

CITY OF MONROE
ORDINANCE NO. 026/2025

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, ADOPTING INTERIM ZONING AMENDMENTS TO CHAPTER 22.16 MMC SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS, AND CHAPTER 22.42 MMC DESIGN STANDARDS; DESIGNATING TOWNHOMES AS A PERMITTED USE IN THE R7 ZONING DISTRICT TOGETHER WITH ASSOCIATED DEVELOPMENT REGULATIONS; SETTING FORTH SUPPORTIVE FINDINGS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City adopted the Unified Development Regulations (UDR) in 2019, to implement the goals and policies of the 2015 Comprehensive Plan; and

WHEREAS, the UDR currently does not allow for townhomes or attached dwelling units in the Residential 7 Units Per Acre (R7) zoning district, only detached residential units and duplexes are permitted; and

WHEREAS, through the adoption of Ordinance No. 010/2024 on December 10, 2024, the City completed its periodic update of the Monroe Comprehensive Plan, which now expressly encourages and emphasizes the need for middle housing development within the City's residential zoning districts; and

WHEREAS, the City has recently received interest and inquiries from one or more prospective applicants expressing a desire to pursue townhome development within the R7 zoning district in the near term; and

WHEREAS, the City Council desires to amend Chapter 22.16 MMC and Chapter 22.42 MMC, on an interim basis, in order to designate townhomes as permitted uses in the R7 zoning district while the City prepares, studies and processes permanent zoning amendments addressing townhomes and other middle housing uses throughout the City's zoning code; 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, the City Council held a pre-adoption public hearing on the interim amendments set forth in this ordinance on November 18, 2025, to consider the proposed amendments, and all persons desiring to comment on the proposal were given a full and complete opportunity to be heard at said hearing;

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

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

Section 1. Findings. The City Council hereby adopts the above recitals, together with the content of Agenda Bill Nos. 25-388 and 25-499, as 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. The interim zoning amendments set forth in this ordinance are consistent with and will implement the City's updated Comprehensive Plan, including without limitation the relevant goals and policies of the Land Use Element thereof.
- C. The City issued a SEPA Determination of Nonsignificance (DNS) with respect to the interim zoning amendments set forth in this ordinance on February 18, 2025. No timely appeal of the DNS was filed.
- D. Adoption of the interim zoning regulations set forth in this ordinance will serve the public interest by facilitating middle housing development, including townhomes, within the R7 zoning district in a manner that addresses immediate housing needs and effectuates the City's long term policy vision and community planning intent.
- E. On March 25, 2025, the City Council adopted Ordinance No. 002/2025, which contained interim zoning regulations for the R7 zoning district that are functionally identical to the interim regulations set forth in this ordinance. Ordinance No. 002/2025 has since expired automatically by its terms. Due to staff workloads and other state-mandated code amendment priorities, the City was unable to complete the process of developing permanent regulations for consideration and adoption before Ordinance No. 002/2025 expired.
- F. Following the expiration of Ordinance No. 002/2025, the City has received continued interest from the development community to pursue townhome development within the R7 zoning district, and the City desires to facilitate middle housing, including townhome development, in the City.
- G. Adoption of this ordinance is necessary in order to ensure that middle housing options, including townhomes, may locate, consistent with applicable City regulations, within the City's R7 zoning district in the near term.

Section 2. Amendment of MMC 22.16.030. Section 22.16.030 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 22.16.040. Section 22.16.040 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 Chapter 22.42 MMC – Adoption of New Section MMC 22.42.065. Chapter 22.42 of the Monroe Municipal Code is hereby amended by the addition of a new Section 22.42.065 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. 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 6. 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 2nd day of December, 2025.

First Reading: November 18, 2025
Adoption: December 2, 2025
Published: December 5, 2025
Effective: December 10, 2025

CITY OF MONROE, WASHINGTON:


Geoffrey Thomas (Dec 4, 2025 08:24:33 PST)

Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:


Jodi Wycoff (Dec 4, 2025 13:24:11 PST)
Jodi Wycoff, City Clerk


Zach Lell (Dec 3, 2025 09:36:22 PST)
J. Zachary Lell, City Attorney

Exhibit A

22.16.030 Land use.

A. *Land Use Matrix.* The following zoning matrix found in Table 22.16.030: Land Use in the Single-Family Residential Zoning Districts summarizes land uses permitted in the single-family residential – 7 units per acre (R7), and single-family residential – 15 units per acre (R15) zoning districts. A land use not explicitly permitted by Table 22.16.030 is prohibited within the single-family residential – 7 units per acre (R7), and single-family residential – 15 units per acre (R15) zoning districts.

Table 22.16.030. Land Use in the Single-Family Residential Zoning

Conforming Use	Single-Family Residential – 7 Units per Acre (R7)	Single-Family Residential – 15 Units per Acre (R15)
1. RESIDENTIAL LAND USES		
Dwelling Units, Accessory	A ⁽²⁾	A ⁽²⁾
Dwelling Units, Attached	P	P
Dwelling Units, Detached	<u>P</u>	P
Dwelling Units, Duplex	P	
Dwelling Units, Temporary Security Guard	A	A
Group Homes	P	P
Halfway Houses	EPF	EPF

Conforming Use	Single-Family Residential – 7 Units per Acre (R7)	Single-Family Residential – 15 Units per Acre (R15)
Home Occupations	A	A
Model Homes and Associated Sales Office	P	P
Retirement Housing and Assisted Living Facilities		P
2. SERVICE LAND USES		
Day Care Services		
• Adult Day Services	A	A
• Family Child Care Services	A	A
Social Services		
• Community Food Services		C
• Community Housing Services		C
• Emergency and Relief Services		C
• Permanent Supportive Housing	P	P
Temporary Lodging Services		
• Bed and Breakfast Inns	P	
3. INSTITUTIONAL LAND USES		

Conforming Use	Single-Family Residential – 7 Units per Acre (R7)	Single-Family Residential – 15 Units per Acre (R15)
Community Facilities		
• Religious Institutions	C	C
Educational Facilities		
• Schools, Colleges, Universities, and Professional	EPF	EPF
• Schools, Elementary and Secondary (K-12)	EPF	EPF
Government Facilities		
• Courts	C	C
• Fire Stations	C	C
• Government Administration Buildings	C	C
• Police Stations	C	C
• Public Works Maintenance and Storage Facilities	C	C
• U.S. Post Offices	C	C
4. PARKS, RECREATION, AND ENTERTAINMENT LAND USES		
Parks		
• Concessions	A	A

Conforming Use	Single-Family Residential – 7 Units per Acre (R7)	Single-Family Residential – 15 Units per Acre (R15)
• Nonmotorized Trails	P	P
• Parks and Open Spaces	P	P
Recreational Facilities, Indoor	P	P
Recreational Facilities, Outdoor	A	A
5. INDUSTRIAL LAND USES		
Storage Facilities		
• Indoor (On-Site Only)	A	A
6. UTILITY AND TRANSPORTATION LAND USES		
Electric Vehicle Charging Stations (All Levels)	A	A
Major and Regional Utility Facilities		
• Regional Utility Corridors	C	C
Major and Regional Transportation Facilities		
• State and Regional Transportation Facilities	EPF	EPF
Minor Utility Facilities	P	P
Wireless Communications Facilities	P	P

Conforming Use	Single-Family Residential – 7 Units per Acre (R7)	Single-Family Residential – 15 Units per Acre (R15)
7. UNCLASSIFIED LAND USES		
Accessory Structures	A	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 22.16.030 is prohibited within all single-family residential zoning districts.
- 2** Accessory dwelling units are subject to the requirements of MMC [22.16.050](#).

Exhibit B

22.16.040 Bulk requirements.

Bulk requirements, as provided in this chapter, establish density and dimensional standards for lots within the city. Bulk requirements include maximum lot coverage, maximum building height, minimum setbacks, and other similar standards. General bulk requirements, specified in subsections [\(A\)](#) through [\(G\)](#) of this section, apply to all lots within the city of Monroe. Bulk requirements applicable to lots in a specific zoning district are found within this chapter and Chapters [22.18](#), [22.20](#), [22.22](#), [22.24](#), [22.26](#), [22.28](#), [22.32](#), [22.34](#), and [22.36](#) MMC.

A. *General Bulk Requirements – Number of Dwelling Units per Lot.* Detached dwelling units shall be limited to one dwelling unit per lot. The maximum number of attached dwelling units per lot is the number of dwelling units permitted on the lot by the maximum allowed residential density for the zoning district, as calculated pursuant to subsection [\(B\)\(1\)](#) of this section. Accessory dwelling units, where permitted, do not count toward the maximum number of dwelling units per lot.

B. *General Bulk Requirements – Maximum Residential Density.* The maximum allowed residential density for a specific zoning district is established by the specific zoning district chapter. Please note that accessory dwelling units, where permitted, do not count toward the maximum allowed residential density.

1. *Maximum Residential Density Calculation.*

a. *Maximum Dwelling Units or Lots.* To calculate the maximum number of dwelling units or lots for a site, multiply the gross area of the site (in acres) by the maximum number of units allowed per acre, as specified in each chapter for specific zoning districts. The resulting number indicates the maximum number of dwelling units or lots allowed for the site prior to the addition of any applicable density bonuses. For example, a site in the R7 zone with a gross area of one acre could yield a maximum residential density of four dwelling units (1 acre x 7 dwelling units per acre = 7 units).

b. *Maximum Density for Retirement Housing and Assisted Living Facilities.* The maximum residential density for retirement housing and assisted living facilities is based upon bedrooms as opposed to dwelling units, in any combination of one-, two- and/or

three-bedroom units, not to exceed the maximum density allowed in the underlying zoning district. To calculate the maximum number of bedrooms for a site, multiply the gross area of the site (in acres) by the maximum number of dwelling units allowed per acre, as specified in each chapter for specific zoning districts. Multiply the resulting number by three (standard bedroom equivalent unit) to calculate the maximum number of bedrooms allowed on the site. For example, a site in the R15 zone with a gross area of one acre could yield a maximum residential density of forty-five bedrooms [(1 acre x 15 dwelling units per acre) x 3 = 45 bedrooms].

2. When calculating the maximum residential density for a site, any resulting fractional units shall be rounded to the next or preceding whole number as follows:

a. When the fraction has a value of 0.50 or greater, the number of allowed dwelling units shall be rounded up to the next whole number.

b. When the fraction has a value of 0.49 or less, the number of allowed dwelling units shall be rounded down to the preceding whole number.

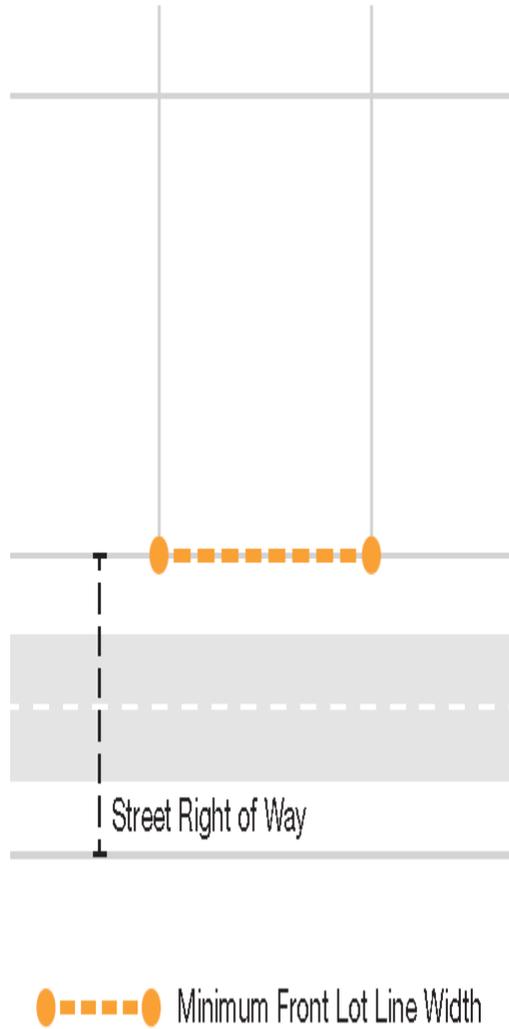
3. *Limitations.* Nothing contained within this chapter guarantees the maximum allowed residential density. The identified maximum residential density may not always be achievable due to unique site considerations including, but not limited to, critical areas, topography, right-of-way dedications, open space requirements, and storm water requirements.

C. *General Bulk Requirements – Street Frontage.*

1. *Street Access.* No new lot shall be created nor shall any building be permitted on a lot that does not front onto a public street, private access tract, or private access easement, as deemed acceptable to the city as substantially complying with the standards established for streets.

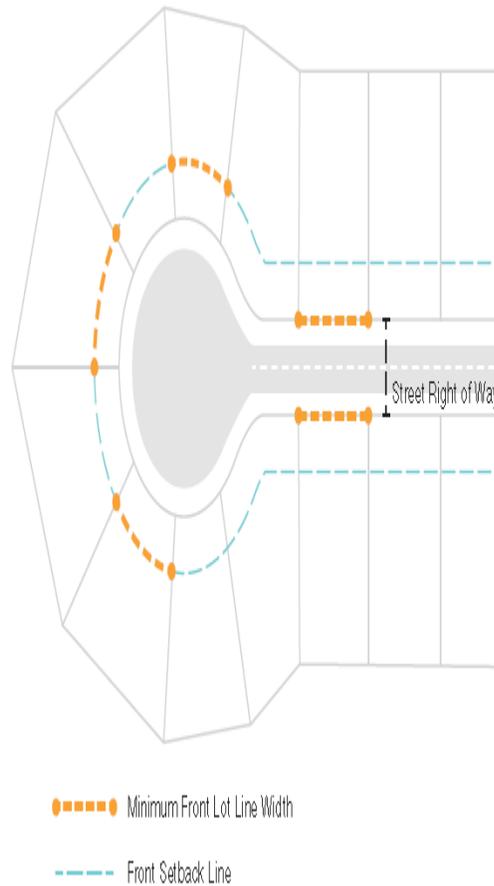
2. *Minimum Lot Width at Frontage.* All lots shall meet the minimum lot width requirement along the frontage.

Figure 22.16.040(C)(2). Minimum Street Frontage



3. *Cul-de-Sac Lots*. Lots fronting onto a cul-de-sac shall meet the minimum lot width at the building setback line, as illustrated by Figure 22.16.040(C)(3): Minimum Street Frontage for Cul-de-Sac Lots.

Figure 22.16.040(C)(3). Minimum Street Frontage for Cul-de-Sac Lots

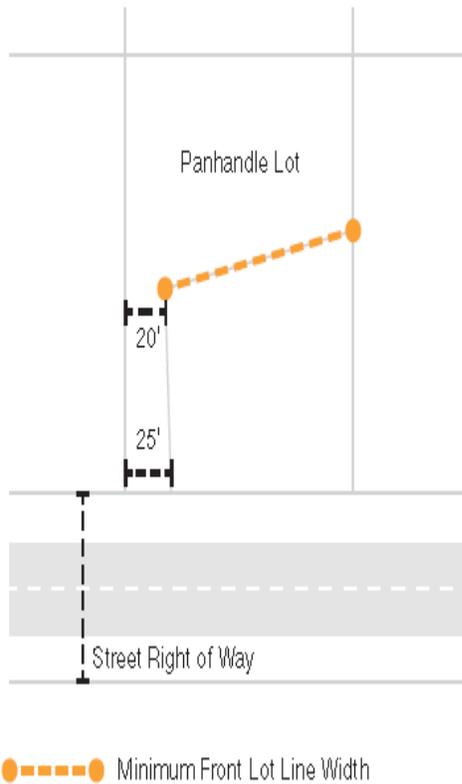


4. Lots with Private Access or Panhandle Lots.

- a. Lots with access to a public street via private access easement, private access tract, or panhandle shall have a minimum frontage of not less than twenty feet in width at the public street.
 - b. Lots with access to a public street via private access easement, private access tract, or panhandle shall meet the minimum lot width at the setback line, as measured from the end of the panhandle, tract, or easement where it joins the wide portion of the lot.
 - c. An access easement, tract, or panhandle shall be a minimum of twenty feet wide along its entire length.
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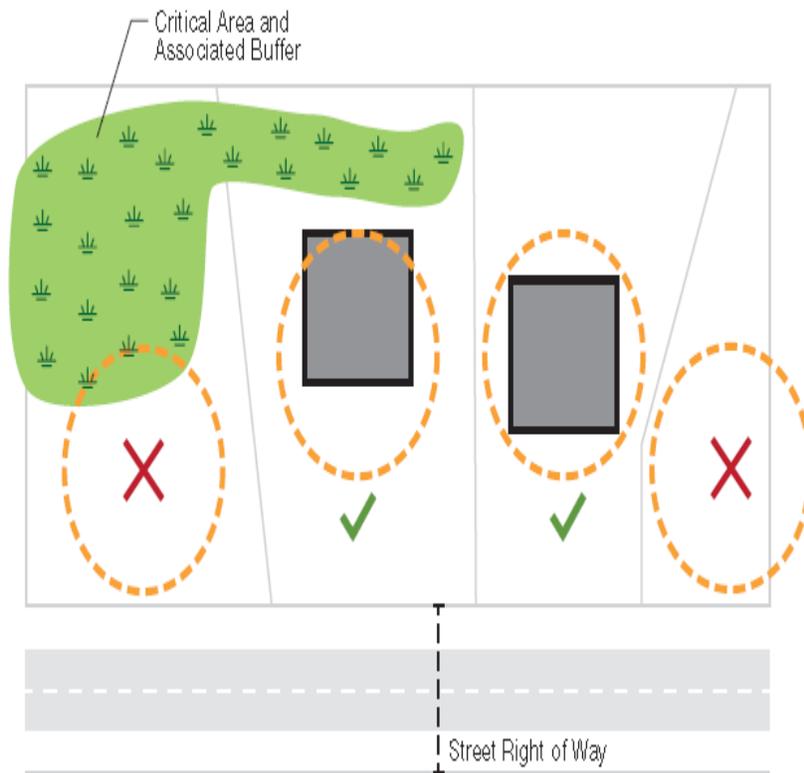
d. The remainder of the lot shall provide adequate area to comply with the bulk development requirements.

Figure 22.16.040(C)(4). Minimum Street Frontage for Panhandle Lots



D. *General Bulk Requirements – Lot Width Circle.* The minimum lot width circle, as shown in Figure 22.16.040(D): Minimum Lot Width Circle, identifies the minimum circle diameter that must fit within each newly created lot when applicable. This circle ensures that a portion of a lot must be at least as wide as the minimum lot width. The lot width circle shall not include critical areas, required critical area buffers, and/or vehicular access easements.

Figure 22.16.040(D). Minimum Lot Width Circle



E. General Bulk Requirements – Yard Setbacks.

1. General Provisions.

- a. In this chapter, all setbacks are measured from the outside lot line.
- b. In the case where a structure does not have an outer wall, such as a carport, the measurement shall be to the posts of such structure.
- c. If the provisions of this chapter do not establish required yard setbacks, the zoning administrator shall establish the yard setbacks based upon orientation of the lot to adjoining lots and the means of access to the lot.

2. Setback Determination. The following shall be used to determine the yard setbacks for a lot:

a. *Front Setbacks.* The front setback is the required yard extending the full width of the lot and abutting a street, private vehicular access tract, or private vehicular access easement from which the lot gains primary access.

i. The standard front yard setback for residential uses is ten feet to the living area and twenty feet to the garage.

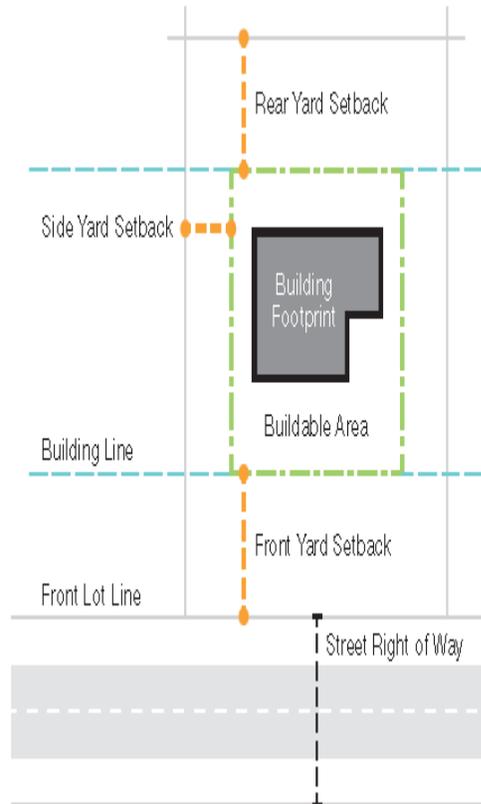
ii. The minimum required setback of twenty feet from the front lot line for garages ensures sufficient space for cars to park in driveways without blocking sidewalks.

iii. See residential design standards for garage setback/differentiation from house.

b. *Side Setbacks.* Side setbacks are the required yards extending the full width of the lot from the inner front setback line to the inner rear setback line.

c. *Rear Setbacks.* The rear setback is the required yard opposite the front yard that extends across the full width of the rear of the lot.

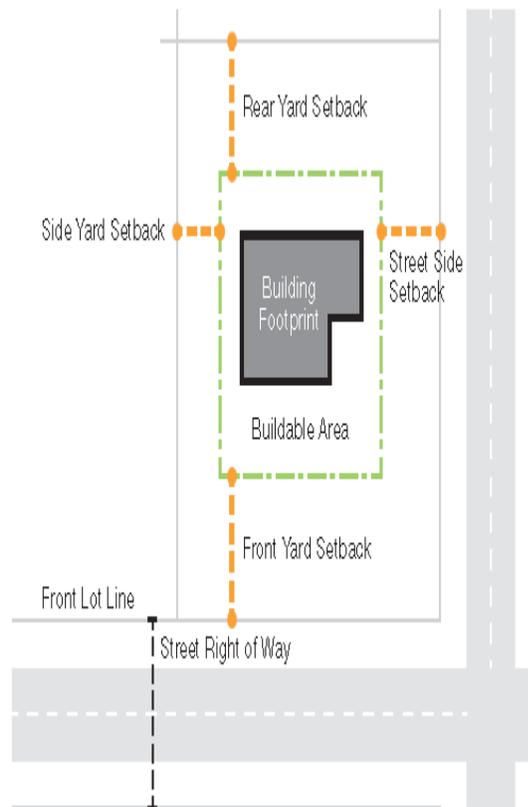
Figure 22.16.040(E)(2). Yard Setback Determination



d. *Corner Lots.* In the case of corner lots with more than two frontages, the city shall determine the yard setback requirements, subject to the following conditions:

- i. On corner lots the front yard shall be measured from the narrowest dimension of the lot abutting a street.
- ii. The yard adjacent to the widest dimension of the lot abutting a street shall be a side yard with a setback width of no less than ten feet.
- iii. The yard opposite the front yard shall be designated a rear yard.
- iv. The yard opposite the side yard abutting a street shall also be deemed a side yard.
- v. In case of corner lots with more than two frontages, the city shall determine the front yard requirements in accordance with this title.

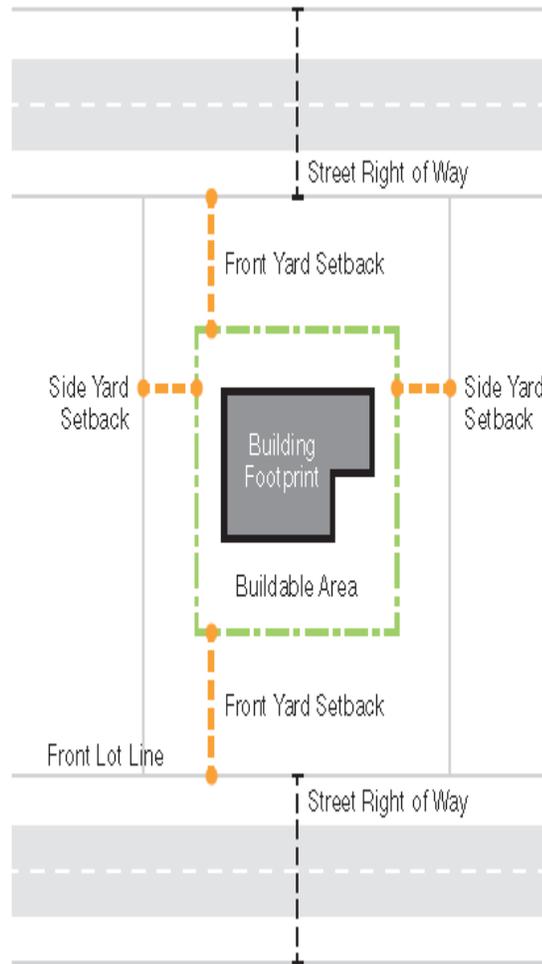
Figure 22.16.040(E)(2)(d). Yard Setback Determination for Corner Lots



e. *Through Lots.* When a lot other than a corner lot has frontage on two parallel or approximately parallel streets or private roads that do not intersect at the lot line, the city shall determine the yard setback requirements, subject to the following conditions:

- i. Both lot lines abutting streets or private roads shall be deemed front lot lines and a front yard shall be provided on both frontages.
- ii. The yards remaining after the front yards have been established shall be considered side yards. The side yards shall extend from the rear lines of required front setbacks.

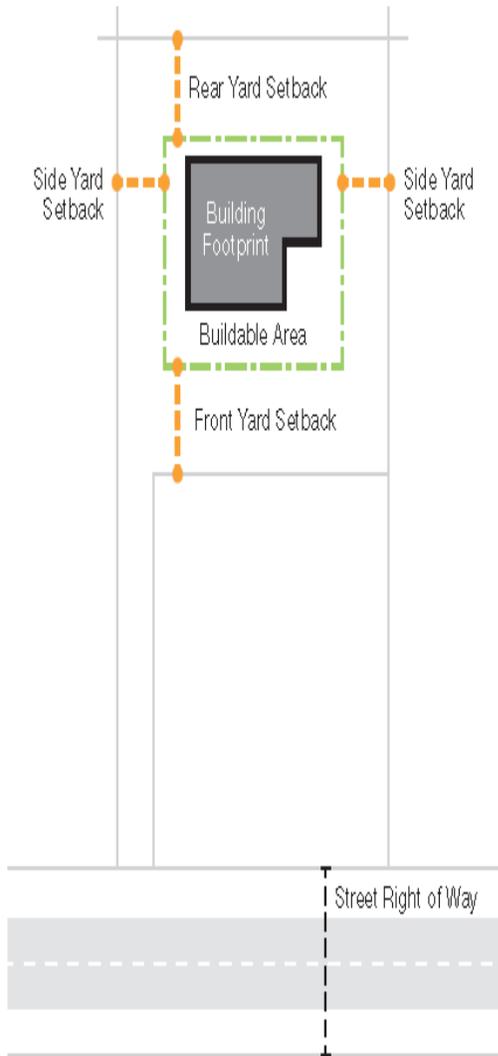
Figure 22.16.040(E)(2)(e). Yard Setback Determination for Through Lots



f. *Panhandle Lots.*

- i. Lots with access to a public street via panhandle shall meet the minimum lot width at the setback line measured from the end of the panhandle where it joins the wide portion of the lot.
- ii. A panhandle shall be a minimum of twenty feet wide along its entire length.
- iii. A panhandle lot shall conform to all applicable yard setback requirements with the exception of the panhandle.

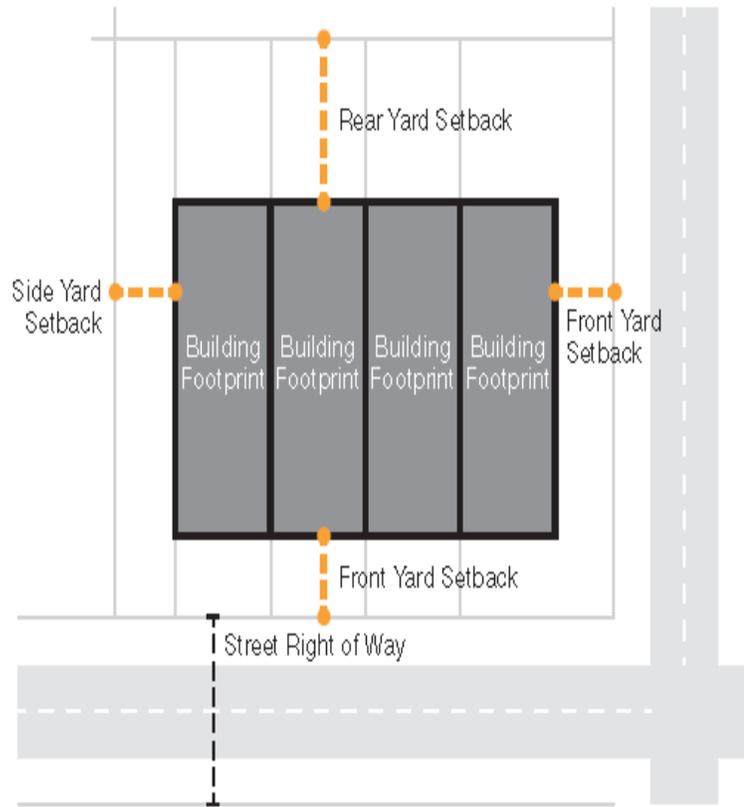
Figure 22.16.040(E)(2)(f). Yard Setback Determination for Panhandle Lots



g. Attached Dwelling Units and Duplex Dwelling Units.

- i. When attached housing units, townhomes, or duplexes are built on separate lots, the minimum setback between units is zero feet in allowed zones.
- ii. The outside setback for attached housing units and duplexes abutting a ROW, separate detached unit(s), or different zone shall be ten feet.
- iii. Attached dwelling units shall be comprised of a group of at least three dwelling units. Duplexes shall be comprised of a group not to exceed two dwelling units.

Figure 22.16.040(E)(2)(g). Yard Setback Determination for Attached Dwelling Units



3. *Vehicular Access, Easements, and Tracts.*

a. All structures in residential zoning districts with the exception of a gate, fence, or wall shall be set back a minimum of ten feet from any private vehicular tract or private vehicular access easement. The setback shall be measured from the legal boundaries of the private vehicular tract or private vehicular access easement. Gates, fences, and/or walls shall not block or limit access in such a way that prohibits emergency vehicles from accessing any property.

b. Setbacks from public alleys shall be such that a motor vehicle parked on a garage apron either parallel to or perpendicular to the alley will not protrude into the alley right-of-way.

Figure 22.16.040(E)(3)(a). Yard Setback Determination from Access Easement

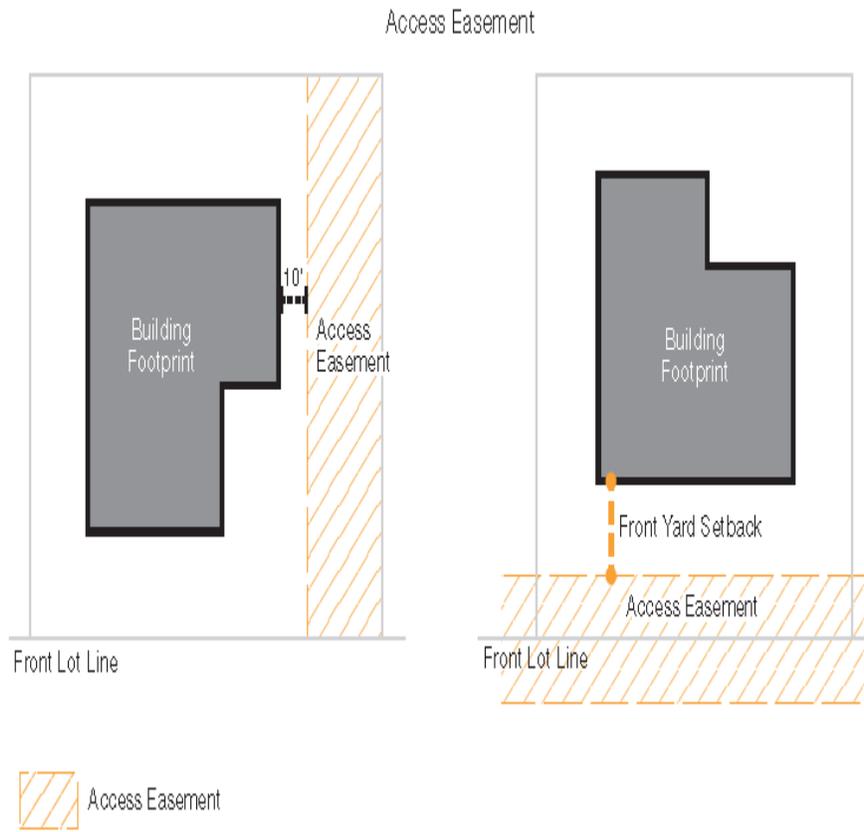
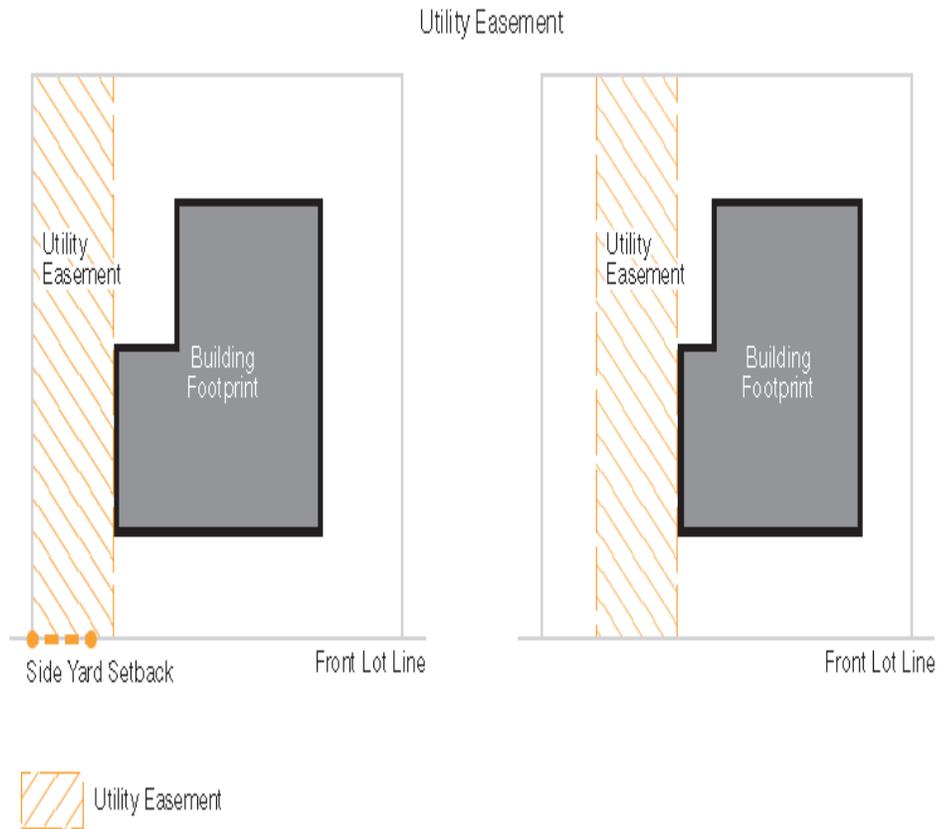


Figure 22.16.040(E)(3)(b). Yard Setback Determination from Utility Easement



4. *Exceptions to Minimum Setbacks.* The following may encroach no more than two feet into required yard setbacks or required open space:

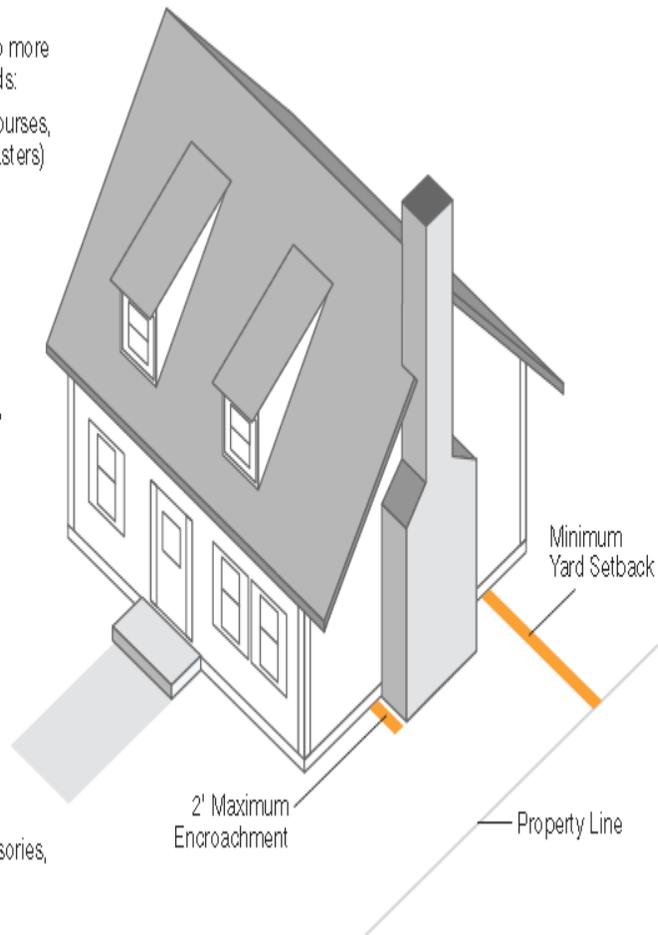
- a. Architectural features such as belt courses, cornices, leaders, lintels, pilasters.
- b. Awnings.
- c. Canopies.
- d. Chimneys.
- e. Common mechanical equipment such as air compressors, air conditioning units, and heat pumps.
- f. Eaves.
- g. Flues.

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- h. Gutters.
 - i. Rainwater harvesting systems.
 - j. Sills.
 - k. Sunshades.
 - l. Driveways, patios, walkways, and similar paved surfaces may encroach into the required front, side and rear yard setbacks up to the property line.
 - m. Fences, walls, poles, and posts may encroach into the required front, side and rear yard setbacks up to the property line.
 - n. Other customary yard accessories, ornaments, and furniture subject to height limitations and requirements limiting obstruction of visibility to the detriment of public safety.
 - o. Unenclosed porches and balconies, including covered unenclosed porches and balconies, may encroach no more than five feet into required front and rear yard setbacks or required open space. These features shall not encroach into required side yards.
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Figure 22.16.040(E)(4). Yard Setback Exceptions

The following may encroach no more than two feet into required yards:

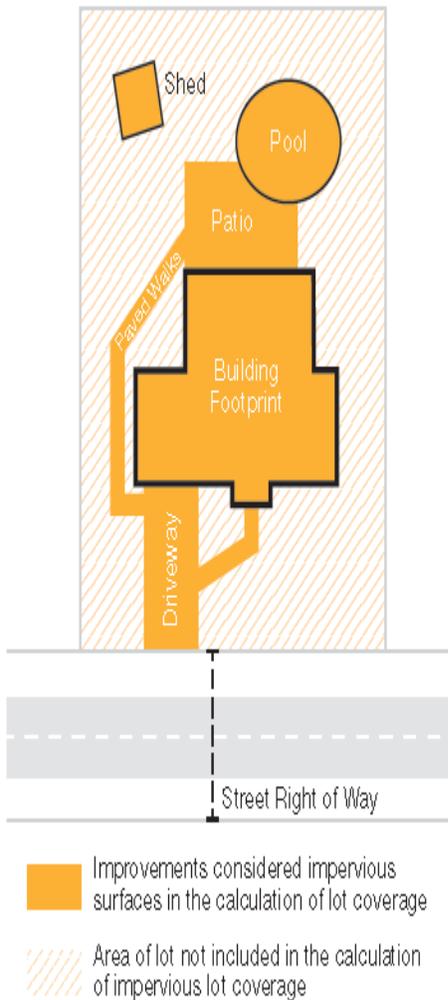
- Architectural features (belt courses, cornices, leaders, lintels, pilasters)
- Awnings
- Canopies
- Chimneys
- Common mechanical equipment
- Driveways, patios, walkways, and similar paved surfaces
- Eaves
- Fences, walls, poles, and posts
- Flues
- Gutters
- Rainwater harvesting systems
- Sills
- Sunshades
- Other customary yard accessories, ornaments, and furniture



F. General Bulk Requirements – Lot Coverage.

1. The total percentage of the gross lot area to be covered by impervious surfaces shall not exceed the maximum allowed lot coverage percentage given in each zoning district chapter for their respective specific zoning districts.

Figure 22.16.040(F). Maximum Lot Coverage



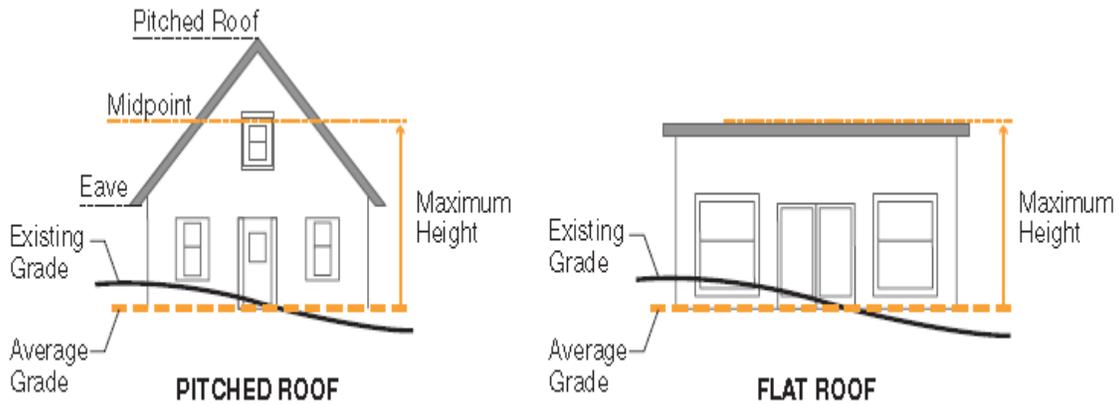
2. *Lot Coverage Credit.* When a proposal incorporates porous paving into the project design, complies with the standards of the Department of Ecology Stormwater Management Manual for Western Washington (current edition), and is allowed by the zoning administrator and city engineer, the city will provide a fifty percent credit toward determining total lot coverage for the portion of the project using this material.

G. *General Bulk Requirements – Building Height.*

1. *Height Measurement.* Building height shall be measured vertically from the finished average grade level to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof (not illustrated), and to the midpoint between the eaves and ridge of

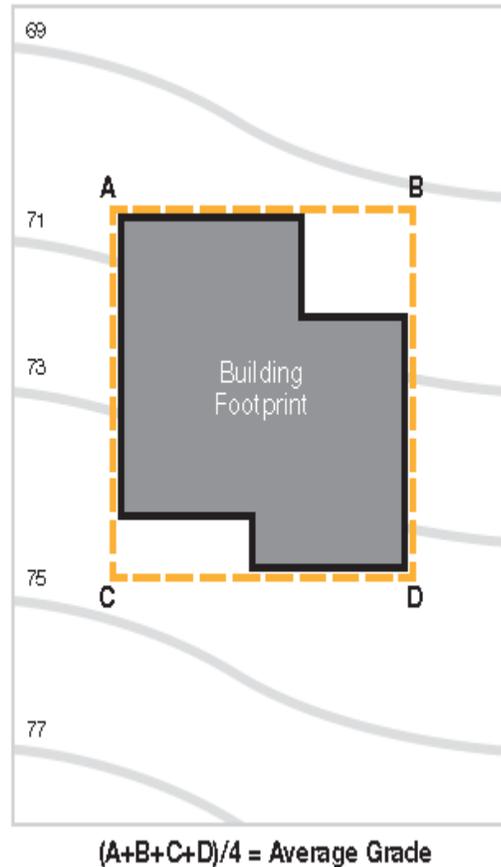
pitched roofs (e.g., gable, hip, gambrel roof, etc.), illustrated below in Figure 22.16.040(G)(1): Building Height Measurement.

Figure 22.16.040(G)(1). Building Height Measurement



2. *Average Grade Level.* The average grade level shall be measured by delineating the smallest rectangle which can enclose the proposed building, and then averaging the four corner elevations of the rectangle, as illustrated in Figure 22.16.040(G)(2): Average Grade Level Calculation. The standard formula for calculating average grade level is $(A+B+C+D)/4 =$ average grade level. In the event the corner point of the rectangle drawn is not located on the subject property, the measurement point shall be determined by establishing the corner point from the property line where it intersects the rectangle.

Figure 22.16.040(G)(2). Average Grade Level Calculation



3. *Application Requirements.*

- a. All applicants shall submit a site plan to scale that includes contour lines, elevation points, and benchmark location or source to determine the average grade level and building footprint;
- b. All applicants are required to submit a building height calculation worksheet, with the building permit application, to determine the average ground level and the actual building height; and
- c. A professional land surveyor must complete a certificate of average ground level with the building permit application when the structure is within three feet of the maximum allowed height.

4. *Exceptions.* The height limitations specified in this chapter shall not apply to church spires, monuments, chimneys, water towers, elevator towers, mechanical equipment, flag

poles, television and radio antennas, and other similar rooftop appurtenances. Rooftop appurtenances are usually required to be placed above the roof level and not intended for human occupancy or the provision of additional floor area; provided, that mechanical equipment rooms or attic spaces are set back at least ten feet from the edge of the roof and do not exceed twenty feet in height.

H. *Number of Dwelling Units per Lot.* The maximum number of dwelling units per lot in single-family residential zoning districts is provided in Table 22.16.040(H): Number of Dwelling Units per Lot, as follows:

Table 22.16.040(H). Number of Dwelling Units per Lot

Type of Dwelling Units	Maximum Dwelling Units per Lot
Attached Dwelling Units	N/A ⁽¹⁾
Duplex Dwelling Units	2 dwelling units per lot
Detached Dwelling Units	1 dwelling unit per lot

Table Notes:

1 The maximum number of attached dwelling units per lot is the maximum number of dwelling units permitted by the maximum allowed density for the specific zoning district in which the dwelling units are located.

I. *Maximum Residential Density.* Table 22.16.040(I): Allowed Residential Density establishes the maximum density for single-family residential zoning districts. Maximum density shall be calculated pursuant to subsection (B) of this section.

Table 22.16.040(I). Allowed Residential Density

Zoning District	Maximum Density
7 Units per Acre Zoning District (R7)	7 dwelling units per acre – <u>detached dwelling units</u>

Zoning District	Maximum Density
	<u>14 dwelling units per acre – attached dwelling units</u>
15 Units per Acre Zoning District (R15)	15 dwelling units per acre

J. *Street Frontage.* Street frontage shall be in compliance with the provisions of subsection (C) of this section and subject to the applicable bulk requirements found in this section.

K. *Lot Dimensions.* Lot dimensions shall be in compliance with the provisions of subsection (D) of this section and subject to the applicable bulk requirements found in this section.

L. *Yard Setbacks.* Required yard setbacks shall be in compliance with the provisions of subsection (E) of this section and subject to the applicable bulk requirements found in this section.

M. *Lot Coverage.* Lot coverage shall be in compliance with the provisions of subsection (F) of this section and subject to the applicable bulk requirements found in this section.

N. *Building Height.* Building height and its measurement shall be in compliance with the provisions of subsection (G) of this section and subject to the applicable bulk requirements found in this section.

O. *Single-Family Residential – 7 Units per Acre Zoning District (R7).* The following bulk requirements in Table 22.16.040(O): 7 Units per Acre Zoning District (R7) Bulk Requirements specifically apply to the R7 zoning district. General information regarding bulk requirements is found in this section.

Table 22.16.040(O). 7 Units per Acre Zoning District (R7) Bulk Requirements

	<u>Detached Dwelling Units</u>	<u>Attached Dwelling Units</u>
Residential Density ⁽¹⁾		

	<u>Detached Dwelling Units</u>	<u>Attached Dwelling Units</u>
Maximum Allowed Residential Density	7 units per acre	<u>14 units per acre</u>
Street Frontage ⁽¹⁾		
Minimum Street Frontage	40 feet	<u>16 feet</u>
Minimum Street Frontage for Panhandle Lots	20 feet	<u>20 feet</u>
Minimum Street Frontage for Cul-de-Sac Lots ⁽²⁾	40 feet	<u>20 feet</u>
Minimum Street Frontage for Lots With Public Street Access From a Private Access Tract or Easement	20 feet	<u>20 feet</u>
Lot Dimensions ⁽¹⁾		
Minimum Lot Width	40 feet	<u>16 feet</u>
Yard Setbacks ⁽¹⁾		
Minimum Front Yard Setback Width to Living Space	10 feet	<u>10 feet</u>
Minimum Front Yard Setback Width to Garage	20 feet	<u>N/A</u>
Minimum Side Yard Setback Width	5 feet per side	<u>N/A</u>
Minimum Rear Yard Setback Width	10 feet	<u>10 feet</u>
Minimum Setback Width for Corner Lot Side Yards Abutting a Street ⁽³⁾	10 feet	<u>10 feet</u>
Minimum Setback Width for Corner Lot Side Yards Not Abutting a Street ⁽³⁾	5 feet	<u>5 feet</u>

	<u>Detached Dwelling Units</u>	<u>Attached Dwelling Units</u>
Minimum Setback From Private Access Tracts	10 feet	<u>10 feet</u>
Minimum Setback From Private Access Easements	10 feet	<u>10 feet</u>
Lot Coverage ⁽¹⁾		
Maximum Lot Coverage	60%	<u>80%</u>
Building Height ⁽¹⁾		
Maximum Building Height ⁽⁴⁾	35 feet	<u>35 feet</u>

Table Notes:

- 1 See this section for more information regarding the bulk requirements in the above table.
- 2 Lots fronting onto a cul-de-sac shall meet the minimum lot width at the building setback line.
- 3 On a corner lot, the yard adjacent to the widest dimension of the lot abutting a street is a side yard. The opposite yard is also a side yard.
- 4 Exceptions to height limitations are specified in MMC [22.16.040\(G\)\(4\)](#).

P. *Single-Family Residential – 15 Units per Acre Zoning District (R15)*. The following bulk requirements in Table 22.16.040(P): 15 Units per Acre Zoning District (R7) Bulk Requirements specifically apply to the R15 zoning district. General information regarding bulk requirements is found in this section.

Table 22.16.040(P). 15 Units per Acre Zoning District (R15) Bulk Requirements

Residential Density ⁽¹⁾	Detached Dwelling Units	Attached Dwelling Units
Maximum Allowed Residential Density	15 units per acre	15 units per acre

Street Frontage ⁽¹⁾	Detached Dwelling Units	Attached Dwelling Units
Minimum Street Frontage	40 feet	40 feet
Minimum Street Frontage for Panhandle Lots	20 feet	20 feet
Minimum Street Frontage for Cul-de-Sac Lots ⁽²⁾	40 feet	40 feet
Minimum Street Frontage for Lots with Public Street Access From a Private Access Tract or Easement	20 feet	20 feet
Lot Dimensions ⁽¹⁾	Detached Dwelling Units	Attached Dwelling Units
Minimum Lot Width	30 feet	30 feet
Yard Setbacks ⁽¹⁾	Detached Dwelling Units	Attached Dwelling Units
Minimum Front Yard Setback Width to Living Space	10 feet	10 feet
Minimum Front Yard Setback Width to Garage	20 feet	N/A
Minimum Side Yard Setback Width	5 feet per side	N/A
Minimum Side Yard Setback Width for Attached Dwelling Units on the Attached Side	N/A	0 feet
Minimum Side Yard Setback Width Attached Dwelling Units on a Side Abutting a ROW, Separate Detached Unit(s), or Different Zone	N/A	10 feet
Minimum Rear Yard Setback Width	10 feet	10 feet

Minimum Setback Width for Corner Lot Side Yards Abutting a Street ⁽³⁾	10 feet	10 feet
Minimum Setback Width for Corner Lot Side Yards Not Abutting a Street ⁽³⁾	10 feet	10 feet
Minimum Setback From Private Access Tracts	10 feet	10 feet
Minimum Setback From Private Access Easements	10 feet	10 feet
Lot Coverage ⁽¹⁾	Detached Dwelling Units	Attached Dwelling Units
Maximum Lot Coverage	60%	60%
Building Height ⁽¹⁾	Detached Dwelling Units	Attached Dwelling Units
Maximum Building Height ⁽⁴⁾	35 feet	35 feet

Table Notes:

- 1** See this section for more information regarding the bulk requirements in the above table.
- 2** Lots fronting onto a cul-de-sac shall meet the minimum lot width at the building setback line.
- 3** On a corner lot, the yard adjacent to the widest dimension of the lot abutting a street is a side yard. The opposite yard is also a side yard.
- 4** Exceptions to height limitations are specified in MMC [22.16.040\(G\)\(4\)](#).

Exhibit C

Chapter 22.42 DESIGN STANDARDS

...MMC 22.42.065 Townhome design standards.

A. Purpose. The purpose of these standards is to encourage a variety of housing options and to ensure new residential developments are consistent with the goals and policies of the comprehensive plan.

B. Approval Process. Townhouse structures are subject to the same approval process as that for detached residential dwellings in the same zone. Townhouse projects are subject only to clear and objective standards, approval criteria, conditions, and procedures.

C. New Lots or Parcels. Creation of new lots or parcels as part of a townhouse project is subject to the applicable land division approval process.

D. The siting and frontage design of townhomes shall address the following standards:

1. Entry Orientation. The main entrance of each townhouse must:
 - a. Be within 8 feet of the longest street-facing wall of the dwelling unit, if the lot has public street frontage; and
 - b. Either:
 - i. Face the street (see Figure 7);
 - ii. Be at an angle of up to 45 degrees from the street (see Figure 8);
 - iii. Face a common open space or private access or driveway that is abutted by dwellings on at least two sides; or
 - iv. Open onto a porch (see Figure 9). The porch must:
 - (A) Be at least 25 square feet in area; and
 - (B) Have at least one entrance facing the street or have a roof.

Figure 7. Main Entrance Facing the Street

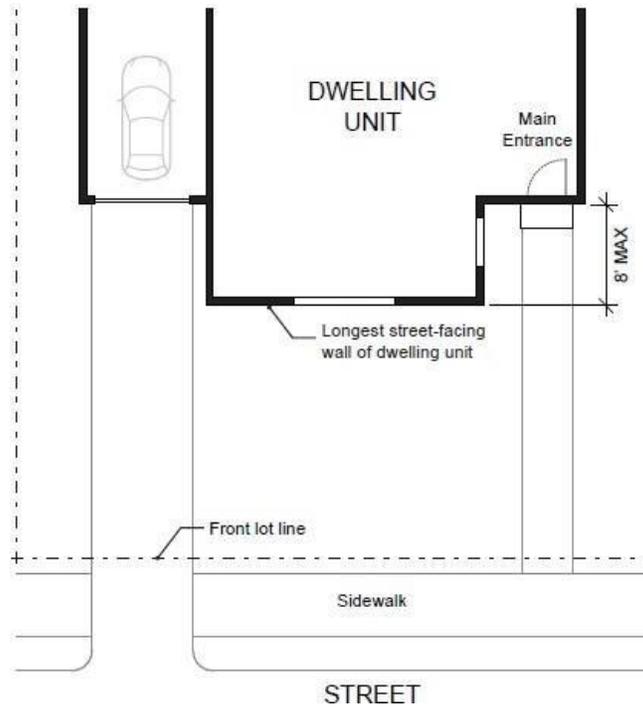


Figure 8. Main Entrance at 45° Angle from the Street

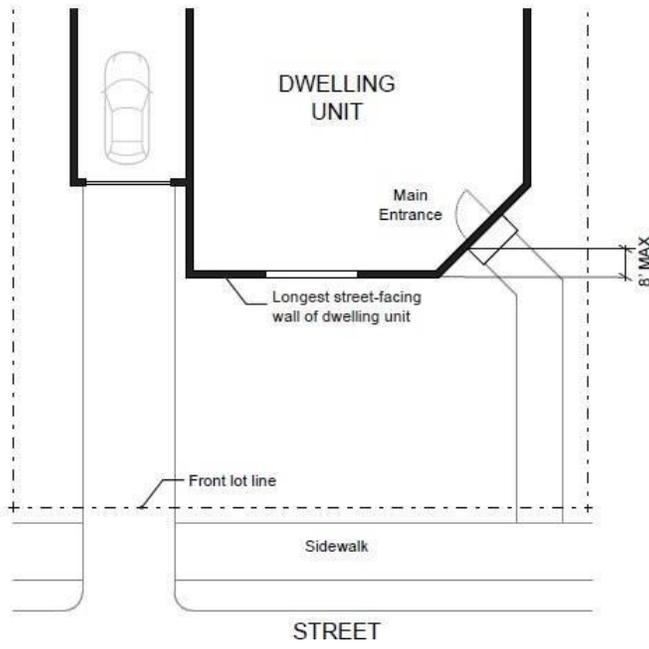
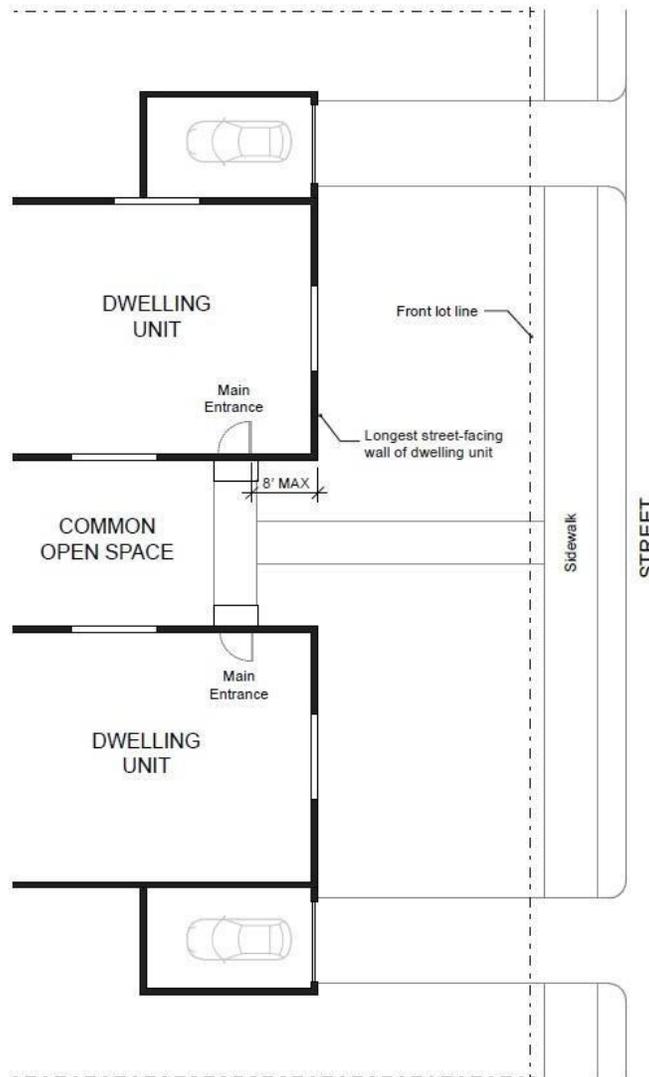


Figure 9. Main Entrance Facing Common Open Space

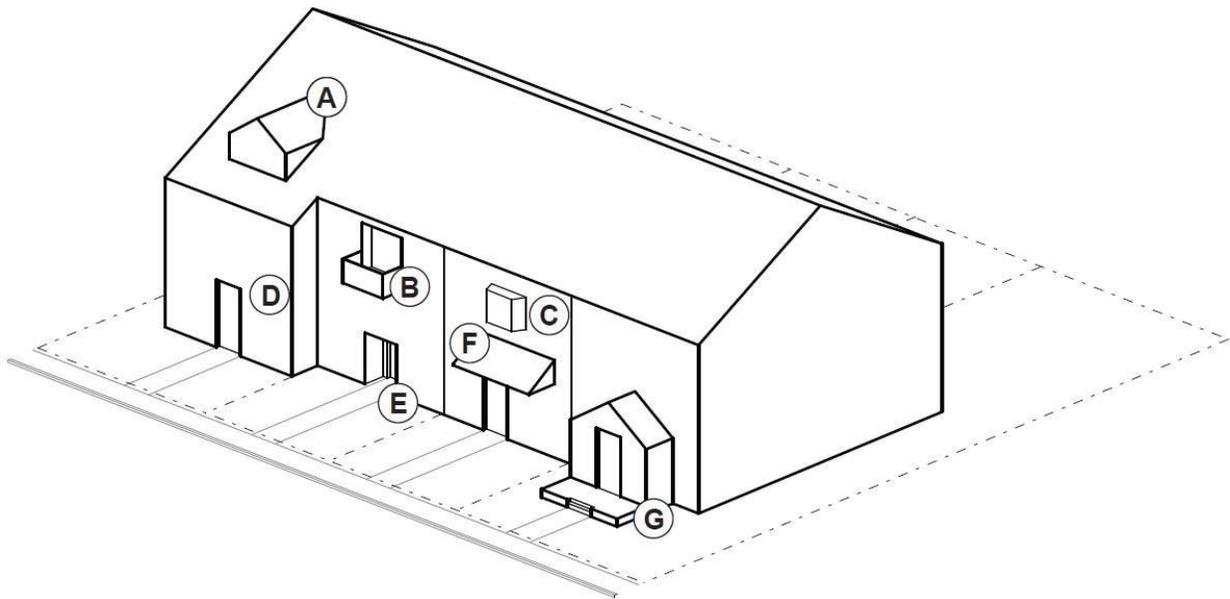


2. General Provisions. Each townhouse must include at least one of the following on at least one street-facing façade (see Figure 16):
 - a. A roof dormer a minimum of 4 feet in width, or
 - b. A balcony a minimum of 2 feet in depth and 4 feet in width and accessible from an interior room, or
 - c. A bay window that extends from the facade a minimum of 2 feet, or
 - d. An offset of the facade of a minimum of 2 feet in depth, either

from the neighboring townhouse or within the façade of a single townhouse, or

- e. An entryway that is recessed a minimum of 3 feet, or
- f. A covered entryway with a minimum depth of 4 feet, or
- g. A porch meeting the standards of subsection (1)(b)(iv) of this section (C). Balconies and bay windows may encroach into a required setback area.

Figure 16. Townhouse Facade



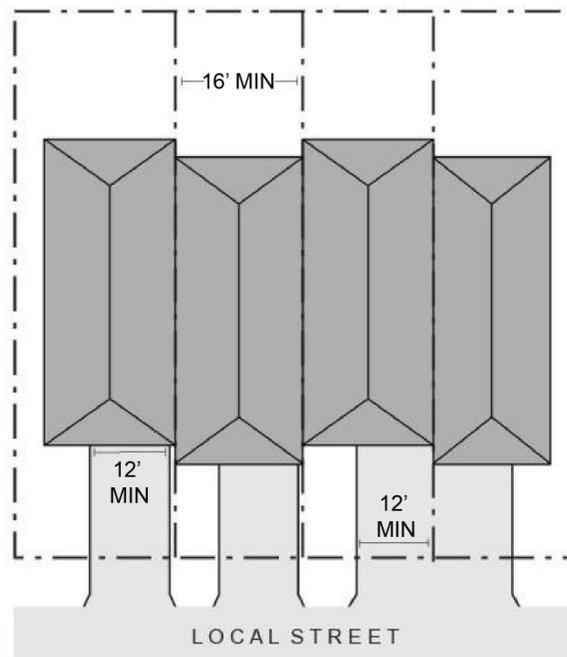
- (A) Roof dormer, minimum of 4 feet wide
- (B) Balcony, minimum 2 feet deep and 4 feet wide. Accessible from interior room.
- (C) Bay window extending minimum of 2 feet from facade
- (D) Facade offset, minimum of 2 feet deep
- (E) Recessed entryway, minimum 3 feet deep
- (F) Covered entryway, minimum of 4 feet deep
- (G) Porch, meets standards of subsection (1)(b)(iv) of section (C)

3. Windows. A minimum of 15 percent of the area of all street-facing facades on each individual unit must include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard.
4. Driveway Access and Parking. Townhouses with frontage on a public street shall meet the following standards:
 - a. Garages on the front façade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if

they meet the following standards (see Figure 17).

- i. Each townhouse lot has a street frontage of at least 16 feet on a local street.
- ii. A maximum of one (1) driveway approach is allowed for every townhouse. Driveway approaches and/or driveways may be shared.
- iii. The minimum garage width does is 12 feet, as measured from the inside of the garage door frame.

Figure 17. Townhouses with Parking in Front Yard

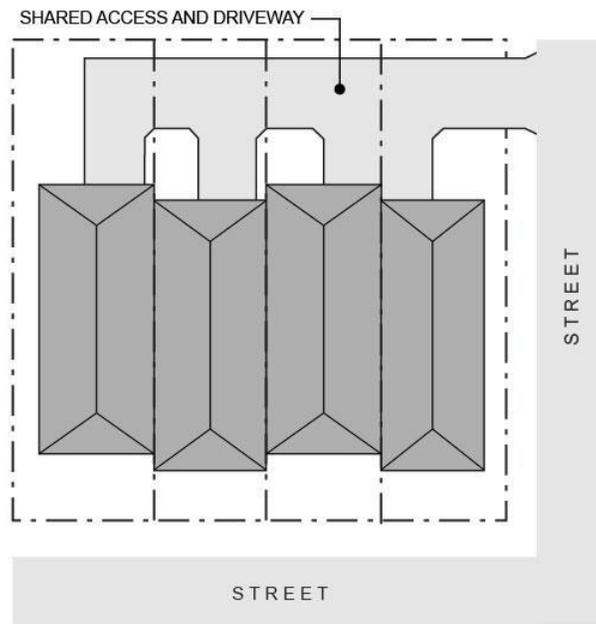


- b. The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in subsection (a).
 - i. Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the

front yard or side yard of a townhouse.

- ii. A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. (See Figure 18).

Figure 18. Townhouses on Corner Lot with Shared Access...



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Final Audit Report

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