

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
Co-Living Housing	P		P
Work Release Facilities			EPF
2. COMMERCIAL LAND USES			
Building Material and Garden Supply 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

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)
General Retail	P	A	P
Mobile Vendors	P	P	P
Motor Vehicle Sales Facilities			
• Automobiles and Trucks			P
• Motorsports Vehicles and Boats			P
• 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			
• 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

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)
• 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
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

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)
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	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
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

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Conforming Use ⁽¹⁾	Mixed Use - Neighborhood (MN)	Mixed Use - Medical (MM)	Mixed Use - General (MG)
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			
• 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 <u>22.38</u> 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.

(Ord. 001/2026 § 4 (Exh. C); Ord. 001/2025 § 3 (Exh. B); Ord. 005/2019 § 10 (Exh. B))

*** Code reviser’s note:** Ord. 001/2026, amending this section, is effective until September 4, 2026, unless terminated earlier or subsequently extended by the city council.

The Monroe Municipal Code is current through Ordinance 001/2026, passed February 24, 2026.

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

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