

22.12.130 M definitions.

Maintenance	The work of keeping something in a suitable condition such as repair would accomplish.
Major transit stop	<p>Means:</p> <p>A. Commuter rail stops.</p> <p>B. Stops on rail or fixed guideway systems, including transitways.</p> <p>C. Stops on bus rapid transit or routes that run on high occupancy vehicle lanes.</p> <p>D. Stops for a bus or other transit modes providing fixed-route service at intervals of at least fifteen minutes during the peak hours of operation.</p>
Manufactured home	A single-family dwelling required to be built in accordance with regulations adopted under the National Manufactured Housing Construction and Safety Standards Act of 1974.
Marijuana	All parts of the plant Cannabis, whether growing or not, with a THC concentration greater than three-tenths of one percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. The term does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination as defined by WAC 246-70-030 .
Marijuana concentrates	Products consisting wholly or in part of the resin extracted from any part of the plant Cannabis and having a THC concentration greater than ten percent as defined by WAC 246-70-030 .

<p>Marijuana-infused products</p>	<p>Products that contain marijuana or marijuana extracts, are intended for human use, are derived from marijuana as defined in this section, and have a THC concentration no greater than ten percent. The term “marijuana-infused products” does not include either usable marijuana or marijuana concentrates as defined by WAC 246-70-030.</p>
<p>Marijuana processor</p>	<p>A person licensed by the WSLCB under RCW 69.50.325 to process marijuana into marijuana concentrates, usable marijuana and marijuana-infused products, package and label marijuana concentrates, usable marijuana and marijuana-infused products for sale in retail outlets, and sell marijuana concentrates, usable marijuana and marijuana-infused products at wholesale to marijuana retailers as defined by WAC 246-70-030.</p>
<p>Marijuana producer</p>	<p>A person licensed by the WSLCB under RCW 69.50.325 to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers as defined by WAC 246-70-030.</p>
<p>Marijuana product</p>	<p>Marijuana, marijuana concentrates, usable marijuana, and marijuana-infused products as defined by WAC 246-70-030.</p>
<p>Marijuana, usable</p>	<p>Dried marijuana flowers. The term “usable marijuana” does not include either marijuana-infused products or marijuana concentrates as defined by WAC 246-70-030.</p>
<p>Marquee</p>	<p>A permanent roof-like structure projecting horizontally from and attached to a building, affording protection from the elements to persons and property thereunder.</p>
<p>Medical and dental laboratories</p>	<p>Establishments engaged in providing analytic or diagnostic services, including body fluid analysis, to the medical profession or to the patient on referral from a health practitioner. Examples include blood analysis laboratories, medical pathology laboratories, medical bacteriological laboratories, medical testing laboratories, and medical forensic</p>

	laboratories. Includes land uses specified in NAICS Industry Group No. 621511.
Membership organizations	Establishments that organize and promote religious activities; support various causes through grantmaking; advocate various social and political causes; and promote and defend the interests of their members. The industry groups within the subsector are defined in terms of their activities, such as establishments that provide funding for specific causes or for a variety of charitable causes; establishments that advocate and actively promote causes and beliefs for the public good; and establishments that have an active membership structure to promote causes and represent the interests of their members. Includes land uses specified in NAICS Industry Group No. 622210.
Mental hospital (including treatment of alcoholics)	An institution licensed by Washington State agencies under provisions of law to offer facilities, care and treatment for cases of mental and nervous disorders and alcoholism.
Merchandise	Clothing, toys, electronics, pictures, games, or other nonfood products for sale or rent.
Message	A set of sequential displays that conveys related information about a product, service or company in an electronic sign.
Microbrewery	A combination retail, wholesale and manufacturing business that brews and serves beer, wine or other distilled spirits and/or food on the premises. Microbreweries shall have a production capacity not to exceed fifteen thousand U.S. barrels per year.
<u>Middle housing</u>	<u>Means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage</u>

	housing.
Mineral extraction	The removal of naturally occurring metallic and nonmetallic minerals and other geologic materials from, on and/or beneath the earth's surface.
Minerals	Gravel, sand, and valuable metallic substances.
Mini self-storage	Any real property designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to the space for the purpose of storing and removing personal property on a self-service basis, but does not include a garage or other storage area in a private residence.
Minimum height of ground floor	The vertical distance from top to top of the successive finished floor surfaces; and, if the ground floor is the only floor above street grade, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.
Mining	See "mineral extraction."
Minor adjustment, as determined by the zoning code administrator	A change in the final development plan which may affect the precise dimensions or siting of buildings but does not affect the basic character or arrangement of buildings or the density of the development or open space provided.
Minor utility project	The placement of a utility pole, street sign, anchor, vault, or other small component of a utility facility, where the disturbance of an area is less than seventy-five square feet.
Mixed occupancy	A building or site that contains a combination of two or more different land uses, which may include residential, office, commercial/retail, restaurant, institutional, and/or industrial uses as permitted within the underlying zoning district.

Mixed-use	A land use where more than one classification of land use (for example, residential, commercial, and recreational) permitted within a zoning district is combined on a lot or within a structure.
Mixed-use building	A structure containing multiple uses in a single building with more than one type of activity taking place within its confines. An example of such type of development could have commercial uses on the ground floor and residential units above them. Other combinations of uses may also occur in a mixed-use development setting where permitted.
MMC	The Monroe Municipal Code.
Mobile home	A factory-built dwelling built before June 15, 1976, to standards other than the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5401 et seq.), and acceptable under applicable state codes in effect at the time of construction or introduction of the home into this state.
Mobile home park	A tract of land under single ownership or control, including ownership by a condominium association, upon which three or more mobile homes occupied as dwellings may be located.
Mobile vendor	Any person, firm or corporation who engages temporarily in the business of selling food and nonalcoholic beverages and/or other goods or services and delivering goods, wares or merchandise within the city, and who, in furtherance of such purpose, hires, leases, uses or occupies any building, structure or vacant lot, motor vehicle or trailer.
Model home	A single-family residence open to the public for sales promotion to demonstrate the types and finishes of homes available in the subdivision. A model home is constructed in an approved preliminary plat which has not yet received final plat approval.
Mortuary	A place of business licensed in accordance with RCW 18.39.145 that provides for any aspect of the care, shelter, transportation, embalming,

	preparation, and arrangements for the disposition of human remains and includes all areas of such entity and all equipment, instruments, and supplies used in the care, shelter, transportation, preparation and embalming of human remains.
Motel	A facility providing four or more guest rooms for transient lodging accommodation to the general public but does not provide additional services such as restaurants, meeting rooms, entertainment, and recreational facilities. Facilities may include meeting rooms and recreation areas such as swimming pools or exercise rooms.
Motor vehicle	A vehicle that is self-propelled, or a vehicle that is propelled by electric power obtained from overhead trolley wires, but not operated upon rails. The following are excluded from the definition of "motor vehicle": (A) electric personal assistive mobility devices; (B) power wheelchairs; (C) golf carts; (D) mopeds pursuant to Chapter 46.70 RCW; and (E) personal delivery devices, as defined in RCW 46.75.010 .
Motor vehicle rental	Establishments engaged in renting or leasing passenger cars and trucks without drivers and utility trailers. These establishments operate from a retail-like facility. Some establishments offer only short-term rental, others only longer-term leases, and some provide both types of services. Includes land uses specified in NAICS Industry Group No. 5321.
Motor vehicle repair and maintenance	Establishments involved in providing repair and maintenance services for automotive vehicles, such as passenger cars, trucks, and vans, and all trailers. Establishments in this industry group employ mechanics with specialized technical skills to diagnose and repair the mechanical and electrical systems for automotive vehicles, repair automotive interiors, and paint or repair automotive exteriors. Includes land uses specified in NAICS Industry Group No. 8111.
Motor vehicle sales facility	Any area of land, including the structures thereon, that is used for the display, sale, rental, or leasing of operable motorized vehicles, including

	but not limited to automobiles, RVs and boats, motorsports, and related nonmotorized vehicles such as trailers and which may or may not include on-site service and repair facilities.
Motorsports vehicles	A motorcycle as defined in RCW 46.04.330 ; a moped as defined in RCW 46.04.304 ; a motor-driven cycle as defined in RCW 46.04.332 ; a personal watercraft as defined in RCW 79A.60.010 ; a snowmobile as defined in RCW 46.04.546 ; a four-wheel, all-terrain vehicle; and any other motorsports vehicle defined under RCW 46.93.200 by the Department that is otherwise not subject to Chapter 46.96 RCW.
Multi-building complex	A group of structures housing more than one type of retail business, office, commercial or manufacturing venture and under one ownership and control.
Mural	Artwork either painted directly on a building wall, or prepared separately and attached to the building wall, that may or may not have a commercial message, name, or other advertisement incorporated.
Museums	Establishments engaged in the preservation and exhibition of objects of historical, cultural, and/or educational value.

(Ord. 001/2025 § 3 (Exh. B); Ord. 033/2022 § 1 (Exh. A); Ord. 013/2019 § 2)

The Monroe Municipal Code is current through Ordinance 001/2025, passed January 14, 2025.

Disclaimer: The city clerk's office has the official version of the Monroe Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.monroewa.gov](http://www.monroewa.gov)

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