



City of Monroe Zoning Ordinance Rewrite

Frequently Asked Questions

October 2016

What is a Zoning Ordinance?

A zoning ordinance (also called a zoning code) is the set of rules that a local or county government adopts to regulate the use of land, particularly when new development is proposed. Different land uses may include residential, commercial, industrial, or a mix of uses. Zoning Ordinances also include rules for certain qualities of new development such as site design, landscaping, and signage.

Why does the City need a new Zoning Ordinance?

The City of Monroe Comprehensive Plan (adopted in 2015) recommended that the City adopt a new Ordinance. Many of the development standards in the City's current Ordinance do not reflect modern development and land use practices. The new Ordinance will consider new zoning districts and updated regulations for mixed used development, landscaping, lighting, building materials, and nonconforming situations.

What's the difference between planning and zoning?

The City of Monroe Comprehensive Plan includes a Future Land Use Map. This map illustrates the City's desires for how land will develop or change over time. Zoning is one (but not the only) tool that may be used to implement a plan. Different zoning districts may be mapped to realize the City's land use desires in the Future Land Use Map. Changes to the Zoning Map must be consistent with the Future Land Use Map.

| A Future Land Use Map... | A Zoning Map... |
|---|---|
| ...advises land uses over the next 20 years | ...identifies land uses allowed today. |
| ...is an advisory tool (a guide). | ...is a regulatory tool (the law). |
| ...divides the community into land use designations reflecting desired future uses. | ...divides the community into zoning districts with different allowed uses. |
| ...guides future zoning and subdivision decisions. | ...must be used to make zoning decisions. |
| ...allows for more consistent and defensible decisions on future changes to Zoning Map. | ...is easier to prepare or change when backed by a Future Land Use Map. |
| ...may be prepared or revised as the community sees fit. | ...may be adopted or revised (through rezoning) as the community sees fit. |
| ...requires a public hearing before any change. | ...requires a public hearing before any change. |

Who is guiding this process?

The City Plan Commission will serve as the steering committee for this process. They will oversee the process, gather input from constituents, and ultimately recommend the zoning Ordinance to the City Council. The project consultant is Vandewalle & Associates, selected through a competitive proposal process.

What is the project timeline and how will the public be involved?

The general project timeline is summarized below. The project is getting started in October 2016 and is expected to wrap up in the fall of 2017. Open houses are planned to share the Draft Zoning Ordinance and Zoning Map to gather input. The general timeline is as follows:

- Fall/Winter 2016: Identify issues and prepare Zoning Ordinance outline
- Spring 2017: Prepare Draft Zoning Ordinance and review with Plan Commission
- Spring/Summer 2017: Prepare Draft Zoning Map and review with Plan Commission
- Late Fall 2017: Adopt Zoning Ordinance and Map

Email Jackie Mich at Vandewalle & Associates at jmich@vandewalle.com to join the project email distribution list.

Who do I contact with questions or comments?

If you have questions or comments, you may contact Martin Shanks, Director of Community Development, by phone at (608) 329-2521 or by email at mshanks@cityofmonroe.org