

CITY OF MONROE
ORDINANCE NO. 030/2025

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, ADOPTING INTERIM ZONING AMENDMENTS TO CHAPTER 22.12 MMC DEFINITIONS, CHAPTER 22.18 MMC MULTIFAMILY RESIDENTIAL ZONING DISTRICT, CHAPTER 22.20 MMC MIXED USE ZONING DISTRICTS, CHAPTER 22.24 MMC TOURIST COMMERCIAL ZONING DISTRICT, CHAPTER 22.26 MMC GENERAL COMMERCIAL ZONING DISTRICTS, AND CHAPTER 22.34 LIMITED OPEN SPACE ZONING DISTRICT; ALLOWING FOR STEP HOUSING AND CO-LIVING HOUSING IN COMPLIANCE WITH HOUSE BILL 1220 AND ENGROSSED SUBSTITUTE HOUSE BILL (ESHB) 1998 RESPECTIVELY; SETTING FORTH SUPPORTIVE FINDINGS; REQUIRING A POST-ADOPTION PUBLIC HEARING; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in 2021, the Washington State Legislature amended the Growth Management Act and municipal code requirements by passing House Bill 1220; and

WHEREAS, the law requires local governments to plan for and accommodate housing affordable to all income levels, which includes demonstrating sufficient land capacity for housing at all income levels to meet future housing needs, identifying local barriers to production and taking actions to remove those barriers; and

WHEREAS, the law also outlines specific zoning and development regulations for STEP (Emergency Shelters, Transitional Housing, Emergency Housing, Permanent Supportive Housing); and

WHEREAS, during the 2024-2044 Comprehensive Plan review process by Commerce, it was recommended that the City update the development code to allow permanent supportive housing and transitional housing in all areas that allow residences and hotels, and emergency housing and shelter in either all areas that allow hotels or a majority of zones within one mile of transit, per RCW 35A.21.430; and

WHEREAS, in 2024, the Washington State Legislature passed Engrossed 2nd Substitute House Bill 1998 (“E2SHB 1998”, commonly referred to as “HB 1998”); and

WHEREAS, the provisions of HB 1998 are codified in RCW 36.70A.535 which requires cities and counties planning under the Growth Management Act to adopt development regulations allowing co-living as a permitted use on any lot located within an urban growth area that allows at least six multifamily residential units, including on a lot zoned for mixed-use development; and

WHEREAS, cities must amend their development regulations to provide for Co-Living Housing and STEP Housing; and

WHEREAS, the City Council desires to amend Chapter 22.12 MMC, Chapter 22.18 MMC, Chapter 22.20 MMC, Chapter 22.24 MMC, Chapter 22.26 MMC, and Chapter 22.34 MMC, on an interim basis, in order to comply with state law to allow co-living housing and STEP housing in certain zoning districts while the City prepares, studies and processes permanent zoning amendments addressing these housing uses throughout the City's zoning code; and

WHEREAS, under RCW 36.70A.435(10), the interim code amendments addressing co-living housing set forth in this ordinance are not subject to legal challenge under SEPA; and

WHEREAS, the City Council has considered, and the interim zoning amendments set forth in this ordinance satisfy, the criteria for UDR amendments enumerated at MMC 22.72.040(E)(1) – (6); and

WHEREAS, a duly-noticed public hearing on the interim amendments set forth in this ordinance will be conducted before City Council within sixty days;

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

Section 1. Preliminary Findings. The City Council hereby adopts the above recitals, together with the content of Agenda Bill No. 25-490, as preliminary findings in support of this ordinance. The Council further enters the following additional findings:

- A. The City is authorized by state law, including without limitation RCW 35A.63.220 and RCW 36.70A.390, to adopt interim zoning amendments.
- B. In adopting this ordinance, the City considered and was guided by the applicable GMA planning goals enumerated at RCW 36.70A.020.
- C. The interim zoning amendments set forth in this ordinance will implement the City's Comprehensive Plan and will meet the requirements and intent of the MMC.
- D. The regulations set forth in this ordinance are beneficial to the public health, safety, and welfare, and are in the public interest.

Section 2. Amendment of MMC 22.12.030. Section 22.12.030 of the Monroe Municipal Code is hereby amended to provide in its entirety as contained in Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. Amendment of MMC 22.18.030. Section 22.18.030 of the Monroe Municipal Code is hereby amended to provide in its entirety as contained in Exhibit B, attached hereto and incorporated herein by this reference as if set forth in full.

Section 4. Amendment of MMC 22.20.030. Section 22.20.030 of the Monroe Municipal Code is hereby amended to provide in its entirety as contained in Exhibit C, attached hereto and incorporated herein by this reference as if set forth in full.

Section 5. Amendment of MMC 22.24.030. Section 22.24.030 of the Monroe Municipal Code is hereby amended to provide in its entirety as contained in Exhibit D, attached hereto and incorporated herein by this reference as if set forth in full.

Section 6. Amendment of MMC 22.26.040. Section 22.26.040 of the Monroe Municipal Code is hereby amended to provide in its entirety as contained in Exhibit E, attached hereto and incorporated herein by this reference as if set forth in full.

Section 7. Amendment of MMC 22.34.030. Section 22.34.030 of the Monroe Municipal Code is hereby amended to provide in its entirety as contained in Exhibit F, attached hereto and incorporated herein by this reference as if set forth in full.

Section 8. Public Hearing. The City Clerk is hereby authorized and directed to schedule a public hearing on the interim zoning regulations adopted by this ordinance and to provide notice of said hearing in accordance with applicable standards and procedures. Said hearing shall be held no later than 60 days after the date of adoption hereof. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council may adopt additional legislative findings in support of this ordinance at the conclusion of said hearing.

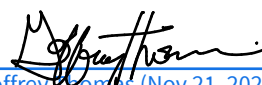
Section 9. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 10. Effective Date; Sunset. This ordinance shall be in full force and effect five (5) days from and after its passage and approval and publication as required by law and shall remain effective for a period of six months unless terminated earlier or subsequently extended by the City Council. PROVIDED, that the City Council may, in its sole discretion, renew the interim zoning regulations set forth herein for one or more six-month periods in accordance with state law.

ADOPTED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 18th day of November, 2025.

First Reading: 11/18/2025
Adoption: 11/18/2025
Published: 11/21/2025
Effective: 11/26/2025

CITY OF MONROE, WASHINGTON:


Geoffrey Thomas (Nov 21, 2025 14:29:02 PST)
Geoffrey Thomas, Mayor

ATTEST:


Jodi Wycoff (Nov 24, 2025 08:12:17 PST)
Jodi Wycoff, City Clerk

APPROVED AS TO FORM:


Zach Lell (Nov 19, 2025 15:18:55 PST)
J. Zachary Lell, City Attorney

Exhibit A**22.12.030 C definitions.**

Cable Act	The Cable Communications Policy Act of 1984, as amended by the Cable Television Consumer Protection and Competition Act of 1992, as amended by portions of the Telecommunications Act of 1996, and as hereafter amended.
Cable operator	A telecommunications carrier providing or offering to provide cable service within the city as that term is defined in the Cable Act.
Cable television service	The one-way transmission to subscribers of video programming and other programming service and subscriber interaction, if any, that is required for the selection or use of the video programming or other programming service.
Cable television service provider	A service provider that provides cable television services within the city under a franchise.
Caliper	The diameter of a tree or shrub trunk measured six inches above grade.
Campground	An establishment engaged in operating sites to accommodate campers and their equipment, including tents, tent trailers, travel trailers, and RVs (recreational vehicles). These establishments may provide access to facilities, such as washrooms, laundry rooms, recreation halls, playgrounds, stores, and snack bars. Includes land uses specified in NAICS Industry Group No. 721211.
Canopy	An ornamental or protective roof-like structure that may be attached or detached from the main building and usually providing protection from the elements to objects or people underneath. Structures over gas pump islands and over entrances of theaters or hotels are both examples of canopies.

Capital facilities	Those park, open space and recreation facilities or improvements addressed in the park and recreation and capital facilities elements of the Monroe comprehensive plan, as the same now exists or may be hereafter amended. "Capital facilities" costs include the cost of park planning, land acquisition, site improvements, buildings, and equipment, but exclude the cost of maintenance and operation.
Capital facilities plan	A plan that includes a list of publicly owned capital facilities, then location and capacity. The plan also includes future capital facility needs and facilities, along with a six-year financial plan.
Car wash	A permanent structure used for washing vehicles.
Cement manufacturing	The manufacturing or processing of cement.
Cemetery	Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, as defined by Chapter 68.04 RCW, including columbariums, crematoriums, mausoleums, and funeral establishments, when operated in conjunction with and within the boundary of such cemetery.
Certificate of occupancy	Official certification that a premises conforms to provisions of the zoning code and building code, and may be used or occupied. Such a certificate is granted for new construction or for the change of use of an existing structure or for alterations or additions to existing structures. Unless such a certificate is issued, a structure cannot be occupied.
Channel letter	A fabricated or formed three-dimensional letter that may accommodate a light source.
City	The city of Monroe, Washington.
City administrator	The city administrator of the city of Monroe, or their designee.

City council (or council)	The city council of the city of Monroe.
City engineer	The Monroe city engineer or their designee.
City property	All real property owned by the city, whether in fee ownership or other interest.
Civic and social organizations	Establishments engaged in promoting the civic and social interests of their members. Establishments in this industry may operate bars and restaurants for their members. Examples include, but are not limited to, alumni associations, granges, automobile clubs (except travel), parent-teacher associations, booster clubs, scouting organizations, ethnic associations, fraternal lodges, and veterans' membership organizations. Includes land uses specified in NAICS Industry Group No. 813410.
Classrooms	Educational facilities of the district required to house students for its basic educational program. The classrooms are those facilities the district determines are necessary to best serve its student population. Specialized facilities as identified by the district, including but not limited to gymnasiums, cafeterias, libraries, administrative offices, and childcare centers, shall not be counted as classrooms.
Clinic, health services	A building or office used by physicians, dentists, and/or other medical professionals to examine, diagnose, and treat patients, and to administer day-to-day accessory and office functions relating to the medical or dental practice, but does not include extended overnight stays as associated with hospitals and nursing homes.
Closed record appeal	An appeal to the city council or hearing examiner, following an open record hearing on a project permit application, when the appeal is based on the existing record with no or limited new evidence or information allowed to be submitted and only appeal arguments are

	allowed.
Coffee shop	Also commonly known as a “cafe,” selling ready-to-eat food and/or beverages including coffee, for on- or off-premises consumption.
<u>Co-Living Housing</u>	<u>A residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building.</u>
Commercial use	A land use classification that permits facilities for the buying and selling of commodities and services.
Common ownership	Groups of two or more businesses when such businesses are located on one or more parcels of land or share public parking or maintenance facilities or when they conduct advertising on a regular basis; or when they function as a single entity in practical or business matters.
Community center	A building or other enclosed structure open to the general public that is owned and operated by a public agency or nonprofit corporation, organization or association registered by Washington State, and that is used primarily for cultural, educational, recreational, or social purposes, and may include other minor supporting uses or activities. The community center may make space available to businesses, individuals, or other parties through the loan or rental of space in or on the property.
Community facility	A facility which serves the public, and is of a noncommercial nature. Specifically included are schools, religious institutions, public recreation facilities, and other public facilities determined by the zoning administrator to be of a similar character.
Community food services	Establishments engaged in the collection, preparation, and delivery of food for the needy. Establishments in this industry may also distribute clothing and blankets to the poor. These establishments may prepare

	and deliver meals to persons who by reason of age, disability, or illness are unable to prepare meals for themselves; collect and distribute salvageable or donated food; or prepare and provide meals at fixed or mobile locations. Food banks, meal delivery programs, and soup kitchens are included in this industry. Includes land uses specified in NAICS Industry Group No. 624210.
Community housing services	Establishments engaged in providing one or more of the following community housing services: (A) short-term emergency shelter for victims of domestic violence, sexual assault, or child abuse; (B) temporary residential shelter for the homeless, runaway youths, and patients and families caught in medical crises; (C) transitional housing for low-income individuals and families; (D) volunteer construction or repair of low-cost housing, in partnership with the homeowner who may assist in construction or repair work; and (E) repair of homes for elderly or disabled homeowners. Includes land uses specified in NAICS Industry Group No. 62422.
Community-oriented open-air market	A site or location where two or more individual vendors, with each vendor operating independently from the other vendors and subleasing booths or stalls, sell foods and merchandise on a temporary basis. This definition is inclusive of farmers' markets, art fairs, and the like, but does not include flea markets.
Comprehensive plan	Policies and proposals prepared by the planning commission and adopted by the council to guide the orderly development of the city and to promote the general welfare.
Concessions	A structure devoted to the sale of confections, snacks, or other light meals and providing no inside seating nor drive-in service for the customers.
Concrete batch plant	Establishment engaged in the manufacture of concrete mixtures used for road paving operations from raw materials purchased from others.

Concurrency	When adequate public facilities meeting the level of service standard are in place at the time a development permit is issued, or a development permit is issued subject to the determination that the necessary facilities will be in place when the impacts of the development occur, or that improvements or strategy are in place at the time of development or that a financial commitment is in place to complete the improvements or strategies within six years of the time of the development, as set forth in the comprehensive plan.
Concurrency determination	A nonbinding determination of what public facilities and services are available at the date of inquiry.
Concurrency management system	The procedures and processes utilized by the city to determine that development approvals, when issued, will not result in the reduction of the level of service standards set forth in the comprehensive plan.
Conditional use	A use allowed in one or more zones as defined by the zoning code, but which, because of characteristics peculiar to such use, the size, technological processes or equipment, or because of the exact location with reference to surroundings, streets, and existing improvements or demands upon public facilities, requires a special permit in order to provide a particular degree of control to make such uses consistent and compatible with other existing or permissible uses in the same zone and mitigate adverse impacts of the use.
Conforming land use	A use that is listed as a permitted use in the zoning district in which the use is situated.
Conforming lot	A lot that contains the required width, depth and square footage as specified in the zoning district in which the lot is situated.
Consolidated hearing	A public hearing at which all agencies required to hold public hearings shall consolidate hearing processes into one concurrent hearing.
Consumer goods	Establishments engaged in renting personal and household-type goods.

rental	Establishments classified in this industry group provide short-term rental although in some instances, the goods may be leased for longer periods of time. These establishments often operate from a retail-like or storefront facility. Includes land uses specified in NAICS Industry Group No. 5322.
Convenience store	A small retail establishment with a gross floor area no greater than three thousand five hundred square feet, located within or associated with another use, that offers for sale convenience goods, such as prepackaged food items, tobacco, periodicals, and other household goods. Includes land uses specified in NAICS Industry Group No. 445131.
Cooperative parking facility	An off-street parking facility shared by two or more buildings or uses.
Corner lot	A lot located on the intersection of two or more streets. A lot abutting a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty-five degrees.
Cost-benefit analysis	A quantified comparison of costs and benefits generally expressed in monetary or numerical terms. It is not synonymous with the weighing or balancing of environmental and other impacts or benefits of a proposal.
County	Snohomish County.
County/city	A county, city, or town. Duties and powers are assigned to a county, city, or town as a unit. The delegation of responsibilities among the various departments of a county, city, or town is left to the legislative or charter authority of the individual counties, cities, or towns.

Craft manufacturing	Production of goods by the use of hand tools or small-scale, light mechanical equipment occurring within a fully enclosed building where such production requires no outdoor operations or storage, and where the production, operations, and storage of materials related to production occupy no more than five thousand square feet of net floor area. Typical uses have negligible negative impact on surrounding properties and include woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts, production of alcohol, or food processing.
Critical areas	Any of the following areas or ecosystems: critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, geologically hazardous areas, and wetlands as defined by the Growth Management Act (Chapter 36.70A RCW) and Chapter 22.80 MMC.
Critical areas, active fault	A fault that is considered likely to undergo renewed movement within a period of concern to humans. Faults are commonly considered to be active if the fault has moved one or more times in the last ten thousand years.
Critical areas, aquifer recharge area	An area that, due to the presence of certain soils, geology, and surface water, acts to recharge groundwater by percolation.
Critical areas, area of special flood hazard	Land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. Designation on maps always includes the letters A or V. The term "special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard."
Critical areas, buffer	The zone contiguous with a critical area that is required for the continued maintenance, function, and structural stability of the critical area.

Critical areas, buffer zone	A strip of land, identified in this title, established to protect one type of land use from another with which it is incompatible. Buffer zones are described in this title with reference to neighboring districts. Normally, the buffer zone is landscaped and kept in open space uses.
Critical areas, channel migration zone (CMZ)	The lateral extent of likely movement along a stream or river during the next one hundred years as determined by evidence of active stream channel migration movement over the past one hundred years.
Critical areas, compensation project	Actions specifically designed to replace project-induced critical area and buffer losses. Compensation project design elements may include, but are not limited to, land acquisition, planning, construction plans, monitoring, and contingency actions.
Critical areas, compensatory mitigation	Types of mitigation used to replace project-induced critical area and buffer losses or impacts. "Compensatory mitigation" includes, but is not limited to, the following: A. Restoration. Actions performed to reestablish functional characteristics that are lost or degraded due to unauthorized alteration, past management activities, or catastrophic events within an area that no longer meets the definition of a critical area. B. Creation. Actions performed to intentionally establish a critical area at a site where it did not formerly exist. C. Enhancement. Actions performed to improve the condition of an existing critical area so that the functions it provides are of a higher quality.
Critical areas, critical aquifer recharge area	Areas designated by WAC 365-190-080(2) that are determined to have a critical recharging effect on aquifers used for potable water as defined by WAC 365-190-030(2) .
Critical areas, engineering	A practicing professional engineering geologist licensed with the state of

geologist	Washington.
Critical areas, erosion hazard area	Those areas of Monroe containing soils which, according to the Natural Resources Conservation Service, may experience severe to very severe erosion hazard.
Critical areas, fish and wildlife habitat conservation areas	Areas necessary for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created as designated by WAC 365-190-080(5). These areas include: A. Areas with which state or federally designated endangered, threatened, and sensitive species have a primary association; B. Habitats of local importance, including, but not limited to, areas designated as priority habitat by the Department of Fish and Wildlife; C. Naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish and wildlife habitat; D. Waters of the state, including lakes, rivers, ponds, streams, inland waters, underground waters, salt waters and all other surface water and watercourses within the jurisdiction of the state of Washington; E. Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity; F. State natural area preserves and natural resources conservation areas; and G. Land essential for preserving connections between habitat blocks and open spaces.
Critical areas, flood	A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters and/or the unusual and rapid accumulation of runoff or surface waters from any source.

Critical areas, flood fringe	That portion of the floodplain outside of the floodway which is covered by floodwaters during the base flood; it is generally associated with standing water rather than rapidly flowing water.
Critical areas, functions and values	The beneficial roles served by critical areas, including, but not limited to, water quality protection and enhancement, fish and wildlife habitat, food chain support, flood storage, conveyance and attenuation, groundwater recharge and discharge, erosion control, and recreation.
Critical areas, geologically hazardous areas	Areas that may not be suited to development consistent with public health, safety or environmental standards, because of their susceptibility to erosion, sliding, earthquake, or other geological events as designated by WAC 365-190-080(4) . Types of geologically hazardous areas include erosion, landslide, seismic, mine, and volcanic hazards.
Critical areas, geologist	A practicing professional geologist licensed with the state of Washington.
Critical areas, geotechnical engineer	A practicing professional geotechnical/civil engineer licensed with the state of Washington.
Critical areas, hazard areas	Areas designated as frequently flooded or geologically hazardous areas due to potential for erosion, landslide, seismic activity, mine collapse, or other geologically hazardous conditions.
Critical areas, isolated wetland	Those wetlands that are outside of and not contiguous to any one-hundred-year floodplain, lake, river, or stream and have no contiguous hydric soil or hydrophytic vegetation between the wetland and any surface water.
Critical areas, landslide	Episodic down-slope movement of a mass of soil or rock that includes, but is not limited to, rock falls, slumps, mudflows, and earthflows.
Critical areas,	Areas that are potentially subject to risk of mass movement due to a

landslide hazard areas	combination of geologic landslides resulting from a combination of geologic, topographic, and hydrologic factors.
Critical areas, mitigation	Avoiding, minimizing, or compensating for adverse impacts on critical areas. Mitigation shall use any of the actions that are listed below in descending order of preference: A. Avoiding the impact altogether by not taking a certain action or parts of an action; or B. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts; or C. Rectifying the impact by repairing, rehabilitating, or restoring the affected critical areas; or D. Reducing or eliminating the impact over time by preservation or maintenance operations during the life of the development proposal; or E. Compensating for the impact by replacing, enhancing, or providing substitute critical areas; and F. Monitoring the impacts and compensation project, and taking appropriate corrective measures. Mitigation for individual actions may include a combination of the above.
Critical areas, monitoring	The collection of data by various methods for the purpose of understanding natural systems and features, evaluating the impact of development proposals on such systems, and assessing the performance of mitigation measures imposed as conditions of development.
Critical areas, native growth protection easement (NGPE)	An easement granted to the city of Monroe for the protection of native vegetation within a critical area or its associated buffer. The NGPE shall be recorded on the appropriate documents of title and filed with the

	Snohomish County recordings division.
Critical areas, ordinary high water mark (OHWM)	The mark that will be found by examining the bed and banks of a stream and ascertaining where the presence and action of waters are so common and usual, and so long maintained in all ordinary years, that the soil has a character distinct from that of the abutting upland, in respect to vegetation. In any area where the ordinary high water mark cannot be found, the line of mean high water shall substitute. In braided channels and alluvial fans, the ordinary high water mark or substitute shall be measured so as to include the entire stream feature.
Critical areas, practical alternative	An alternative that is available and capable of being carried out after taking into consideration cost, existing technology, and logistics in light of overall project purposes, and having less impacts to critical areas.
Critical areas, priority habitat	Habitat types or elements with unique or significant value to one or more species as classified by the State Department of Fish and Wildlife.
Critical areas, qualified professional	A person with experience and training in the pertinent scientific discipline, and who is a qualified expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905(4). A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental sciences, fisheries, geomorphology or a related field, and two years of related work experience. A. A qualified professional for habitats or wetlands must have a degree in biology or a related environmental science and professional experience related to the subject. B. A qualified professional for a geological hazard must be a professional engineer or geologist, licensed in the state of Washington. C. A qualified professional for critical aquifer recharge areas must be a hydrologist, geologist, engineer, or other scientist with experience in

	preparing hydrological assessments.
Critical areas, riparian habitat	Areas adjacent to aquatic systems with flowing water that contain elements of both aquatic and terrestrial ecosystems that mutually influence each other.
Critical areas, salmonid	A member of the fish family Salmonidae. In Snohomish County: chinook, coho, chum, sockeye, and pink salmon; cutthroat, brook, brown, rainbow, and steelhead trout; kokanee; and native char (bull trout and Dolly Varden).
Critical areas, section 404 permit	A permit issued by the Army Corps of Engineers for the placement of dredge or fill material waterward of the ordinary high water mark or clearing in waters of the United States, including wetlands, in accordance with 33 U.S.C. 1344 .
Critical areas, seismic hazard area	Areas that are subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, or soil liquefaction.
Critical areas, steep slopes	Those slopes forty percent or steeper within a vertical elevation change of at least ten feet. A slope is defined by establishing its toe and top and is measured by averaging the inclination over at least ten feet of vertical relief. For the purpose of this definition: A. The toe of slope is a distinct topographical break in slope that separates slopes inclined at less than forty percent from slopes forty percent or steeper. When no distinct break exists, the toe of slope of a steep slope is the lowermost limit of the area where the ground surface drops ten feet or more vertically within a horizontal distance of twenty-five feet; and B. The top of slope is a distinct, topographical break in slope that separates slopes inclined at less than forty percent from slopes forty percent or steeper. When no distinct break exists, the top of slope is the

	uppermost limit of the area where the ground surface drops ten feet or more vertically within a horizontal distance of twenty-five feet.
Critical areas, stream	Water contained within a channel, either perennial or intermittent, and classified according to WAC 222-16-030 or 222-16-031 and as listed under water typing system. Streams also include natural watercourses modified by man. Streams do not include irrigation ditches, waste ways, drains, outfalls, operational spillways, channels, stormwater runoff facilities, or other wholly artificial watercourses, except those that directly result from the modification to a natural watercourse.
Critical areas, water typing system	How waters are classified according to WAC 222-16-031: A. Type 1 Water. All waters, within their ordinary high water mark, inventoried as shorelines of the state under Chapter 90.58 RCW and the rules adopted by Chapter 90.58 RCW, but not including those waters' associated wetlands. B. Type 2 Water. Segments of natural waters that are not classified as Type 1 waters and have a high fish, wildlife, or human use. These are segments of natural waters and periodically inundated areas of their associated wetlands that: 1. Are diverted for domestic use by more than one hundred residential or camping units or by a public accommodation facility licensed to serve more than ten persons, when such diversion is determined by the State Department of Natural Resources to be a valid appropriation of water and only considered Type 2 water upstream from the point of such diversion for one thousand five hundred feet or until the drainage area is reduced by fifty percent, whichever is less; 2. Are diverted for use by federal, state, tribal or private fish hatcheries. Such waters shall be considered Type 2 water upstream from the point of diversion for one thousand five hundred feet, including tributaries if highly significant for protection of downstream water quality;

	3. Are within a federal, state, local, or private campground having more than thirty camping units; provided, that the water shall not be considered to enter a campground until it reaches the boundary of the park lands available for public use and comes within one hundred feet of a camping unit; 4. Are used for fish spawning, rearing or migration. Waters having the following characteristics are presumed to have highly significant fish populations: a. Stream segments having a defined channel twenty feet or greater within the bankfull width and having a gradient of less than four percent; b. Lakes, ponds, or impoundments having a surface area of one acre or greater at seasonal low water; or 5. Are used by fish for off-channel habitat. These areas are critical to the maintenance of optimum survival of fish. This habitat shall be identified based on the following criteria: a. The site must be connected to a fish-bearing stream and accessible during some period of the year; and b. The off-channel water must be accessible to fish through a drainage with less than a five percent gradient. C. Type 3 Water. Segments of natural waters that are not classified as Type 1 or 2 waters and have a moderate to slight fish, wildlife, and human use. These are segments of natural waters and periodically inundated areas of their associated wetlands that: 1. Are diverted for domestic use by more than ten residential or camping units or by a public accommodation facility licensed to serve more than ten persons, where such diversion is determined by the State Department of Natural Resources to be a valid appropriation of water and the only practical water source for such use. Such waters
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	shall be considered to be Type 3 water upstream from the point of such diversion for one thousand five hundred feet or until the drainage area is reduced by fifty percent, whichever is less; 2. Are used by fish for spawning, rearing, or migration. The requirements for determining fish use are described in the State Forest Practices Board Manual, Section 13. If fish use has not been determined: a. Stream segments having a defined channel of two feet or greater within the bankfull width in Western Washington and having a gradient of sixteen percent or less; b. Stream segments having a defined channel of two feet or greater within the bankfull width, and having a gradient greater than sixteen percent and less than or equal to twenty percent and having an area greater than fifty acres in contributing basin size based on hydrographic boundaries; c. Ponds or impoundments having a surface area greater than one-half acre at seasonal low water and having an outlet to a fish stream; d. Ponds or impoundments having a surface area greater than one-half acre at seasonal low water. D. Type 4 Water. All segments of natural waters within the bankfull width of defined channels that are perennial non-fish-habitat streams. Perennial streams are waters that do not go dry any time of a year of normal rainfall. However, for the purpose of water typing, Type 4 waters include the intermittent dry portions of the perennial channel below the uppermost point of perennial flow. If the uppermost point of perennial flow cannot be identified with simple, nontechnical observations (see State Forest Practices Board Manual, Section 23), the Type 4 waters begin at a point along the channel where the contributing basin area is at least thirteen acres. E. Type 5 Water. All segments of natural waters within the bankfull
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	width of defined channels that are not Type 1, 2, 3, or 4 waters. These are seasonal, non-fish-habitat streams in which surface flow is not present for at least some portion of the year and are not located downstream from any stream reach that is a Type 4 water. Type 5 waters must be physically connected by an above-ground channel system to Type 1, 2, 3, or 4 waters.
Critical areas, wetland	Those areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, swamps, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate conversion of wetlands.
Critical areas, wetland classifications	There are three general types of wetlands as classified by the U.S. Fish and Wildlife Service (Cowardin et al., 1979): A. Emergent. A wetland with at least thirty percent of the surface area covered by erect, rooted, herbaceous vegetation extending above the water surface as the uppermost vegetation strata; B. Forested. A wetland with at least twenty percent of the surface area covered by woody vegetation greater than twenty feet in height; and C. Scrub-Shrub. A wetland with at least thirty percent of its surface area covered by woody vegetation less than twenty feet as the uppermost strata.
Critical areas,	Delineation of the wetland edge shall be based on the Washington State

wetland edge	Wetland Identification and Delineation Manual, Department of Ecology, 1997, and Publication 98-94 or as revised.
Critical areas, wetlands rating system	Wetlands shall be rated according to the Washington State Wetland Rating System for Western Washington, Department of Ecology, 1997, Publication 3-74 or as revised. A. Category I. Category I wetlands are those that meet the following criteria: 1. Documented habitat for federal- or state-listed endangered or threatened fish, animal or plant species; or 2. High quality native wetland communities, including documented Category I or II quality natural heritage wetland sites and sites which qualify as Category I or II quality natural heritage wetlands; or 3. High quality, regionally rare wetland communities with irreplaceable ecological functions, including sphagnum bogs and fens, estuarine wetlands, or mature forested swamps; or 4. Wetlands of exceptional local significance. B. Category II. Category II wetlands are those not defined as Category I wetlands and that meet the following criteria: 1. Documented habitats for state-listed sensitive plant, fish, or animal species; or 2. Wetlands that contain plant, fish, or animal species listed as a priority species by the State Department of Fish and Wildlife; or 3. Wetland types with significant functions that may not be adequately replicated through creation or restoration; or 4. Wetlands possessing significant habitat value based on a score of twenty-two or more points in the habitat rating system; or

	5. Documented wetlands of local significance. C. Category III. Category III wetlands are those that do not satisfy Category I, II, or IV criteria, and with a habitat rating of twenty-one points or less. D. Category IV. Category IV wetlands are those that meet the following criteria: 1. Hydrologically isolated wetlands that are less than or equal to one acre in size, have only one wetland class, and are dominated (greater than eighty percent areal cover) by a single nonnative plant species (monotypic vegetation); or 2. Hydrologically isolated wetlands that are less than two acres in size, and have only one wetland class and greater than ninety percent areal cover of nonnative plant species.
Cultural facilities	Includes, but is not limited to, libraries, museums, art galleries, and dancing, music and art centers.
Curb cut	A depression in the roadside curb for driveway purposes which provides access to park on private premises from a public street.

Exhibit B

22.18.030 Land use.

A. *Land Use Matrix.* The following zoning matrix found in Table 22.18.030: Land Use in the Multifamily Residential Zoning District summarizes land uses permitted in the multifamily residential – 25 dwelling units per acre (R25) zoning district. A land use not explicitly permitted by Table 22.18.030 is prohibited within the multifamily residential – 25 dwelling units per acre (R25) zoning district.

Table 22.18.030. Land Use in the Multifamily Residential Zoning District

Conforming Use	Multifamily Residential – 25 Units per Acre (R25)
1. RESIDENTIAL LAND USES	
Dwelling Units, Attached	P
Dwelling Units, Temporary Security Guard	A
Group Homes	P
Halfway Houses	EPF
Home Occupations	A
Retirement Housing and Assisted Living Facilities	P
<u>Co-Living Housing</u>	<u>P</u>
2. SERVICE LAND USES	
Health Care Services	

Conforming Use	Multifamily Residential - 25 Units per Acre (R25)
• Nursing and Residential Care Facilities	P
Parking Facilities	A
Social Services	
• Community Food Services	C
• Community Housing Services	C
• Emergency and Relief Services	C
• Permanent Supportive Housing	P
3. INSTITUTIONAL LAND USES	
Community Facilities	
• Religious Institutions	C
Educational Facilities	
• Schools, Colleges, Universities, and Professional	EPF
• Schools, Elementary and Secondary (K-12)	EPF
Government Facilities	
• Courts	C
• Fire Stations	C

Conforming Use	Multifamily Residential - 25 Units per Acre (R25)
• Government Administration Buildings	C
• Police Stations	C
• Public Works Maintenance and Storage Facilities	C
• U.S. Post Offices	C
4. PARKS, RECREATION, AND ENTERTAINMENT LAND USES	
Parks	
• Concessions	A
• Nonmotorized Trails	P
• Parks and Open Spaces	P
Recreational Facilities, Indoor	P
Recreational Facilities, Outdoor	A
5. INDUSTRIAL LAND USES	
Storage Facilities	
• Indoor (On-Site Only)	A
6. UTILITY AND TRANSPORTATION LAND USES	
Electric Vehicle Charging Stations (All Levels)	A

Conforming Use	Multifamily Residential – 25 Units per Acre (R25)
Major and Regional Utility Facilities	
• Regional Utility Corridors	C
Major and Regional Transportation Facilities	
• State and Regional Transportation Facilities	EPF
Minor Utility Facilities	P
Wireless Communications Facilities	P
7. UNCLASSIFIED LAND USES	
Accessory Structures	A
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 22.18.030 is prohibited within the multifamily residential zoning district.

Exhibit C

22.20.030 Land use.

A. *Land Use Matrix.* The following zoning matrix found in Table 22.20.030: Land Use in Mixed Use Zoning Districts summarizes land uses permitted in the mixed use – general (MG), mixed use – neighborhood (MN), and mixed use – medical (MM) zoning districts. A land use not explicitly permitted by Table 22.20.030 is prohibited.

Table 22.20.030. Land Use in the Mixed Use Zoning Districts

Conforming Use ⁽¹⁾	Mixed Use – Neighborhood (MN)	Mixed Use – Medical (MM)	Mixed Use – General (MG)
1. RESIDENTIAL LAND USES			
Dwelling Units, Attached	P		P
Dwelling Units, Temporary Security Guard	A	A	A
Group Homes			P
Halfway Houses			EPF
Home Occupations	A		A
Retirement Housing and Assisted Living Facilities	P		P
<u>Co-Living Housing</u>	<u>P</u>		<u>P</u>
Work Release Facilities			EPF
2. COMMERCIAL LAND USES			
Building Material and Garden Supply			

Conforming Use ⁽¹⁾	Mixed Use – Neighborhood (MN)	Mixed Use – Medical (MM)	Mixed Use – General (MG)
Establishments			
• Hardware Stores	P		P
Food and Beverage Establishments			
• Bakeries	P		P
• Coffee Shops	P	A	P
• Convenience Stores	P	A	P
• Grocery Stores	P		P
• Liquor Stores	P		P
• Restaurants	P	A	P
• Tasting Rooms	P		P
• Taverns	P		P
Gas Stations			P
General Retail	P	A	P
Mobile Vendors	P	P	P
Motor Vehicle Sales Facilities			
• Automobiles and Trucks			P
• Motorsports Vehicles and Boats			P

Conforming Use ⁽¹⁾	Mixed Use – Neighborhood (MN)	Mixed Use – Medical (MM)	Mixed Use – General (MG)
• Recreational Vehicles (RV)			P
Personal Services	P	A	P
Pharmacies and Drug Stores	P	P	P
Warehouse Clubs and Supercenters			P
3. SERVICE LAND USES			
Business and Professional Services			
• Professional Offices	P		P
• Research and Development			P
• Technical Consulting Services	P		P
Day Care Services			
• Adult Day Services	A		A
• Child Care Centers		A	P
• Family Child Care Services	A		A
• Preschools	C		P
Financial and Insurance Services	P		P
General Services	P	C	P
Health Care Services			

Conforming Use ⁽¹⁾	Mixed Use – Neighborhood (MN)	Mixed Use – Medical (MM)	Mixed Use – General (MG)
• Diagnostic Imaging Centers	P	P	C
• Health Care Provider Offices	P	P	C
• Hospitals	EPF	EPF	EPF
• Inpatient Mental Health Treatment Facilities	P	P	C
• Inpatient Substance Abuse Treatment Facilities	P	P	C
• Medical Laboratories	P	P	C
• Nursing and Residential Care Facilities	P	P	P
• Outpatient Health Care Clinics	P	P	C
• Outpatient Mental Health Treatment Facilities	P	P	C
• Outpatient Substance Abuse Treatment Facilities	P	P	C
Membership Organizations	P		P
Parking Facilities	A	A	P
Rental and Leasing Services			
• Consumer Goods	P	P	P
• Motor Vehicles			P
• Tools, Machinery, and Equipment		P	P

Conforming Use ⁽¹⁾	Mixed Use – Neighborhood (MN)	Mixed Use – Medical (MM)	Mixed Use – General (MG)
Repair and Maintenance Services			
• All Other Repair and Maintenance	P		P
• Motor Vehicle Repair and Maintenance			C
Social Services			
• Community Food Services	C		C
• Community Housing Services	C		C
• Emergency and Relief Services	C		C
• Permanent Supportive Housing	C		P
Temporary Lodging Services			
• Bed and Breakfast Inns	P		P
• Hotels and Motels			C
Veterinary Clinics			P
4. INSTITUTIONAL LAND USES			
Community Facilities			
• Community-Oriented Open Air Market	P		P
• Religious Institutions	P	A	P
Educational Facilities			

Conforming Use ⁽¹⁾	Mixed Use – Neighborhood (MN)	Mixed Use – Medical (MM)	Mixed Use – General (MG)
• 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	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
• Art Galleries	P		P
• Movie Theaters			P

Conforming Use ⁽¹⁾	Mixed Use – Neighborhood (MN)	Mixed Use – Medical (MM)	Mixed Use – General (MG)
Parks			
• Concessions	A		A
• Parks and Open Spaces	P	P	P
Fitness and Health Clubs, Indoor	P	A	P
Recreational Facilities, Indoor	P		P
Sports and Recreation Instruction, Indoor	P		P
6. INDUSTRIAL LAND USES			
Craft Manufacturing	P		P
Manufacturing and Processing			
• General Manufacturing			C
Storage Facilities			
• Indoor (On-Site Only)	A	A	A
• Outdoor (On-Site Only)			A
• Warehouses		A	A
7. UTILITY AND TRANSPORTATION LAND USES			
Electric Vehicle Charging Stations (All Levels)	A	A	A
Major and Regional Utility Facilities			

Conforming Use ⁽¹⁾	Mixed Use – Neighborhood (MN)	Mixed Use – Medical (MM)	Mixed Use – General (MG)
• Regional Utility Corridors	C	C	C
Major and Regional Transportation Facilities			
• Regional Transit Station	EPF	EPF	EPF
• School Bus Bases	C		C
• 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
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 22.20.030 is prohibited within all mixed use zoning districts.

Exhibit D

22.24.030 Land use.

A. *Land Use Matrix.* The following zoning matrix found in Table 22.24.030: Land Use in the Tourist Commercial Zoning District summarizes land uses permitted in the tourist commercial zoning district. A land use not explicitly permitted by Table 22.24.030 is prohibited within the tourist commercial zoning district.

Table 22.24.030. Land Use in the Tourist Commercial Zoning District

Conforming Use	Tourist Commercial (TC)
1. RESIDENTIAL LAND USES	
Dwelling Units, Temporary Security Guard	A
Retirement Housing and Assisted Living Facilities	P
2. COMMERCIAL LAND USES	
Food and Beverage Establishments	
• Bakeries	A
• Coffee Shops	P
• Convenience Stores	A
• Restaurants	P
• Taverns	P
Gas Stations	P

Conforming Use	Tourist Commercial (TC)
General Retail	A
Mobile Vendors	P
Pharmacies and Drug Stores	P
3. SERVICE LAND USES	
Parking Facilities	A
Social Services	
• Permanent Supportive Housing	C
• <u>Community Housing Services</u>	<u>C</u>
Temporary Lodging Services	
• Bed and Breakfast Inns	P
• Hotels and Motels	P
4. INSTITUTIONAL LAND USES	
Community Facilities	
• Community Centers	C
• Religious Institutions	C
Educational Facilities	

Conforming Use	Tourist Commercial (TC)
• Schools, Colleges, Universities, and Professional	EPF
• Schools, Elementary and Secondary (K-12)	EPF
• Schools, Technical and Trade	P
• Vocational Rehabilitation Centers	P
Government Facilities	
• Courts	P
• Fire Stations	P
• Government Administration Buildings	P
• Police Stations	P
• Public Works Maintenance and Storage Facilities	P
• U.S. Post Offices	P
5. PARKS, RECREATION, AND ENTERTAINMENT LAND USES	
Parks	
• Concessions	A
• Nonmotorized Trails	P
• Parks and Open Spaces	P

Conforming Use	Tourist Commercial (TC)
• Public Stables	P
Fitness and Health Clubs, Indoor	P
Recreational Facilities, Indoor	P
Recreational Facilities, Outdoor	P
Sports and Recreation Instruction, Indoor	P
6. INDUSTRIAL LAND USES	
Craft Manufacturing	P
Storage Facilities	
• Indoor (On-Site Only)	A
7. UTILITY AND TRANSPORTATION LAND USES	
Electric Vehicle Charging Stations (All Levels)	A
Major and Regional Utility Facilities	
• Regional Utility Corridors	C
Major and Regional Transportation Facilities	
• Airports	EPF
• Regional Transit Station	EPF

Conforming Use	Tourist Commercial (TC)
• School Bus Bases	P
• State and Regional Transportation Facilities	EPF
Minor Utility Facilities	P
Wireless Communications Facilities	P
8. UNCLASSIFIED LAND USES	
Accessory Structures	A
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 22.24.030 is prohibited within the tourist commercial zoning district.

2 Development in the tourist commercial zoning district is subject to the applicable provisions of Chapter [22.54](#) MMC, Airport Compatibility.

Exhibit E

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	
Retirement Housing and Assisted Living Facilities		P	
2. COMMERCIAL LAND USES			
Building Material and Garden Supply Establishments			
• Hardware Stores	P	P	P

Conforming Use	General Commercial (GC)	North Kelsey/Tjerne Place Overlay (NK/TP-O)	Industrial Transition (IT)
• Home Improvement Centers	P	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

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		
• 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	P	C
• Preschools	P	P	
Financial and Insurance Services	P	P	P

Conforming Use	General Commercial (GC)	North Kelsey/Tjerne Place Overlay (NK/TP-O)	Industrial Transition (IT)
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

Conforming Use	General Commercial (GC)	North Kelsey/Tjerne Place Overlay (NK/TP-O)	Industrial Transition (IT)
Rental and Leasing Services			
• Consumer Goods	P	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		P
Social Services			
• Community Food Services	C		C
• Community Housing Services	C	<u>C</u>	C
• Emergency and Relief Services	C	C	C
• Permanent Supportive Housing	P	C	P
Temporary Lodging Services			
• Hotels and Motels	P	P	P
• Recreational Vehicle (RV) Parks			C

Conforming Use	General Commercial (GC)	North Kelsey/Tjerne Place Overlay (NK/TP-O)	Industrial Transition (IT)
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

Conforming Use	General Commercial (GC)	North Kelsey/Tjerne Place Overlay (NK/TP-O)	Industrial Transition (IT)
• 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

Conforming Use	General Commercial (GC)	North Kelsey/Tjerne Place Overlay (NK/TP-O)	Industrial Transition (IT)
• Nonmotorized Trails	P	P	P
• Parks and Open Spaces	P	P	P
Fitness and Health Clubs, Indoor	P		P
Boutique Gym	P	P	P
Recreational Facilities, Indoor	P	P	P
Recreational Facilities, Outdoor	P		P
Sports and Recreation Instruction, Indoor	P	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⁾

Conforming Use	General Commercial (GC)	North Kelsey/Tjerne Place Overlay (NK/TP-O)	Industrial Transition (IT)
• 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.

Exhibit F

22.34.030 Land use.

A. *Land Use Matrix.* The following zoning matrix found in Table 22.34.030: Land Use in the Limited Open Space Zoning District summarizes land uses permitted in the limited open space zoning district. A land use not explicitly permitted by Table 22.34.030 is prohibited within the limited open space zoning district.

Table 22.34.030. Land Use in the Limited Open Space Zoning District

Conforming Use ⁽¹⁾	Limited Open Space (LS)
1. RESIDENTIAL LAND USES	
Dwelling Units, Accessory	A ⁽²⁾
Dwelling Units, Detached	P
Dwelling Units, Temporary Security Guard	A
Group Homes	P
Halfway Houses	EPF
Home Occupations	A
Model Homes and Associated Sales Office	P
2. COMMERCIAL LAND USES	
Building Material and Garden Supply Establishments	
• Plant Nurseries	C

Conforming Use ⁽¹⁾	Limited Open Space (LS)
3. SERVICE LAND USES	
Day Care Services	
• Adult Day Services	A
• Family Child Care Services	A
Social Services	
• Permanent Supportive Housing	P
• <u>Community Housing Services</u>	<u>P</u>
Temporary Lodging Services	
• Bed and Breakfast Inns	P
4. INSTITUTIONAL LAND USES	
Community Facilities	
• Cemeteries	C
• Religious Institutions	C
Educational Facilities	
• Schools, Colleges, Universities, and Professional	EPF
• Schools, Elementary and Secondary (K-12)	EPF
5. PARKS, RECREATION, AND ENTERTAINMENT LAND USES	

Conforming Use ⁽¹⁾	Limited Open Space (LS)
Parks	
• Concessions	A
• Nonmotorized Trails	P
• Parks and Open Spaces	P
• Public Stables	P
Recreational Facilities, Indoor	P
Recreational Facilities, Outdoor	P
6. INDUSTRIAL LAND USES	
Storage Facilities	
• Indoor (On-Site Only)	A
7. UTILITY AND TRANSPORTATION LAND USES	
Electric Vehicle Charging Stations (All Levels)	A
Major and Regional Utility Facilities	
• Regional Utility Corridors	C
Major and Regional Transportation Facilities	
• State and Regional Transportation Facilities	EPF
Minor Utility Facilities	P

Conforming Use ⁽¹⁾	Limited Open Space (LS)
Wireless Communications Facilities	P
8. UNCLASSIFIED LAND USES	
Accessory Structures	A
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 22.34.030 is prohibited in the limited open space zoning district.

2 Accessory dwelling units are subject to the requirements of MMC [22.16.050](#).

Ord 030_2025_Interim Housing_Combined

Final Audit Report

2025-11-24

Created:	2025-11-19
By:	Liam McKorkle (lmckorkle@monroewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoQKnenq_6pjFIBNY7cNwRlr7wiGML59n

"Ord 030_2025_Interim Housing_Combined" History

-  Document created by Liam McKorkle (lmckorkle@monroewa.gov)
2025-11-19 - 6:13:01 PM GMT
-  Document emailed to Zach Lell (zlell@omwlaw.com) for signature
2025-11-19 - 6:13:08 PM GMT
-  Email viewed by Zach Lell (zlell@omwlaw.com)
2025-11-19 - 11:14:28 PM GMT
-  Document e-signed by Zach Lell (zlell@omwlaw.com)
Signature Date: 2025-11-19 - 11:18:55 PM GMT - Time Source: server
-  Document emailed to Geoffrey Thomas (gthomas@monroewa.gov) for signature
2025-11-19 - 11:18:57 PM GMT
-  Email viewed by Geoffrey Thomas (gthomas@monroewa.gov)
2025-11-21 - 10:28:52 PM GMT
-  Document e-signed by Geoffrey Thomas (gthomas@monroewa.gov)
Signature Date: 2025-11-21 - 10:29:02 PM GMT - Time Source: server
-  Document emailed to Jodi Wycoff (jwycoff@monroewa.gov) for signature
2025-11-21 - 10:29:04 PM GMT
-  Email viewed by Jodi Wycoff (jwycoff@monroewa.gov)
2025-11-24 - 4:12:06 PM GMT
-  Document e-signed by Jodi Wycoff (jwycoff@monroewa.gov)
Signature Date: 2025-11-24 - 4:12:17 PM GMT - Time Source: server
-  Agreement completed.
2025-11-24 - 4:12:17 PM GMT