

**City of Monroe Zoning Code Rewrite**  
**Public Workshop on Issues Identification**  
**December 8, 2016 6:30 – 8:30pm**

---

## Key Issues Worksheet

This questionnaire presents issues relevant to the City of Monroe. Please answer each question to indicate your level of support for that issue. This questionnaire is not intended as the final authority for Monroe’s zoning ordinance, but rather a guide informing which zoning policy options we should explore in greater detail. Please provide your contact information to enable us to follow-up with you if necessary.

Name: \_\_\_\_\_

Email/Phone: \_\_\_\_\_

### 1. Nonconforming Situations

---

Should nonconforming lots, buildings, and sites be considered fully legal and conforming?  
 Yes  No

Comments: \_\_\_\_\_

---

### 2. New Land Uses

---

How should the new zoning code address the following land uses?

	Allow by Right	Allow with Conditional Use Permit	Prohibit	Notes (optional)
Community gardens				
Rain gardens				
Beekeeping*				
Chicken coops*				

\* Responds to recommendation in Comprehensive Plan

	<b>Allow by Right</b>	<b>Allow with Conditional Use Permit</b>	<b>Prohibit</b>	<b>Notes (optional)</b>
In-family suites				
Accessory dwelling units*				
Home occupations				
Small-scale alternative energy				
Wind turbines (commercial)				
Solar farms				
Outdoor storage of personal property				
Temporary shelter structures				
Other: _____				

Comments:

---



---



---

Should “tricky” land uses be regulated as conditional uses? Yes  No

Comments:

---



---



---

\* Responds to recommendation in Comprehensive Plan

### 3. R-2 Medium Density Zoning District

Should the City consider rezoning areas now zoned R-2 to three different zoning districts: a single family district, a two flat district, and a duplex district? Yes  No

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### 4. Mixed Use and Multi-Family

How should the new zoning code address the following unique types of development?

	Allow by right	Allow with Conditional Use Permit	Prohibit
Small-scale multi-family zoning district			
Larger-scale multi-family zoning district *			
Mixed use buildings*			
Mixed use zoning districts*			

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\* Responds to recommendation in Comprehensive Plan

## 5. Landscaping

How should the new zoning code address the following development standards?

	Support	Do Not Support	Need more information	Notes
Require landscaping for new development (single family and downtown excluded)*				
<ul style="list-style-type: none"> <li>Require landscaping for parking lots*</li> </ul>				
<ul style="list-style-type: none"> <li>Require landscaping for building foundations *</li> </ul>				
<ul style="list-style-type: none"> <li>Require landscaping for street frontages*</li> </ul>				
Require buffering between zoning district				

Comments:

---



---



---



---



---



---



---

\* Responds to recommendation in Comprehensive Plan

## 6. Building and Site Design Standards

How should the new zoning code address the following development standards?

	Support	Do Not Support	Need more information	Notes
Prohibit certain exterior building materials*				
Downtown Design Standards*				
Building Design Standards for:				
• One and Two Family*				
• Multi-family*				
• Neighborhood Commercial*				
• Office and Institutional*				
• Community Commercial*				
• Light Industrial*				
• Heavy Industrial*				
Require screening of outdoor storage*				
Regulate electronic/digital signage				
Maximum impervious surface limits*				
Site design and facilities that support bike and pedestrian use/access*				

Comments:

---



---



---



---



---

\* Responds to recommendation in Comprehensive Plan

# Map Worksheet

We would like to get your insights into any site-specific issues in the City. For example, are there areas of poor land use transitions? Areas where the zoning does not match the existing use? Areas where a future land use change is desired? Areas where there are zoning enforcement or aesthetic concerns?

Write the number of the dot in the box below. Describe the site-specific issue in the space provided. Next, work with Jackie or Mike to identify these areas by placing the numbered dot on the map.

	_____
	_____
	_____
	_____

	_____
	_____
	_____
	_____

	_____
	_____
	_____
	_____

	_____
	_____
	_____
	_____

	_____
	_____
	_____
	_____