/Tjerne Place Overlay District (NK/TP-O) shall comply with all applicable provisions within this Title and the Monroe Municipal Code.

22.26.030 North Kelsey/Tjerne Place Overlay District.

All properties located within the North Kelsey/Tjerne Place Overlay District (NK/TP-O) shall have a base zoning designation of General Commercial. The North Kelsey/Tjerne Place Overlay District consists of approximately one hundred acres of land located north of SR 2, south of the proposed SR 2 bypass, east of the SR 522 overpass, and west of Chain Lake Road.

A. Design Guidelines. All development within the North Kelsey/Tjerne Place Overlay District shall comply with the North Kelsey Design Guidelines in addition to the applicable requirements of MMC Chapter 22.42, Design Standards.

B. Mixed Use Development. The purpose of allowing mixed use is to place attached, high density housing in close proximity to goods and services. Vertical and horizontal mixed use developments are allowed in the North Kelsey/Tjerne Place Overlay District and shall comply with the following:

1. Vertical mixed use incorporates commercial and multifamily residential uses in one structure.
 - a. A minimum of fifty (50) percent of the ground floor must be dedicated to a commercial use.
 - b. The minimum density shall be 26 units per gross acre.
2. Horizontal mixed use incorporates a mix of structures independently containing multifamily residential and commercial uses.
 - a. The mixed use development shall be contained within one parcel or contiguous parcels under one ownership.
 - b. A minimum of fifty (50) percent of the gross usable lot(s) area shall be for commercial development. The area of a lot shall be developed at a minimum of twenty (20) percent ground floor commercial. A document, in a form acceptable to the City Attorney, shall be recorded against the property restricting residential development on the portion of the property designated commercial.
 - c. The minimum density shall be 26 units per gross acre.

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	A
• Taverns	P	P	P
Gas Stations	P		P
General Retail	P	P	P
Mobile Vendors	P	P	P
Motor Vehicle Sales Facilities			
• Automobiles and Trucks	P		P
• Motorsports Vehicles and Boats	P		
• Recreational Vehicles (RV)	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
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
• 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
• 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 MMC Chapter 22.38 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 50 percent of the gross site area in the Industrial Transition zone and 25 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 MMC Chapter 22.54 MMC, Airport Compatibility.

22.26.050 Bulk Requirements.

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

A. Maximum Residential Density. Table 22.26.050(A) - Allowed Residential Density establishes the maximum density for general commercial zoning districts. Maximum density shall be calculated pursuant to MMC 22.16.040(B).

Table 22.26.050(A): Allowed Residential Density

Zoning District	Maximum Density
North Kelsey/Tjerne Place Overlay District	26 dwelling units per acre

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, and the following:

1. Lots within the general commercial zoning districts are not required to front onto a street. However, adequate access, as determined by the city, shall be provided via a panhandle, vehicular access easement, or vehicular access tract.
2. Buildings located on lots without street frontage in the general commercial zoning districts shall be oriented consistent with the prevailing front yard pattern on adjoining lots.

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. General Commercial Zoning District and Overlay. The following bulk requirements in Table 22.26.050(G): General Commercial Zoning District Bulk Requirements specifically apply to the General Commercial Zoning District (GC) and North Kelsey/Tjerne Place Overlay District (NK/TP-O). General information regarding bulk requirements is found in MMC 22.16.040, Bulk Requirements.

Table 22.26.050(G): General Commercial Zoning District Bulk Requirements

Minimum Residential Density ⁽¹⁻²⁾	General Commercial (GC)	North Kelsey/Tjerne Place Overlay (NK/TP-O)
Maximum Residential Density	N/A	26 dwelling units per acre
Street Frontage ⁽¹⁻²⁾	General Commercial (GC)	North Kelsey/Tjerne Place Overlay (NK/TP-O)
Minimum Street Frontage	N/A	N/A
Minimum Street Frontage for Panhandle Lots	20 feet	20 feet
Minimum Street Frontage for Lots with Public Street Access from a Private Access Tract or Easement	20 feet	20 feet
Lot Dimensions ⁽¹⁻²⁾	General Commercial (GC)	North Kelsey/Tjerne Place Overlay (NK/TP-O)
Minimum Lot Width	N/A	N/A
Yard Setbacks ⁽¹⁻²⁾	General Commercial (GC)	North Kelsey/Tjerne Place Overlay (NK/TP-O)
Minimum Front Yard Setback Width	0 feet	0 feet
Minimum Side Yard Setback Width	0 feet	0 feet
Minimum Separation between Structures	10 feet	10 feet
Minimum Rear Yard Setback Width	10 feet	10 feet

Minimum Front Yard Setback – Abutting Residential Zones	20 feet	20 feet
Minimum Side Yard Setback – Abutting Residential Zones	10 feet	10 feet
Minimum Rear Yard Setback – Abutting Residential Zones	20 feet	20 feet
Minimum Setback from Private Access Tracts	10 feet	10 feet
Minimum Setback from Private Access Easements	10 feet	10 feet
Lot Coverage ⁽¹⁻²⁾	General Commercial (GC)	North Kelsey/Tjerne Place Overlay (NK/TP-O)
Maximum Lot Coverage	100%	100%
Building Height ⁽¹⁻²⁾	General Commercial (GC)	North Kelsey/Tjerne Place Overlay (NK/TP-O)
Maximum Building Height	45 feet	<ul style="list-style-type: none"> • 65 feet for residential uses • 45 feet for all other uses

Table Notes:

1. See MMC 22.16.040, Bulk Requirements for more information regarding the bulk requirements in the above table.
2. Development in the General Commercial Zoning District and overlay and North Kelsey/Tjerne Place Overlay District is subject to the applicable provisions of MMC Chapter 22.54, Airport Compatibility.

H. Industrial Transition Zoning District (IT). The following bulk requirements in Table 22.26.050(H): Industrial Transition Zoning District Bulk Requirements specifically apply to the IT zoning district. General information regarding bulk requirements is found in MMC 22.16.040, Bulk Requirements.

Table 22.26.050(H): Industrial Transition Zoning District Bulk Requirements

Street Frontage ⁽¹⁻²⁾	
Minimum Street Frontage	N/A
Minimum Street Frontage for Panhandle Lots	20 feet
Minimum Street Frontage for Lots with Public Street Access from a Private Access Tract or Easement	20 feet
Lot Dimensions ⁽¹⁻²⁾	
Minimum Lot Width	N/A
Yard Setbacks ⁽¹⁻²⁾	
Minimum Front Yard Setback Width	20 feet
Minimum Side Yard Setback Width	10 feet
Minimum Separation between Structures	10 feet
Minimum Rear Yard Setback Width	10 feet
Minimum Front Yard Setback – Abutting Residential Zoning Districts	20 feet
Minimum Side Yard Setback – Abutting Residential Zoning Districts	10 feet
Minimum Rear Yard Setback – Abutting Residential Zoning Districts	20 feet
Minimum Setback from Private Access Tracts	10 feet
Minimum Setback from Private Access Easements	10 feet
Lot Coverage ⁽¹⁻²⁾	
Maximum Lot Coverage	100%
Building Height ⁽¹⁻²⁾	
Maximum Building Height ⁽²⁾	65 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 industrial transition zoning district is subject to the applicable provisions of MMC Chapter 22.54, Airport Compatibility.

22.26.060 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.