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April 17, 2025

18.280

Monroe School Overlay District

18.280.010 Purpose

The Monroe School Overlay District (M) is intended to preserve and enhance the character of the neighborhood surrounding the Monroe School, a National Historic Site managed by the National Park Service. The EM district is an overlay district; property development within the district shall comply with the standards of this district and the underlying zoning district. In the case of conflict between the regulations in this section and those of the underlying zoning district, the regulations in this section shall prevail.

18.280.020 Boundaries of Monroe School Overlay District

The Monroe School Overlay District (M) applies to all property within the following geographic boundaries:

<Insert Map>

18.280.030 Standards Generally

All standards of the underlying zoning district shall apply except as described in the following sections.

18.280.030 Use Standards

A. Prohibited uses. The following uses are explicitly prohibited in the EM-O district, regardless if said uses are stated as permitted or conditional uses in the underlying districts:

- (1) Automobile Service, Type I
- (2) Automobile Service, Type III
- (3) Automobile or Vehicle Car Wash
- (4) Automobile Sales & Service
- (5) Automobile, Boat, Truck, Heavy, and Ag Equipment Sales/Service
- (6) Automobile or Vehicle Tow Lot and Body Shop
- (7) Automobile Wrecking and/or Salvage Yard
- (8) Billboard Signs (as defined by section 8.10.180)
- (9) Drive-through Establishments
- (10) Landfill, Demolition
- (11) Lawn/Garden Centers
- (12) Manufactured Housing and Accessory Structure Sales
- (13) Manufacturing Processing, Type III
- (14) Raw Materials Extraction
- (15) Recycling Depot
- (16) Restaurant, Drive-through
- (17) RV Parks or Campgrounds
- (18) Truck Stop

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B. Conditional Uses. The following uses shall be permitted in “I” Industrial and “C” Commercial districts with the approval of a conditional use permit in accordance with chapter 18.215.

- (1) Automobile Service, Type II
- (2) Contractor Yards (as a principal use)
- (3) Public Utility Facility, Type II
- (4) Recreation, Outdoor Type II
- (5) Self-Storage, Type II
- (6) Storage of Non-Merchandise, Outdoor (as a principal use)
- (7) Tower, Communication Tower
- (8) Shipping Containers as a principal use

C Other Standards

- (1) Shipping Containers as an Accessory Use in Non-Residential Zoning Districts: Shipping Containers as an accessory use are permitted but shall be set back a minimum of 20 feet from all street rights-of-way.
- (2) Outdoor Storage as an Accessory Use: Outdoor storage associated with a permitted principal use shall occupy an area on the site no greater than the site area of the building to which it is related. Additionally, when located along a lot line adjoining a visible public street or in a yard that abuts a residential use or mixed use zoning district, outdoor storage shall be screened from public view by a solid, opaque screen, fence or sight-prohibitive landscaping of not less than six feet in height. If storage is adjacent to driveways or intersections, screening may be reduced to comply with sight distance triangles, as provided in TMC [12.20.020](#).

18.280.040 Dimensional Standards

A. Standards for Non-residential Zoning Districts.

- (1) Building Setbacks. A minimum setback of 20 feet from public street rights-of-way for SE Monroe Street, SE 15th Street, and SE 17th Street shall be provided for all principal and accessory structures.
- (2) Building Height limited to 32 feet.
- (3) Open Storage. Any open storage visible from the street or adjacent to residential uses shall be screened to substantially reduce visual impact by fencing, landscaping, or other appropriate means.
- (4) Fences. No fence or freestanding wall greater than four feet in height may be constructed within 20 feet of the public right-of-way for SE Monroe Street, SE 15th Street, and SE 17th Street except on parcels on which an existing principal building is located 20 feet or less from said right-of-way, in which case said fence shall be located no closer to the street right-of-way than the principal building. Decorative open fences, constructed of metal, masonry, or similar material, greater than four feet in height may be permitted by the Planning Director upon review of the site and fence plans. Other fences may be permitted by the Planning Director
- (5) Free-standing Signs. Free-standing signs shall have a solid base equal to or greater in width than 80% of the widest part of the sign and shall not exceed a height of 10 feet and sign area of 60 square feet. Electronic message centers

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may be contained within a free-standing sign but the area of the electronic message center portion of the sign shall not exceed 32 square feet. Billboard signs as defined by section 8.10.180 are not permitted.

B. Standards for Residential Zoning Districts

- (1) Building Height limited to 32 feet.
- (2) New construction and house additions shall be of an architectural design compatible with the existing principal building. (i.e. roofs, building orientation, garages face alley and not street, etc.)
- (3) The form and materials of accessory buildings shall be architecturally compatible with principal building unless located to be invisible from the public street.
- (4) Accessory buildings shall be no closer to front property line than the principle building.
- (5) For sites with alley access, vehicular access shall be from the alley and not from the street.

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