

CITY OF MONROE
ORDINANCE NO. 002/2025

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; REQUIRING A POST-ADOPTION PUBLIC HEARING; 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, 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 Nos. 25-101 and 25-124, 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. 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. 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. 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 6. 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 7. 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 _____ day of _____, 2025.

First Reading: March 11, 2025
Adoption: March 25, 2025
Published: March 28, 2025
Effective: April 2, 2025

CITY OF MONROE, WASHINGTON:

Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:

Jodi Wycoff, City Clerk

J. Zachary Lell, City Attorney