

ORDINANCE 1024
CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ADOPTING AND AMENDING REGULATIONS NECESSARY TO CARRY OUT THE INTENT OF THE LACEY COMPREHENSIVE LAND USE PLAN BY REPEALING CERTAIN CHAPTERS AND SECTIONS OF THE LACEY MUNICIPAL CODE, ADDING NEW CHAPTERS AND SECTIONS TO SAID CODE, ADOPTING THE CITY'S OFFICIAL ZONING MAP TO PROVIDE FOR ZONE DISTRICTS CONSISTENT WITH SAID COMPREHENSIVE PLAN AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, the City Council by passage of Resolution 744, adopted the Lacey Comprehensive Land Use Plan and the State Growth Management Act codified in Chapter 36.70A RCW and the terms of said Plan require that Land Use Regulations of the City and the City's Zoning Map be consistent with the adopted Comprehensive Plan, and

WHEREAS, the Planning Commission of the City and the City Council have considered the Zoning Map and regulations contained within this ordinance after public meetings and hearings held with effective notice and providing opportunity for open discussion, communication and disseminating adequate information, and

WHEREAS, there has been opportunity to consider the environmental and economic impacts and consequences from adoption of the Zoning Map and regulations contained herein;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1. Sections 15.32.060, 16.06.090, 16.13.035, 16.36.020 and Chapters 16.10, 16.11, 16.16, 16.17, 16.28 and 16.33 of the Lacey Municipal Code are hereby repealed.

Section 2. Sections 14.23.010, 14.23.020, 14.23.030, 14.23.040, 14.23.060 and 14.23.070 are hereby amended to read as follows:

14.23.010 Purpose. The purpose of this chapter is:

- A. To promote the health, safety and welfare of the public;
- B. To encourage the development of visually sensitive functional and pedestrian oriented commercial and residential developments;
- C. To encourage commercial and residential developments that will contribute to the stability and integrity of a safe and attractive neighborhood and planning area;
- D. To recognize that aesthetic and functional considerations along with environmental review contribute towards an enhanced environment;
- E. To recognize that aesthetic and functional design considerations are appropriate in order to protect property values of adjacent properties enhance property values where development occurs and to ensure that developments contribute to desirable neighborhood character.
- F. Provide opportunity for higher residential densities and smaller lot sizes through superior design standards.

14.23.020 Definitions

- A. "Arcade" means a covered walk with shops along one side and a line of arches or columns on the other side.
- B. "Architectural Features" means a prominent or significant part or element of a building, structure, or site.
- C. "Blank Wall" means a wall that meets the following criteria: A ground floor street wall or building wall or segment of a wall which is within fifty (50) feet of the public right-of-way and which is longer than fifteen (15) horizontal feet without having a ground level window door, or building facade modulation at least one (1) foot in depth, or other architectural feature lying wholly or in part within that fifteen (15) feet length.
- D. "Buffer" means a land area used to visibly separate one use from another or to shield or block noise, lights, or other nuisances

- E. "Building Prominence" includes the size, scale and bulk of a building or similar features.
- F. "City" means City of Lacey, Washington.
- G. "Compatibility" means harmony in the appearance of two or more external design features in the same vicinity.
- H. "Continuity" means unity of composition between design elements of a building or a group of buildings and the landscape development.
- I. "Development" means the erection, alteration, enlargement, demolition, maintenance, or use of any structure or the alteration or use of any land above, at or below ground or water level, and all acts authorized by a City of Lacey regulation.
- J. "Director of Community Development" means the Director of Community Development or designee.
- K. "Duplex" means a structure on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.
- L. "Dwelling Unit" means one or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single-family maintaining a household.
- M. "Harmony" means a quality that represents an appropriate and congruent arrangement of parts, as in an arrangement of varied architectural and landscape elements.
- N. "Key Multimodal Intersections" means key intersections of roads and pedestrian systems that serve as a focus for pedestrians, bike and transit opportunities. Map designations for key multimodal intersections emphasize such opportunities showing conceptual pedestrian links with key components of each neighborhood. Such intersections are to be placed at strategic junctures along the multimodal corridors where they can be the most advantageous to the function and purpose of promoting multimodal activities. Designated intersections are intended to provide guidance or location of pedestrian and other multimodal improvements which may include such things as street furniture, transit improvements, bike racks, drinking fountains, street merchant pads and other similar amenities to improve and enhance pedestrian and multimodal activities. The

exact location of such intersections is based upon guidance provided on the zoning map and site specific analysis at the time of development applications.

- O. "Mixed Use Zones" means zoning designations which allow both commercial and residential uses; includes CBD zones 1, 2, 4A, 4B and 6, the mixed use moderate and mixed use high density corridors, the Hawks Prairie District and the neighborhood commercial zone.
- P. "Multifamily" means two or more living units under the same ownership where land use has not been divided, i.e., duplex, triplex, quadraplex and apartment units.
- Q. "Natural Features" means vegetation indigenous to the site.
- R. "Open Space" means any parcel or area of land or water essentially unimproved or improved with recreational facilities and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.
- S. "Performance Guarantee" means any security that may be accepted by a municipality as a security that improvements required as part of an application for development are satisfactorily completed.
- T. "Proportion" means balanced relationship of parts of a building, landscape, structures, or buildings to each other and the whole.
- U. "Single-family" means a dwelling unit which is designed for and occupied by not more than one family and under separate ownership. "Single-family detached" means a dwelling unit which is designed for and occupied by not more than one family and surrounded by yards, which is not attached to any other dwelling unit.
- V. "Site Plan Review Committee" means the director of public works, director of community development, and the city manager or designee.
- W. "Street Wall" means a building wall that faces or is parallel to the street frontage.
- X. "Transition Areas" shall be that portion of property used to mitigate adverse impacts of proposed development on adjacent, existing developments with incompatible uses. Within the transition area, heights shall be restricted to those compatible with adjacent uses. These height restriction shall apply to that property adjacent to the required landscaping

buffer. Beyond this, heights may increase up to the maximum height and density permitted in the underlying zone.

Such impacts may employ the following techniques: buffers, clustering, height limitations, landscaping, landscaping berms and fences.

- Y. "Tree protection professional" is a licensed professional with academic and/or field experience that makes him or her a recognized expert in tree preservation and management. The tree protection professional shall be a member of the Society of American Foresters, the Association of Consulting Foresters, and shall have specific experience with tree management in the State of Washington. Additionally, the tree protection professional shall have the necessary training and experience to use and apply the International Society of Arboriculture's guide to evaluation and management of trees, and to successfully provide the necessary expertise relating to management of trees specified in this chapter.
- Z. "Visually Integrated" means the use of elements which connect a development to existing environments.
- AA. "Visual Linkage" means the usage of building and landscape elements which interconnect with existing single or multifamily developments."
- BB. "Visual Relief" is the act of providing building or landscaping variations that add interest to a site.
- CC. "Zones with Pedestrian Emphasis" means zoning designations based upon comprehensive plan language with expressed intent of emphasizing pedestrian-friendly development. This includes CBD 1, 2, 4A, 4B, 8 and 9 zones, the mixed use corridor zones, the Hawks Prairie District, the neighborhood and community commercial zones, and the moderate and high density residential zones.

14.23.030 Applicability. Specific types of development referenced in this chapter on projects taking place in zones referencing this chapter shall follow the described process as provided in Section 14.23.040.

14.23.040 Design Review Process

- A. The design review process shall be conducted administratively by the Director of Community Development. Decisions will be determined pursuant to Section 14.23.071 through 14.23.110. The Director shall implement design review concurrent with the underlying planning review process. An example of concurrent review for design review and site plan review can occur as follows:

1. Presubmission Conference

- a. Land use meeting with SPR Committee.
- b. Design review meeting with assigned staff member.
Drawings can be conceptual.

2. Site Plan Review Meeting

- a. Approval of project for land use and environmental review. Subject to completion of meetings for design review approval.
- b. Second design review meeting to determine approval of formalized design plans. (Another may be requested as necessary.)

B. The decision shall accompany the underlying land use approval. Any person aggrieved by a decision by staff may appeal pursuant to Section 14.23.120.

14.23.060 Extensions. A six-month extension of an approval may be granted upon written request to the Department of Community Development. Before an extension is granted, the Director of Community Development may require updated plans if the proposal changes in scope or if the applicant failed to follow the terms of the design review approval.

14.23.070 Submittal Requirements. At the Presubmission conference, the site plan and landscaping plan may be conceptual in form. After presubmission, the application for design review shall contain the following items:

A. Plans. Four copies of the set of plans are required. The license stamps of the architect and landscape architect shall be on each appropriate page.

- 1. Site Plan. A site plan is required containing the following information:

- a. scale and north arrow;
 - b. address of site;
 - c. vicinity map showing location of site and surrounding landmarks;
 - d. property dimensions and names of adjacent roads;
 - e. existing and finished grades at two-foot contours;
 - f. location and dimensions of existing and proposed structure(s), accessory structures with appropriate setbacks, parking dimensions, and driveways. Also, include ingress and egress patterns through the site with directional arrows;
 - g. general location of trees as determined by the Lacey tree protection professional;
 - h. location, dimensions, and nature of any proposed easements or dedications;
 - i. location, dimensions, and description of common open space and recreation areas.
2. Landscaping Plan. The landscaping plan shall contain the following information:
- a. existing vegetation to be retained;
 - b. proposed vegetative materials. The type, size, number and spacing of plantings must be illustrated;
 - c. stamp from a licensed landscape architect or nursery person shall be placed on the plan.
3. Elevations. Complete elevations of all proposed construction and related elevations of existing structures (if any) are required containing the following information:
- a. dimensioned elevations of building drawn at 1/8"=1' or a comparable scale. Elevations should show the type of exterior materials;
 - b. color and exterior finishes for buildings and accessory structures;
 - c. location and elevations of exterior lighting for buildings and parking areas;

- d. perspective drawings, photographs, color renderings or other graphics which accurately represent the proposed project.
- 4. Section Profiles. Two section profiles through the site are required containing the following information:
 - a. scale;
 - b. building(s) details;
 - c. landscaping against the building when installed;
 - d. lighting fixtures and standards;
 - e. signs
- 5. Design Vocabulary. A design vocabulary shall be established for each application subject to these design requirements and shall include the general design qualities as well as the specific architectural standards to be used. Provided a design vocabulary for individual detached single family applications may be waived by the Director if building plans and other application materials are detailed enough to review compliance with Section 14.23.072. The design vocabulary shall respond to the general and specific design standards as specified in this chapter.

A listing of significant compatible features that will be incorporated into the design of the buildings and streetscape shall be prepared in matrix form. Photographs colored images, drawings, or a combination can be used. The horizontal axis of the matrix shall include all the categories of residential, commercial, parks and open space, and industrial if used. The vertical axis of the matrix shall include the following:

- a. Building Mass and Style - which includes the bulk, mass or size of the selected building types and the style selected
- b. Roofs and Roof Materials - the various types and pitches of roofs
- c. Facade Treatment and Facade Materials - the types of materials, textures and colors
- d. Entry and Doors - door openings and the area immediately surrounding
- e. Windows - window types with detailing

f. Eaves, Porches and Arcades - decorative building elements, like pergolas, cupolas, shutters, etc.

g. Decorative Trim

Details of these features in elevation and section that reflect the architectural styles selected both vertical and horizontal

h. Towers

i. Cross Gables and Dormers

j. Gutters

k. Chimneys

l. Walls, Fences, and Hedges (front yard)

m. Walls, Fences, and Hedges (side yards)

n. Colors

o. Driveway

p. Pavement Materials and Textures

q. Curb Treatment

r. Streetlights

s. Street Signs

t. Street Furniture

Under each category specific written instructions can be included. See illustration below.

Design Vocabulary

<p>a. Building Massing & Style <u>75% of buildings shall be two and one half (2 1/2) stories high in residential styles as shown with up to 25% one (1) and one and one half (1 1/2) stories which shall emulate the ground level of the buildings shown.</u></p> <p><u>50% of the principal ridge line shall be parallel to the principle street on which it fronts.</u></p>		
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<p><u>b. Roofs</u> <u>Roof types shall be gable or salt box. Roof pitches shall be a minimum of 6 over 12</u></p> <p><u>Roof Materials</u> <u>Cedar Wood Shingles</u> <u>Dimensioned Asphalt</u> <u>Standing Seam</u> <u>(on porch and bay windows only)</u></p>		
<p><u>c. Facade Treatment</u> <u>Neo-colonial as shown.</u></p> <p><u>Facade Materials</u> <u>Horizontal siding*</u> <u>Board and batten vertical</u> <u>Indigenous Stone</u> <u>Brick with corner quoining</u></p>		

*This can be vinyl provided that no butt joints are used.

DESIGN VOCABULARY MATRIX (Each rectangle needs to be infilled with a sketch.)

Residential Building Types

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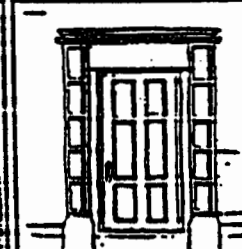


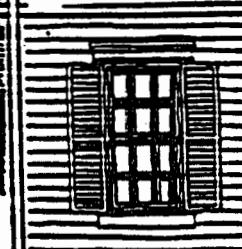
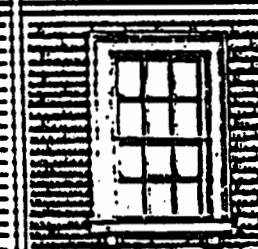
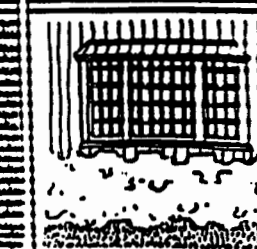



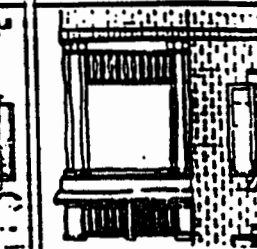
a photograph of existing buildings, or from manufacturer catalogues).

Commercial Building Types

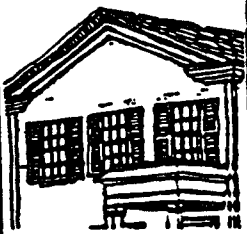
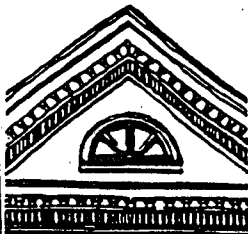
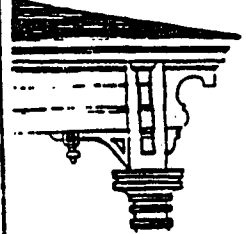






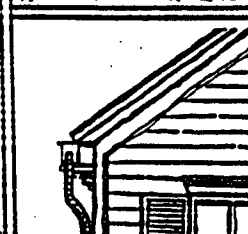




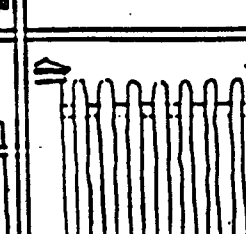
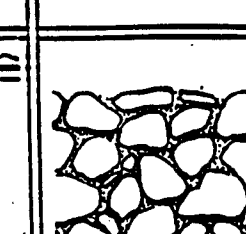
Civic Building Types

Out-Building Types

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BUILDING MASSING AND STYLE				
ROOF TYPES & MATERIALS				
FACADE TREATMENT & MATERIALS				
ENTRY & DOORS				
WINDOWS				
EAVES, PORCHES, & ARCADES				

Illustrative Portion of Matrix

TRIM				
TOWERS				
CROSS GABLES & DORMERS				
GUTTERS				
CHIMNEYS				
WALLS, FENCES (FRONTYARDS)				

Section 3. There is hereby added to the Lacey Municipal Code new sections

14.23.071, 14.23.072, 14.23.073 and 14.23.074 to read as follows:

14.23.071 Design criteria for accessory dwelling units. Accessory dwelling units are a necessary and desirable use for all residential neighborhoods. Because of the increased density they represent and providing of an additional dwelling unit in a non-conventional way, it is important to have the units blend in with and complement the primary use on lots. It is also important to ensure that both residents of the accessory dwelling unit and main unit have adequate privacy. To do this, special design features are required.

- A. To the extent practical, maintain privacy of adjacent residences by using a combination of landscaping, screening, fencing, window and door placement to reduce the opportunity of accessory dwelling units having direct visibility into windows, porches and decks.
- B. Where practical, the driveway to a separate, detached accessory unit should be consolidated with the existing driveway area.

For accessory units contained within the primary residence, there should be a clearly defined, separate entryway.

- C. For those accessory units that are detached, distance separation between the primary residence shall meet building code requirements.
- D. Ensure that accessory dwelling unit fits into the neighborhood and contributes to the livability of the neighborhood.
 - 1. Ensure that roof breaks and pitch closely relate to the primary residence. Window proportions should complement the accessory unit as well.
 - 2. Use similar exterior materials (roof, siding and trim) and a color that complements the primary residence.
 - 3. In general, the roof ridge of the primary residence should be higher than the accessory dwelling unit. An exception is when the accessory dwelling unit is built onto the second story of an existing unit.
- E. **Parking.** At least one parking space should be provided for the accessory dwelling unit. This parking space may be provided in a garage under the unit, a parking space adjacent to the alley, or, if available, by on-street parking.

14.23.072 Design criteria for zero lot line developments and small lots (lots less than 4000 square feet). Because of higher densities necessitating compact form and closer proximity of units, building design is critical to successful developments. Design should protect privacy,

sustain and create attractive and functional neighborhoods and promote quality living environments.

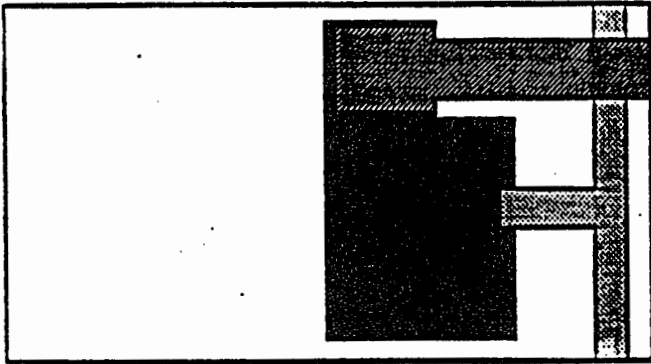
A. Contribute to the architectural character of the street:

1. Roof design. Pitched or articulated roof line, or other roof element such as eyebrow roof forms or dormers that emphasize building form and help it to fit in with neighboring structures with prominent roofs.
2. Architectural details that are well proportioned to achieve good human scale such as:
 - a. entry details like porches and recesses,
 - b. occupiable spaces like bay windows and balconies,
 - c. window details like vertically proportioned window openings which are recessed into the face of the building and broken up with smaller panes of glass,
 - d. roof details like brackets, chimneys, roof overhangs, and
 - e. windows which create relief in the facade by being detailed to appear to recede into the building face.
3. Use of horizontal lap siding on walls or use of trellis and landscaping on adjacent side yards or other special treatment to create a separation between yards and beautify private space where zero lot line concepts are used or where units are close and highly visible to one another because of reduced setbacks and small lot size.
4. Provide clearly defined building entries which face the street and are well lighted and easily accessible.
 - a. The entries should include a transition space from the sidewalks, such as steps, a porch, a terrace, or a landscaped area.
 - b. Entries should include eave overhangs. Raised porches are recommended, particularly where front yard setbacks have been reduced. Raised porches help define private space yet create a pedestrian-friendly street scape.
 - c. If exterior stairways are used, they should be simple, bold projections of stairways to fit with the architectural massing and form of the building and the neighborhood. Thin-looking, open metal, prefabricated stairs and

railings are discouraged.

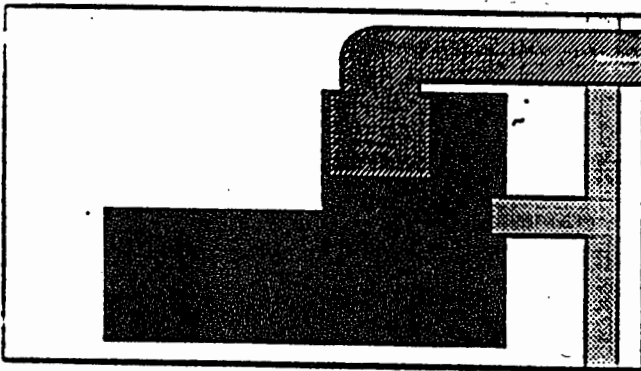
5. Design streetscapes in a way that garages do not dominate the street and facade of the residential building:

- a. Garages should be located off of alleys, if possible, behind or in back of residences, stepped back from the facade of the building, or other techniques used to ensure the garage does not dominate the streetscape. The following examples are provided as alternatives to garage-dominated street scapes in residential zones.



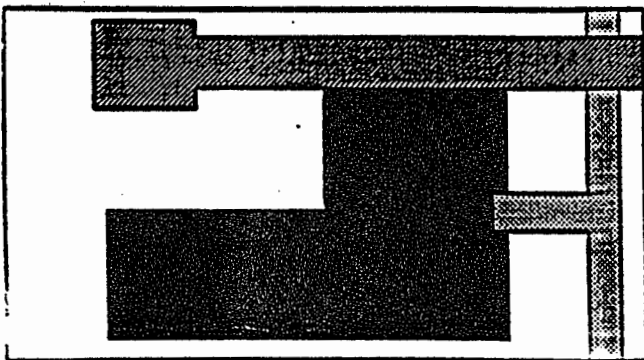
Recessed garage

The recessed garage prevents the streetscape from being dominated by garage doors, creating a more interesting walking environment. Front porches and windows become the predominant features facing the pedestrian. Decorative treatment of garage entrance by an arbor or trellis can further reduce impact of the garage.



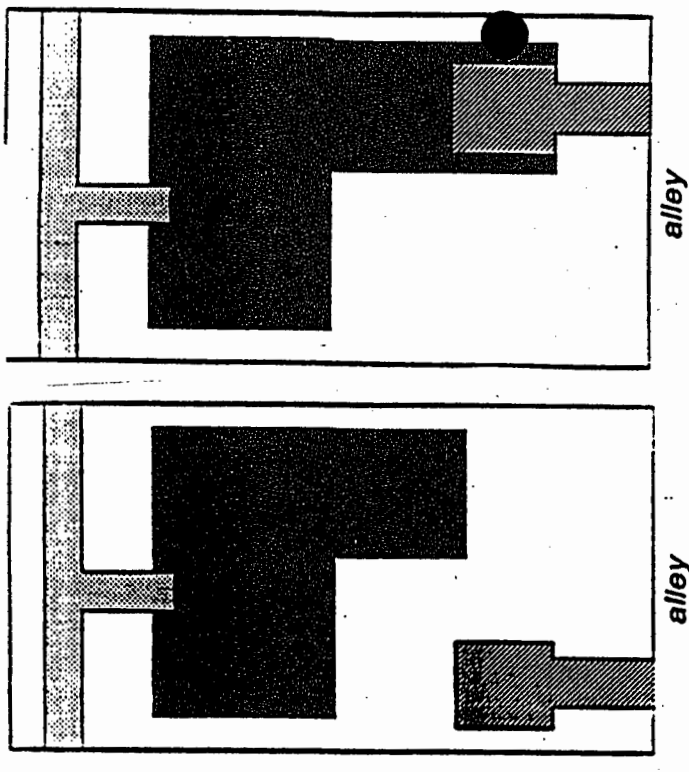
Side-entry garage

Turning the garage so that the entry is from the side completely removes the garage door from view of the street.



Detached, rear yard garage

Setting the garage in the rear yard, off from the house, is an early post-war design that is again being used in modern developments. This design gives prominence to the house rather than auto storage.



Attached, alley entry garage

Garage access from an alley removes driveways from the street, so there are no breaks in the sidewalks. (Alleys can also be used for trash pick-up, removing trash cans from the front of houses)

Detached, alley entry garage

Setting the garage in the rear yard, off from the house, is a traditional design that gives prominence to the front entry from the sidewalk.

- b. The entrance to a residence should be plainly visible from the fronting street and the walkway and should not be dominated by a garage.
- c. Carports are generally discouraged because they result in a poorer quality appearance and lend themselves to storage activities visible to the general public.
- d. Driveways should be as narrow as possible and shared where possible to minimize disruption of the sidewalk by curb cuts.
- e. Garage sidewalls that face the street (e.g., as a result of garages being aligned at an angle or perpendicular with the house) should appear to contain habitable space. This can be accomplished by incorporating windows and other design elements into the garage wall that are in character with the remainder of the dwelling.

B. Create a sense of privacy.

1. locate windows so residents from one unit to the next can not look directly into another unit.
2. orientation and location of units to maximize privacy.
3. use of landscaping and architectural features like trellises to block views of adjacent units.

14.23.073 Design criteria for duplexes and triplexes in low density zones. To locate duplex and triplex units in single family low density zones will be controversial because of perceptions that rental units could potentially devalue traditional single family units. One way to allay these perceptions is to provide duplex and triplex units that blend in with the environment. This can enrich the architectural standards and appearance of the surrounding subdivision. To do this, special guidelines are needed to promote outstanding design and quality of such units.

- A. Similarity to single family detached structures. Duplex and triplex units in low density residential areas shall be designed to be similar in appearance to single family detached structures. This can be satisfied by several techniques, including:
 - 1. Entry design
 - a. A single entry providing access to multiple units with appearance of a single entry to a single family house.
 - b. Entries on different sides of the structure so only one entry is visible from any one right-of-way.
 - 2. Location on corner lots. Design duplex or triplex units on corner lots so that each entry can be perceived as a single family unit from either right-of-way.
 - 3. Location of garages. Placement of garages behind the structure or on different sides of the structure so only one garage to one unit is seen from any one right-of-way.
- B. Use of Quality Materials. Units shall utilize horizontal lap siding around all sides of the structure. In no case shall rated panel siding be permitted.
- C. Complementary Design. Units shall have a design that provides significant architectural interest and is complementary to single family units in the subdivision. A number of techniques can be used to achieve architectural interest:
 - 1. Roof breaks, use of dormers, masonry chimneys
 - 2. Modulation of facades and fenestration
 - 3. Use of balconies, decks and porches
 - 4. Garages that are located at the front of a duplex or triplex shall be recessed within the structure. Garages can also be located along the alley as well. Carports cannot be an acceptable alternative. Decorative arbors or other architectural feature around the garage entry should be considered.

- D. Landscaping. Utilize landscaping that complements the architecture of the unit. Underground automatic sprinkler system shall be provided.
- E. Meet other design standards for multifamily projects including colors and materials, provision of natural features, pedestrian access and lighting standards; see Section 14.23.080 below.

14.23.074 Design Criteria for Lacey Villas Historical District Central Business District 9. To recognize and preserve the historical values and neighborhood character of the Lacey Villas area, special development standards are necessary. These standards should allow reasonable infill while maintaining the older neighborhood historical characteristics, including large lot sizes and single family traditional housing styles.

- A. Each lot may have one single family detached structure and one accessory dwelling unit that meets the design criteria of 14.23.071. Home occupations meeting requirements of Chapter 16.69 and uses as listed in Chapter 16.24 in chart 16.24.020(1) may also be permitted.
- B. Minimum lot size shall be 17,424 square feet.
- C. Maximum Density shall be 2 1/2 units per acre.
- D. A neotraditional, single family detached housing style is required, with the following features:
 - 1. a usable front porch
 - 2. a focused, predominant entryway
 - 3. an alternative garage style, including a detached or recessed garage; see design requirement 14.23.072.A.5
 - 4. a pitched roof with architectural interest; dormers, chimneys and roof breaks recommended
 - 5. horizontal lap siding shall be used.
- E. Minimum setbacks shall be as follows:
 - 1. front yard, 15 feet
 - 2. side yard, minimum 5 feet each side
 - 3. rear yard:

- a. main house, 15 feet
 - b. accessory structures or accessory dwelling units, 5 feet
- F. Narrow local access streets with no sidewalks, typical of existing streets, are permitted.
- G. If street lights are used, they shall be of decorative design and pedestrian scale (12-18 ft. in height).

Section 4. Section 14.23.080 of the Lacey Municipal Code is hereby amended to read as follows:

14.23.080 Design Criteria for Multifamily Projects, Condominiums and Townhouses. Staff decisions on all multifamily projects, condominiums and townhouses shall be based on the following criteria (see Tables 14T-1 through 14T-7):

A. Colors and Materials

- 1. Harmony and continuity of colors and materials shall be considered ~~for multifamily developments~~, particularly for infill projects that require special sensitivity for preservation of existing neighborhood character.
- 2. The overall color scheme and materials used shall create the appearance of reducing building prominence and complementing the natural environment.
- 3. All colors and materials shall complement and act as an amenity to the neighborhood.
- 4. Innovative usage of colors and materials can be encouraged in areas devoid of any existing development.

B. Landscaping. The purpose for this section is to provide for visual linkages between the proposed ~~multi-family~~ development and the existing neighborhood or natural environment.

- 1. Landscaping shall meet the requirements of the City Zoning Code Chapter 16.80 and the Department of Parks' Urban Beautification Plan.
- 2. Interior landscaping for the parking lot shall meet the requirements of Chapter 16.80.050.D. This will provide for visual relief and decrease the amount of impervious surface within the parking area.
- 3. The landscaping plan shall be submitted directly to the Director of Community

Development for review and approval.

4. The City's tree protection professional shall also review submitted landscaping plans for appropriateness of selected species.
5. Pursuant to Section 16.80.050(A), Type I landscaping shall be used between ~~single family and multifamily uses~~ residential uses of different intensities. The use of fences and berms may also be required along with Type I landscaping.
6. If seasonal weather prohibits installation, a performance guarantee in the amount of one hundred fifty percent of the licensed landscape architect or nursery person's estimate shall be submitted to the Department of Community Development prior to Building Department issuance of any ~~Certificate of Occupancy~~ permit. After installation of the landscaping, the Department of Community Development will review and approve the installed vegetation. All funds will then be released after approval is granted.
7. A twenty percent maintenance bond shall be submitted to the Department of Community Development prior to Building Department issuance of any ~~Certificate of Occupancy~~ building permit. This bond shall be used to guarantee replacement of any plant material that dies within one year. After one year, the Department of Community Development will release all funds that have not been used to replace landscape materials.

C. Natural Features. The purpose for this section is to encourage the development of multifamily projects that respect the natural features of the land.

1. Trees shall be preserved in accordance with Chapter 14.32 (Tree Protection and Preservation Ordinance) of the Lacey Municipal Code.
2. Trees shall remain on-site pursuant to Chapter 14.32 with the exception of the building footprint, common open space facilities, driveways, parking lots, 10 feet outside the building footprint, and stormwater detention areas.
3. Clearing and grading applications for multifamily developments shall be reviewed by the Director of Community Development.
4. Existing topographic patterns shall be preserved and enhanced. This shall ensure that indiscriminate grading and vegetation removal does not occur.
5. Any wetlands and associated buffers shall be saved in accordance with the Wetland Protection Ordinance Chapter 14.28.
6. Storm drainage and erosion control for multi-family developments shall meet the

requirements of the "Drainage Design and Erosion Control Manual for Thurston Region, Washington" included in Lacey's Development Guidelines.

- D. Building Design. The proposal should be compatible and visually integrated within the existing development.
1. Extra attention shall be given to proposed ~~multifamily~~ developments that are located adjacent to existing single family detached developments. This consideration shall ensure that proposed developments minimize impacts onto adjacent, lower density uses. Submitted proposals may be reviewed for the following items:
 - a. Clustering;
 - b. Height;
 - c. Landscaping, berms and fences;
 - d. Setbacks;
 - e. Number of units in a building;
 - f. Transition of units on proposed sites. Projects adjacent to single family developments shall be reviewed concurrently with Chapter 16.20 for transition standards.
 2. The proposed ~~multifamily~~ development shall be designed to complement or improve the aesthetic character of the neighborhood.
 3. Sensitivity in regard to building setbacks, massing of structures, spacing between buildings, scale of buildings, facade proportions and building materials shall be observed when placing ~~multifamily~~ developments adjacent to single family detached neighborhoods.
 4. ~~Multifamily~~ Developments shall provide diversity. This entails the following:
 - a. Variation in building design and siting to emphasize individual units to avoid a boxy appearance, for example, by varying roof pitches, offsetting building footprints, while avoiding lineal arrangements.
 - b. Provisions of architectural features such as focal entryways, porches, dormers, decks, railings, and stairs; or other design elements that accomplish this objective.

- c. Compatibility in scale of building components, such as windows, doors, eaves and parapets.

E. **Vehicular and Pedestrian Access** The proposal should provide for visual continuity of the street, ease and safety of pedestrian movement, and relationship of vehicular and pedestrian access to the buildings on-site.

1. **Vehicular Access:**

- a. Minimize the number of vehicular access points by sharing driveways and linking parking lots between adjacent uses.
- b. Parking spaces (on-site) should be separated from major drives, and the circulation patterns of such drives should be clear.
- c. Coordinate circulation drives and staging areas to accommodate routes needed by fire, refuse collection, delivery vehicles, moving vans, etc.
- d. Consideration should be given to load/unload parking zones near the entry of the building. These spaces should be located in such a manner as to minimize interference with the entryway.
- e. A bus pullout and shelter may be required by Intercity Transit or North Thurston School District. The shelter shall meet the guidelines of Intercity Transit and the Development Guidelines. The Director of Community Development may require additional bus shelter design features.
- f. Meet all requirements of section 14.23.100.

2. **Pedestrian Access:**

- a. Walkways shall be provided from the street and the main parking areas. Outlying parking lots should, at a minimum, provide walkways that connect to the main or central parking areas.
- b. Pedestrian walkways shall be defined by Type II or Type III landscaping for a combination of overstory and understory vegetation.
- c. Use materials, textures, patterns and colors to differentiate and emphasize pedestrian paths through parking areas to the main buildings within developments. Selection of chosen materials must also meet access requirements for persons with disabilities.

- d. Provide signage to identify pedestrian/bicycle routes according to the Department of Public Works Development Guidelines.
 - e. Minimize grades on-site to allow ease of access for pedestrians and persons with disabilities.
 - f. Meet all requirements of Section 14.23.100.
3. Entrance Identity:
- a. Emphasize the entrance of a building and make it more distinct by using pavement materials and landscaping to direct pedestrians to the entrance.
 - b. Avoid locating parking spaces directly in front of the building entrance or in such a way as to interfere with visibility and access.
 - c. Meet requirements of Section 14.23.110.
- F. Outdoor Storage Facilities and Mechanical Equipment. Mechanical equipment and outdoor storage shall be incorporated harmoniously into the site.
- 1. Refuse receptacles shall be screened by a 6-foot fence that matches the architectural style of the buildings on site. If the fence is chain link, it must be constructed of galvanized 9-gauge core wire with 2-inch mesh. The 6-foot fence may also be constructed of concrete block or brick. Coordination with current franchise hauler is encouraged. The sides and rear of the enclosure must be screened by Type I landscaping.
 - 2. Bicycle racks shall be located near recreational facilities and apartment buildings. Bicycle racks shall be screened by a Type II landscaping for a combination of overstory and understory vegetation.

3. Locate service areas and equipment away from the residential uses on site to reduce noise wherever possible.
 4. Mechanical equipment or other utility hardware on roof, ground or buildings shall be screened from public view.
 5. Consideration should be given for storage areas on site for recreational items such as boats, RVs, etc. These items should be placed adjacent to the parking areas. If recreational storage is utilized, it shall be screened by a six-foot fence that matches the architectural style of the buildings on site. If the fence is chain link, it must be constructed of galvanized nine-gauge core wire with two-inch mesh. The six-foot fence may also be constructed of concrete block or brick.
- G. Site Lighting Standards. Lighting shall be integrated into the overall design of a multi-family project.
1. Lighting shall be required for entryways, parking lots, carports, swimming pools, play areas, and along pedestrian pathways.
 2. Lighting shall be activated by photo electric cells or timer.
 3. Directional signage should be lit by either internal or external illumination.
 4. Lighting fixtures shall complement project design and shall be oriented to avoid direct glare onto adjacent properties while providing adequate safety for pedestrians.
- H. Sign Guidelines. The proposal shall incorporate signs that are designed to be complementary to the building design. All signs shall meet the requirements of Chapter 16.75 of the city zoning code.
1. Style Elements.
 - a. Use sign shapes, lettering styles and materials that reflect architectural features of the multi-family development.
 - b. Locate building identification signs so that building details will not be covered or obscured.
 - c. Sign illumination shall be oriented to reduce glare and shall only be white or yellow in accordance with Section 16.75.180(F).

Section 5. There is hereby added to the Lacey Municipal Code new sections 14.23.082, 14.23.084 and 14.23.086 to read as follows:

14.23.082 Commercial Design Guidelines

A. Commercial Building Design Guidelines:

1. To avoid flat walls, building modulation should be considered to reduce the mass and bulk of the structure. This can be achieved by utilizing the following:
 - a. Building setbacks on upper floor levels
 - b. Recessed or clearly defined entryways
 - c. Building ornamentation
 - d. Varying roof lines, pitches, and shapes
 - e. Overhangs, awnings and marquees
 - f. Dormers, balconies, porches, staircases
 - g. Window and door fenestration

For building walls that are located away from public viewing, landscaping, trellises with climbing vegetation, or art work can be utilized.

2. Buildings located within a multiple building complex should consider utilizing similar colors, materials, window patterns and roof forms.
3. For commercial structures developed along arterial or collector roadways, the building should be placed as near as possible to the adjacent sidewalk. This will allow the building walls to frame/anchor the streetscape.
4. Structures that are located on corner lots will be permitted additional height of up to six stories. Additional height to structures on corner lots can create an entryway into a complex while also creating a definite street edge. Building heights should step back from the lower level to increase building modulation. Usage of different building materials to differentiate the lower level from the upper stories can provide visual interest as well.

5. Consideration should be given to colors and materials. Each should complement the other and enhance existing buildings.
6. Consideration should be made for weather protective devices to be incorporated into the building design. Such items as extended roof overhangs, canopies or awnings can offer protection from the elements.
7. Consistency should be used with architectural elements to ensure that building walls that are highly visible to the public are compatible with one another.
8. For commercial uses proposed within a neighborhood commercial zone, building design shall blend with the adjacent neighborhood. Items to consider include such things as scale, building height, colors and materials.

B. Site Design Guidelines.

1. For structures proposed on corner lots, consideration shall be made to incorporate a special design feature. This can be done with distinctive entryways annual flower arrangements, planter boxes, or other landscaping materials, decorative tile at entryways, banners, or even artwork.
2. Service areas should not be located between the building area and the street unless there is no possible alternative location. Screening in the form of landscaping shall be used to diminish public visibility. Service areas should not be located to face a residential area.
3. For those commercial uses that utilize outdoor seasonal display items, they shall be located so they do not impede pedestrian access to the building or required fire lanes. Such stored items shall be stacked in an orderly manner. Furthermore, aisle way widths shall meet the requirements of the Americans with Disabilities Act, and building and fire codes. Truck containers used for storage are prohibited.
4. Site features such as fences, walls, refuse and recycle enclosures, and light fixtures should be designed to be consistent with the scale and aesthetic character of the building. These features should also be designed to contribute towards a pedestrian environment.
5. Any mechanical equipment that is not attached to a structure shall be enclosed within an enclosure that is an aesthetic amenity to the building. For mechanical equipment attached to the building, it shall be enclosed within the roof form or within a screening structure.
6. To enhance the pedestrian environment, commercial uses should consider

pedestrian amenities such as large windows, outdoor eating areas, street furniture such as benches, bike racks and trash receptacles.

7. Meet all applicable requirements of Sections 14.23.100 and 14.23.110.

C. Landscaping. In addition to meeting the landscaping standards established in Chapter 16.80 of the city zoning code, window boxes, planter boxes and hanging flower baskets should be considered as accents to create a friendly pedestrian environment.

D. Signs.

1. All signs shall meet standards of Chapter 16.75 of the city zoning code.
2. Window signs should be considered in instances where architectural elements would be covered by a wall sign.

E. Site lighting.

1. Establishments shall install lighting throughout the site for entryways, parking lots, and pedestrian areas. This shall be achieved both at a pedestrian and overall site level.
2. Lighting shall be activated by photo electric cells or timers.
3. Lighting fixtures shall complement project design and shall be oriented to avoid direct glare to adjacent properties.

F. Compatibility with Residential Developments

Where neighborhood commercial zones are developed and where commercial establishments in other zones are to be located adjacent to residential zones, care shall be taken to ensure compatibility and integration of the development with the adjacent residential neighborhood. This will include the physical layout of the site plan, the architectural design of the buildings and improvements, and consideration of mitigation techniques to reduce or eliminate identified impacts to the residential environment. Impacts such as, but not limited to, light/glare, noise and traffic shall be considered.

In development of the site plan, consideration shall be given to how the layout fits into the neighborhood and how it may become a desirable focus point for neighborhood services and pedestrian activities.

Architectural design shall consider compatibility with the neighborhood character and style with special emphasis for pedestrians.

Special techniques shall be considered to adequately address impacts, such as security and automobile light and noise issues through such techniques as landscaping, buffering and other measures.

14.23.084 Public transportation and pedestrian circulation design requirements for commercial development.

A. Site Access.

1. Projects should maximize public transportation access for buses and ride share vehicles by providing for their physical requirements. Projects also need to provide the necessary physical environment for those who use public transportation. To meet this intent, the following criteria should be met:
 - a. Public transportation vehicles need to be accommodated on the road network to service the development.
 - b. Roads need to accommodate heavyweight and large vehicle requirements.
 - c. Public transportation facilities, such as bus pullouts, should be considered in the initial design.
 - d. Streets adjacent to a development shall have sidewalks and other pedestrian facilities, such as bus shelters. Pedestrians shall be provided with convenient and safe access between a transit or bus area and entrance to a building or cluster of buildings.

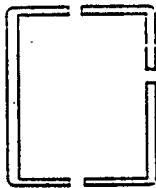
B. Building location. To locate buildings in a manner that helps create a public transportation compatible development. In mixed use and commercial zones with a pedestrian emphasis the following criteria shall be met. In other commercial zones the following criteria is recommended where feasible:

1. Buildings shall be located as close as possible to streets with transit facilities or to internal transit stops.
2. Buildings shall be clustered around a central pedestrian space.
3. In a building cluster, an identifiable and dominant entrance to the cluster shall be provided that is clearly visible from the nearest transit facility. Within clusters, each building's entrance shall face the other entrances or shall be in close proximity so that the clear pedestrian destination can be identified.

C. Parking design and public transportation. Placement of parking is the key ingredient for successful pedestrian and public transportation circulation. To create developments that

are less reliant on autos and encourage the use of public transportation and pedestrian access, all the following criteria shall be considered in design of all commercial projects:

1. Intercity Transit shall be consulted to develop transit ridership marketing programs for the development.
2. Preferential parking close to building entrances for ride-share vehicles should be provided.
3. Parking shall be designed substantially similar to the following design types:
 - a. Legend. The diagrams here illustrate parking location and design ideas that can help make an area more transit and pedestrian-friendly. The diagrams are intended only to show conceptually how buildings and parking lots might be arranged to make streets more inviting to pedestrians and to keep parking from becoming a barrier between buildings, sidewalks and bus stops. The diagrams are not to scale.



Sidewalks



Building



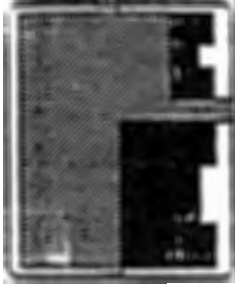
Parking area to include landscaping islands

b. Parking Location and Design

- 1) Zones with pedestrian emphasis. Whenever pedestrian friendly site design is desirable, parking arrangements behind buildings, interior block or pocket park arrangements should be provided. In the neighborhood commercial zone and mixed use corridors where pedestrian friendly design is the major emphasis these arrangements are required.

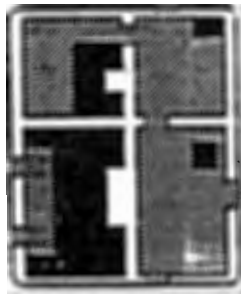
In automobile-oriented zones such as some Central Business District zones or the general commercial zone, other arrangements more friendly to commuters is permitted. In such situations, shared parking is encouraged and extensive landscaping throughout the parking lot is required in concert with highly visible pedestrian access. Landscaping of pedestrian access should minimize conflict between autos and pedestrians, create pedestrian intersections between adjacent uses and beautify the site.

Parking behind buildings



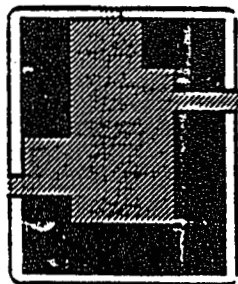
Placing parking behind buildings brings entrances closer to sidewalks and bus stops and creates a more pleasant walking environment. With short setbacks, the street also appears more narrow to the auto driver, which can tend to lower driving speeds.

Walkways through parking lots

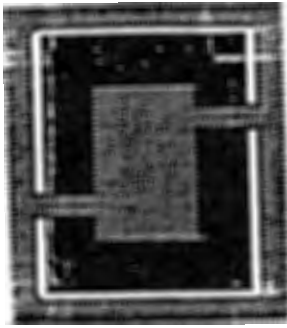


When buildings are set back behind a parking lot, the site can be made accessible to pedestrians by raised walkways that connect perimeter sidewalks to building entrances. If the site is larger than a city block (250 feet or so long), the walkways should traverse the site, providing a short-cut across it.

Parking interior to block

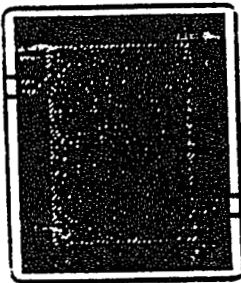


A common arrangement in pedestrian-friendly cities is placement of surface parking interior to the lot, leaving the buildings to front on the sidewalk. This is most common in secure developments, such as a single apartment or office block.



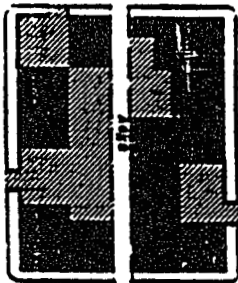
Parking on street

Allowing parking on the street reduces the need for spaces in parking lots. On-street parking also acts as a buffer between the sidewalk and auto traffic. This arrangement is favored wherever rights-of-way widths provide room for on-street parking.



Parking within or beneath buildings

Where land prices and density make it economically feasible, placing parking within or beneath buildings allows a compact, pedestrian-scaled pattern of development. This arrangement is probably not economical in Lacey at the time of this writing but may be in the future over the long term.



"Pocket" lots

Breaking up parking lots into small "pocket lots" tucked in strategic locations can eliminate the larger lots that act as barriers to walking. This works especially well when alleys are used for access and parking space is supplemented by on-street parking.



The parking block

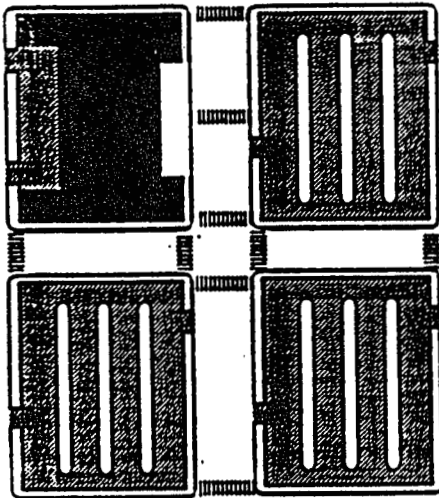
When large parking lots (200+ feet on a side) are necessary, a pedestrian-scaled walkway grid can be preserved by breaking the parking area into smaller blocks, complete with sidewalks, street trees and other landscaping enhancing pedestrian corridors. These parking blocks are an alternative to large lots that act as barriers to pedestrians. It may be possible to later infill some of these blocks with new buildings.



The parking garage

A parking garage or structure can provide a great deal of space, freeing land for buildings and parks. This arrangement is not expected to be economical in Lacey at this time. However, as higher density development occurs in Lacey, land prices may make it economically attractive over the long term.

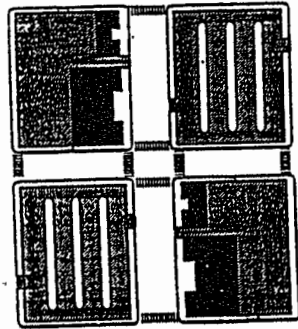
- 2) **Combinations of Parking Arrangements.** The following examples show possible combinations of parking arrangements that can help make development more friendly for transit and pedestrians.



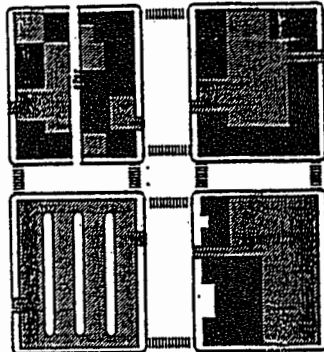
Parking Block Example

When a building such as a supermarket or discount store needs a large parking area, parking blocks with sidewalks and street trees create a pedestrian-scaled grid of walkways. A pedestrian-scaled block is generally about 200 feet long.

Combination of Parking Block and Behind Buildings

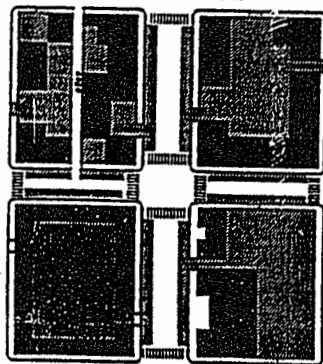


In this example, parking behind buildings allows the buildings to front on a single street where a bus might be routed. If more parking is necessary, placing it in parking blocks can help preserve the pedestrian connections through the site.



Combination of Pocket Lots/Interior Block, Parking Block and Behind Building

Pocket lots and parking interior to block begin to form a more urban pattern where buildings take prominence over parking in the landscape. If more parking is needed, a parking block or parking behind building provides the space without disrupting the pedestrian-scaled grid.



Full Combination

Pocket lots, parking interior to block, parking beneath building, parking behind building, and parking on street can combine to create a truly urban, pedestrian-friendly streetscape with ample space for automobiles.

Where parking lots are in front of structures, special attention shall always be given to pedestrian walkways to the structure; see requirements for pedestrian circulation subsection E below.

5. Bus stops and passenger drop-offs should be located at the major entrances to

buildings when feasible rather than across the parking lot.

6. Site design needs to balance the location of parking with pedestrian and transit access and circulation. Parking lots shall provide clear, direct pathways for safe, easy pedestrian movement.

D. Internal Circulation for commercial developments. Successful internal circulation requires that pedestrian and public transportation be designed together as compatible integrated circulation systems. To promote an integrated circulation system, the following criteria shall be met:

1. Where requested by Intercity Transit and the city, the internal road improvements shall be designed to handle transportation vehicles. Roads shall be able to accommodate large, heavyweight buses and have places for stopping for brief periods. Standards for transit-compatible road design shall be those approved by the City.
2. For large developments to be served by Intercity Transit, direct streets should be designed through a development. Consultation with Intercity Transit shall be required to consider bus bypasses through bottlenecks such as congested intersections and parking lots.
3. Transit use shall be designed so transit can serve the main entrances of buildings. On site, transit shall serve the main entrances of buildings and main entrances to clusters of buildings.
4. When requested by Intercity Transit and the city and when traffic volumes warrant such facilities, exclusive bus lanes, entrances and exits should be provided.

E. Pedestrian circulation. It is expected that people will walk 500 to 1000 feet to a bus stop. This distance should be measured using the actual walking route. Walkways need to be built according to the following criteria:

1. Walkways should be located so the pedestrian has a short distance to walk between the transit facility or street with a transit stop and entrance to the building. Visual as well as physical pathways to streets with transit facilities need to be provided. Transit centers or bus stops need to be integrated with other pedestrian areas and corridors.
2. Buildings on site shall be connected to abutting land use with walkways. To stimulate walking, all buildings within a development shall be connected by paved walkways, not only to each other, but also to adjoining buildings, particularly in mixed use developments.

3. Roads and parking areas shall be separated from pedestrian pathways by grade or other devices. Pedestrian and auto conflict shall be minimized by consolidating driveways, creating safe pedestrian crossings, and providing continuous sidewalks and curbs. Adequate width pathways and transit facilities available from buildings shall be provided for pedestrian security.
4. Walkways must meet all state and local barrier free design standards.
5. Every parking lot should have a minimum of one pedestrian lane. Additional pedestrian lanes should be provided at a ratio of one for every four parking rows or approximately one hundred forty feet of parking lot width, whichever is greater. Pedestrian lanes shall be designed and located to accommodate the greatest number of parking stalls and pedestrian interconnections possible while providing the most convenient pedestrian situation. The pedestrian lane shall be a minimum of six feet wide, paved and have a minimum of four feet of type II or III landscaping on each side. The landscaping shall be protected and separated from the parking area by wheel stops or other features such as curbs or two man rocks; wheel stops shall be located a minimum six feet from the edge of the pedestrian walk. To reduce impervious surfacing, paving does not need to extend beyond the wheel stop and the applicant may opt to grass the additional two feet of parking area for additional credit on drainage treatment requirements. Curb cuts or wheel stop breaks and clearly marked pedestrian area for pedestrian access shall be provided adjacent to each landscape island along the pedestrian path. Striping, different textured surfacing, pedestrian markers or other design features shall be placed across automobile access lanes from pedestrian lanes and bus stops to provide clear, convenient and safe pedestrian movements throughout the parking lot.

F. Pedestrian and transit facilities. Designing quality into the walk to and the wait at a transit facility is as important for design consideration as is the provision of walkways and bus stops. People will walk farther in a quality pedestrian environment. The Northwest weather can also have a marked effect on the extent people will use public transit and must be considered in designs. The following criteria shall be followed in design of pedestrian walkways:

1. All walkways shall be paved and lighted. Paving materials should be safe under wet weather conditions. Walkways shall be enhanced with screening from parking lot sand by landscaping as required in Chapter 16.80. For pedestrian safety, landscaping must not interfere with visibility. A Type 3 or Type 2 landscaping shall be utilized. Landscaping shall be an integral part of early design plans. Walkways should be designed to capture landmarks and views where available.
2. The size of facilities shall be scaled to correspond to pedestrian volumes. A 10-

foot minimum width sidewalk shall be provided adjacent to a transit stop. The minimum width of a pedestrian walkway shall be six feet. An increased width for the transit area or pedestrian walkway may be required if the number of users warrants additional circulation space. Pedestrian facilities such as lighting, signs, benches, and trash cans shall be provided as the volume and need requires.

3. The pedestrians should be sheltered from the weather. Covered colonnaded walkways, arcades or canopied tree-lined pedestrian paths should be provided.

G. Transit facilities. Special attention needs to be given to pedestrian facilities near bus stops and transit centers. All transit facilities considered for a site must be developed with and approved by Intercity Transit. The following criteria will be required to make transit stops work effectively:

1. Shelters shall be provided to protect patrons from the weather. The design shall be as specified in Section 4G.060 of the Lacey Development Guidelines. Design should provide shelter while remaining safe, easy to maintain, and relatively vandal proof.
2. Bus stops shall be considered as a significant destination and an important part of design of all development. Transit facilities may be combined with a shared plaza placed between neighboring buildings or at the main entrance to a development.
3. Separate waiting places shall be provided for transit patrons as part of the walking path to improve pedestrian circulation.
4. Pedestrian facilities shall be provided at transit stops. All facilities must be approved by the local Intercity Transit and the city's department of community development. The following types of facilities should be provided: benches with back rests, attractive well-maintained landscaping, trash containers with lids, walkway lighting between transit stops and buildings and at transit waiting areas, community information displays and guides.

14.23.086 Design requirements for zones with pedestrian emphasis and key multimodal corridors and intersections. A major emphasis of the comprehensive plan is to create more opportunities for pedestrians and multimodal transportation. Key multimodal corridors and intersections designated in the comprehensive plan and zoning map will be the heart of the City's circulation system. If the City's goals of a more pedestrian-friendly city are to be realized, these multimodal corridors and intersections and surrounding road networks must develop with amenities and designs that will entice pedestrians, bicyclists and transit riders.

- A. Applicability. Standards apply to all zones with pedestrian emphasis and standards for circulation and design for multimodal corridors and key pedestrian intersections apply to all zones along such corridors and at key pedestrian intersections. Provided multifamily

condominium and townhouse development with less than 5 units and all single family short plats and permits for individual single family detached homes and accessory uses shall be exempt.

B. General Requirements

1. Increase pedestrian amenities and function along key multimodal corridors, at intersections, and in pedestrian-oriented zones.
2. Provide a network of comfortable and interesting pedestrian streets which link residential areas with commercial zones throughout the growth area.
3. Reduce dependence on the automobile in zones with pedestrian emphasis by providing increased emphasis on other modes of transportation, such as walking, bicycling and transit through the provision of pedestrian-oriented, multimodal streets.
4. Provide a high quality, compact pedestrian-oriented street environment that is easily and pleasantly traversed on foot.
5. Increase architectural continuity and compatibility within and between zones.
6. Encourage business and pedestrian areas and spaces that are active throughout the day and evening.
7. Improve sidewalk and building integration, which increases human comfort and activity.
8. Incorporate "human-scaled" elements into building design.
9. Provide direct visual contact between activities occurring inside buildings and the street environment.

C. Specific Pedestrian Requirements

1. **Reduced Setbacks.** Encourage placement of building walls so that they enclose and define the street space. The location, height, and massing of walls should provide human-scaled street enclosure and building edge continuity on pedestrian-oriented streets (multimodal corridors). To provide a more continuous building edge, buildings should be placed forward on lots adjacent to designated multimodal corridors. Street wall location adjacent to the sidewalk should bring building activities into physical and visual contact with the sidewalk environment and increase the liveliness of the street.

- a. Key commercial designations with pedestrian emphasis (neighborhood commercial and mixed use corridors) have maximum front yard setbacks of 15 feet and allow 0 feet. Several central business district zones encourage minimum setbacks. Residential zones allowing moderate to high densities also provide for reduced setbacks.
 - b. Exceptions to Reduced Setbacks. The street wall may be set back to provide transition to residential neighborhoods, to provide more separation of public and private space in residential development, to meet centerline setback requirements, for building entrances, for pedestrian plazas, and to allow existing setback buildings as conforming uses.
 - 1) Building Entrances Allowance. Large entryways which are integral to a building design may be set back more than 15 feet.
 - 2) Pedestrian Plazas
2. Pedestrian Plazas. Pedestrian plazas are intended to be open to the public (but are not required to be). They are spaces which people will use along intensively developed streets (multimodal corridors) and in some commercial and all mixed use corridors. Facilities and buildings can be grouped around small pedestrian plazas to create places where people may congregate.

All commercial subdivisions or binding site plans in mixed use zones or zones with pedestrian emphasis are expected to provide plazas unless the City determines the provision of such is not consistent with the intent of this chapter due to special circumstances of the site or project. Commercial or multifamily building projects in the mixed moderate or high density corridors may provide plazas to obtain bonus building or development coverage. Pedestrian plaza designs must meet the following criteria:

- a. Size and dimension. The maximum pedestrian plaza dimension shall normally be sixty (60) feet across. See Figure 1.
- b. Access. The surface of all pedestrian plazas must be visually and physically accessible from the public right-of-way. Allowances may be made for sites with steep topography.
- c. Surface. Paved walking surfaces must be provided.
- d. Landscaping.
 - 1) At least ten (10) percent of the plaza area must be landscaped with living plants.

- 2) The landscaping must be planted and maintained according to Chapter 16.80.
 - 3) Landscaping shall not block visual access to the pedestrian plaza.
- e. Seating.
- 1) Seating shall be provided in all pedestrian plazas.
 - 2) Tops of walls and steps may be considered seating if designed to accommodate this function.
- f. Exposure to sunlight.
- 1) Southern locations are encouraged to allow direct sunlight to enter the space and strike the plaza floor.
 - 2) Pedestrian plazas shall be designed to allow some direct sunlight to enter the plaza.
 - 3) Pedestrian plaza landscaping shall be designed in a manner that does not block the entrance of direct sunlight.

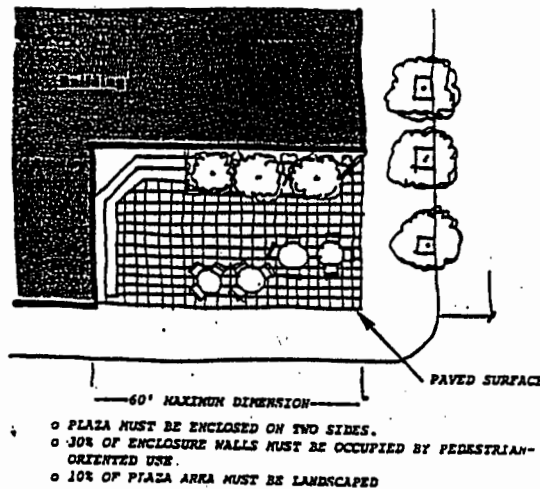


Figure 1. Pedestrian Plaza

- g. Plaza edges.
- 1) Plaza enclosure. All pedestrian plazas must be enclosed on at least

two sides by a structure or by landscaping which creates a wall-like effect.

2) Prohibited Edge Conditions.

- a) unscreened parking lots, chain link fences and other inhibiting conditions are prohibited adjacent to pedestrian plazas.
- b) Blank walls in pedestrian plazas are subject to the blank wall limitation standards of subsection 4 below.

h. Uses in pedestrian plazas.

- 1) Permitted uses: playground equipment, fountains, waterfalls, pools, sculptures, works of art, arbors, trellises, benches, trees, planting beds, trash receptacles, drinking fountains, bicycle racks, open air cafes, kiosks, vending carts, outdoor furniture, lighting, flagpoles, public telephones, temporary exhibits, canopies, awnings, and similar uses which encourage pedestrian use of these spaces.
- 2) Allowed motor vehicle use. Motor vehicle use of pedestrian plazas for passenger drop off and pick up at plaza edge. All other loading or motor vehicle access is prohibited.

i. Exceptions. The site plan review committee may grant exceptions to the Pedestrian Plaza Standards if the proposed design meets the intent of this Chapter.

3. Awnings, Marquees and Arcades. Continuous canopies, awnings, marquees, and arcades keep pedestrians out of the rain and contribute to overall integration of individual buildings within the streetscape. This pedestrian weather protection also helps define the pedestrian zone on the sidewalk.

a. Requirements.

- 1) All commercial uses in zones with pedestrian emphasis should provide some weather protection for their patrons.
- 2) Awnings, marquees, and arcades must meet Uniform Building Code requirements.
- 3) Awnings, marquees, and arcades are encouraged along the street

wall, or that portion of the street wall that abuts or is parallel to the sidewalk. The maximum depth (projection from street wall) is regulated in the applicable section of the Uniform Building Code.

- 4) The lower edge of all awnings, marquees, and arcades must be between the heights of eight (8) and twelve (12) feet above finished grade. Every attempt should be made to make awnings of like heights on a given block.
- 5) Canopies, awnings, marquees and arcades may project into the public right-of-way with approval of the site plan review committee.

4. Blank Wall Limitation. A successful pedestrian environment should provide varied, pedestrian-friendly building facades and sidewalk activities. Blank walls and dull building facades can degrade a pedestrian streetscape and the business environment as they deaden the surrounding space and break the continuity of the building edge. Therefore, the construction of blank walls should be limited to prevent the disruption of existing building patterns and to avoid an uninviting street environment. The regulations in this section are intended to reduce blank wall impacts on the pedestrian and business environment.

a. Blank Wall Limitation Requirements.

- 1) All commercial ground level walls within 50 feet of public right-of-way should feature pedestrian-friendly facades. 60% of the street wall facade within 50 feet of the public right-of-way are regulated between 2 and 8 feet in height. (See Figure 2) This dimension applies to all options for blank wall treatments (transparent windows, art and architectural treatment, and trellis and planting techniques). Pedestrian-friendly facades shall consist of one or more of the following characteristics:

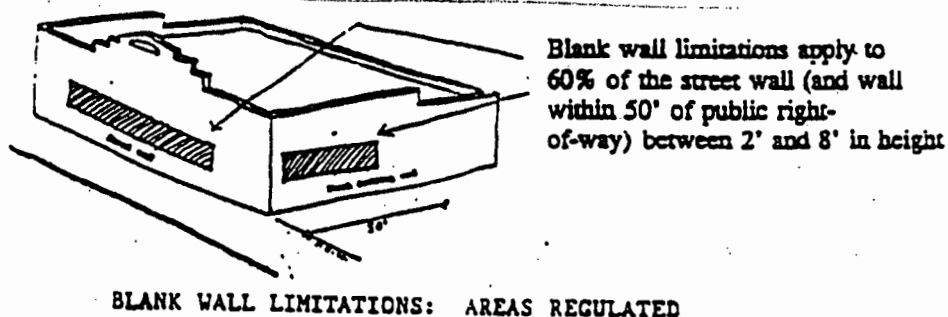


Figure 2

- 2) Transparent window area or display windows which provide visibility into building interiors.
 - 3) Sculpture, mosaic, glass block opaque art glass, as relief artwork, or similar features of visual interest which are incorporated into the street wall or blank building wall. Structural architectural elements may be acceptable if the design meets the intent of this Section.
 - 4) Installation of a permanent vertical trellis in front of the wall with climbing plants or plant materials.
 - 5) Pedestrian plazas may meet this requirement if the design complies with the intent of this Section.
 - 6) Display windows may be used to meet this requirement.
 - 7) Any combination of the above techniques that meet the intent of this section.
- b. Retaining walls. Retaining walls on pedestrian streets are considered blank walls and are subject to the regulations in this Section. Retaining wall treatment may include a stone wall. Blank concrete is prohibited.
 - c. Exceptions. Where this Section is in conflict with the Uniform Fire Code, the Uniform Fire Code shall govern.
5. Primary Building Entrance. Primary building entrances are required on the street or pedestrian and transit access from street to allow people to arrive by foot, by transit, or by other means (in addition to the car), and to increase pedestrian and street activity. Building entrances should meet the following minimum requirements:
- a. The primary entrance to all buildings should face the street or central pedestrian plaza.
 - b. All primary building entrances should be clearly visible from the sidewalk or pedestrian plaza.
 - c. Direct access should be provided either
 - 1) from the sidewalk if the building facade is adjacent to the sidewalk, or

- 2) from a pedestrian plaza if the building facade is not directly adjacent to the sidewalk.

D. Circulation and design for multimodal corridors and key pedestrian intersections.

1. Multimodal corridors and key pedestrian intersections are intended to provide a focus for multimodal activity in each neighborhood. The corridor should provide an area of convergence for the pedestrian sidewalk network that interconnects all dwelling units with other units, non-residential uses, common open space, bus stops and sensitive area tracts. Mid-block crossings shall be utilized where necessary to promote more efficient or strategic interconnections with pedestrian corridors or trail systems. Sidewalk systems shall be separate and distinct from motor vehicle circulation to the greatest extent possible, provide a pleasant route for users, promote enjoyment of the development, and encourage incidental social interaction among pedestrians. Sidewalks shall be of barrier-free design.

The pedestrian circulation system shall include gathering/sitting areas and provide benches, landscaping, and other street furniture where appropriate. Sidewalks along the corridors and at key intersections shall promote pedestrian activity.

2. Sidewalks shall be a minimum of 5 feet in width, expanding to 6 feet or more along major pedestrian routes; sidewalks in commercial areas shall normally be 10 to 15 feet in width depending upon location of major pedestrian routes and significance of the sidewalk considering pedestrian use.

Standard material for sidewalk construction is acceptable, provided however, key pedestrian intersections shall use special materials. See Section 5 below.

3. Bikeways shall be provided to link key components of each neighborhood with the corridor. Bikeways do not have to be marked on local residential streets with low average daily traffic. Bikeways are required on portions of multimodal corridor designations, collectors and arterials. Bikeways shall be a minimum of 6 feet wide and may use asphalt paving or other approved surface. Bike racks shall be provided at strategic destination locations along the corridors such as commercial areas, open spaces and other neighborhood focus points.

4. Key pedestrian intersections should be located at the focal point of neighborhoods. All key pedestrian intersections should have street furniture as well as other significant pedestrian areas along the corridor.

Elements of street furniture, such as benches, waste containers, drinking fountains, planters, phone booth, bus shelters, bicycle racks, and bollards should be carefully selected to ensure compatibility with the architecture of surrounding buildings, the character of the area, and with other elements of street furniture.

Consistency in the selection and location of the various elements of street furniture is critical for maximum effect and functional usage. Street furniture shall meet all city guidelines for strength, durability, maintenance and safety.

5. At key pedestrian intersections and other areas of special significance to pedestrians along corridors, sidewalks should be constructed of brick, colored/textured concrete pavers, concrete containing accents of brick, or some combination thereof that is compatible with the style, materials, colors and details of the surrounding buildings and neighborhood. The functional, visual, and tactile properties of the paving materials shall be appropriate to the proposed functions of pedestrian circulation in the immediate area. Such techniques are also recommended for public or semi-public plazas, courtyards, or open spaces along the corridor.
6. Bus stops shall be located along collectors and arterials on the corridor in consultation with Intercity Transit and North Thurston School District and shall be integrated as part of the pedestrian network. Bus stops may also be provided along strategic sections of local access streets if the City of Lacey, North Thurston School District and Intercity Transit determine such location will provide the most convenient coverage for residents. Locations for bus stops shall be designed to make transit services accessible to all residents of the neighborhood.
7. Transit passenger pads and shelters may be provided at focal points in the neighborhood along corridors, such as commercial areas and key pedestrian intersections, if deemed necessary by the City in consultation with Intercity Transit and North Thurston School District. Design and size of shelters and pads will be determined in consultation with Intercity Transit.
8. Every effort shall be made to ensure that bus stops are illuminated at night to enhance passengers' safety and sense of security.
9. Decorative human scale lighting is recommended on all local access streets, pedestrian walkways, sidewalks, courtyards, community greens and internal open spaces along corridors at intervals adequate to provide pedestrians with safe and comfortable lighting. Light poles may use a staggered pattern when measured and spaced using both sides of the street. Lighting fixtures and poles shall generally be between 12-24 feet in height and constructed from steel, cast iron, or aluminum, with poles and fixtures complementing the human scale and architectural character of the neighborhood.
10. Street lights should be decorative and blend with the architectural style of the plat or development project. (See Design Vocabulary.)

Section 6. Section 15.08.020 of the Lacey Municipal Code is hereby amended to read as follows:

15.08.020 Definitions.

- A. "Access panhandle" means a strip of land having a width narrower than that of the lot, tract or parcel to be served thereby and designed for the purpose of providing access to lot, tract or parcel being less in width than the minimum lot width allowed under the applicable zoning.
- B. "Alley" means a passage or way, having a width of not more than twenty feet, nor less than ten feet, which affords a secondary access to abutting property and is not intended for primary access from a dedicated street, and is not intended for general traffic circulation.
- C. "Auditor" means the auditor of Thurston County, Washington.
- D. "Block" means a group of lots, tracts or parcels within well defined and fixed boundaries.
- E. "Buildable lot" means a lot meeting all of the requirements of size, shape, frontage, sanitation, etc., contained in this title and other ordinances of the city, for any specific type of development.
- F. "Building line" means a line on a plat indicating the limit beyond which any portion of a building, structure, septic tank, etc., may not be placed. This may be applied by the subdivider or required by the hearings examiner when certain conditions exist which make special setbacks necessary.
- G. "Building site" means a parcel of land occupied or intended to be occupied by one main building and its accessory buildings, together with all of the required yards and open space and setbacks.
- H. "City" means the city of Lacey, Washington.
- I. City Officials. The word "council" means the Lacey city council. The word "planner" means the Lacey planning department. The word "city engineer" means the engineer or director of public works of the city. "Health officer" means health officer of the Thurston County health department.
- J. ~~"Development plan"~~ "Comprehensive Plan" means a plan adopted by the city council as a guide to the growth and improvement of the city, including modifications or refinements which may be made from time to time.
- K. "County" means the county of Thurston, state of Washington.
- L. "Cul-de-sac" (dead-end street) means a street, closed at one end by an area of sufficient size for turning vehicles around.
- M. "Declaration of short subdivision" is a document signed by all persons having any real interest in the land being subdivided and acknowledged before a notary that

they signed the same as their free act and deed. The declaration shall as a minimum contain the elements of:

1. A legal description of the tract being divided;
 2. A survey map;
 3. Any restrictive covenants;
 4. A statement by the signatory that he is in fact the owner of the property being subdivided;
 5. An agreement by the signatory to indemnify the city for all costs or damages including attorney's fees incurred by or charged against the city as a result of the signatory not being the owner of the property being subdivided;
 6. A statement by the owner that the short subdivision is made with his free consent; and
 7. A title report or plat certificate.
- N. "Dedication" means the deliberate appropriation of land by an owner for any general and public uses, reserving to the owner no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat or short plat showing the dedication thereon; and, the acceptance by the public shall be evidenced by the approval of such plat for filing by the appropriate governmental unit.
- O. "Easement" means a right granted by a property owner to specifically named parties or to the general public for the use of certain areas or strips of land for particular purposes. Where appropriate to the context, "easement" may also refer to the land covered by the grant. This may include pedestrian paths, bicycle paths, utility easements, drainage, open space, etc.
- P. "Final approval" means the final official action taken by the city council on the proposed plat, subdivision, or dedication or portion thereof as previously received preliminary approval.
- Q. "Final plat" means the final drawing of the subdivision and the dedication prepared for filing for record with the auditor and containing all elements and requirements set forth in RCW Chapter 58.17 and in this title adopted pursuant thereto.
- R. "Flooding" means the inundation of an area of land that is not usually under water.
- S. "Lot" means a fractional part of divided land having fixed boundaries, being of sufficient area and dimensions to meet minimum zoning requirements for width and area. The term shall include tracts or parcels. The term shall not include land divided for purposes of financing or taxation.

- T. "Owner" means the owner of record, as determined by the records of the auditor, provided that the owner under a real estate contract is the purchaser-vendee and the owner of mortgaged property is the mortgagor.
- U. "Person" means every natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government, or any other group or combination acting as a unit.
- V. "Plat" means a map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys or other divisions or dedications.
- W. "Preliminary approval" means the official action approving a proposed division of land when provision of improvements or fulfillment of conditions are to occur prior to final approval. The applicant shall be entitled to final approval when the conditions are met or improvements are provided.
- X. "Preliminary plat" means a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks and other elements of a subdivision consistent with the requirements of this title. The preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision.
- Y. "Reserve strip" means a parcel of ground located usually at the edge of a subdivision for the purpose of restricting access from the end or side of a street.
- Z. "Right-of-way" means the area between boundary lines of a street, alley or easement.
- AA. "Roadway" means that portion of a right-of-way that is improved and maintained for vehicular and/or pedestrian traffic.
- BB. "Short plat" means the map or representation of a short subdivision containing all of the pertinent information as required by this title.
- CC. "Short subdivision" means every division or resubdivision of contiguous land into ~~four~~ nine or less lots, tracts, parcels, sites, or subdivisions for the purpose of transfer of ownership, sale, or lease.
- DD. "Street" means a right-of-way which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare except an alley. A right-of-way twenty feet or less shall not be recognized as a street.
1. Collector. Collector streets provide for movement within the smaller areas, which are often definable neighborhoods, and may be bounded by higher class arterials. Collector streets serve very little "through" traffic, but serve a high proportion of local traffic requiring direct access to abutting land uses.
 2. "Interstate and primary arterial" means arterial highways having only limited access. They may or may not be divided. Traffic moves at a high rate of speed with as little interference as possible.

3. Local Streets. These provide direct access to properties.
 4. Major Arterial. Major arterials provide for movement across and between large subparts of an urban region and serve predominantly "through" trips with minimum direct service to abutting land uses.
 5. Secondary Arterial. Secondary arterials provide for movement within the large subparts and may also serve "through traffic" but provide more direct service to abutting land uses than do major arterials.
- EE. "Subdivider" means a person who undertakes the subdividing of a parcel of land, also referred to as the applicant.
- FF. "Subdivision" means the division or resubdivision of land into ~~five~~ ten (10) or more lots, tracts, parcels, sites or divisions, whether immediate or future, for the purpose of sale, lease or transfer of ownership. The division of land shall be accumulative over any period of time. This definition applies whether or not there is a dedication involved.
- GG. "Treasurer" means the treasurer of Thurston County, Washington.
- HH. "Utilities easements" means rights-of-way which may be used by public utilities, including, but not limited to, electricity, water, natural gas, sewer, telephone and television cable, for the construction, operation, maintenance, alteration and repair of their respective facilities.

Section 7. Sections 15.10.010, 15.10.020, 15.10.030, 15.10.040 and

15.10.050 of the Lacey Municipal Code are hereby amended to read as follows:

15.10.010 General Standards

- A. The design and development of a subdivision shall conform with the Lacey ~~development~~ comprehensive plan, zoning ordinance and other regulations and resolutions adopted by the city council.
- B. The design and development of subdivisions shall, insofar as it is possible, preserve or enhance the natural terrain, natural drainage, trees and other natural vegetation.

15.10.020 Streets.

A. Streets shall meet City Development Guidelines and public works standards.

B. A modified grid pattern with alleys is encouraged.

~~A-C.~~ The alignment of major streets shall conform as nearly as possible with that shown on the ~~development~~ comprehensive plan ~~of the city.~~

~~B-D.~~ The layout of streets shall provide for the continuation of principal streets existing in adjoining subdivision or of their proper projection when adjoining

property is not subdivided. The layout shall also provide for future projection of streets into areas which presently are not subdivided.

- Ⓔ E. Collector and local streets which serve primarily to provide access to abutting property only shall be designed to discourage through traffic. A full range of traffic calming techniques may be employed.
- Ⓕ F. Residential streets designed to have one end permanently closed or in the form of a cul-de-sac are discouraged. Pedestrian paths to adjoining streets may be required to provide adequate connectivity. ~~shall be provided at the closed end with a turn around having a minimum right of way radius, of not less than fifty feet, or with "Y" or "T" permitting comparable ease of turning.~~
- Ⓖ G. Connecting street centerlines deflecting from each other at any one point more than ten degrees shall be connected by a curve of at least one hundred feet radius for minor streets and at least three hundred feet radius for major streets. A tangent at least one hundred feet long shall be introduced between curves on arterial streets.
- Ⓕ H. Street intersections shall be as nearly at right angles as is practicable. When the most feasible plan entails an intersection angle that deviates more than fifteen degrees from a right angle, curves of suitable radius and lengths shall be provided.
- Ⓖ I. Street jogs with centerline off-sets of less than one hundred twenty-five feet shall be avoided.
- Ⓕ J. Centerline off-sets on opposite sides of arterial streets shall not be located between thirty feet and two hundred feet of each other unless specific design and construction provisions are made to the satisfaction of the director of public works.
- Ⓕ K. Streets shall conform as much as possible to the natural contour. However, in any case, the grades shall not be less than one-half percent on any street and not more than nine percent for arterial streets or twelve percent for collectors or fifteen percent for local access roads.
- Ⓕ L. A street lying along the boundary of a subdivision may be dedicated one-half the required width if it is practical to acquire the dedication of the other half when the adjoining property is subdivided; and, whenever there exists a dedicated half-street of an adjoining plat, the other half shall be dedicated on the proposed plat to make the street complete.
- Ⓕ M. Where a subdivision abuts or contains an existing or proposed arterial or collector street, the subdivision may be required to provide marginal access streets, reserve frontage with a reservation prohibiting access along the rear property line, screen planting, or such other treatment as may be necessary for protection of residential properties and to afford separation of through and local traffic.
- Ⓕ N. All streets within a subdivision shall either be dedicated to the public or be private streets to be owned and maintained by an approved homeowners' property owners' association. Public and private streets shall be subject to the same design

and construction requirements of the city's Development Guidelines and Public Works standards.

15.10.030 Lots.

- A. Lot size, width, shape and orientation shall be appropriate for the location and contemplated use of the subdivision. Each lot shall contain a satisfactory building site and shall conform to zoning code and ~~development~~ comprehensive plan.
- B. Each lot shall be provided with satisfactory access by means of a public street connecting to an existing public highway or by some other legally sufficient right-of-access which is permanent and inseparable from the lot served.
- C. Lot widths and lot areas shall conform with the zoning restrictions applicable to the area within which the property is located, except that corner lots for which side yards are required shall have sufficient width to permit appropriate setback from and orientation to both streets.
- D. Side lot lines shall be substantially at right angles or radial to street lines.
- E. Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. For such lots, there shall be a reserve strip designated alongside the lot lines abutting such a traffic arterial to which there shall be no right-of-access.
- F. Rights-of-way for pedestrian walks, not less than ten feet wide, shall be required where ~~deemed essential~~ it is most convenient for pedestrians to provide circulation or access to schools, playgrounds, shopping center, ~~transportation~~ bus stops and other community facilities.

15.10.040 Blocks.

- A. Blocks shall be as long as is reasonably possible consistent with the topography and the needs for convenient access, circulation, control and safety of street traffic, and type of land use proposed, but ordinarily, block lengths shall not exceed ~~fifteen~~ five hundred ~~(500)~~ feet or be less than ~~five~~ two hundred ~~fifty~~ (250) feet.
- B. Except for reverse frontage parcels, the width of blocks shall ordinarily be sufficient to allow for two ~~(1)~~ tiers of lots of depths consistent with the type of land use proposed and an alley, that is normally not less than two hundred ~~twenty~~ (220) feet for the sum of two ~~(2)~~ lot depths and any alley.

15.10.050 Easements.

- A. Easements for public utilities shall be provided in alleys or on front or on each side of all rear lot lines and side lot lines where necessary when alleys are not available. Such easements shall not be ~~less than five feet wide on the half width that is reserved from the rear of each of the adjacent lots~~ more than is required for normal provision of utilities and maintenance; normally 5 feet. Insofar as possible, the

easements shall be continuous and aligned from block to block within the subdivision and with adjoining subdivisions. ~~Easements for existing or future utility lines which do not lie along rear or side lot lines shall be at least ten feet wide.~~

- B. Easements for unusual facilities such as high voltage electrical lines, shall be of such widths as is adequate for the purpose, including any necessary maintenance roads.

Section 8. There is hereby added to the Lacey Municipal Code new sections 15.10.062 and 15.10.064 to read as follows:

15.10.062 Street lights. Street lights within residential subdivisions shall be of a pedestrian scale normally 12-18 feet in height. Street lights shall be of a design and shall be spaced according to the city's Development Guidelines and Public Works standards.

15.10.064 Pedestrian and Transit friendly improvements. Each residential or commercial subdivision shall meet the pedestrian design requirements for the zone in which it is located pursuant to requirements of Chapter 14.23.

Section 9. Section 15.10.070 of the Lacey Municipal Code is hereby amended to read as follows:

15.10.070 Other Standards. ~~Street light, s~~Street sign, sidewalk, curb and gutter, waterline, sewer line and storm drainage standards shall be developed as required in accordance with ~~other provisions of this code~~ the city's Development Guidelines and Public Works standards.

Section 10. Section 15.32.010 of the Lacey Municipal Code is hereby amended to read as follows:

15.32.010 Applicability. Every division of contiguous land for purpose of lease, sale or development into two (2) or more but less than ~~five~~ ten (10) lots within the incorporated area of the city shall proceed in compliance with this chapter.

Section 11. There is hereby added to the Lacey Municipal Code a new section 15.32.060 to read as follows:

15.32.060 Minimum Standards. Design standards shall be substantially the same as those for subdivisions as itemized in chapter 15.10 provided residential short plats shall have no common open space requirements.

Section 12. Sections 15.32.070, 15.32.100 and 15.32.150 of the Lacey Municipal Code are hereby amended to read as follows:

15.32.070 Application.

- A. ~~Seven~~ Twelve (12) copies of the proposed short plat shall be submitted to the planning department upon forms furnished by said body who shall affix thereto a file number and the date of receipt.
- B. The application shall contain the following information:
1. The name, address and telephone number of the subdivider;
 2. A certification showing the entire contiguous land in which there is an interest by reason of ownership, contract for purchase, earnest money or agreement, or option by any person, firm or corporation in any manner connected with the development, and the names, addresses and telephone numbers of all such persons, firms or corporations;
 3. The existing zoning classifications;
 4. The square footage computation of each lot or parcel sufficiently accurate to show that each such lot or parcel contains at least sufficient footage to meet minimum zoning and health requirements. The square footage of land contained in access panhandles shall not be included in the lot size computation;
 5. The source of water supply, if any, and, if a public system is used, the name of the supplier;
 6. The method of sewage disposal and, if sanitary sewer is used, then the name of the district having management over the system;
 7. The names and addresses of all adjacent property owners as shown on the records of the assessor.

15.32.100 Distribution.

- A. The planning department shall distribute one copy of the short plat to each of the following:
1. Thurston County health department;
 2. Public works department;
 3. Thurston County Assessor's office;
 4. Thurston County Treasurer's Office
 - ~~4-5.~~ Any other federal, state or local agencies as may be relevant;
 - ~~5-6.~~ Thurston County Fire District No. 3.
- B. The planning department shall set a date for return of findings and recommendations from each relevant agency, the date to be ten working days from the date of the application.

15.32.150 Department action.

A. The planning department shall consider and review the proposed short subdivision with regard to:

1. Its conformance to the general purposes of the ~~development~~ Comprehensive ~~p~~Plan and planning standards and specifications as adopted by the laws of the state of Washington and the city of Lacey;
2. Whether appropriate provisions are made for: drainage ways, streets, alleys, other public ways, water supplies and sanitary wastes;
3. The physical characteristics of the short subdivision site and may disapprove because of flood, inundation or swamp conditions. Construction of protective improvements as a condition of approval may be required;
4. All other relevant facts to determine whether the public use and interest will be served by the short subdivision.

B. The planning department may:

1. Approve the preliminary short plat with or without conditions; or
2. Return the short plat to the applicant for correction or for applicant's construction of improvements in a manner consistent with the department findings; or
3. Disapprove the short subdivision and the short plat thereof; or
4. Submit the proposed short plat to the hearings examiner for consideration.

Section 13. There is hereby added to the Lacey Municipal Code a new section 16.03.015 to read as follows:

16.03.015 That certain series of documents identified as Land use Element for the city of Lacey and the Lacey Urban Growth Area, Housing Element for the city of Lacey and the Lacey urban Grown Area, Transportation Element for the city of Lacey and the Lacey Urban Growth Area, Capital Facilities Element for the City of Lacey ad the Lacey urban Growth Area, Utilities Element for the city of Lacey and the Lacey Urban Growth Area and Economic Development Element for the city of Lacey together with the Comprehensive plan Downtown Element and the Northeast Area Plan all as adopted and encompassed with Resolution 744 of the city of Lacey constitutes the Lacey Comprehensive Land Use Plan and all regulatory and zoning ordinances of the City shall be construed to be consistent with said plan as adopted or hereafter amended.

Section 14. Sections 16.03.020 and 16.03.050 of the Lacey Municipal Code are hereby amended to read as follows:

16.03.020 Intent. It is the intent of this title to:

- A. Facilitate orderly growth and development of the ~~city of Lacey~~ urban growth area, consistent with the policies, goals and objectives of the Lacey Development Comprehensive Plan for the Lacey urban growth area;
- B. Protect the health and general welfare of ~~the city's~~ residents of the Lacey urban growth area;
- C. Promote sound economic development and protect property values;
- D. Preserve and protect vital aspects of the natural environment;
- E. Designate land use districts and provide for compatibility between the several districts;
- F. Provide flexible regulations and controls for the intensity and character of land use;
- G. Provide for the administration and enforcement of the regulations within the Lacey urban growth area.

16.03.050 Permitted intrusions into required yards.

- A. Cornices, eaves and other similar architectural features may project from the foundation wall into any minimum yard setback requirement a maximum distance of two and one-half feet.
- B. Open, unwallled and uncovered steps, ramps, not more than four feet in height may extend into the required front or rear yard setback requirement not more than five feet.
- C. Decks and patio covers may be permitted to encroach into all residential district rear yard setbacks, provided a minimum setback of ~~fifteen~~ five feet is retained, and provided such deck be not more than sixteen inches above existing natural grade measured at deck floor from the highest point, and provided that such patio cover is not enclosed in any manner. ~~In no case shall the deck or patio cover be constructed in a required side yard.~~ A building permit is required.
- D. Awnings and marquees may be allowed within required front yards and over sidewalks or public right-of-way in commercial and industrial zones if all the following requirements are satisfied:
 - 1. The director of the department of community development and the director of the department of public works or their designees determine that placement of the awning or marquee within the setback areas or over the public sidewalk does not impede vehicular or pedestrian traffic flow or create any other type of hazard to the public.
 - 2. The awning or marquee is specifically designed to benefit pedestrians by the providing of shelter and creating a friendlier pedestrian environment.

3. That development of an awning or marquee within the setback area or over public sidewalk is consistent with goals of the comprehensive development plan, the standards of the specific zone in which it is proposed to be located and consistent with the character of the surrounding neighborhood.
4. Uniform Building Codes and Uniform Fire Codes are satisfied for the structure and location.

Section 15. There is hereby added to the Lacey Municipal Code a new section

16.03.055 to read as follows:

16.03.055 Minimum density requirements. In some zones minimum densities are required: McAllister Springs 3-6, Low Density 3-6, Moderate Density 6-12, and High Density 6-20. This requirement takes effect when property is divided or developed with multifamily units and requires that plats, short plats, and multifamily units have a density within the range specified in the zone. However, this minimum density provision is not intended to prohibit the construction of a single family structure on an existing vacant lot. If a lot legally exists, a single family unit can be built on it whether or not the lot will conform to density requirements.

Section 16. There is hereby added to the Lacey Municipal Code a new section

16.06.055 to read as follows:

16.06.055 Accessory dwelling. "Accessory dwelling" is a separate living unit (apartment) integrated within a single family dwelling, or one located as a detached accessory dwelling located on the same lot as a single family dwelling. Accessory dwellings shall be limited to 850 square feet in floor area and, for the purposes of calculating residential density, shall not count as a dwelling unit. There shall not be more than one accessory dwelling located on a lot in addition to the single family dwelling.

Section 17. Sections 16.06.080, 16.06.100, 16.06.160 and 16.06.390 of the Lacey

Municipal Code are hereby amended to read as follows:

16.06.080 Acres or acreage, gross. "Gross acres or acreage" means the total area of a parcel of land, excluding lakes, stream beds, and wetland areas, and may be expressed in square feet or fractions of an acre.

16.06.100 Alley. "Alley" means a public or private way or easement not more than twenty feet wide permanently reserved as a secondary means of access to abutting property generally running down the middle of a block of lots not intended for general

circulation and designed to standards of an "alley" as described in the City's Development Guidelines and Public Works Standards.

16.06.160 Buffer. "Buffer" means an area of land, natural vegetation, or a structure used or created for the purpose of insulating or separating a structure or land use from other uses or structures in such manner as to reduce or mitigate ~~any~~ adverse impacts of one on the other.

16.06.390 Kennel (~~commercial~~). ~~"Kennel" means any place where more than six dogs and/or cats, or other canines or felines, beyond the age of four months, are kept. (Ord. 583 §2.09(C) (part), 1980).~~ "Kennel" means a place where adult dogs or cats are kept by persons providing facilities for breeding and the offspring thereof are sold for profit, or where such dogs or cats are received for care, training and boarding for compensation, but not including a small animal hospital, clinic or pet shop. An adult dog or cat is one of either sex, altered or unaltered, that has reached the age of six months.

Section 18. There is hereby added to the Lacey Municipal Code a new section

16.06.391 to read as follows:

16.06.391 Key multimodal corridor. "Key multimodal corridor" means streets designated as key multimodal corridors on the comprehensive land use plan map or zoning map. These corridors are intended to provide a range of options for transportation including pedestrians, bikes, transit and automobiles. Corridors are strategically located to provide an interconnected network of streets that serve and connect key areas of each neighborhood and have special design review requirements under Chapter 14.23.

Section 19. Section 6.06.400 of the Lacey Municipal Code is hereby amended to read as follows:

16.06.400 Lacey ~~development~~ comprehensive land use plan (LDP). "Lacey ~~development~~ comprehensive land use plan," means the comprehensive land use plan for the Lacey urban growth area, as adopted, and as amended from time to time.

Section 20. There is hereby added to the Lacey Municipal Code new sections 16.06.532 and 16.06.677 to read as follow:

16.06.532 Multifamily. "Multifamily" means two or more living units under the same ownership where land has not been divided, i.e., duplex, tri-plex, quadraplex and apartment units.

16.06.677 Reserve lot. "Reserve lot" means a large lot reserved in a plat or short plat for future development. The large lot is intended to be reserved for intensive development at some future date when utilities become available. The large lot may have a community drainfield system on it that serves other smaller clustered lots within the plat or short plat until such time as sewer becomes available to the area and may also be used for open space purposes until such time as it is developed.

Section 21. Section 16.06.695 of the Lacey Municipal Code is hereby amended to read as follows:

16.06.695 Solar access. "Solar access" ~~means a property owner's rights to have the sunlight shine on his/her land.~~ refers to providing an opportunity for sunlight to fall on a property.

Section 22. Sections 16.09.010 and 16.09.020 of the Lacey Municipal Code are hereby amended to read as follows:

16.09.010 Land use or zoning districts established. To carry out the purpose of this title, the city is divided into the following districts: Agricultural, McAllister Springs Geologically Sensitive Area Residential District, Low-density Residential 0-4, Low Density Residential 3-6, Moderate-density Residential 6-12, High-density Residential 6-20, Rural (one dwelling unit) Residential, Rural (two dwelling units) Residential, Mixed Use Moderate Density Corridor, Mixed Use High Density Corridor, Hawks Prairie District, Village Center, Neighborhood Commercial, Community Commercial, ~~Core Commercial~~, General Commercial, Central Business Districts 1-9, ~~Highway Commercial~~, Office Commercial, ~~Limited Business~~, ~~Neighborhood Commercial~~, Light Industrial/Commercial, Business Park, Light Industrial, Industrial, Mineral Extraction, Open Space/Institutional, Environmentally Sensitive Areas (overlay), Limited Zone (overlay), Planned Industrial Park Development (overlay).

16.09.020 Zoning map.

A. The districts are bounded as shown on a map entitled Zoning Map for the city of Lacey urban growth area, and identified by the approving signatures of the mayor,

and the city clerk, and is adopted by reference and declared to be a part of this title and shall be located on file in the office of the city clerk.

B. The zoning map shows zoning for the entire Lacey urban growth area. This area includes both incorporated and unincorporated land. The City of Lacey in adopting this zoning map adopts that portion inside the city as its city zoning. The zoning for the area outside the city in unincorporated county is adopted as extraterritorial zoning for the purpose of future annexation.

The County in adopting this map adopts that portion that is unincorporated as its zoning for the Lacey urban growth area.

B C. If changes are made on the zoning map, such changes shall be entered on the zoning map after such changes are approved by the Lacey City Council if inside the City of Lacey or after approved through a joint planning process by both the Lacey City Council and the Board of County Commissioners if the change is outside the City of Lacey. ~~within five days after amendment has been approved by the city council.~~ No amendment shall become effective until such change has been entered upon the zoning map.

Section 23. There is hereby added to the Lacey Municipal Code a new section,

16.09.060 to read as follows:

16.09.060 Interpretation of special focus points and corridors, key multimodal corridor, pedestrian wildlife corridors, key multimodal intersections, connections to regional trail system and viewpoint designations: The comprehensive plan map and zoning map designate certain focus areas and corridors for specific emphasis. The intent of these designations is expressed in the comprehensive plan and is expected to be carried out in land use decisions. Zoning map designations of these focus areas and corridors is intended to emphasize the intent without inhibiting the opportunity for the city to work with individual developers and landowners in locating such focus points or corridors at the most advantageous and practical locations. Because exact locations can often only be determined as individual properties are developed flexibility will be allowed for the city to interpret the intent to serve described functions of the focus points and corridors and determine the exact location when land use decisions are made on a site-by-site basis.

Section 24. There is hereby added to the Lacey Municipal Code a new chapter,

16.10, to read as follows:

Chapter 16.10

MCALLISTER SPRINGS GEOLOGICALLY SENSITIVE AREA RESIDENTIAL DISTRICT

Sections:

- 16.10.010 Intent
- 16.10.020 Permitted uses
- 16.10.030 Prohibited uses
- 16.10.035 Density
- 16.10.040 Environmental performance standards
- 16.10.050 Lot area
- 16.10.060 Off-street parking
- 16.10.070 Landscaping
- 16.10.080 Stormwater runoff

16.10.010 Intent. It is the intent of this chapter to:

- A. Protect the McAllister Springs Geologically Sensitive Area by provision of sewer and application of strong water quality standards for residential uses.
- B. Provide density opportunities that will make provision of sewer economically attractive and accelerate installation of sewer to this area.
- C. Enhance residential quality of the City by providing a high standard of development for single family residential development at urban densities.

16.10.020 Permitted uses.

A. Specific types permitted in the low density residential district:

- 1. Single-family structures on individual lots.
- 2. Planned residential developments as provided in Chapter 16.60;
- 3. Townhouse developments as provided in Chapter 16.61.
- 4. Condominiums provided the design requirements of Chapter 14.23 are met.
- 5. A limited percentage (up to 5% of total lots) of two and three family units provided design requirements of Chapter 14.23 are satisfied.
- 6. Housing for people with functional disabilities.

B. Other or related uses permitted:

- 1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as buildings or structures for storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or

structures designed for and related to recreational needs of the residents of a residential complex;

2. Accessory Dwelling as defined in Section 16.06.055.
3. Special and conditional uses as provided in Chapter 16.66 of this title, subject to conditional use review;
4. The keeping of common household animals or pets, provided that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
5. Family day care homes as provided in Chapter 16.65. (Ord. 931 §6, 1992; Ord. 927 §5, 1992; Ord. 769 §1 (part), 1986).
6. Home occupations - provided Health Department approves the use.
7. Agricultural uses as limited under Section 16.10.040C.

16.10.030 Prohibited uses. Uses other than those identified or described in Section 16.10.020 are prohibited. (Ord. 769 §1 (part), 1986).

16.10.035 Density. When sewer is provided, density may range from not less than three to no more than six units per acre. When sewer is not provided, a density of no greater than one unit per five acres is allowed.

16.10.040 Environmental performance standards.

- A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of a quality or quantity not normally associated with residential use.
- B. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.
- C. Agricultural uses shall be limited as follows: On lots or parcels of one acre or more, poultry and/or livestock may be kept provided that the number of head of livestock shall not exceed one for each half acre of lot area, and not more than twenty birds or fowl per acre; and further that barns or other structures for the housing or sheltering thereof be set back not less than thirty-five feet from all property lines. In addition, agricultural uses shall employ best management practices, such as may be included in a farm plan developed by the Thurston Conservation District, to prevent contamination of the McAllister Springs Geologically Sensitive Area groundwater resources.
- D. Special and conditional uses shall comply with the development standards described for such uses in Chapter 16.66.
- E. All uses shall comply with the applicable environmental performance standards of Chapter 16.57. (Ord. 769 §1 (part), 1986).

F. All subdivisions and short subdivisions shall be required to have protective covenants adopted as a condition of approval that inform future residents of proper water quality safeguards for the aquifer sensitive area considering such issues as pesticide and herbicide use, handling and disposal of petroleum wastes, etc. The covenants shall be approved by the Thurston County Environmental Health Department.

16.10.050 Lot area.

A. The size and shape of single family detached lots shall be as follows, provided they adhere to the density requirements and are located on sewer:

1. Minimum lot area, four thousand five hundred square feet where alleys are utilized; five thousand square feet where alleys are not provided.
2. Minimum lot width, forty feet where alleys are utilized, fifty feet where alleys are not provided;
3. Minimum front yard:

Ten feet with a ten foot planter strip between the street and sidewalk when alleys are provided for rear lot access. Twenty feet with a standard planter strip when alleys are not provided for rear lot access.

On flanking streets, ten feet;

4. Minimum side yards:

Minimum on one side, five feet,

Minimum total both sides, ten feet provided a zero lot line concept may be approved if the following standards are met:

- a. The site is part of a subdivision or PRD where a zero lot line concept has been approved and the site has, as part of the approval process, undergone design review.
- b. The site utilizes alleys with the majority of units using alleys for access.
- c. Reserved.

5. Minimum rear yard, ~~twenty-five~~ fifteen feet provided garages may be within three feet of the rear yard line or easement when adjacent to an alley.

B. Lots intended for attached single family development or condominiums shall be served by sewer and reviewed and approved through a subdivision, townhouse, or PRD process where the concept is identified and reviewed and approved subject to design requirements of Section ____.

C. Other lot standards for all uses on sewer:

1. Maximum building area coverage, sixty percent;
2. Maximum developmental coverage, seventy five percent;

3. Maximum height:

Main building and accessory dwelling, thirty-five feet,

Accessory building, sixteen feet;

4. Accessory buildings. All accessory buildings must comply with the building setbacks as stated in this chapter; provided, however, if the accessory building is less than one hundred twenty square feet, the following setbacks are permitted:

Front yard, same as required for main structures,

Side yard: five feet,

Rear yard, three feet. (Ord. 769 §1 (part), 1986).

D. The size and shape and restrictions for lots not on sewer shall be as follows:

1. The lots shall be clustered and located in a configuration that will provide the opportunity for future redivision and for easier servicing of sewer once sewer is provided to the site.
2. Maximum lot area shall be the minimum amount of land required for an included lot with septic tank drainfield system provided one reserve lot (a parcel reserved for future subdivision when sewer is available) is allowed with no maximum size restriction.
3. Minimum lot area 5,000 square feet,
4. Maximum density is 1 unit per 5 acres,
5. The size of lots may require a community drainfield. The community system must meet all Thurston County Health Department requirements and should be designed and installed in a way to provide the opportunity for easier conversion in the event sewer becomes available to the site at a later date,
6. Subdivisions and short subdivisions shall be approved with a condition stated both on the face of the plat or short plat and in protective covenants that once sewer becomes available to any exterior boundary of the plat or short plat sewer shall be required to be installed to serve all lots at lot owners' cost. This condition may be accomplished by waiver of LID protest performed in conjunction with final plat approval, lot sales, or issuance of building permits, whichever the City determines is most effective.

16.10.060 Off-street parking. Off-street parking shall be provided in accordance with Chapter 16.72 of this title. (Ord. 769 §1 (part), 1986).

16.10.070 Landscaping. Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community.

Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement pursuant to Chapter 14.32 the City's Tree and Vegetation Protection Ordinance. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rainwater infiltration of the soil, and may include sod, ivy, or similar vegetative materials. (Ord. 769 §1 (part), 1986).

16.10.080 Stormwater runoff. All stormwater runoff shall be retained and disposed of on site, or disposed of in a system designed for runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city and shall be subject to its review and approval, and shall, moreover, comply with Chapter 15.36 of the Lacey Municipal Code pertaining to community facilities. Stormwater generated on site shall not cause pollution to any surface or ground waters, or violate local, state, or federal standards governing the quality of such waters. Particular care in design and maintenance shall be given to proper treatment of water prior to absorption into ground water to prevent any contamination of McAllister Springs Geologically Sensitive Area groundwater resources.(Ord. 769 §1 (part), 1986).

Section 25. Sections 16.12.010 and 16.12.020 of the Lacey Municipal Code are hereby amended to read as follows:

16.12.010 Intent. It is the intent of this chapter to:

- A. Enhance the residential quality of the city by providing a high standard of development for single-family residential areas;
- B. Designate certain areas in which single-family structures on individual lots are the exclusive dominant type of dwelling unit;
- C. Guide residential development to those areas where:
 - 1. Public sewers are in place prior to residential building construction, or
 - 2. Where sewers can be extended at minimal cost to the city, or
 - 3. Where new technology in the processing of domestic sewerage makes residential development in unsewered areas environmentally acceptable;
- D. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation. (Ord. 583 §2.12(A), 1980).

16.12.020 Permitted uses.

A. Specific types permitted in the low-density residential district:

1. Single-family detached structures on individual lots ~~at approximately up to~~ up to four dwelling units per ~~net~~ acre;
2. Planned residential developments as provided in Chapter 16.60;
3. Townhouse developments as provided in Chapter 16.61;
4. Housing for people with functional disabilities.

B. Other or related uses permitted:

1. Accessory buildings or structures clearly incidental to the residential use of the lot such as storage of personal property or for the pursuit of avocational interests;
2. Agricultural uses not involving retail sales on the premises;
3. Home occupations as provided in Chapter 16.69;
4. ~~Secondary dwelling unit in single family structures:~~ Accessory Dwelling as defined in Section 16.06.055

~~A secondary dwelling unit may be created on a single family lot for the exclusive use of persons related by blood or marriage to the owner/occupant of the property. The secondary dwelling unit may consist of one or more rooms, including kitchen and cooking facilities, and may be created by conversion of, or addition to, either the main residence on the lot or legal accessory building, provided that:~~

- ~~a. Such conversion or addition shall not increase the maximum allowable building or development coverage of the lot,~~
- ~~b. Said conversion or addition shall comply with all rules and regulations of the building, plumbing, fire and other applicable codes,~~
- ~~c. A building permit and other applicable permits shall be obtained prior to construction of such conversion or addition;~~

5. Special uses as provided in Chapter 16.66 of this title, subject to site plan review;
6. The keeping of common household animals or pets is permitted provided that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
7. Family day care homes as provided in Chapter 16.65. (Ord. 931 §5, 1992; Ord. 927 §4, 1992; Ord. 691 §7, 1984; Ord. 583 §2.12(B)(1,2), 1980).

Section 26. There is hereby added to the Lacey Municipal Code a new section, 16.12.035, to read as follows:

16.12.035 Density. Densities of up to 4 units per acre are permitted.

Section 27. Section 16.12.050 of the Lacey Municipal Code is hereby amended to read as follows:

16.12.050 Lot area. The size and shape of lots shall be as follows, provided they adhere to the density requirements:

- A. Minimum lot area, ~~five~~ four thousand five hundred square feet;[†] where alleys are utilized and five thousand square feet where alleys are not provided.
- B. Minimum lot width, forty feet where alleys are utilized, fifty feet where alleys are not provided;
- C. Minimum front yard:
 - ~~On minor street, twenty five feet,~~
 - ~~On major street, thirty five feet,~~
 - Ten feet with a ten-foot planter strip between the street and sidewalk when alleys are provided for rear access. Twenty feet with a standard planter strip when alleys are not provided for rear lot access;
 - On flanking streets, ~~fifteen~~ ten feet;
- D. Minimum side yards:
 - Minimum on one side, five feet,
 - Minimum total both sides, ~~twelve~~ ten feet;
- E. Minimum rear yard, ~~twenty five feet~~ fifteen feet, provided garages may be within three feet of the rear yard line alley easement or paved surface when adjacent to an alley.;
- F. Maximum building coverage, ~~thirty~~ fifty percent;

[†]Lots not on city water and sewer are subject to health department regulations and approval, and these lot sizes may not be applicable.

G. Maximum development coverage, ~~forty-five~~ sixty-five percent;

H. Maximum height of buildings:

 Main building and accessory dwelling, thirty-five feet,

 Accessory building, sixteen feet;

I. Accessory buildings: All accessory buildings must comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is less than one hundred twenty square feet, the following setbacks are permitted:

 Front yard, ~~twenty-five~~ fifteen feet,

 Side yard:

~~One side,~~ five feet,

~~Total both sides,~~ twelve feet,

 Rear yard, ~~five~~ three feet. (Ord. 691 §8, 1984; Ord. 618 §1, 1981; Ord. 583 §2.12(C)(2)(a) , 1980).

Section 28. Sections 16.13.010, 16.13.020 and 16.13.030 of the Lacey Municipal

Code are hereby amended to read as follows:

16.13.010 Intent. It is the intent of this chapter to:

A. Enhance the residential quality of the city by providing a high standard of development for single-family residential areas of low density;

B. Designate certain areas in which single family structures on individual lots are the dominant type of dwelling unit.

C. Provide designated areas in which certain minimum and maximum densities apply to promote the efficient use of land.

D. Allow a range of low density options from three to six units per acre to provide a range of single family land use options including innovative smaller lot uses such as Z-lot concepts.

~~B-E.~~ Guide residential development to those areas where:

1. Public sewers are in place prior to residential building construction, or
2. Sewers can be extended, or
3. New technology in the processing of domestic sewerage makes residential development in unsewered areas environmentally acceptable;

~~E~~F. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation;

~~D~~G. Guide development in such a manner as to provide protection between noncompatible uses. (Ord. 769 §1 (part), 1986).

16.13.020 Permitted uses.

A. Specific types permitted in the low density residential district:

1. Single-family structures on individual lots ~~not exceeding four dwelling units per net acre;~~ with a density of not less than three nor more than six units per acre.
2. Planned residential developments ~~in which the dwelling unit density does not exceed density of this district except for the density bonus permitted in PRD developments;~~ as provided in Chapter 16.60;
3. Townhouse developments as provided in Chapter 16.61.
4. A limited percentage (up to 5% of total lots) of two and three family units provided design requirements of Section 14.23 are satisfied. Duplex and triplex units should not be placed adjacent to one another, but scattered throughout the development.

3.5. Housing for people with functional disabilities.

B. Other or related uses permitted:

1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as buildings or structures for storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the residents of a residential complex;
2. Agricultural uses not involving retail sales on the premises;
3. Home occupations as provided in Chapter 16.69 of this title;
4. Accessory Dwelling as defined in Section 16.06.055.
- 4 5. Special uses as provided in Chapter 16.66 of this title, subject to site plan review;
- 5 6. The keeping of common household animals or pets, provided that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
- 6 7. Family day care homes as provided in Chapter 16.65. (Ord. 931 §6, 1992; Ord. 927 §5, 1992; Ord. 769 §1 (part), 1986).

16.13.030 Prohibited uses.

A. Kennels are prohibited.

- B. Uses other than those identified or described in Section 16.13.020 are prohibited. (Ord. 769 §1 (part), 1986).

Section 29. There is hereby added to the Lacey Municipal Code a new section, 16.13.035, to read as follows:

16.13.035 Densities. Densities may range from not less than 3 to no more than 6 units per acre.

Section 30. Section 16.13.050 of the Lacey Municipal Code is hereby amended to read as follows:

16.13.050 Lot area.

- A. The size and shape of single family detached lots shall be as follows, provided they adhere to the density requirements:

~~A~~ 1. Minimum lot area, ~~five thousand~~ four thousand five hundred square feet;² where alleys are utilized; five thousand square feet where alleys are not provided.

~~B~~ 2. Minimum lot width, ~~fifty~~ forty feet where alleys are utilized, fifty feet where alleys are not provided;

~~C~~ 3. Minimum front yard:

~~On minor street, twenty five~~ Ten feet with a ten foot planter strip between the street and sidewalk when alleys are provided for rear lot access. Twenty feet with a standard planter strip when alleys are not provided for rear lot access.

~~On major street, thirty five feet;~~

On flanking streets, ~~fifteen~~ ten feet;

~~D~~ 4. Minimum side yards:

Minimum on one side, five feet,

Minimum total both sides, ~~twelve~~ ten feet provided a zero lot line concept may be approved if the following standards are met:

² ~~Lots not on city water and/or sewer are subject to health department regulations and approval, and these lot sizes may not be applicable.~~

a. The site is part of a subdivision or PRD where a zero lot line concept has been approved and the site has as part of the approval process undergone or will undergo design review.

b. The site utilizes alleys with the majority of units using alleys for access.

E 5. Minimum rear yard, ~~twenty-five~~ fifteen feet provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.

B. Lots intended for attached single family development shall be reviewed and approved through a subdivision, townhouse, or PRD process where the concept is identified and the project is reviewed and approved subject to design requirements of Section 14.23.080.

C. Development of lots not on sewer. Areas without sewer must be developed in a manner that maintains long term potential to achieve minimum required densities and efficient provision of sewer once sewer becomes available. Areas developing without sewer must meet the following requirements:

1. The Health Department must review and approve plans for alternative sewage disposal;

2. Lots must be clustered in a configuration that results in urban size lots with one large reserve lot for future development;

3. Clustered lots must be between 5,000 and 10,890 square feet;

4. Excluding the reserve parcel, clustered lots must meet density requirements of Section 16.13.020;

5. Subdivisions and short subdivisions must have a statement on the face of the plat or short plat that when sewer becomes available to the area clustered lots shall hook up to sewer at each lot owner's expense. Such requirement shall also be provided for in protective covenants.

D. Other lot standards for all uses:

—F-1. Maximum building area coverage, ~~thirty percent~~ sixty percent;

—G-2. Maximum developmental coverage, ~~forty five percent~~ seventy five percent;

—H-3. Maximum height:

Main building and accessory dwelling, thirty-five feet,

Accessory building, sixteen feet;

—I-4. Accessory buildings. All accessory buildings must comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is less than one hundred twenty square feet, the following setbacks are permitted:

Front yard, ~~twenty-five~~ fifteen feet,

Side yard:

~~One side~~, five feet,

~~Total both sides~~, twelve feet,

Rear yard, ~~five~~ three feet. (Ord. 769 §1 (part), 1986).

Section 31. Sections 16.15.010, 16.15.020, 16.15.040 and 16.15.050 of the Lacey Municipal Code are hereby amended to read as follows:

16.15.010 Intent. It is the intent of this chapter to:

- A. Enhance the residential quality of the city by providing a high standard of development for residential areas of moderate density;
- B. Permit a greater variety of housing types than are permitted in the low density residential ~~district~~ districts;
- C. Permit a higher density of development as a means of achieving more economical housing;
- D. Permit moderate density development along arterials and collectors as a means of achieving more opportunity for mass transit.
- ~~D-E.~~ Guide moderate density residential development to those areas where:
 - 1. Public sewers are in place prior to residential building construction, or
 - 2. Where sewers can be extended at minimal cost to the city, ~~or~~ and
 - 3. The Regional Transportation Plan designated moderate and high density transportation corridors to enhance and promote mass transit opportunities.
 - ~~3. Where new technology in the processing of domestic sewerage makes residential development in unsewered areas environmentally acceptable;~~
- ~~E-F.~~ Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation;
- ~~F-G.~~ Preserve within developments as much open space and related amenities as possible. (Ord. 583 §2.13(A), 1980).

16.15.020 Types of uses permitted.

- A. Specific types permitted in the moderate-density residential district:

1. Any residential use ~~not exceeding approximately eight dwelling units per net acre; with a density of at least six but not greater than twelve units per acre and any additional bonus density that might be applicable; provided all multifamily uses and single family uses with lot sizes less than 4,000 square feet shall meet design review requirements; provided further that all parcels over ten acres in size shall provide a mix of housing types with no less than fifty percent of the units designated for single family use; detached, attached, townhouses or condominiums. The required mix should be integrated throughout the entire site as much as possible.~~

2. ~~Duplexes and other multi-family housing types provided they do not exceed the density requirements of this district, and comply with the setback requirements of Section 16.15.020;~~

3. ~~Single family structures on individual lots;~~

4. ~~Planned residential development in which the dwelling unit density does not exceed the density of this district except for the density bonus permitted in PRD developments;~~

5. ~~Townhouse developments as provided in Chapter 16.61;~~

6-2. Housing for people with functional disabilities.

B. Other or related uses permitted:

1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the residents of a residential complex;

2. ~~Agricultural uses not involving retail sales on the premises;~~

3-2. Home occupations as provided in Chapter 16.69 of this title;

3. Accessory dwelling as defined in Section 16.06.055;

4. Special uses as provided in Chapter 16.66 of this title, subject to site plan review;

5. The keeping of common household animals or pets is permitted provided that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;

6. Family day care homes as provided in Chapter 16.65. (Ord. 931 §7, 1992; Ord. 927 §6, 1992; Ord. 691 §10, 1984; Ord. 583 §2.13(B)(1,2), 1980).

16.15.040 Environmental performance standards.

A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of a quality or quantity not normally associated with residential use.

B. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.

C. Agricultural uses shall be limited as follows:

~~On lots or parcels of one acre or more, poultry and/or livestock may be kept provided that the number of head of livestock shall not exceed one for each half acre of lot area, and not more than twenty birds or fowl per acre; and that barns or other structures for the housing or sheltering thereof be set back not less than thirty five feet from all property lines. Poultry and livestock may not be kept in the moderate density zone.~~

D. Special uses shall comply with the development standards described for such uses in Chapter 16.66 of this title.

E. All uses shall comply with the applicable environmental performance standards of Chapter 16.57 of this title. (Ord. 583 §2.13(C)(1), 1980).

16.15.050 Lot area.

A. The size and shape of lots for detached single family shall be as follows, provided they adhere to the density requirements:

1. Minimum lot area, ~~five~~ three thousand square feet;³ where alleys are utilized, four thousand square feet if alleys are not provided.
2. Minimum lot width, ~~fifty feet~~ thirty feet when alleys are utilized, forty feet where alleys are not provided.
3. Minimum front yard: Ten feet with a ten foot planter strip between the street and sidewalk when alleys are provided for rear lot access. Twenty feet with a standard planter strip when alleys are not provided for rear lot access. ~~10 feet with a 10 foot planter strip between street and sidewalk and when alleys are provided for rear lot access, 20 feet with standard planter strip without alleys.~~

~~On minor street, twenty five feet,~~

~~On major street, thirty five feet,~~

~~On flanking streets, fifteen feet;~~

4. Minimum side yards:

Minimum on one side, ~~eight feet,~~ five feet;

Minimum total both sides, ~~sixteen~~ ten feet;

Provided a zero lot line concept may be approved if the following standards are met:

³Lots not on city water and sewer are subject to health department regulations and approval, and these lot sizes may not be applicable.

a. The site is a part of a subdivision or a PRD where a zero lot line concept has been approved and the site has undergone or will undergo design review as part of the approval process;

b. The site utilizes alleys with the majority of units using alleys for access.

5. Minimum rear yard, ~~twenty-five feet~~ fifteen feet, provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.

B. Lots intended for attached single family, condominiums and multifamily shall be reviewed and approved through a subdivision, townhouse, PRD, site plan review, or building plan review process where such concept is identified and the project is designed and conditioned subject to design requirements of Section 14.23.

C. Development of lots not on sewer. Areas without sewer must be developed in a manner that maintains long term potential to achieve minimum required densities and efficient provisions of sewer once sewer becomes available. Areas developing without sewer must meet the following requirements:

1. The Health Department must review and approve plans for alternative sewage disposal;

2. Lots must be clustered in a configuration that results in urban size lots with one large reserve lot for future development;

3. Clustered lots must be between 4,000 and 10,890 square feet;

4. Excluding the reserve parcel, clustered lots must meet density requirements of Section 16.15.020;

5. Subdivisions and short subdivisions must have a statement on the face of the plat or short plat that when sewer becomes available to the area clustered lots shall hook up to sewer at each lot owner's expense. Such requirement shall also be provided for in protective covenants.

D. Other lot standards for all uses:

—~~F~~1. Maximum building area coverage, ~~forty~~ seventy percent;

—~~G~~2. Maximum development coverage, ~~sixty~~ eighty-five percent;

—~~H~~3. Maximum height:

Main building and accessory dwelling, ~~thirty-five~~ forty feet,

Accessory building, sixteen feet;

—~~I~~4. Accessory buildings: All accessory buildings must comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is less than one hundred twenty square feet, the following setbacks are permitted:

Front yard, ~~twenty-five feet,~~ ten feet

Side yard:

~~One side, five~~ Three feet,

~~Total both sides, twelve feet,~~

Rear yard, five feet., or three feet to rear yard line alley easement or paved surface if adjacent to an alley (Ord. 691 §11, 1984; Ord. 618 §3, 1981).

Section 32. Sections 16.18.010 and 16.18.020 of the Lacey Municipal Code are hereby amended to read as follows:

16.18.010 Intent. It is the intent of this chapter to:

- A. Enhance the residential quality of the city by providing a high standard of development for residential areas of high density;
- B. Designate certain areas where high density residential development may be located;
- C. Make high density residential developments available to those persons who may prefer such housing because of personal or financial circumstances;
- D. Permit the highest acceptable density in strategic locations along arterials as a means of achieving more opportunity for mass transit.

~~D-E-~~ Guide high density residential development to those areas where:

- 1. Public sewers are in place prior to residential building construction,
- 2. Where sewers can be extended at minimal cost to the city, or
- ~~3. Where new technology in the processing of domestic sewerage makes residential development in unsewered areas environmentally acceptable;~~
- 3. Along moderate and high density transportation corridors as designated by the Regional Transportation Plan to enhance and promote mass transit opportunities;

~~E-F-~~ Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation;

~~F-G-~~ Preserve within developments open space and related amenities. (Ord. 583 §2.14(A), 1980).

16.18.020 Permitted uses.

A. Specific types permitted in the high-density residential district:

1. Any residential use ~~not exceeding approximately twenty dwelling units per net acre, with a density of at least six units per acre but not greater than twenty units per acre and any additional bonus density that might be applicable. Provided all residential uses shall meet design review requirements. Provided further that all parcels over ten acres in size shall provide a mix of housing types with no less than 25 percent of the units designated for single family use: detached, attached, townhouses or condominiums. The required mix should be integrated throughout the entire site as much as possible.~~
2. ~~Duplexes and other multi family housing provided they do not exceed the density requirements of this district, and comply with the setback requirements of Section 16.18.020;~~
3. ~~Planned residential developments in which the dwelling unit density does not exceed the density of this district except for the density bonus permitted in PRD developments;~~
4. ~~Townhouse development as provided in Chapter 16.61;~~
5. ~~Housing for people with functional disabilities.~~

B. Other or related uses permitted:

1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the residents of a residential complex;
- ~~2. Agricultural uses not involving retail sales on the premises;~~
- 3 2. Home occupations as provided in Chapter 16.69 of this title;
3. Accessory dwelling as defined in Section 16.06.055.
4. Special uses as provided in Chapter 16.66 of this title, subject to site plan review;
5. The keeping of common household animals or pets is permitted provided that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
6. Family day care homes as provided in Chapter 16.65. (Ord. 931 §9, 1992; Ord. 927 §8, 1992; Ord. 691 §12, 1984; Ord. 583 §2.14(B), 1980)

Section 33. There is hereby added to the Lacey Municipal Code a new section

16.18.025, to read as follows:

16.18.025 Prohibited uses.

A. Kennels are prohibited.

B. Uses other than those identified or described in Section 16.18.020 are prohibited.

Section 34. Sections 16.18.030 and 16.18.040 of the Lacey Municipal Code is hereby amended to read as follows:

16.18.030 Environmental performance standards.

A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of a quality or quantity not normally associated with residential use.

B. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.

~~C. Agricultural uses shall be limited as follows:~~

~~— On lots or parcels of one acre or more, poultry and/or livestock may be kept provided that the number of head of livestock shall not exceed one for each half acre of lot area, and not more than twenty birds or fowl per acre; and that barns or other structures for the housing or sheltering thereof be set back not less than thirty five feet from all property lines.~~

C. Poultry and livestock may not be kept in the high density zone.

D. Special uses shall comply with the development standards described for such uses in Chapter 16.66 of this title.

E. All uses shall comply with the applicable environmental performance standards of Chapter 16.57 of this title. (Ord. 583 §2.14(C)(1), 1980).

16.18.040 Lot area.

1. The size and shape of single family detached lots shall be as follows:

A. Minimum lot area, five two thousand square feet where alleys are utilized, three thousand five hundred square feet if alleys are not provided;⁴

B. Minimum lot width, fifty feet thirty feet when alleys are utilized, forty feet if alleys are not provided;

C. Minimum front yard:

Ten feet;

⁴Lots not on city water and sewer are subject to health department regulations and approval, and these lot sizes may not be applicable.

~~On minor street, twenty five feet,~~

~~On major street, thirty five feet,~~

~~On flanking streets, fifteen feet;~~

D. Minimum side yards:

Minimum on one side, ~~ten~~ five feet,

Minimum total both sides, ~~twenty~~ ten feet;

Provided a zero lot line concept may be approved if the following standards are met:

a. The site is part of a subdivision or PRD where a zero lot line concept has been approved and the site has undergone or will undergo design review as part of the approval process;

b. The site utilizes alleys;

E. Minimum rear yard ~~twenty-five~~ fifteen feet, provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.

2. Lots intended for attached single family, condominium and multi-family shall be reviewed and approved through a subdivision, townhouse, planned residential development, site plan review or building plan review process where such concepts are identified and the project is designed and conditioned subject to design requirements of Chapter 14.23.

3. Other lot standards for all uses:

~~F~~ A. Maximum building coverage, ~~forty~~ seventy percent;

~~G~~ B. Maximum development coverage, ~~sixty-five~~ eighty-five percent;

~~H~~ C. Maximum height of buildings:

Main building and accessory building, eighty feet or eight stories,

Accessory building, sixteen feet;

~~I~~ D. Accessory buildings: All accessory buildings must comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is less than one hundred twenty square feet, the following setbacks are permitted:

Front yard, ~~twenty-five~~ ten feet,

Side yard:

~~One side, five~~ three feet,

~~Total both sides, twelve feet,~~

Rear yard, five feet. three feet to rear yard line or paved surface if adjacent to an alley (Ord. 691 §13, 1984; Ord. 618 §4, 1981; Ord. 583 §2.14(C)(2)(a), 1980).

Section 35. Section 16.20.020 of the Lacey Municipal Code is hereby amended to read as follows:

16.20.020 Definitions.

- A. "Buffer" means land area used to visibly separate one use from another or to shield or block noise, lights or other nuisances.
- B. "Compatibility" means harmony in the appearance of two or more external design features in the same vicinity.
- C. "Harmony" means a quality that represents an appropriate and congruent arrangement of parts, as in an arrangement of varied architectural and landscape elements.
- D. "Incompatible" means the presence of a structure in an existing neighborhood that does not replicate the area.
- E. "Multi-family" means a dwelling or a single undivided ownership containing two or more dwelling units.
- F. "Site" means any plot or parcel of land or combination of contiguous lots or parcels of land utilized for development.
- G. "Site plan review committee", designated herein as SPRC, means the director of public works, director of community development and the city manager or designee.
- H. "Transition areas" shall be that portion of property used to mitigate adverse impacts of proposed development on adjacent, existing developments with incompatible uses. Techniques to mitigate impacts may employ the following: buffers, clustering, height limitations, landscaping, landscaping berms and fences. (Ord. 945 (part), 1992).

Section 36. Sections 16.21.010, 16.21.020 and 16.21.050 of the Lacey Municipal Code are hereby amended to read as follows:

16.21.010 Intent. It is the intent of this chapter to:

- A. Encourage the preservation of good agricultural uses for their value as economic assets as well as their value as open space;

B. Facilitate the orderly transition from agricultural to more intensive residential use if and when such agricultural uses are no longer feasible for economic or technical reasons;

C. Have available an appropriate zoning district which may be applied to areas of agricultural land ~~which may be annexed to the city at some future time~~ with greater than twenty contiguous acres. (Ord. 583 §2.15(A), 1980).

16.21.020 Permitted uses.

A. Specific types permitted in the agricultural district:

1. Production of crops and livestock including but not limited to the following:
 - a. All horticultural crops including tree farms, green houses and nurseries;
 - b. Livestock production including grazing, dairying, poultry and egg production, and riding stables;
 - c. Limited Processing and packaging of produce and animal products, including slaughtering, limited to crops and animals produced on the premises;
2. Single-family structures, not exceeding one per five acres;
3. ~~Housing for people with functional disabilities.~~

B. Other or related uses:

1. Accessory buildings or structures clearly related to the basic use of the premises such as storage of personal property, vehicles, equipment and supplies;
2. Stands or sheds for the sale of agricultural products produced on the premises;
3. Mobile homes for persons related to or employed in the agricultural pursuits of the premises;
4. Accessory residential dwelling as defined in Section 16.06.055.
- 4 5. Home occupations as provided in Chapter 16.69 of this title;
5. ~~Special uses as provided in Chapter 16.66 of this title;~~
6. ~~Child day care centers as provided in Chapter 16.65. (Ord. 931 §10, 1992; Ord. 927 §9, 1992; Ord. 583 §2.15(B)(1, 2), 1980).~~

16.21.050 Lot area.

A. Minimum lot area, five acres;

~~B. Minimum lot width at public R/W line:~~

- ~~—— Single family lots, eighty feet,~~
- ~~—— Other uses, twenty five percent of lot depth;~~

~~C. Setbacks for residential structures and all accessory buildings:~~

- Minimum front yard ~~on minor street~~, twenty-five feet,
~~Minimum front yard on major street, thirty five feet,~~
Minimum side yards, eight feet,
Minimum rear yards, twenty-five feet;
- DC.** Setbacks for structures or enclosures housing animals or poultry:
Minimum setback from front street line, one hundred feet,
Minimum setback from side and rear property lines or from a flanking street line, fifty feet;
- ED.** Maximum building area and development coverage for a single use or occupancy is:
Maximum building coverage for five acres or more, fifteen percent,
Maximum development coverage for five acres or more, twenty-five percent;
- FE.** Maximum height:
Residential building, thirty-five feet,
Accessory building, sixteen feet,
Barns, silos and the like, fifty feet. (Ord. 583 §2.15(C)(2), 1980)

Section 37. There is hereby added to the Lacey Municipal Code a new chapter 16.22, to read as follows:

Chapter 16.22

MIXED USE MODERATE DENSITY CORRIDOR

Sections:

- 16.22.010 Statement of intent
- 16.22.020 Permitted uses
- 16.22.030 Similar or related uses
- 16.22.040 Prohibited uses
- 16.22.050 Environmental performance standards
- 16.22.060 Site area
- 16.22.070 Parking
- 16.22.080 Landscaping
- 16.22.085 Design review
- 16.22.090 Stormwater runoff

16.22.010 Intent

- A. Over time, gradually develop into a mixed use, moderate residential and commercial area where people enjoy walking, shopping, working and living.
- B. Provide for a mixed use arterial corridor zone encouraging moderate density residential development and new commercial development opportunities along portions of Sleater Kinney and Pacific Avenue. Mixed moderate density corridors should take advantage of marketing opportunities provided by the surrounding planning area and adjacent neighborhoods.
- C. The Sleater Kinney corridor should emphasize medical activities and support services given its proximity to Lilly Road and hospital but also provide for other professional services, office uses and small retail opportunities.
- D. The Pacific Avenue corridor should emphasize smaller professional services and retail opportunities to complement the neighborhood commercial zone to the east and provide an expanded range of services to adjacent residential neighborhoods.
- E. Allow for select commercial uses and residential development in a way that serves the needs of the neighborhood and the community and enhances the appearance and identity of the mixed moderate density corridor.
- F. Provide for a type, configuration, and density of development that will entice pedestrian shoppers to frequent the area, encourage pedestrian traffic between businesses, facilitate efficient mass transit, and require less reliance on motor vehicles.
- G. Encourage a variety of businesses which offer retail goods or consumer services that appeal to pedestrians and/or serve the needs of the surrounding neighborhood.
- H. Integrate new development with existing uses to achieve a better environment for pedestrians and to maintain or enhance the livability of the mixed residential uses and adjacent residential neighborhood.
- I. Provide development standards which require direct, convenient pedestrian and vehicular access to businesses.
- J. Balance the needs of motorists and businesses serving a community-wide market with the needs of local pedestrians and neighborhood residents.

16.22.020 Permitted uses

- A. Commercial uses. The following commercial uses as classified in the Standard Industrial Classification Index 1987 edition are permitted as an allowed use or by conditional use permit as noted.
 - 1. Limited retail trade uses under Division G provided the square footage of the use is no more than 10,000 square feet and no outside storage is required.
 - 2. Finance, insurance and real estate uses under Division H provided the square footage of the use is under 10,000 square feet. The site plan review committee

may waive the square footage requirement for uses it considers consistent with the stated intent of the zone and compatible and complementary to surrounding uses.

3. Service uses under Division I and J provided the square footage of the use is under 10,000 square feet. The site plan review committee may waive the square footage requirement for any service use it considers consistent with the emphasis of the particular corridor.
- B. Residential uses. All residential uses are permitted with a density between 8 and 12 units per acre. Additional density may be obtained by purchase of transfer of development rights; low income housing density bonuses or other incentive density bonuses as may be available or determined in the best interest of the community by the site plan review committee.

16.22.030 Similar or related uses. Similar or related uses permitted and criteria for determination of similarity or relatedness are as follows:

- A. Uses similar to, or related to, those listed in subsection 16.22.020(A) are permitted upon a finding of the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the land development plan.
- B. The criteria for such finding of similarity shall include but not be limited to the following:
 1. The proposed use is appropriate in this zone given the emphasis on pedestrian orientation, mass transit and mixed use;
 2. The development standards for permitted uses can be met by the proposed use;
 3. The proposed use will be compatible and complementary to adjacent uses and uses within the corridor in general;
 4. The public need is served by the proposed use.

16.22.040 Prohibited uses. Uses other than those identified or described in Section 16.22.020 of this chapter are prohibited.

16.22.050 Environmental performance standards.

- A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 16.57 of this title.

Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

- B. Storage. Outside storage of any kind is prohibited.

C. Refuse.

1. Refuse container screening shall be required and be of a material and design compatible with the overall architectural theme of the associated structure, shall be at least as high as the refuse container, and shall in no case be less than six feet high;
2. No refuse container shall be permitted between a street and the front of a building;
3. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.

16.22.060 Site Area

- A. Lots may contain more than one use and will be a shape, size and design appropriate to the zone and intended uses as determined by the city.
- B. No minimum setback. The maximum setback shall be 15 feet from the fronting right-of-way unless the site plan review committee determines it is appropriate for the specific use to have a greater setback finding that other techniques can be used to promote pedestrian emphasis and that the use with application of other techniques will be compatible and complementary to surrounding uses and intent of the zone.
- C. Sideyard setback minimum of 10 feet.
- D. Rear yard setback 15 feet.
- E. Maximum building coverage: thirty-five (35) percent, however, this may be increased up to a maximum of eighty-five (85) percent if the following bonuses are used or the project is on a lot in a subdivision or binding site plan that has met all the requirements of Chapter 14.23.

1. Projects containing mixed uses: 5% bonus;
2. Projects with 3 story building: 5% bonus;
3. Projects providing a pedestrian oriented plaza or area of at least 150 square feet along a pedestrian walkway at an intersection corner, bus stop or other key pedestrian area approved by the City. Such areas shall contain seating for at least 4 people, a trash receptacle and 3 or more of the following: a pedestrian shelter, a drinking fountain, a bike rack, pedestrian scale lights, pavers on the walkway surfaces, a kiosk, a street vendor station providing food or beverages, trees, an appropriately sized statue or sculpture, or a public restroom.

Interior courtyards with these amenities qualify if they would be readily apparent and accessible to pedestrians on adjoining sidewalks: 20% bonus;

4. Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the City: 10% bonus;

5. Projects providing at least 50 percent of their required parking underground or within the building: 45%;

Note: These bonuses are to be added to the base allowable building coverage.

F. Maximum development coverage: Maximum coverage by impervious surfaces sixty (60) percent, unless increased up to a maximum of ninety-five (95) percent if the following bonuses are used or the project is on a lot in a subdivision or binding site plan that has met all the requirements of Chapter 14.23.

1. Projects providing a pedestrian oriented area consistent with building coverage bonuses: 30% bonus;
2. Projects containing mixed uses: 5% bonus;
3. Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the City: 15% bonus.

Note: These bonuses are to be added to the base allowable impervious surface coverage. The provisions of the Drainage Design and Erosion Control Manual, landscaping requirements and design review requirements may further limit impervious surfaces.

G. Building height: not more than 45 feet within 100 feet of a prior existing single family detached subdivision.

16.22.070 Parking. Off-street parking shall be provided in accordance with Chapter 16.72 of this title and all design review requirements, landscaping requirements and pedestrian requirements of Chapters 14.23. On street parking shall be allowed to help satisfy parking requirements provided paved street widths provide adequate room pursuant to City standards for on street parking.

16.22.080 Landscaping.

A. Requirements of Chapter 16.80 shall be satisfied.

B. All required side and rear yard areas shall be landscaped with a Type Two landscaping including lawn, shrubs, flowers, and deciduous and evergreen trees.

C. The perimeters of all parking areas shall be landscaped in such a way as to create a separation between streets and parking areas, at the same time not obstructing the view of any walkways, driveways, or streets around entrances or exits to the site.

D. Significant emphasis shall be placed on streetscape, pedestrian paths and enhancement of key pedestrian areas. Street frontage shall have a minimum 12-foot planter strip with street trees planted 35 feet on center.

16.22.085 Design review. All applicable requirements of Chapter 14.23 shall be satisfied.

16.22.090 Stormwater runoff. All site or stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does

not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the City and shall be subject to its review and approval.

Section 38. There is hereby added to the Lacey Municipal Code a new chapter, 16.23, to read as follows:

Chapter 16.23

MIXED USE HIGH DENSITY CORRIDOR

Sections:

- 16.23.010 Statement of intent
- 16.23.020 Permitted uses
- 16.23.030 Similar or related uses
- 16.23.040 Prohibited uses
- 16.23.050 Environmental performance standards
- 16.23.060 Site area
- 16.23.070 Parking
- 16.23.080 Landscaping
- 16.23.085 Architectural interest, pedestrian emphasis and site design
- 16.23.090 Stormwater runoff

16.23.010 Intent.

- A. Over time, that portion of the Martin Way designated Mixed Use High Density is intended to gradually change from an area dominated by strip commercial development, light industry, warehousing, and other low intensity or non-pedestrian uses into mixed use, high density residential and commercial area where people enjoy walking, shopping, working and living.
- B. To make the transition away from strip commercial auto-oriented development, low intensity and motor-vehicle-oriented uses are not desirable within this area. Low intensity and motor vehicle-related uses are considered to be those which are relatively large in scale and which primarily serve patrons arriving by motor vehicle because:
 - 1. the uses primarily sell products of such size or weight as to require motor transport by necessity, such as boats; and/or

2. they require substantial areas for outdoor storage of product or equipment or they are not pedestrian-oriented at all, such as warehousing or light industry;
 3. exception may be made for food and general merchandise stores where design of the site is integrated to serve local pedestrian traffic and compatible and complementary to adjacent uses.
- C. Allow for commercial uses and other mixed use development in a way that serves the needs of the neighborhood and the community and enhances the appearance and identity of the mixed high density corridor.
 - D. Provide for a type, configuration, and density of development that will entice pedestrian shoppers to frequent the area, encourage pedestrian traffic between businesses, facilitate efficient mass transit, and require less reliance on motor vehicles.
 - E. Encourage a variety of businesses which offer retail goods or consumer services that appeal to pedestrians and/or serve the needs of the surrounding neighborhood.
 - F. Integrate new development with existing uses to achieve a better environment for pedestrians and to maintain or enhance the livability of the adjacent residential neighborhood.
 - G. Provide development standards which require direct, convenient pedestrian and vehicular access to businesses.
 - H. Balance the needs of motorists and businesses serving a community-wide market with the needs of pedestrians and neighborhood residents.

16.23.020 Permitted uses.

- A. Commercial uses. The following commercial uses as classified in the Standard Industrial Classification Index 1987 edition are permitted as an allowed use or by conditional use permit as noted if they have a gross floor area of no more than 15,000 square feet and require no outside storage. The square footage limitation may be waived by the site plan review committee for uses under the general categories of General Merchandise Stores (53), Food stores (54), Hotels and Motels (701), rooming houses (702), educational services (82), and museums and gardens (84). To waive this requirement the site plan review committee must find that the proposed use can conform to other requirements of the high density corridor, is designed to accommodate the pedestrian emphasis and is compatible and complementary to surrounding uses in the zone. Noted conditional uses may also be approved with a greater or lesser square footage under the same conditions of pedestrian emphasis, compatibility and complementary design.

Uses allowed include:

- 43 postal services
- 472 passenger transportation arrangement
- 48 communications

- 49 Electric, gas and sanitary services (provided they are required for normal allowed uses within the immediate surrounding planning area)
- 52 building materials and supplies with exception of 527 mobile home dealers
- 53 general merchandise stores
- 54 food stores
- 57 furniture and home furnishing stores
- 58 eating and drinking places
- 59 miscellaneous retail

H Finance, insurance and real estate:

- 701 hotels and motels
- 702 rooming and boarding houses
- 72 personal services
- 73 business services
- 752 commercial parking limited to parking for 25 cars and prohibited on corner lots
- 76 miscellaneous repair services
- 78 motion pictures
- 791 dance studios
- 792 producers, orchestras, entertainers
- 793 bowling centers (c)
- 799 miscellaneous amusement recreation services (c)
- 80 health care
- 81 legal services
- 82 educational services
- 83 social services
- 84 museums, botanical, zoological gardens
- 86 membership organizations (c)
- 87 engineering and management services

J Public Administration

B. Residential uses. All residential uses are permitted with a minimum density of at least 12 units per acre. No density maximum shall be imposed provided any density beyond 20 units per acre shall be obtained by purchase of transfer of development rights; low income housing density bonuses or other incentive density bonuses as may be available or determined in the best interest of the community by the site plan review committee.

16.23.030 Similar or related uses. Similar or related uses permitted and criteria for determination of similarity or relatedness are as follows:

1. Uses similar to, or related to, those listed in subsection 16.23.020(A) are permitted upon a finding of the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the land development plan:
2. The criteria for such finding of similarity shall include but not be limited to the following:

- a. The proposed use is appropriate in this zone given the emphasis on pedestrian orientation, mass transit and mixed use;
- b. The development standards for permitted uses can be met by the proposed use;
- c. The proposed use will be compatible and complementary to adjacent uses and uses within the zone in general;
- d. The public need is served by the proposed use.

16.23.040 Prohibited uses. Uses other than those identified or described in Section 16.23.020 of this chapter are prohibited.

16.23.050 Environmental performance standards.

- A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 16.57 of this title.

Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

- B. Storage. Outside storage of any kind is prohibited with the exception of nurseries.

- C. Refuse.

- 1. Refuse container screening shall be required and be of a material and design compatible with the overall architectural theme of the associated structure, shall be at least as high as the refuse container, and shall in no case be less than six feet high;
- 2. No refuse container shall be permitted between a street and the front of a building;
- 3. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.

16.23.060 Site Area

- A. Lots may contain more than one use and will be a shape, size and design appropriate to the zone and intended uses as determined by the city.
- B. No minimum setback. The maximum setback shall be 15 feet from the fronting right-of-way unless the site plan review committee determines it is appropriate for the specific use to have a greater setback finding that other techniques can be used to promote pedestrian emphasis and that the use with application of other techniques will be compatible and complementary to surrounding uses and intent of the zone.
- C. Sideyard setback minimum of 10 feet.

D. Rear yard setback 15 feet.

E. Maximum building coverage: thirty-five (35) percent, however, this may be increased up to a maximum of eighty-five (85) percent if the following bonuses are used or the project is on a lot in a subdivision or binding site plan that has met all the requirements of Chapter 14.23.

1. Projects containing mixed uses: 5% bonus;
2. Projects with 3 or 4 story buildings: 5% bonus;
3. Projects providing a pedestrian oriented plaza or area of at least 150 square feet along a pedestrian walkway at an intersection corner, bus stop or other key pedestrian area approved by the City. Such areas shall contain seating for at least 4 people, a trash receptacle and 3 or more of the following: a pedestrian shelter, a drinking fountain, a bike rack, pedestrian scale lights, pavers on the walkway surfaces, a kiosk, a street vendor station providing food or beverages, trees, an appropriately sized statue or sculpture, or a public restroom.

Interior courtyards with these amenities qualify if they would be readily apparent and accessible to pedestrians on adjoining sidewalks: 20% bonus;

4. Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the City: 10% bonus;
5. Projects providing at least 50 percent of their required parking underground or within the building: 45%;

Note: These bonuses are to be added to the base allowable building coverage. The provisions of the Drainage Design and Erosion Control Manual, open space, landscaping and design review requirements may further limit building coverages.

F. Maximum development coverage: Maximum coverage by impervious surfaces sixty (60) percent, unless increased up to a maximum of ninety-five (95) percent if the following bonuses are used or the project is on a lot in a subdivision or binding site plan that has met all the requirements of Chapter 14.23.

1. Projects providing a pedestrian oriented area consistent with building coverage bonuses: 30% bonus;
2. Projects containing mixed uses: 5% bonus;
3. Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the City: 15% bonus.

Note: These bonuses are to be added to the base allowable impervious surface coverage. The provisions of the Drainage Design and Erosion Control Manual, open space, landscaping and design review requirements may further limit impervious surfaces.

G. Building height: not more than 45 feet within 100 feet of a prior existing single family detached subdivision.

16.23.070 Parking. Off-street parking shall be provided in accordance with Chapter 16.72 of this title and all design review requirements of Chapter 14.23. On street parking shall be allowed to help satisfy parking requirements provided paved street widths provide adequate room pursuant to City standards for on street parking.

16.23.080 Landscaping.

A. Requirements of Chapter 16.80 shall be satisfied.

B. All required side and rear yard areas shall be landscaped with a Type Two landscaping including lawn, shrubs, flowers, and deciduous and evergreen trees.

C. The perimeters of all parking areas shall be landscaped in such a way as to create a separation between streets and parking areas, at the same time not obstructing the view of any walkways, driveways, or streets around entrances or exits to the site.

D. Significant emphasis shall be placed on streetscape, pedestrian paths and enhancement of key pedestrian areas. Street frontage shall have a minimum 12-foot planter strip with street trees planted 35 feet on center.

16.23.085 Design review. All applicable requirements of Chapter 14.23 shall be satisfied.

16.23.090 Stormwater runoff. All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the City and shall be subject to its review and approval.

Section 39. Sections 16.34.010, 16.34.020, 16.34.050, 16.34.060, 16.34.070 and

16.34.080 of the Lacey Municipal Code are hereby amended to read as follows:

16.34.010 Intent. It is the intent of this chapter to:

~~A. Provide for convenience type business and services which serve the needs of residents of the community and employees of the planned community, and which are located on a single unified site with common parking and a cluster of tenants.~~

~~B. Provide certain site development standards in order that conflicts of space demand, parking, access, and other adverse environmental impact of any type of use on other types of use in the same area be kept to a level mutually acceptable to proprietors, occupants and the public. (Ord. 962 §1, 1993; Ord. 758 §1 (part), 1985).~~

A. Provide the opportunity for the development of commercial facilities in outlying areas of the urban growth area catering to the day to day needs of consumers of surrounding neighborhoods for a wide range of convenience goods and services;

B. Site such commercial facilities in such locations as to serve the surrounding community; a minimum of several planning areas. By nature the community commercial district will have a heavy reliance on automobiles and transit use, and the design and layout of the zone will need to reflect this fact. However, pedestrian accessibility shall also be a major criterion in the design of commercial facilities;

C. Limit such development to areas where economic demand and appropriate design solutions assure compatibility with adjacent neighborhoods and strategically service several planning areas (Ord. 583 S2.22(A)m 1980).

16.34.020 Permitted uses.

~~A. Specific types of uses permitted in the community commercial district include:~~

~~1. Convenience commercial establishments such as:~~

- ~~—— a. Grocery stores and pharmacies;~~
- ~~—— b. Small retail establishments, such as television and appliance and small specialty shops;~~
- ~~—— c. Small professional and business services including, but not limited to, real estate and security brokers, insurance, accountants, attorneys, engineers, medical, dental and optical;~~
- ~~—— d. Personal services such as barber, beauty shops and bakeries;~~
- ~~—— e. Service stations, including self service;~~
- ~~—— f. Restaurants, including delicatessens and fast foods with drive-through lanes;~~
- ~~—— g. Self service, automatic laundries;~~
- ~~—— 2. Child day care centers as provided in Chapter 16.65.~~

A. The following uses are permitted provided they meet all design review criteria for commercial and mixed use zones of Chapter 14.23:

Answering service

Antique store

Bakery

Banks and other financial services

Bar and cocktail lounge (c)

Barber shop

Beauty salon

Book store
Business and professional offices
Business support services
Cafes
Cafeterias
Camera store
Clothing store
Coffee shop
Colleges and trade schools
Confection stores
Cultural facilities
Day care
Deli
Drugstore
Dry cleaner
Fabric and dry goods store
Florist
Food and liquor store
Gallery
Gas station
Gift store
Graphic arts and printing services
Grocery and produce
Hardware store and garden supply
Health club, gym
Home furnishings
Instruction studio
Jewelry
Laundromat
Meat and fish shops

Medical and dental services
Music and dance studios
Novelty
Nursery and garden supply
Office supplies
Personal services
Pet store
Photo shop
Post office
Pre-existing residences
Professional offices
Radio, TV, music store
Residential
Restaurant including drive-through lanes
Schools-commercial
Shoe and shoe repair stores
Small appliance and electronic equipment repair
Soda fountain
Specialty food
Sporting goods
Supermarket
Stationery store
Tailor
Telecommuting services
Testing laboratories and facilities (c)
Theater, over 50 seats (c)
Toy store
Travel and other agencies
Variety store
Veterinarian

Video rental

(c) Conditional uses, subject to conditional use review and approval.

B. Similar or related uses permitted and criteria for determination of similarity or relatedness are as follows:

1. Uses similar to, or related to, those listed in subsection 16.34.020(A) are permitted upon a finding of the ~~enforcing officer and/or the~~ site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the land development plan;
2. The criteria for such finding of similarity shall include but not be limited to the following:
 - a. The proposed use is appropriate in this area;
 - b. The development standards for permitted uses can be met by the proposed use;
 - c. The public need is served by the proposed use.

C. Special uses may be permitted as provided for in Chapter 16.66 of this title. (Ord. 962 §2, 1993; Ord. 927 §14, 1992; Ord. 758 §1 (part), 1985).

16.34.040 Prohibited uses. Uses other than those identified or described in Section 16.34.020 of this chapter are prohibited. (Ord. 758 §1 (part), 1985).

16.34.050 Environmental performance standards.

A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 16.57 of this title.

Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

~~B. General character of developments in this district shall reflect the design of development on surrounding properties and blend with adjacent residential areas. Structures shall be located so as to encourage convenient pedestrian access. Significant landscaping shall be placed around exterior property lines to promote attractive and unobtrusive appearance of the development. Changes to the design or location of buildings may be required by staff to minimize impacts on adjacent residential areas at the review stage of a project.~~

€ B. Storage. Outside storage of any kind is prohibited with the exception of nurseries.

C. Refuse.

1. Refuse container screening shall be required and be of a material and design compatible with the overall architectural theme of the associated structure, shall be at least as high as the refuse container, and shall in no case be less than six feet high.

2. No refuse container shall be permitted between a street and the front of a building.

3. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.

16.34.060 Site area. The site shall contain more than one use and have a design and shape as follows:

A. Minimum site size, ~~five~~ ten acres maximum site size, ~~ten~~ twenty-five acres.

B. Minimum lot width, two hundred feet;

C. Minimum setback from property line for side yard, fifteen feet;

D. Minimum setback from property line rear yard, fifteen feet;

E. Minimum setback from property line front yard, fifteen feet provided the front yard setback may be reduced to zero feet to accommodate pedestrian-friendly design;

F. Maximum building coverage, ~~forty~~ fifty percent;

G. Maximum development coverage, seventy percent;

H. Maximum building height, forty feet. (Ord. 758 §1 (part), 1985).

16.34.070 Off-street parking. Off-street parking shall be provided in accordance with Chapter 16.72 of this title and all design review requirements of Chapter 14.23. (Ord. 758 §1 (part), 1985).

16.34.080 Landscaping.

A. All landscaping requirements of Chapter 16.24 and Chapter 16.80 shall be satisfied.

~~A~~ B. Yard Setback Landscaping. All required minimum yard setback areas shall be landscaped with suitable ground cover and deciduous or evergreen trees, not to be less than:

~~1. Front yard, fifteen feet;~~

~~2~~ 1. Side yard(s), six feet,

~~3~~ 2. Rear yard, six feet.

~~The sum total of the site shall have no less than fifteen percent landscaping. Landscaping must be included within the interior of the lot. Suitable ground cover may be grass, ivy, bark, river rock, and the like. Natural vegetation or stands of trees existing prior to development of the site may be acceptable to meet all or part~~

~~of the landscape requirements. All deciduous trees shall have a minimum of one and one half inch caliper measured six inches above existing grade, and all evergreen trees shall be six to eight feet tall at time of planting.~~

- B C.** Adjacent Areas. Parcels or lots which share a common boundary with properties in a residential or open space/institutional district shall, in lieu of the rear or side yard setbacks required in Section 16.34.060, provide a sixteen-foot strip for landscaping along said common boundary.

The exterior edge(s) of the common boundaries shall be densely planted with a Type One vegetation ~~with site screening vegetation~~ having a minimum height of four feet at the time of planting.

- D.** The perimeters of all parking areas shall be landscaped in such a way as to create a diversion between streets and parking areas, at the same time not obstructing the view of any walkways, driveways, or streets around entrances or exits to the site.

E. Landscaping Plan. A plan of all proposed landscaping shall be submitted along with the site plan for review by the site plan review committee.

~~D. Refuse.~~

- ~~1. Refuse container screening shall be required and be of a material and design compatible with the overall architectural theme of the associated structure, shall be at least as high as the refuse container, and shall in no case be less than six feet high.~~
- ~~2. No refuse container shall be permitted between a street and the front of a building.~~
- ~~3. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.~~

~~E. Plot Plan.~~

- ~~1. A plot plan of the proposed landscaping and screening shall be submitted before building permits are issued. The plan may be incorporated into plans submitted for site plan review.~~
- ~~2. Plan Requirements. The site plan shall be accurately drawn, using an appropriate engineering or architect scale, and showing the following:~~
 - ~~a. Boundaries and dimensions of the site;~~
 - ~~b. Location and identification of all streets, alleys and easements on or abutting the site;~~
 - ~~c. Location and approximate dimension of all conforming structures within one hundred feet of the site on abutting properties;~~

- ~~— d. Proposed location and dimensions of all on-site buildings;~~
- ~~— e. Existing and proposed topography at a maximum of five foot contours, or by an alternate method approved by the manager;~~
- ~~— f. Proposed landscaping including location, species and size at time of planting;~~
- ~~— g. Existing vegetation in general and identifying all evergreen and deciduous trees four inches and greater in diameter measured at twenty four inches above grade level;~~
- ~~— h. Details of any proposed architectural barriers;~~
- ~~— i. Location of existing and proposed driveways and parking surfaces, curbs and sidewalks.~~

~~F. Installation and Security Requirements.~~

- ~~— 1. Landscaping required pursuant to this chapter must be installed to the satisfaction of the enforcing officer, in accordance with the approved site plan, no later than three months after issuance of a certificate of occupancy for the project. The enforcing officer may extend the time limit for compliance up to six months after issuance of a certificate of occupancy when circumstances beyond the control of the applicant warrant an extension.~~
- ~~— 2. The enforcing officer may require performance bonds or other appropriate security, including letters of credit and set aside letters, to insure landscaping will be installed and maintained for one year, according to the approved plan and specifications.~~

~~G. Maintenance and Enforcement. All landscaped areas required by this code shall be planted according to accepted practice in good soil with a water source within seventy five feet (except for self sustaining natural type growth commonly occurring in the vicinity of the development), and maintained with respect to pruning, trimming, watering or other requirements to create an attractive appearance and a healthy growing condition. Dead, diseased, stolen or vandalized plantings shall be replaced within three months. Property owners shall keep the planting area reasonably free of weeds and trash. Lack of maintenance shall constitute a violation of this code. The enforcing officer shall have the authority to enforce the standards set forth in this chapter and the conditions attached to all permits for development pursuant to application of this chapter, in accordance with the provisions of Chapter 16.102 of this title. (Ord. 758 §1 (part), 1985).~~

Section 40. There is hereby added to the Lacey Municipal Code a new section, 16.34.085 to read as follows:

16.34.085 Architectural compatibility and site design. All requirements of design review Chapter 14.23 for commercial and mixed use zones shall be satisfied.

Section 41. There is hereby added to the Lacey Municipal Code a new section, 16.36.020, to read as follows:

16.36.020 Permitted uses.

- A. The following uses are permitted in the Neighborhood Commercial zone provided the use occupies no more than 10,000 square feet of space and meets design review standards of Chapter 14.23. Provided further neighborhood commercial zones within the designated McAllister Springs Geologically Sensitive Area shall be limited to those uses the Thurston County Health Department determines are appropriate to the sensitive area.

Antique store

Bakery

Banks and other financial services

Bar and cocktail lounge (c)

Barber shop

Beauty salon

Book store

Business and professional offices

Business support services

Cafes

Camera store

Clothing store

Coffee shop

Community clubs

Confection stores

Convenience stores

Cultural facilities

Day care

Deli

Drug store
Dry cleaner
Fabric and dry goods store
Florist
Food and liquor store
Gallery
Gas station (c)
Gift store
Grocery and produce
Hardware store and garden supply
Health club, gym
Instruction studio
Laundromat
Meat and fish shops
Medical and dental services
Music and dance studios
Neighborhood meeting hall and club facilities
Nursery and garden supplies
Personal services
Pet store
Photo shops
Post office
Radio, TV, music store
Residential uses above commercial
Restaurant except drive-through
Shoe and shoe repair stores
Small appliance and electronic equipment repair
Soda fountain
Specialty food
Stationery store

Tailor

Telecommuting services

Theater, under 50 seats

Toy store

Travel and other agencies

Variety store

Veterinarian

Video rental

(c) Conditional uses, subject to conditional use review and approval.

- B. Uses similar to uses listed above under A may be approved by the site plan review committee upon finding the use is consistent with the intent of this chapter and in the best interest of the surrounding neighborhood.

Section 42. Sections 16.36.030, 16.36.040, 16.36.050, 16.36.060, 16.36.070 and 16.36.080 of the Lacey Municipal Code are hereby amended to read as follows:

16.36.030 Environmental performance standards.

- A. Compliance. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 16.57 of this title.

Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

- B. General Character. Developments in this district shall be characterized by small buildings (uses with less than 10,000 square feet), low traffic generation, considerable walk-in trade, moderate lighting, and quiet operations ~~and little or no night activity~~. Operating hours shall be limited to the hours between 6:00 a.m. and 10:00 p.m. may be 24 hours per day. Provided the site plan review committee may limit hours of operation for any activity that may have impacts to the surrounding neighborhood.
- C. Location. Neighborhood commercial districts shall generally not be located within less than a one-half mile radius from another neighborhood commercial district or any other commercial district providing similar services or facilities.

D. Storage. Outside storage shall comply with the requirements of Chapter 16.57 of this title. (Ord. 583 §2.22(C)(1), 1980).

16.36.040 Site area. The size and shape of sites shall be as follows:

- A. Minimum lot size for the development of a site in this classification shall be seven ten thousand square feet, ~~or the minimum lot size of the residential area adjacent to the site, whichever is greater.~~
- B. Maximum size for a site containing one or more of the permitted uses shall be ~~one acre.~~ ten acres.
- C. The shape of parcels shall be appropriate to the function of the zone within the surrounding neighborhood. ~~multiples of residential lots permitted in the adjacent residential areas.~~ (Ord. 583 §2.22(C)(2)(a), 1980).

16.36.050 Building size. The size of buildings shall be as follows:

- A. Maximum gross floor area of building for single use, ~~three~~ ten thousand square feet; ~~unless maximum building coverage of lot permits less;~~
- B. Maximum gross floor area of building for combination use, ~~six~~ forty thousand square feet;
- C. Maximum building coverage, ~~thirty~~ fifty percent;
- D. Maximum development coverage, ~~sixty~~ seventy percent;
- E. Maximum building height, thirty-five feet;
- F. Setbacks:
 - 1. Front, ~~twenty feet,~~ maximum 10 feet, minimum 0 feet.
 - 2. Rear, minimum fifteen feet,
 - 3. Side, minimum ten feet. (Ord. 583 §2.22(C)(2)(b), 1980).

16.36.060 Public right-of-way--Ingress, egress.

- A. Relationship to Public Right-of-way. Land classified in this district shall be located on an arterial or collector ~~and~~ preferably on a collector cross street, with access from minor streets.
- B. Ingress and Egress. Access to a site which is a corner lot shall be limited to one driveway on each of the intersecting streets. Access to a site which is an interior lot shall be limited to one driveway unless the site plan review committee approves two driveways, one for entering and one for leaving the site. (Ord. 583 §2.22(C)(2)(c), 1980).

16.36.070 ~~Off-street parking.~~ Parking.

- A. One ~~off-street~~ parking space for each five hundred square feet of gross floor area shall be required ~~provided.~~

- B. Parking spaces may be used for loading zones in this district, provided that loading operations shall not obstruct driveways.
- C. ~~Buildings and Off street~~ parking spaces are to be so arranged as to make it unnecessary for vehicles to back out into the public right-of-way.
- D. Parking shall be provided to the rear or side of the structure. No parking shall be permitted between the building and the right-of-way. There shall be no parking in any side or rear yard abutting a residential district. (Ord. 583 §2.22(C)(2)(d), 1980).
- E. All design, parking and pedestrian requirements for mixed use zones in Chapter 14.23 shall also be satisfied.

16.36.080 Landscaping.

A. Requirements of Chapter 16.80 shall be satisfied.

- ~~A.B.~~ All required yard areas shall be landscaped with a type two landscaping including lawn, shrubs, flowers, and deciduous and evergreen trees, not to be less than forty percent of each yard area and the sum total of which must equal fifteen percent of the site.

The exterior edges of yards abutting residential properties shall be densely planted with a Type One site screening vegetation having a minimum height of four feet at the time of planting. ~~Screening can be in lieu of the forty percent requirement for that yard area only, and if in excess of forty percent will not affect the percentage rate of other yard areas.~~

- ~~B.C.~~ The perimeters of all parking areas shall be landscaped in such a way as to create a diversion between streets and parking areas, at the same time not obstructing the view of any walkways, driveways, or streets around entrances or exits to the site.
- D. Street frontage shall have a minimum six foot planter strip with street trees planted 35 feet on center.
- ~~E.~~ All trees, flowers, lawns and other landscaping features shall be maintained in a healthy growing condition at all times.
- ~~D.F.~~ A ~~plot~~ plan of all proposed landscaping shall be submitted along with the site plan for review by the site plan review committee. (Ord. 583 §2.22(C)(2)(e), 1980).

Section 43. There is hereby added to the Lacey Municipal Code a new section,

16.36.085, to read as follows:

16.36.085 Architectural compatibility and site design. All requirements of Chapter 14.23 for mixed use zones shall be satisfied.

Section 44. Section 16.40.060 of the Lacey Municipal Code is hereby amended to read as follows:

16.40.060 Building allowance. Maximum building allowance shall be as follows:

A. Development coverage, seventy percent of site.

~~B. Maximum building height, thirty five feet.~~

~~EB.~~ Maximum building coverage, forty percent. (Ord. 758 §1 (part), 1985).

Section 45. Section 16.48.020 of the Lacey Municipal Code is hereby amended to read as follows:

16.48.020 Permitted uses.

A. Specific types of permitted uses are those which provide a public service or fill a public need as described in the statement of intent. Uses shall also be appropriate to the specific site and the intent behind each site's designation as OSI. OSI sites designated as the result of a sensitive area designation should only be used for natural resource conservation purposes with associated trails for passive recreation opportunities or such active recreation opportunities as the City concludes is appropriate to the protection, conservation and use of such area. OSI sites designated as such for reasons other than sensitive area classification may be used for such other purposes as allowed in this chapter. Such uses include but are not limited to the following:

1. Parks, greenbelts and open space for active or passive recreation or enjoyment. (Note: Whenever a park or open space is created as an integral part of a subdivision, such park or open space shall be designated an open space/institutional district on the official zoning map);
2. Government buildings or offices such as city hall, fire stations, schools and colleges, hospitals, community meeting or recreation halls;
3. Libraries, museums, or similar cultural facilities;
4. Churches;
5. Residential uses as an incidental use to the permitted use such as caretaker's quarters, or as an accessory use to institutional facilities such as housing for students, staff or faculty of colleges, hospitals and the like.

- B. Similar or related uses permitted, and criteria for determination of similarity or relatedness, are as follows:
1. Uses similar to, or related to, those listed in subsection 16.48.020(A) are permitted upon a finding of the enforcing officer and/or the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the land development plan.
 2. The criteria for such finding of similarity shall include but not be limited to the following:
 - a. The proposed use is appropriate in this area,
 - b. The development standards for permitted uses can be met by the proposed use,
 - c. The public need is served by the proposed use.
- C. Special uses may be permitted as provided for in Chapter 16.66 of this title.
- D. Child day care centers shall be allowed as an accessory use to those uses permitted by this section. (Ord. 927 §16, 1992; Ord. 583 §2.26(B)(1-3), 1980).

Section 46. There is hereby added to the Lacey Municipal Code a new chapter, 16.58, to read as follows:

16.58.010 Approval of transfer of development rights.

- A. Required instruments. Final approval for site plans or subdivision plats which involve the transfer of development rights shall not be approved until evidence is provided to the City that the following instruments have been approved by the Thurston County TDR Program Administrator and recorded with the Thurston County Auditor:
1. Signed and recorded transferable development rights certificates for each unit of density on the receiving parcel(s) and
 2. A signed and recorded document of attachment of the development rights to the subject parcel(s).
- B. The following information shall be recorded on the face of any plat for property which received a transfer of development rights under the provision of this Chapter:
- A statement that the development rights used in the plat have been transferred in accordance with the Deed of Transfer of Development Rights, prescribed by Thurston County; the volume and page number of the recordation of the Deed of Transfer of Development Rights between the owner and the applicant; the volume and page number of the recordation of the Transfer of Development Rights

Easement between the original owner and Thurston County; the serial numbers issued by the Thurston County TDR program administrator of the TDRs used in the plat; and the volume and page number of the recorded document of attachment of the TDRs to the subject parcel.

Section 47. There is hereby added to the Lacey Municipal Code a new chapter, 16.59, consisting of the following provisions entitled Draft Village Center Ordinance (Revised July, 1995). Said provisions shall be condified in the style of the Lacey Municipal Code utilizing those Chapter 16.59 section numbers set forth in the table of contents.

DRAFT VILLAGE CENTER ORDINANCE
(Revised July, 1995)

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DRAFT VILLAGE CENTER ORDINANCE
(Revised July, 1995)

Section I. Intent

The intent of the Council in enacting this ordinance is to:

1. Provide the opportunity for neotraditional neighborhood planning to implement principals described in the innovative techniques section of the Comprehensive Plan relating to village centers.
2. Neo-traditional neighborhoods are a desired alternative to conventional, use-segregated developments, such as large lot suburban subdivisions and strip commercial developments.
3. Reduce the excessive sprawl of development and the segregation of land uses that results in almost total dependence upon private vehicles for transportation.
4. Promote creation of places which have pedestrian emphasis, connectivity, mixed use, and centralized public spaces. Emphasize these features and neighborhood concepts of place.

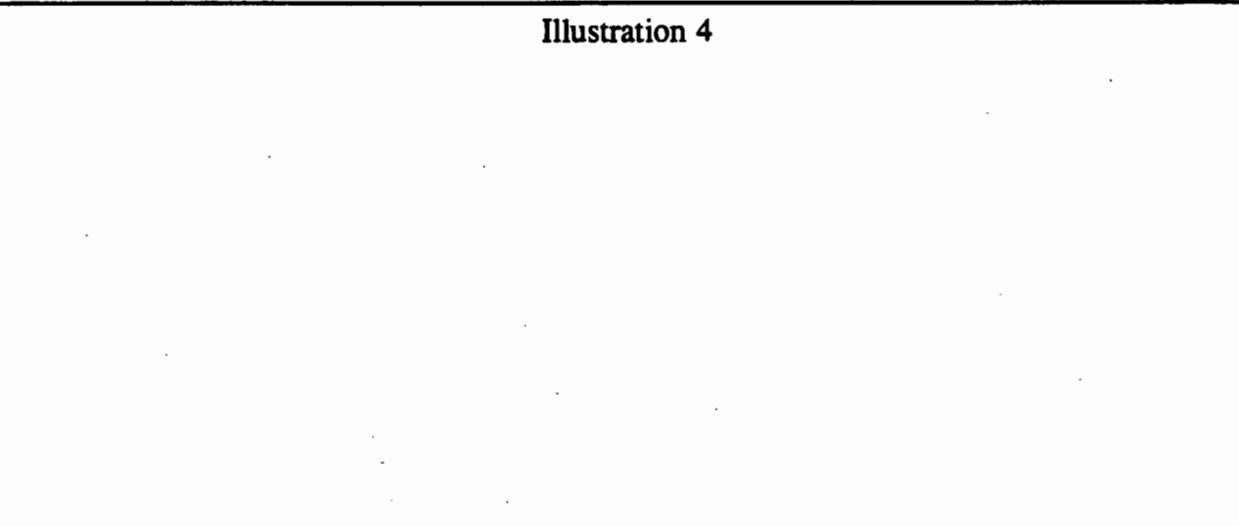
Illustration 1

Provide a photograph of street scape.

<p>Illustration 2</p> <p>Provide photograph of design element.</p>	<p>Illustration 3</p> <p>Provide a photograph of attractive park scape.</p>
--	---

5. Promote developments which will create a strong sense of community identity. Refer to Illustrations 4 and 5.

Illustration 4



Photograph with caption that illustrates the most positive image of community identity.

Illustration 5

Photograph with caption that illustrates the most positive image of community identity.

Section II. Definitions

Unless otherwise stated, the following words shall, for the purpose of this ordinance, have the meaning herein indicated. Any word used in this ordinance which is not defined herein and which is defined elsewhere in this zoning ordinance or the subdivision ordinance shall, for the purpose of this ordinance, have the meaning defined therein.

Accessory Dwelling. A year-round housing unit not exceeding 850 square feet, with cooking facilities, sanitary facilities, and an independent means of access, either attached to a single-family unit or located on the same lot as a single-family unit.

Alley. A public or private way or easement permanently reserved as a means of access to abutting property generally running down the middle of a block of lots, intended for access to the rear of adjacent lots and designed to standards of an "alley" as described in Lacey development guidelines.

Bay. A regularly repeated unit on a building elevation defined by columns, pilasters, or other vertical elements, or defined by a given number of windows or openings.

Belt Course (also string course or horizontal course). A projecting horizontal band on an exterior wall marking the separation between floors or levels.

Blank Wall. An exterior building wall with no openings and generally constructed of a single material, uniform texture, and on a single plane.

Boulevard. A major road with a planted median in the center of two lanes, with greenbelts on both outside edges.

Buffer. An area of land, natural vegetation, or a structure used or created for the purpose of insulating or separating a structure or land use from other uses or structures in such manner as to reduce or mitigate adverse impacts of one on the other.

Build-up Line. An alignment which dictates an average height to the cornice line or to the roof edge line on a street or space.

Building Scale. The relationship between the mass of a building and its surroundings, including the width of street, open space, and mass of surrounding buildings.

Column. A vertical pillar or shaft, usually structural.

Common Open Space. A parcel, or parcels, of land, an area of water, or a combination of land and water including floodplain and wetland areas (consistent with Chapter 14.28.370B) within a development site designed and intended for the use and enjoyment of residents of the development and, where designated, the community at large. The area of parking facilities serving the activities in the common open space may be included in the required area computations. Common open space shall not include:

1. The land area of lots allocated for single family dwellings and duplex dwellings, front yards, side yards, and rear yards, whether or not the dwellings are sold or rented.
2. The land area of lots allocated for apartment and townhouse dwellings, including front yards, side yards, rear yards, interior yards, and off street parking facilities whether or not the dwellings are sold or rented.
3. The land area of lots allocated for total commercial use, including front yards, side yards, rear yards, and parking facilities whether or not the commercial facilities are sold or rented.
4. The land area of lots allocated for semi-public uses, community clubs and community facilities, including open space for playgrounds and athletic fields which are a part of the principal use and may not be open to the general public of the village center; and front yards, side yards, rear yards, and other open space around the buildings; and parking facilities whether or not the schools and churches are sold or rented.

5. Street rights-of-way, planter strips along streets, driveways, off-street parking, and service areas.

Community Green. Open space in the form of a park area or old-fashioned town square that is designed to be a major focus for the village center, usually centralized and surrounded by commercial or high density uses.

Context. The character of the buildings, streetscape, and neighborhood which surround a given building or site.

Cornice. The top part of an entablature, usually molded and projecting.



Cupola. A small roof tower, usually rising from the roof ridge.

Curtain Wall. A light, non-structural outer wall of a building in the form of a metal grid with infill panels of glass and other materials.

Design Review. A process where design characteristics of a project are reviewed for consistency with goals of the comprehensive plan and this chapter for proper neighborhood, site and building design. In the context of this ordinance, design review therefore includes review of neighborhood design for general issues such as layout of uses, connectivity of neighborhood areas, neighborhood focus points, and creation of a sense of place. It also includes review of specific plats for similar issues and more localized and specific issues such as relationship of the plat to adjacent plats in the context of the neighborhood plan (master plan), consistency of plat layout and design to neighborhood themes, specific placement and design of key uses or buildings, and requirements for general building design and characteristics within the plat. Design review also includes specific site and building design details; its facade and roof treatment, building style, orientation to sun and compatibility with plat conditions, etc. Design review requirements by nature of this definition will be implemented over the course of a village center's three stage review process, including more general neighborhood design review at the master planning stage, somewhat more specific area review at the plat stage, and a site and building specific design review at the building permit stage. All design review processes shall be implemented concurrently with normal master plan, plat and site plan review and timing requirements.

Director. The director of the City Community Development Department or his/her designee.

Elevation. An exterior facade of a structure, or its head-on view, or representation drawn with no vanishing point, and used primarily for construction.

Environmental Constraints. Features, natural resources, or land characteristics identified in the City's Environmental Protection and Resource Conservation Plan that are sensitive to improvements and may require conservation measure or the application of creative development techniques to prevent degradation of the environment, or may require limited development, or in certain instances may preclude development.

Facade. A building face or wall.

Fenestration. Window and other openings on a building facade.

Focal Point. (See Visual Termination).

Front Yard Setback. The required distance between a building and the fronting street right-of-way line.

Gable. The triangular wall section at the ends of a pitched or gambrel roof.



Gateway. A principal point of entrance into a district or neighborhood.

Gateway Building. A building located at a gateway and which dramatically marks this entrance or transition through massing, extended height, use of arches or colonnades, or other distinguishing features.

Human Scale. The relationship between the dimensions of a building, structure, street, open space, or streetscape element and the average dimensions of the human body.

Lane. A private street or easement located through the interior of blocks and providing vehicular and service access to the side or rear of properties (also referred to as "alley".)

Linkage. A line of communication or access, such as a pathway, arcade, bridge, lane, etc., linking two areas or neighborhoods which are either distinct or separated by a physical feature (e.g., a railroad line, major arterial) or a natural feature (e.g., a river, stream).

Lintel. A horizontal beam over an opening in a masonry wall, either structural or decorative.

Main Street (Commercial Area). A street containing a mix of uses, including the village center's greatest concentration of commercial development. This area, together with the community green and elementary school, shall form the focus of the neo-traditional neighborhood.

Masonry. Wall building material, such as brick or stone, which is laid up in small units.

Massing. The three-dimensional bulk of a structure: height, width, and depth.

Modified Grid Street Pattern. An interconnected system of streets which is primarily a rectilinear grid in pattern, however, modified in street layout and block shape as to avoid a monotonous repetition of the basic street/block grid pattern. Blocks are normally a length of 200 to 500 feet.

Neo-traditional Neighborhood. A pedestrian-oriented neighborhood, with variable lot width and sizes, a mix of dwelling unit types, on-street parking, and non-residential uses generally located along a Main Street commercial area or fronting on a community green. The size of the neighborhood is approximately a five minute walk from the core.

Open Space. (See Common Open Space)

Pilaster. A column partially embedded in a wall, usually non-structural.

Pitch. The angle of slope of a roof or berm.

Planter Strip. A planting area located within the public right-of-way, typically located between the curb and the sidewalk, and planted with ground cover and trees.

Portico. An open-sided porch or walkway with a roof attached to a building sheltering an entrance or serving as a semi-enclosed space.

Proportion. The relationship or ratio between two dimensions, e.g. width of street to height of building wall, or width to height of window.

Public Viewshed. That which is reasonably visible, under average conditions, to the average observer located on any public land or right-of-way, or on any common open space or semi-public open space which is normally accessible to the general public.

Quoins. Corner treatment for exterior walls, either in masonry or frame buildings.

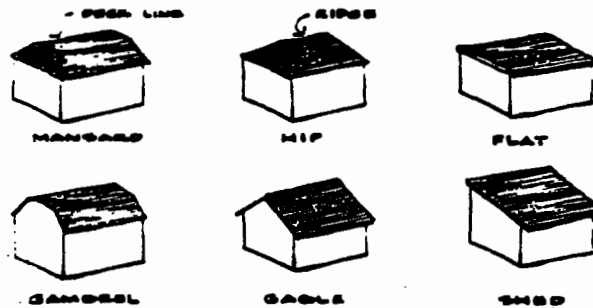
Residential Density. The number of dwelling units in relation to the total land area proposed to be used for residential purposes, not including wetlands. This can also apply to the

specific lot on which a building(s) is sited. It can be measured in dwelling units per acre (DU/A) or in Floor Area Ratios (FAR).

Rhythm. The effect obtained through repetition of architectural elements such as building footprints, height, roof lines, or side yard setbacks; of streetscape elements, such as decorative lamp posts; or of natural elements, such as street trees.

Rhythm of Solids to Voids. The relationship between the solid portions of a building facade and the voids formed by doors, windows, other openings and recesses. May also refer to the relationship between building mass (solids) and side yard setbacks (voids) along a street.

Roof Type: Roof types referred to are shown below:



Semi-Public Recreation Area. (See Recreation Area).

Public Sidewalk. A paved path provided for pedestrian use and usually located at the side of a road within a right-of-way. In residential areas it is separated from the street by a planter strip.

Street Furniture. Functional elements of the streetscape, including but not limited to benches, trash receptacles, planters, telephone booths, kiosks, sign posts, street lights, bollards, and removable enclosures.

Streetscape. The built and planted elements of a street which define its character.

String Course. (See Belt Course).

Texture. A surface finish.

Townhouse. A one-family dwelling unit which is part of a group of two or more such units separated by a common party wall having no doors, windows or other provisions for human passage or visibility. Each one-dwelling unit shall be attached by not more than two party walls.

Vested. A legal status given an application providing that the application will be processed and acted upon under the rules and regulations existing at the time such status is granted.

Viewshed. (See Public Viewshed).

Visual Preference Survey (VPS). A process by which communities have participated in evaluating the existing environment and in developing a common vision for the future.

Visual Termination. A point, surface, building, or structure terminating a vista or view, often at the end of a straight street or coinciding with a bend.

Section III. Review Process

1. Review and Approval.

The review and approval of a village center shall consist of 4 steps:

- A. Presubmission conference.
- B. Adoption of a binding master plan for the site.
- C. Approval of necessary land divisions.
- D. Site plan review for multi-family and commercial uses.

In addition, each step, with the exception of the presubmission conference, has specific design review requirements. Design review shall take place concurrently with the above steps and according to the procedures and requirements of Chapter 14.23 and this chapter.

2. Basis for Consideration

Consideration for approval, conditioning or disapproval of a village center shall be based on and interpreted in light of the conformance of the development with the intent and requirements of this ordinance, and the comprehensive land use plan goals and policies.

These standards and requirements are minimums only. The City may require more stringent standards, based on the specific and unique nature of the site and the surrounding areas, in order to protect the health, safety, and welfare of

the citizens of the city and to further the purposes and intent of this ordinance and the comprehensive land use plan.

3. Multiple Ownerships

Where a village center includes multiple ownerships, the City shall help facilitate a cooperative working relationship between owners to help achieve the goals of the village center to develop a focused, harmonious, and coordinated neighborhood. It shall be a requirement for the first owner initiating a development within the village center to attempt to coordinate the master planning of the whole village center with other owners. This responsibility requires only formal contact and an offer to meet and discuss financial needs in preparing the master plan and desired master plan concepts. Ideally, all owners would meet and agree on shared financial responsibilities and consultants to prepare the master plan.

The City shall notify all owners in the village center designation when any application or pre-application submittal is received to help facilitate coordination and ensure everyone is notified of village center planning activities.

In addition, once an application of pre-application has been made, the City shall hold a planning process meeting and notify and invite all landowners within the village center designation. At the meeting, the City will explain the process and expectations so all owners have opportunity to plan participation and coordination.

4. Binding Master Plan

- A. Purpose. The binding master plan shall consist of maps, graphics, and text which specify major developments and design features, and services for the entire site, including a schedule indicating phasing of development.
- B. The Director shall review design requirements of the master plan to lay a foundation for design expectations in development of the village center. The Director shall be satisfied that goals and policies of the comprehensive plan will be met and that design elements of the master plan provide adequate guidance to accomplish more detailed design review and analysis during review of subsequent subdivisions and individual site plan reviews of individual building projects. The Director review shall occur prior to the hearing examiner hearing and

shall accompany other application material through the hearing examiner review process and shall be subject to the hearing examiner review and public comment.

- C. **Hearing Examiner Review.** The binding master plan shall be reviewed by the hearings examiner and a recommendation submitted to the City Council for final action.

The hearing examiner shall not approve a binding master plan unless the examiner has conducted a public hearing and has determined that said plan is consistent with the comprehensive plan and the provisions of this chapter. The hearing examiner may establish terms and conditions of approval and require the provision and further public review of additional information and analysis in order to ensure such compliance. In addition, the hearing examiner may make changes to the proposed master plan on the basis of information presented in the course of the master plan review, as long as the changes are consistent with the comprehensive plan.

- D. **City Council Consideration.** The hearing examiner recommendations shall come to the City Council for consideration in open public meeting no sooner than ten (10) nor longer than twenty (20) working days from the date of decision constituting a recommendation was rendered. The City Council shall consider the matter based upon the written record for the hearing examiner, the examiner's decision and any written comments received by the City before closure of City offices on a date three days prior to the date set for consideration by the City Council; provided that the City Council may publicly request additional specific information from the applicant, the hearing examiner, or City or County departments; and, provided further that the City Council determines that further testimony or argument other than such specific information requested is necessary prior to action by such body, the matter shall either be returned to the hearing examiner or a public hearing shall be scheduled before the City Council for the receipt of such testimony or argument.

- E. **City Council Action.** The City Council may accept, modify or reject the hearing examiner's decision or any findings or conclusions therein, or may remand the decision to the examiner for further hearing. A decision by the City Council to modify, reject or remand shall be supported by findings and conclusions.

The action of the City Council in approving or rejecting a decision of the examiner shall be final and conclusive unless within thirty (30) days from the date of such action an aggrieved party obtains a writ of certiorari from the Thurston County Superior Court for the purpose of review of the action taken.

- F. **Amending Zoning and Zoning Maps.** Upon approval of the proposal by City Council, the Director shall have the zoning for the property changed to reflect the master plan and adopted configuration of land use designations.

5. Application.

Form and Contents of Application for Binding Master Plan Approval. The applicant shall submit the master plan and supplementary data including an environmental analysis as required under the State Environmental Policy Act and local environmental policy ordinance requirements. The Director shall inform the applicant within thirty (30) days of receipt of the application of any deficiencies found in the master plan application. If no deficiencies are found, the application shall be considered vested. Accuracy of all data submitted on or with a master plan shall be the responsibility of the applicant.

An application for master plan approval with submittal requirements shall be developed by the Director and shall include such items as the Director considers necessary to properly evaluate a master plan's consistency with this chapter. The application shall include, but not be limited to, requirements for text material, maps and design vocabulary.

6. Approval of Specific Land Division Proposals.

Subdivisions, when consistent with the provisions of the binding master plan, may be recommended for approval by the hearing examiner and sent to Council for consideration. These actions may be taken concurrent with or subsequent to approval of the master plan and are expected to accompany development of the site in phases. Review of such actions shall be subject to subdivision regulations which would be applicable to such an action regardless of its inclusion within a village center. In addition, subdivisions in a village center shall be subject to design review considerations by the Director. The Director shall review each subdivision to ensure it is consistent with and implements the design themes and design guidelines established under binding master plan approval. The recommendations shall accompany the plat application materials throughout the normal hearing examiner review process.

of preliminary plats and will be subject to hearing examiner review and public comment and Council's normal subdivision review process.

7. Approval of Specific Building Projects.

All buildings within the village center are subject to design review and shall be reviewed through the normal design review process of Chapter 14.23. During design review of both single family structures and multifamily and nonresidential buildings, design review shall consider consistency with the master plan and plat design review conditions. Review shall focus on more specific details of individual buildings and sites under review, consistency with neighborhood design principals and concepts, and how the use or structure is integrated with and contributes to, the quality and function of the neighborhood as reflected in the master plan.

8. Administration and Enforcement

- A. Building permits and other permits required for the construction or development of property under the provisions of this chapter shall be issued only when the work to be performed meets the requirements of the master plan, applicable plat, and site plan review.
- B. Minor Administrative Alterations. Once a preliminary plat or other development permit reviewed by the hearing examiner has been approved, it shall not be altered unless approved by both the Director and the public works department upon a determination that the alteration is not substantial enough to constitute a change to the binding master plan.
- C. Parties Bound. Once the master plan is approved, all persons and parties, their successors, heirs or assigns, who own, have or will have by virtue of purchase, inheritance, assignment or otherwise, any interest in the real property within the proposed village center, shall be bound by the terms and conditions of approval of the binding master plan and the provisions of this chapter.

9. Modifications

The City may permit the modification of the provisions of this ordinance, including but not limited to provisions relating to the percentage of types of dwelling units and the amount of commercial development, in order to encourage village centers and more fully satisfy the intent of the

comprehensive land use plan. Any modification of the requirements of this ordinance shall be subject to the following standards:

- A. The design and improvement of the village center shall be in harmony with the purpose and intent of this ordinance and the comprehensive land use plan.
- B. The design and improvement of the village center shall generally enhance the development plan, or in any case not have an adverse impact on its physical, visual, or spatial characteristics.
- C. The design and improvement of the village center shall generally enhance the streetscape and neighborhood, or in any case not have an adverse impact on the streetscape and neighborhood.
- D. The modification shall not result in configurations of lots or street systems which shall be impractical or detract from the appearance or functionality of the proposed village center.
- E. The proposed modification shall not result in any danger to the public health, safety, or welfare by making access to the dwellings by emergency vehicles significantly more difficult, by depriving adjoining properties of adequate light and air, or by violating the other purposes for which zoning ordinances are to be enacted.
- F. Design review and other methods shall be used to ensure compliance with the design standards and guidelines of this ordinance.
- G. The minimum lot size of any lot to be created shall not be reduced less than the requirements of this ordinance.
- H. The landowner shall demonstrate that the proposed modification will allow for equal or better results and represents the minimum modification necessary.
- I. The modifications shall not detract from the ability of residents to walk in or through the village center and their access to public transportation.

If the City determines that the landowner has met these standards, it may grant a modification of the requirements of this ordinance as part of the normal review process. In granting modifications, the City may impose such

conditions as will, in its judgement, secure the objectives and purposes of this ordinance.

Section IV. Basis for Design Standards

1. The development standards and guidelines contained in this ordinance are in part derived from national and local Visual Preference Surveys and shall be used by the applicant in preparing a master plan, plat or site plan and by the City in reviewing the same. In the exercise of its powers of review, the City may approve, deny, conditionally approve, or request modifications to a master plan, plat or site plan that is deemed to be inconsistent with the standards and guidelines or the purposes of this ordinance.
2. This ordinance contains both development standards, which are normative and set forth specific requirements, and development guidelines, which define a framework and are only indicative. However, both standards and guidelines shall be interpreted with flexibility. The City shall view such standards and guidelines as tools, since exceptional situations, requiring unique interpretations, can be expected. When applying such standards and guidelines, the City shall carefully weigh the specific circumstances surrounding each application, and strive for development solutions that best promote the spirit, intent, and purposes of this ordinance.
3. The development standards and guidelines contained in this ordinance shall be used as the City's minimum requirements for evaluating village centers. However, such standards and guidelines are not intended to restrict creativity, and an applicant may request a modification or exception from any development standard or guideline. Modifications to the design guidelines and standards contained in this ordinance shall be approved by the City in accordance with Section III.9. herein.
4. The development standards and guidelines contained in this ordinance are both written and illustrated. Every effort has been taken to assure that illustration and text are complementary. However, in the event of inconsistencies between the two, the text shall be interpreted in conjunction with the overall intent and character established by all of the illustrations contained herein.

Section V. Permitted Uses

The following uses are permitted in a village center, subject to all the applicable development standards and requirements.

1. The following residential uses:
 - A. single family detached dwellings
 - B. duplex dwellings
 - C. townhouse dwellings
 - D. apartment dwellings
 - E. accessory dwellings
 - F. residential uses for persons with special needs.
2. Public and semi-public uses, including parks and playgrounds and structures typically constructed as part of this type of facility.
3. Community clubs
4. Community facilities
5. Day care centers
6. Elderly day care center/congregate care and nursing homes. Such units should not be counted against the multifamily/single family mix.
7. Churches
8. Golf courses
9. Agricultural uses
10. Public and semi-public recreational uses.
11. Equestrian uses, by conditional use permit.
12. Cemeteries

13. Bed and Breakfast establishments.

14. Accessory Uses

The following accessory uses are permitted in a village center, subject to all the applicable development standards and requirements:

A. Normal residential accessory uses.

B. Home occupations meeting requirements of Chapter 16.69 of the Zoning Ordinance, providing the following additional conditions apply:

- 1) In addition to the family occupying the dwelling containing the home occupation, there shall not be more than one outside employee in the home office unless a conditional use permit is obtained pursuant to requirements of Chapter 16.69.
- 2) The employee and clients may park in on-street curbside parking spaces. Parking occurring on the lot containing the home occupation shall be limited.

15. Permitted Uses in Both Community Commercial or Neighborhood Commercial Components

Answering service
Antique store
Bakery
Banks and other financial services
Bar and cocktail lounge (c)
Barber shop
Beauty salon
Book store
Business and professional offices
Business support services
Cafes
Cafeteria
Camera store
Clothing store
Coffee shop
Colleges and trade schools
Confection stores

Cultural facilities
Day care
Deli
Drugstore
Dry cleaner
Fabric and Dry Goods store
Florist
Food and liquor store
Gallery
Gas station (c)
Gift store
Graphic arts and printing services
Grocery and produce
Hardware store and garden supply
Health club, gym
Home furnishings
Instruction studio

Jewelry
Laundromat
Light manufacturing (c)**
Meat and fish shops
Medical and dental services
Music and dance studios
Novelty
Nursery and Garden Supply
Office supplies
Personal services
Pet store
Photo shops
Post office
Pre-existing residences
Professional offices
Radio, TV, music store
Residential*
Restaurant except drive-through facilities

Schools-commercial
Shoe and shoe repair stores
Small appliance and electronic equipment repair
Soda fountain
Specialty food
Sporting goods
Supermarket
Stationery store
Tailor
Telecommuting services
Testing laboratories and facilities (c)
Theater, over 50 seats (c)
Toy store
Travel and other agencies
Variety store
Veterinarian
Video rental

(c) Conditional uses, subject to special review and approval, provided no conditional use is required where such use is identified for the site in the master plan.

- * Apartments may be permitted above retail. Such units shall not count against calculations of a required multifamily/single family mix.
- ** Light manufacturing uses may be permitted only if administrative offices address the street and the use is consistent with character of area, and provided further the square footage shall be less than 20,000 square feet.
- *** Uses similar to uses listed above may be approved by the site plan review committee upon finding such use is consistent with the intent of this chapter and in the best interest of the village center residents.

Section VI. Village Center Design

1. Minimum Area

A minimum of 60 contiguous acres of land shall be required for a village center.

2. Neighborhood Design

A. Opportunities and Constraints Analysis

At the beginning of the design process an assessment should be completed evaluating special opportunities and constraints associated with the property designated as a village center. Such things as wetlands, water bodies, steep slopes, tree resources, unique physical features, historical perspective, surrounding developments, solar access, and other issues should be considered in evaluating potential neighborhood development.

B. A Sense of Place

- 1) Each village shall be designed to create a unique identity and sense of place. This should be based upon a combination of natural features, surrounding circumstances, and special design. Natural features, particularly sensitive areas, should be emphasized to capitalize on the natural resource and build a special village identity.
- 2) Consideration should be given to the village's relationship to the surrounding community: how it fits in, the function it provides in the larger community, and special relationships to surrounding land uses.
- 3) Special design and architectural themes should be used to create or support the village's unique identity.

C. Neighborhood Focal Points

- 1) Each village shall have key focal points which serve as the "heart" of the village, such as a grade school, central park, commercial area, or prominent open space with sensitive areas, or a combination of such features. The focus points should strengthen the village's identity and promote a sense of place.

D. General Layout

- 1) Street Layout

The street layout shall be a modified grid pattern, friendly to pedestrians with connectivity as a major emphasis; See Section VII for street and pedestrian requirements.

2) Blocks and Lots Within the Village Center

- a) **Block Size.** Unless topographic conditions make it impractical, the street shall be designed to create blocks that are generally rectangular in shape, a modified rectangular shape, or another distinct geometric shape.

Irregular shaped blocks are generally discouraged, except where topographic or architectural/design considerations make it desirable.

Blocks should be designed to range between 200 - 500 feet. Lanes shall be permitted to bisect blocks. General orientation of lots and blocks shall consider solar access and design requirements. Refer to Illustration 6.

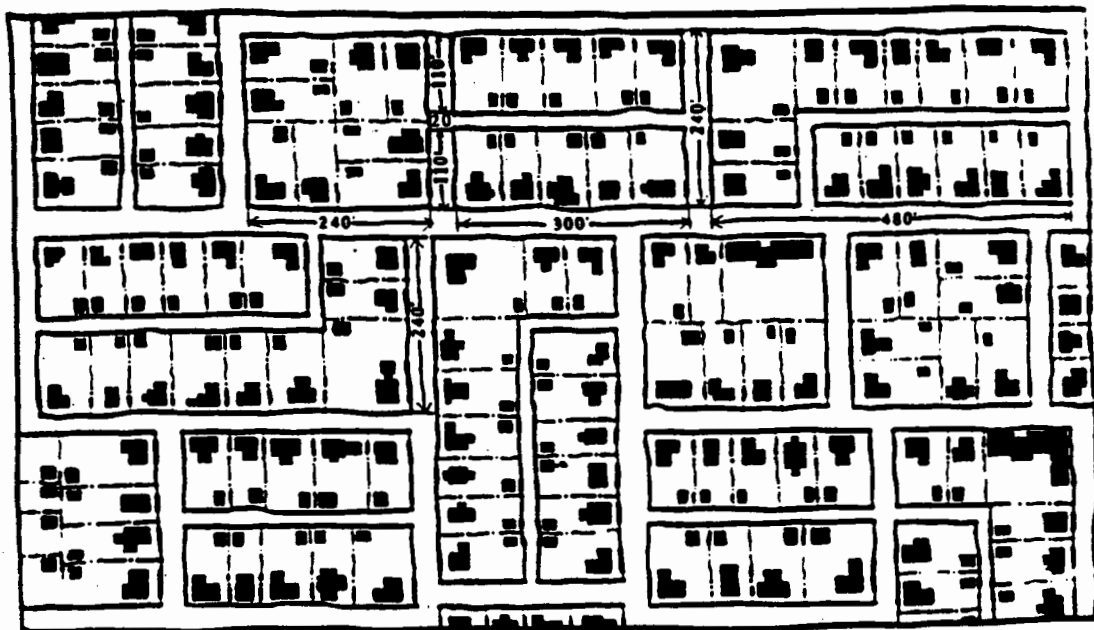


Illustration 6. Diagram of a street defining geometrically shaped blocks. Where a street is long, traffic calming devices should be considered. A basic street block diagram must be prepared for each village center.

- b) Variation of Lot Width and Area. Lot areas and lot widths may vary at random in order to eliminate the appearance of a standardized subdivision.
- 3) The modified grid pattern and lots should be laid out in consideration of solar access if possible given other competing interests and issues.
- 4) Connectivity is a primary emphasis. Key gathering areas and focal points of the neighborhood shall be tied together by pedestrian and bike lanes as well as streets.
- 5) Transit services shall be strategically located and designed to support village center activities.

E. Architectural Considerations

The village should be physically united by common design features. Themes should be built upon the village focus point, identity and sense of place. The master plan should set the framework through an adopted design vocabulary, giving guidance for plats and site plan review of individual projects. This shall not preclude the possibility of multiple themes or architectural styles within distinct segments or portions of the village as long as all themes utilize community focal points and are consistent with neighborhood continuity requirements.

F. Open Space and Community Green

- 1) Not less than 15% of a village center shall be allocated to and shall remain in common open space in perpetuity. Additionally, not less than 50% of the required open space must be usable for active recreation purposes. Wetlands, priority habitat sites or other environmentally sensitive areas and resources may only count for up to 50% of the common open space requirement.

Common open space shall be deed restricted to prohibit future subdivision or development, except for agricultural or recreational uses which may be permitted with the approval of the City. Common open space shall be used for social, recreational, and/or natural environment preservation purposes. The uses authorized must be appropriate to the character of the

common open space, including its topography, size, and vegetation; as well as to the character of the development, including its size and density, the characteristics of the expected population, and the number and type of dwellings to be provided.

- 2) In most situations, each village center should be designed to have one primary open space which shall be referred to as the community green. Refer to Illustration 7. The community green shall have a minimum area of 20,000 square feet and the size, shape, and design of the community green should provide adequate space for concerts, outdoor exhibits, and community gatherings based on the number of residents expected in the development.

The community green is normally surrounded by a concentration of high density development which may include commercial, residential, and public and semi-public uses, community clubs, and community facilities. If the development includes a Main Street commercial area, the community green shall either front upon a Main Street, Main Street shall terminate at the community green, or Main Street and the community green shall otherwise be incorporated into a combined community focus for the development. Nothing herein shall preclude a large tract from containing two or more separate phases with two or more separate community greens.

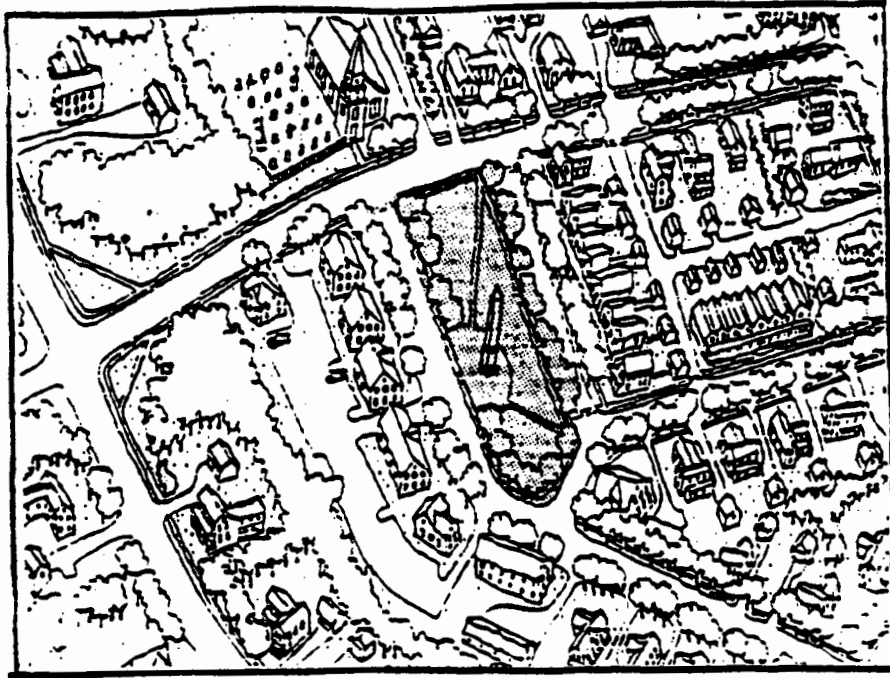


Illustration 7. Every village center shall have a community green surrounded by neighborhood development.

- 3) The community green **should normally** be centrally located and should normally be within comfortable walking distance of the majority of dwelling units in the development. This is usually within a 1,500 foot radius from the outermost boundary of the community green Main Street commercial area. See also Neighborhood Design Section VI (2) subsection J1 dispersion of densities and mix of uses.
- 4) To the greatest extent possible, common open space shall be adjacent to environmentally sensitive areas that can enhance open space options and opportunities, such as wetlands, priority habitats, and other such critical areas as may be determined by the City.

- 5) Recreational facilities shall be required to serve the anticipated needs of the residents of the development, taking into account the anticipated characteristics and demographic profile of the development's population, the recreational facilities available in neighboring developments, and the relevant provisions regarding recreational facilities contained in the comprehensive plan.
- 6) The construction schedule of the development shall coordinate the improvement of the common open space with the construction of residential dwellings. At no time in the development of various phases of the village center may the total area of common open space in the developed phases be less than required to serve the developed portion.

G. Density

1) Residential Density

The maximum allowable number of units and corresponding non-residential uses shall be determined by a development analysis considering land characteristics, neighborhood characteristics and market variables. Emphasis shall be placed upon achieving density necessary to promote transit along major transportation corridors according to the transportation plan; currently thought to be a minimum of 7 units per acre. To the extent possible, the highest reasonable density should be allowed in development of the village center. Transfer of development rights, if available, and other bonuses should be employed when possible.

A village center is required to develop with density ranges of 3 to 20+ DU per acre.

A 25% increase in the number of units above the normal zoning designations may be allowed provided that a minimum of 30% of the total bonus units are set aside for households of moderate to low income. To the extent possible, these units should be slated for ownership with the conditional provision of subsequent sales limited to cost of living increment assigned and improvement equity according to the City's affordable housing policies as may be adopted or are hereafter amended.

2) Commercial Density and Timing

The commercial density of a village center shall be appropriate to provide commercial service to the village center and adjacent neighborhood consistent with a neotraditional concept.

Anticipating that the commercial portion of the village center may not be economical until the residential portion is constructed, timing of the commercial portion shall be left to the discretion of the applicant(s), provided designated property for commercial use according to the binding master plan shall be reserved for such use.

H. Residential Dwellings: Functions and Types

- 1) A range of residential dwelling types shall be provided in the village center. Refer to Illustrations 8 and 9. The number of single family attached and detached structures, including townhouses, shall generally range from a minimum of 65% to a maximum of 90%. Of the remaining number of dwellings other than single family dwellings, no more than 75% should be the same type of dwelling unit (e.g. duplexes or apartments) provided the City may approve any ratio and mixture of housing if it believes such will be consistent with the intent of the neotraditional concept and such mixture or ratio will provide a market situation necessary or desirable for the betterment of the community.

(Insert local picture - Reserved)

Illustration 8. A new, small lot single family unit in Lacey

(Insert local picture)

Illustration 9. New townhouses.

- 2) Single Family residences can offer a range of lot sizes and densities from larger homes with larger lots to smaller compact homes utilizing zero lot line concepts with most of the advantages of single family homes, but at densities that are high enough to support nearby retail and transit services.

- 3) Duplexes are 2 units attached at their sides. They achieve higher densities while providing single family-style rental opportunities. With few side yards, duplexes can create a formal sense of enclosure for streets and parks. Duplexes are encouraged close to the neighborhood's center but may be allowed in any zone within the village.
- 4) Townhouses are attached at their sides with private front and rear yards. They lend themselves to private ownership, while achieving high densities. With few side yards, townhouses can create a formal sense of enclosure for streets and parks. Townhouses are encouraged in close proximity to the neighborhood's center but may be permitted in any zone in the village.
- 5) Apartments and condominiums will provide affordable rental housing or apartment-style ownership potential in close proximity to retail, transit and public amenities. Buildings should address the street in a traditional way with entry porches, porticos and bays. A pedestrian connection is required to ensure a direct walking route to retail shops. Apartments and condominiums are permitted in all zones within the village with the exception of designated low density areas.

I. Commercial Functions

Commercial uses help to form the core of the Village. Office uses should be located where employees will have good access by car and can walk to the core area for shopping, restaurants, local services and recreational amenities.

The Office area can provide employment opportunities within the neighborhood and balance jobs and housing in the area. The commercial and office uses should be designed to accommodate both pedestrians and automobiles, with emphasis given to the pedestrian element and, in particular, pedestrians within the village.

Village centers with a community commercial element may have more of an automobile orientation than those with a neighborhood commercial designation. However, both designations shall be designed with the major emphasis of providing a comfortable, convenient and attractive shopping experience for local pedestrians.

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Illustration 10. Village Center with Community Commercial Component and Anchor Store.

Illustration 11. Village Office

Illustration 12. Village Office.

J. Dispersion of Densities and Mix of Uses

1) Residential Density

Residential density shall generally decrease from the community green and/or center-core towards the periphery of the village center. However, a mix of dwelling unit types should be distributed throughout the development.

Smaller lots and higher density dwellings are generally located closer to the community green and main street commercial area. Different dwelling units may be mixed in any distribution within any single block, if desired.

A majority of the dwelling units should generally be located within a 1,500 foot radius of the outermost boundary of the community green, and main street or core commercial area. Refer to Illustration 13. In implementation of this general standard, consideration shall be given to the circumstances of

the village, both internal and external. The ultimate design should be consistent with local conditions, purposes and functions of the village. A general radius greater or lesser than 1500 may therefore be appropriate.

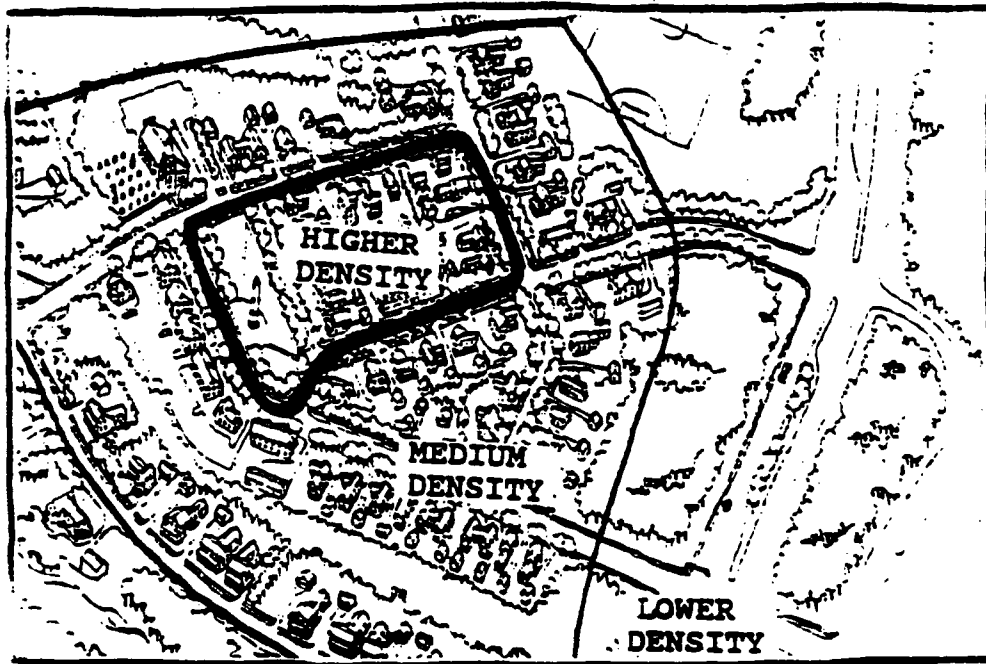


Illustration 13. Residential density should generally decrease from the community green towards the periphery of the neighborhood.

2) Commercial Location and Dispersion

Commercial components shall front on the interior streets of the village. Commercial uses can be mixed and integrated with dwelling units and public and semi-public uses, community clubs, and community facilities within the designated commercial area. The greatest concentration of commercial development should be located around a community green and/or within a main street commercial area. Refer to Illustration 14.

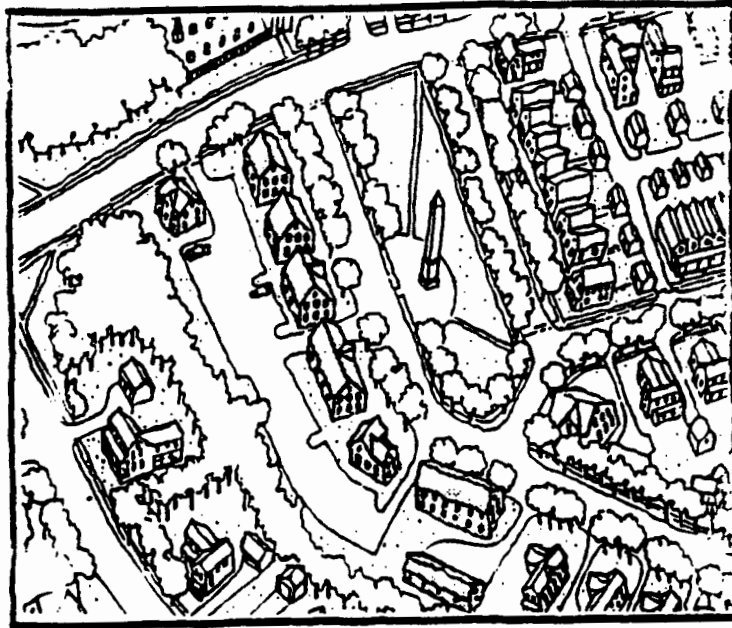


Illustration 14. The greatest concentration of commercial development in a small community should be around a community green and/or within a main street commercial area.

If the development includes a main street commercial area the community green shall either front upon main street, the Main Street shall be readily accessible to the community green, or the main street and the community green shall be otherwise incorporated into a combined community focus for the development. Individual commercial uses may also be located in corner stores. Refer to Illustrations 15-17.



Illustration 15. Commercial use situated on Main Street across from the community green in the village of Lititz, PA. This picture scores a very positive rating with visual preference surveys because of the strategic location and prominence of the community green and the style of commercial development along the main street.



Illustration 16. Ground level offices with upper level apartments in New Holland, PA.



Illustration 17. High concentration of commercial/mixed use can be located on main street - older traditional main street example.

3) Community Facilities and Location:

- a) The size, commercial use and densities of the village center designation warrant and require dedication of a grade school site. The exact location, size and arrangement of equity among multiple property owners shall be worked out with the North Thurston School District. This area shall count towards meeting identified impacts on school services. **The design of the school shall be consistent and compatible with the general neighborhood themes and shall be acceptable to both the school district and the City.**
- b) **Each village center shall contain a community meeting facility for neighborhood recreation and meeting purposes. The facility shall be appropriately sized to meet the needs of the village center population. The building shall be dedicated to the homeowners association(s) or the City of Lacey at the City's option or other appropriate entity responsible for operation, maintenance and management.**

- c) Adequate area should be designed and reserved as sites for semi-public uses such as community clubs, churches, day care and other institutional uses.
- d) Sites for semi-public uses may be located around the community green or within a main street commercial area and will generally occupy prominent or distinctive sites and act as sign posts for the community. Refer to Illustration 18.

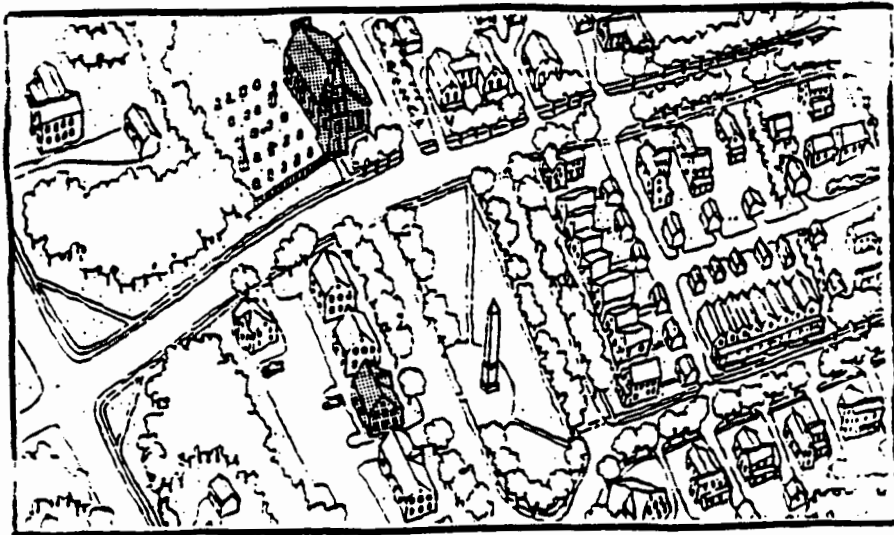


Illustration 18. Sites for public or semi-public uses, community clubs, and commercial facilities should be located at prominent or distinctive locations as they will typically be used as sign posts for the community.

- e) Semi-public and public uses should normally occupy prominent or distinctive buildings. Buildings that employ additional mass and height, civic architectural design, or other distinguishing features. Refer to Illustration 19.

(Reserved - use local photo)

Illustration 19. Buildings for public and semi-public uses, community clubs, and community facilities should be prominent by virtue of their additional mass and height, civic architectural design, or other distinguishing features.

K. Building Presence/Appearance

- 1) Buildings located at gateways entering the village center the community green or main street commercial center shall mark the transition into such areas in a distinct fashion using massing, additional height, contrasting materials, and/or architectural embellishments to obtain this effect. Refer to Illustration 20.

Reserved

Illustration 20. Gateway buildings should mark transition areas.

- 2) Focal points, or points of visual termination, shall generally be occupied by more prominent, monumental buildings and structures that employ enhanced height, massing, distinctive architectural treatments, or other distinguishing features. Refer to Illustration 21. Buildings on corner lots shall be considered significant structures, since they have at least two front facades visibly exposed to the street. If deemed appropriate by the City, such buildings may be designed with additional height and architectural embellishments, such as corner towers, to emphasize their location. Refer to Illustration 22.

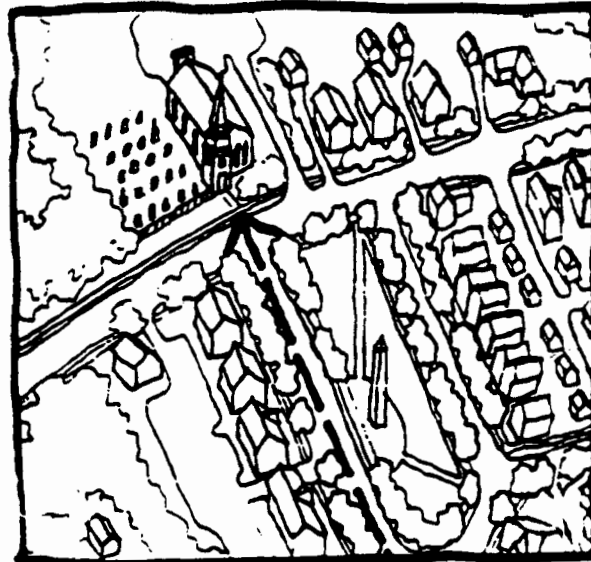


Illustration 21. Focal points should terminate views down streets.



Illustration 22. Corner buildings should be designed as more dramatic structures to emphasize their prominent location.

L. Neighborhood Continuity

- 1) Buildings shall be considered in terms of their relationship to the height and massing of adjacent buildings, as well as in relation to the human scale.
- 2) Buildings shall generally relate in scale and design features to the surrounding buildings, showing respect for the local context. As a general rule, buildings shall reflect a continuity of treatment obtained by maintaining the building scale or by subtly graduating changes:
 - by maintaining front yard setbacks;
 - by maintaining base courses;
 - building materials;
 - and colors used in surrounding buildings.
- 3) Architectural treatment such as the following provide neighborhood continuity as well:
 - Front yard porches;
 - Window and door fenestration;
 - Roof breaks;
 - Entryways;
 - Building proportion and modulation;
 - Eave and cornice similarity.

Refer to Illustration 23.

Illustration 23. Buildings should respect the local context and relate in scale and design to the surrounding buildings, if they are rated as positive and appropriate.

- 4) Walls and fences shall be architecturally compatible with the style, materials, and colors of the principal building on the same lot. Stone walls or brick walls with a stone or cast stone cap, wood fences, decorative metal, or cast iron fences, masonry or stucco walls, and stone piers shall be encouraged. Solid wooden fences are permitted in rear and side yards only. Highway-style guard rail, stockade, or contemporary security fencing such as barbed wire or razor wire are prohibited.
- 5) Similar landscaping themes shall be utilized to provide neighborhood continuity within a neighborhood or commercial area. This can be achieved by utilizing similar plant materials, planter boxes, hanging baskets, planter strips, etc.
- 6) Within residential neighborhoods, secondary residential uses should be designed to blend in with the existing neighborhood, i.e., height, character, scale, setbacks. Considerations should be made in regards to privacy for the secondary structure and adjacent units. Entrances to the secondary unit from the primary street should be clear.

3. Site Planning

A. Solar Orientation

- 1) Principles and guidelines of the City's solar ordinance should be considered and balanced in developing a site design layout to provide for passive solar opportunities.
- 2) For those lots that are developed in forested areas, the City's Tree Protection Professional shall provide a recommendation for consideration during the normal review process. The Tree Protection Professional may suggest tree replacement options of deciduous trees which will provide shade during the summer and allow sunlight during the winter.

B. Residential Expectations:

1) Lot Size

a) Detached Single Family

Single Family lots for detached homes may be as small as 3,000 square feet. This use may be allowed within every zone in the village. Accessory units shall be permitted.

b) Duplexes

Duplex lots may be as small as 4000 square feet.

c) Townhouses

Townhouse lots should generally be between 1,500 and 3,000 square feet. Accessory units shall be permitted and shall be either located above the garage or integral to the building, provided all setbacks and height limits are met.

d) Apartments and Condominiums

Apartments and condominiums will generally be built on lots of 10,000 square feet or more. However, a smaller lot size may be approved if it can be shown that such a lot size is appropriate to the scale of surrounding uses and intended building project. Apartments and condominiums may be built at a density of up to 20 dwelling units per acre with increases for incentives or bonus such as TDR or low income housing credits.

2) Height

a) Detached Single Family, Duplexes and Townhouses

Units shall not exceed 35 feet in height within 100 feet of existing single family residential homes. Tower elements on townhouses may extend 50 feet, but should not exceed a footprint area of 400 square feet.

b) Apartments and Condominiums

Apartments shall not exceed 50 feet in height within 100 feet of existing single family homes, except tower elements, which may be 60 feet in height but shall not exceed a footprint area of 400 square feet. Additionally, the height shall be designed to be compatible with adjacent lower structures and where necessary shall be stepped down to appear proportional and provide an appropriate transition.

3) Setbacks

a) Single Family Detached, Duplex and Townhouse Units

Fronts of units shall be set back between 8 and 20 feet from street rights-of-way and pedestrian connections. Awnings, porches, bays and overhangs may extend up to 6 feet into this setback. Sides of units shall be set back at least 5 feet from property lines. If a zero-lot-line condition is used, a single 5 foot side yard is required. No side setback is required for townhouse units. Primary structures shall be set back at least 15 feet from the rear property line. For garage setbacks see "Garages and Driveways".

b) Apartment Buildings

Apartment buildings shall orient to and line streets, with surface and/or "tuck under" parking located behind buildings in central courtyards.

Buildings shall be set back between 8 and 20 feet from street rights-of-way. Awnings, porches, and bays may extend up to 6 feet into this setback. Buildings shall be set back at least 10 feet from property lines abutting other uses (e.g. Village Commercial). A minimum 20 foot separation shall be provided between apartment buildings.

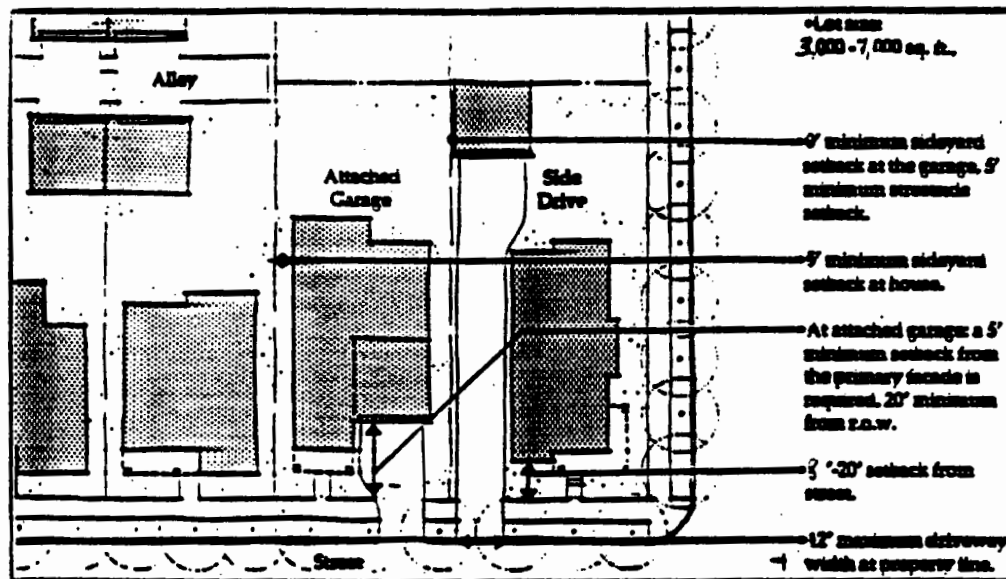


Illustration 24. Single family detached units.

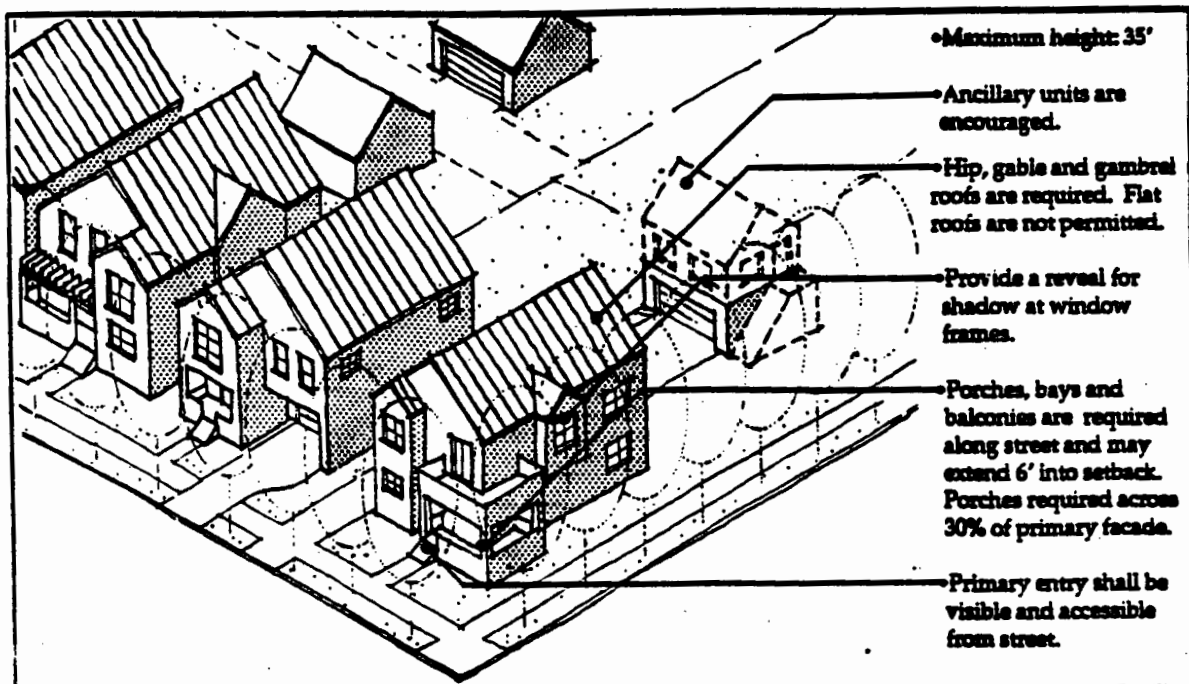


Illustration 25. Single family detached units.

4) Entries and Porches

a) Single Family Detached, Duplexes and Townhouses

Primary entries shall be accessed directly from a public street and must be visible from the street. Porches are required for each unit and must be located immediately adjacent to the primary entry. Porches must cover at least 30% of the primary facade of single family detached or 50% for duplex or townhouse (not including the garage) or consist of a clear space with a width of at least 8 feet and depth of at least 6 feet, whichever is larger.

b) Apartments

Primary entries shall be accessed directly from a public street and must be visible from the street. Secondary entries may face parking lots or loading areas. Ground floor units should have entries directly from the street; upper story units may share one or more entries. Entries shall be sheltered with an overhang or portico with a depth of at least 4 feet.

5) Garages and Driveways

a) Single Family Detached, Duplexes and Townhouses

Garages shall be placed at the rear of lots and accessed from an alley unless an alley is not available. If an alley is not available, the garage may be integrated into the front facade. No setback is required for detached garages from the rear or side property line, except where adjacent to a public street, alley, or pedestrian connection, in which case a setback of at least 5 feet is required.

Garages integrated into the front facade shall be recessed at least 2 feet behind the primary front facade of the unit or a minimum 2 foot deep trellis or bay window shall be placed above the garage opening or similar architectural feature to achieve the goal of lessening the impact of the

garage on the streetscape. If integrated into the front facade, the garage shall be at least 20 feet from the street right-of-way. The garage opening and the driveway integrated into the front facade shall not exceed a width of 10 feet. Tandem (end-to-end) parking is permitted.

b) Apartment Building Parking

Apartment buildings shall orient to and line streets with surface parking located behind buildings in central courtyards or with tuck-under garages. Parking lots shall not occupy more than 50% of the frontage of any public street. Landscaping and pedestrian requirements of Chapter 14.23 and 16.80 shall be met in parking lots. See also Section VIII on parking.

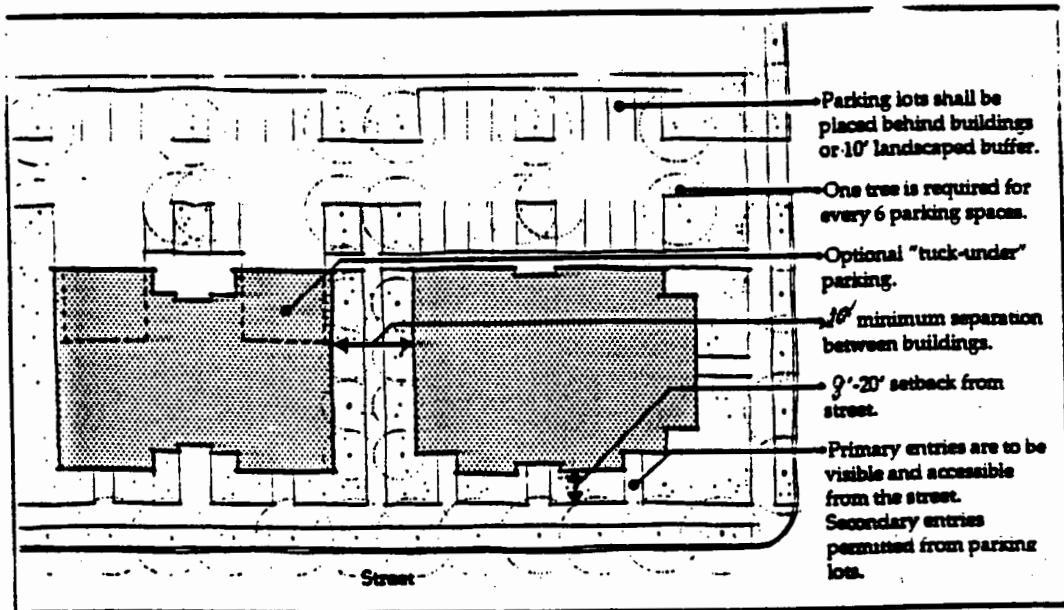


Illustration 26. Apartments



Illustration 27.

6) Facades

To provide building articulation, structures should be modulated to prevent flat walls. This can be achieved through recessing or protruding portions of the building wall or repeating fenestration patterns.

Building facades should generally be articulated with balconies or bays. Facades shall not consist of an undifferentiated blank wall when facing a public street or pedestrian path.

Windows should be frequent and coordinate with the articulation of bays and balconies. Window frames shall provide a reveal with the exterior finish (not flush). Aluminum frame windows should be avoided. Double hung and casement windows are preferred.

Towers or other special vertical elements may be used on apartments in a limited fashion to focus access to the area from surrounding streets.

7) Fences

The maximum height of a fence shall be 6 feet along side and rear yards behind the front building line, and 4 feet forward of the front building line and along the front property line.

8) Materials

Exterior finishes shall be primarily wood and/or masonry. Rated panel siding such as T1-11 shall not be used.

9) Roofs

Hipped, gabled, or gambrel roofs are required. Flat roofs are not permitted. For long roofs on larger buildings architectural elements must be used to break up the roof line. Architecturally, a structure can contain balconies, bay windows, dormers, covered entries, chimneys and other features to break up the roof line and provide architectural interest.

10) Accessory Dwellings

Accessory dwellings include apartments integrated within single family dwellings, or those located in detached accessory buildings located on the same lot as single family dwellings. Accessory dwellings shall be limited to 850 square feet in floor area and, for the purposes of calculating residential density, shall not count as a dwelling unit. There shall not be more than one accessory dwelling located on a lot in addition to the single family dwelling. Refer to Illustration 28.



Illustration 28. Accessory dwellings may take the form of detached structures. This is a photo of an accessory unit located at the rear of a lot.

11) Mixed Residential/Commercial Building

Apartment dwellings located on upper floors above commercial uses for the purpose of density calculations shall not count as a dwelling unit. Refer to Illustration 29.

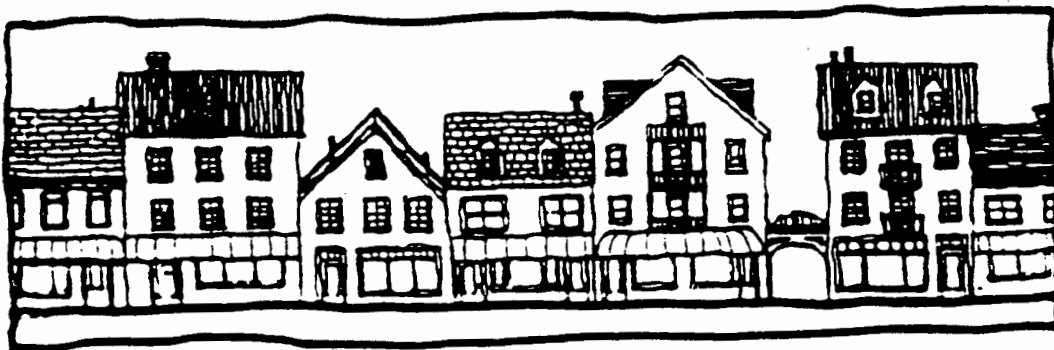


Illustration 29. Apartments may be located on the upper floors of mixed-use buildings.

12) Frontyard Treatment

A minimum of 50% of all dwelling units, excluding accessory dwellings and apartment dwellings located on upper floors, shall have a clearly defined front yard using landscaping, hedging, fencing, or a brick or stone wall. Front yards of attached duplexes or townhouses may be unified into one common yard and treated as a single front yard for the entire building. Refer to Illustration 30.

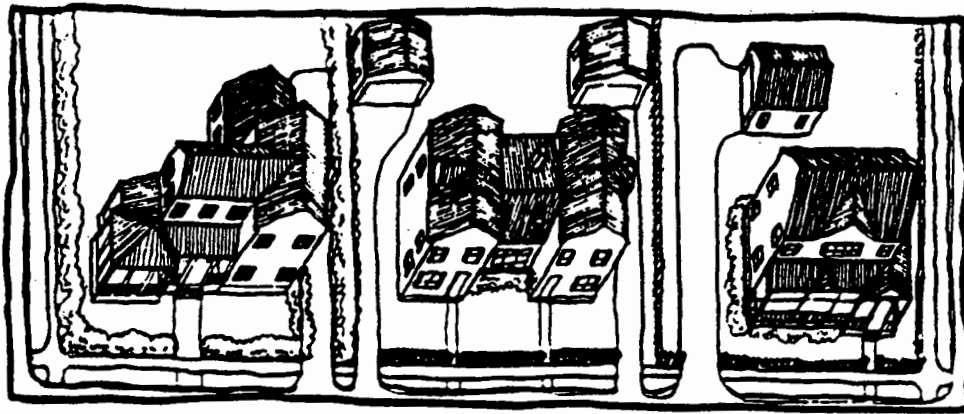


Illustration 30. The front yard of 50% of all dwelling units should be clearly defined by landscaping, hedges, fencing, or a brick or stone wall at least three feet high.

13) Private Yards

All dwelling units, except apartments located on upper floors, shall have a private yard or patio enclosed by a masonry wall, wooden fence, trellis or lattice, evergreen hedge, vines, or some combination thereof. The height of such yard or patio enclosure and design of said space shall be suitable to provide privacy and screen views of neighboring uses. Each upper floor apartment dwelling shall be provided with a terrace recessed inside the exterior building wall or the dwelling or a balcony projecting on the outside of the building wall. Refer to Illustration 31.

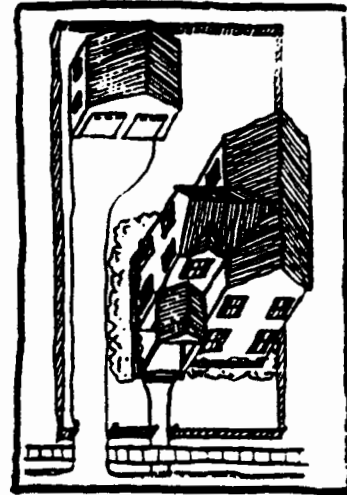
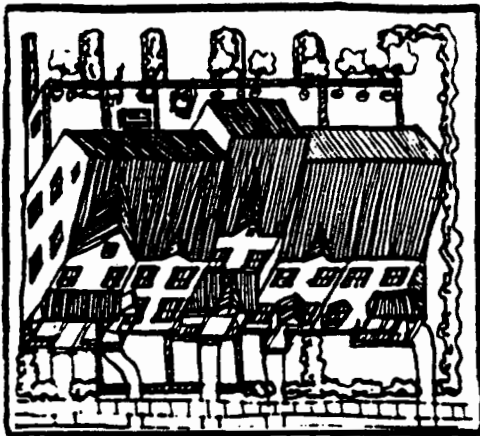


Illustration 31. All dwelling units shall have a private yard, patio, or upper floor terrace.

14) Spatial Relationships:

Spatial relationships between buildings and other structures shall be geometrically logical and/or architecturally formal. On a lot with multiple buildings, those located on the interior of the site shall front towards and relate to one another, both functionally and visually. A lot with multiple buildings may be organized around features such as courtyards, greens, or quadrangles which encourage pedestrian activity and social interaction. Refer to Illustration 32.

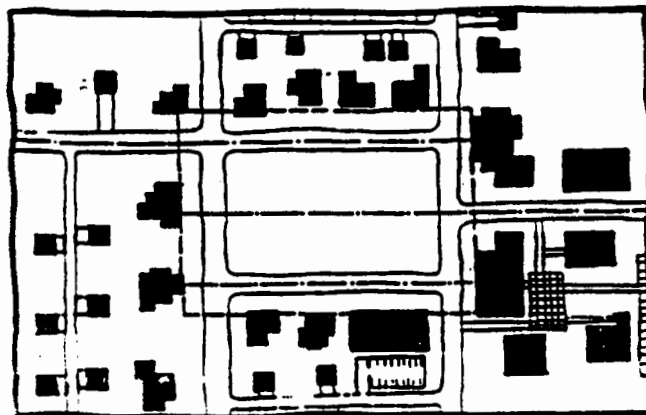


Illustration 32. Spaces framed by buildings should be geometrically logical and/or architecturally formal.

15) Transition Spaces:

Transition spaces for residential development shall be considered at the design stage of residential and mixed use developments to define public and private spaces. This can be achieved by physical design and layout.

Defining such transition areas is important since there will be instances where residential units will be placed above commercial establishments or high density multifamily units heavily integrated with commercial uses. Alternatively, providing transition areas can reduce the opportunity or invitation of crime in some cases just by site design.

Transition spaces can be created by utilizing several different elements:

- A change in pathway textures
- A low wall for plants or draping vines
- A change in pathway elevation
- Use of a trellis or arbor

Any of the above listed elements can be used alone or in combination to create defined transitional spaces. See Illustrations 33 and 34.



Illustration 33

Illustration 34

Security should also be designed into transition areas such as:

- **Parking lot layout:** Parking lot for residents should be located so that distances to dwellings is minimal while permitting easy viewing from nearby windows.
- **Orientation of Windows:** Windows should be oriented so that easy viewing can occur by residents.
- **Location of Service and Laundry Areas:** Laundry rooms should be located in such a way that they can be observed by others. Windows and lighting should be utilized to assure viewing opportunities.
- **Mailboxes:** Should be placed within a central location for easy viewing.

C. Expectations for Commercial Development

1) Height

Commercial structures shall not exceed 50 feet in height within 100 feet of existing residential homes except for tower elements which may extend to 60 feet in height, but shall not exceed a footprint area of 400 square feet.

2) Setbacks and Configuration

In general, retail buildings which house a series of small ancillary shops shall come to the street right-of-way; anchor stores shall face the Main Street. Anchor stores shall be located with arterial exposure and pedestrian connections.

Small ancillary shops located further into the village, as a whole, shall orient toward Main Street on pedestrian connections or the Village Green. In this area, arcades are encouraged and shall come to the street right-of-way or a designated pedestrian connection. Where an arcade is not used, buildings may be set back up to a maximum of 5 feet; display bays may extend into this setback.

Additional setbacks of up to 20 feet may be provided for small plazas and outdoor seating. Awnings may extend up to 6 feet into street rights-of-way. All buildings shall be set back at least 5 feet from property lines abutting residential areas. Parking lots for ancillary shops shall be located to the side or behind buildings.

3) Facades

Building facades must be articulated at a minimum with windows, entries, and/or display bays. Continuous outdoor arcades are strongly encouraged.

The architectural treatment of the front facade shall be continued, in its major features, around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details.

All visibly exposed sides of a building should have an articulated base course and cornice. The base course should align with either the kickplate or sill level of the first story.

The cornice should terminate or cap the top of a building wall, may project horizontally from the vertical building wall plane, and may be ornamented with moldings, brackets, and other details.

The middle section of a building may be horizontally divided at the floor, lintel, or sill levels with belt or string courses. Refer to Illustration 35.

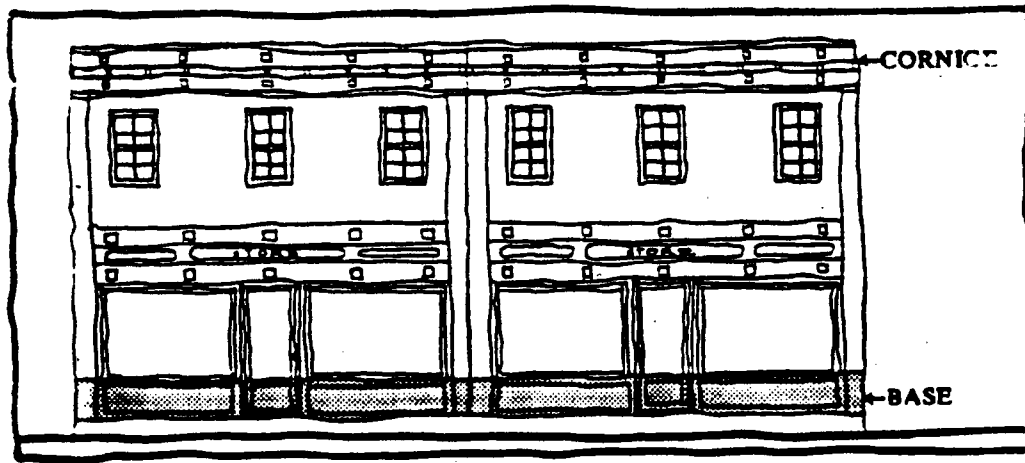


Illustration 35. Buildings should be designed with a base course and cornice.

The buildings facing a public street or internal open space, shall be architecturally emphasized through fenestration, entrance treatment, and details. Buildings with more than one facade facing a public street or internal open space shall be required to provide several front facade treatments. Refer to Illustration 36.



Illustration 36. Front facades should be architecturally emphasized, although all visible facades must be compatible.

4) Mixed Use Structures Facade Treatment and Design

Commercial uses can be contained in multi-story, mixed-use structures with commercial/retail uses on the ground level and apartment dwellings or offices on the upper levels. Such buildings may vary in terms of footprint and architectural elevations.

If buildings house second story residential uses, bays and balconies are recommended every 25 to 30 feet on upper floors. Facades shall not consist of an undifferentiated blank wall when facing a public street or pedestrian connection.

Towers, or other special vertical elements may be used throughout the shopping area to ensure that the entire complex functions as a unit.

In mixed-use buildings, the difference between ground floor commercial uses and entrances for upper level commercial or apartment uses should generally be reflected by differences in facade treatment. Storefronts and other ground floor entrances shall be accentuated through cornice lines. Further differentiation can be achieved through distinct but compatible exterior materials, signs, awnings, and exterior lighting. Refer to Illustration 37.

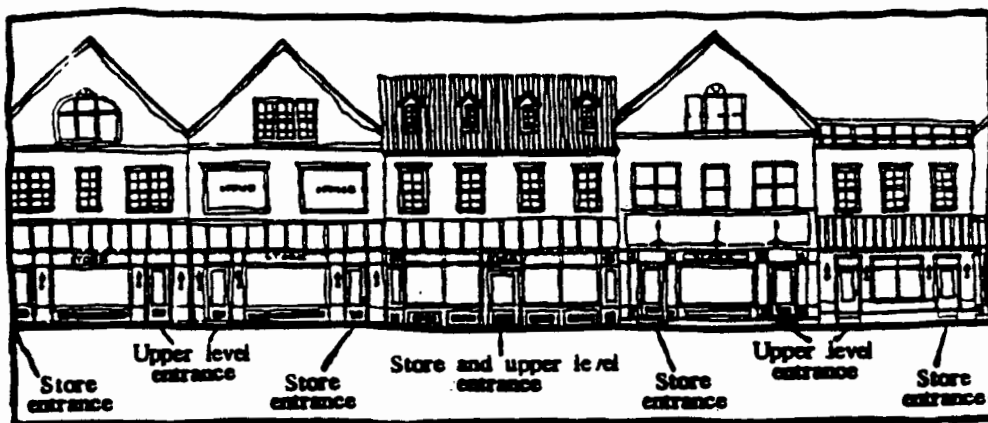


Illustration 37. Ground floor commercial uses should be differentiated by the facade treatment.

5) Windows

Ground floor retail, service, and restaurant uses shall have large pane display windows. Such windows shall be framed by the surrounding wall and shall not exceed 75% of the total ground level facade area.

Display windows must line facades facing public streets and pedestrian connections. Window frames shall provide reveal with the exterior finish (not flush). All windows shall occur above a stem wall of at least 2 feet high and shall not extend to the ground level.

Windows shall be vertically proportioned wherever possible. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows. Refer to Illustration 38.



Illustration 38. Type and location of windows should be appropriate to a building's architectural style.

6) Roofs

Gable roofs should be used to the greatest extent possible. Flat and mansard roofs are generally discouraged. Where flat roofs are necessary for larger anchor commercial or community-

oriented structures, gable elements and other architectural elements must be used to break up the roof line and create architectural interest consistent with the design vocabulary. Roof types should be appropriate to the building's architecture. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry chimneys, cupolas, clock towers, and other similar elements are encouraged. Refer to Illustration 39.



Illustration 39. Gable roofs are encouraged to the greatest extent possible. Other types of roofs should be appropriate to the architectural style of the building.

7) Materials

For exterior finishes masonry or wood siding is recommended. Other building materials used locally such as concrete block and CMU are also acceptable if special consideration is given to design. Rated panel siding such as T1-11 shall not be allowed. Techniques that provide architectural interest like texturing, fenestration and modulation shall be used. Materials are not as important as the overall objectives of providing human-scaled building elements and finishes with architectural interest.

8) Entries

Primary entries shall address a public street or designated pedestrian connection. Secondary entries may face parking lots or loading areas. Anchor store entries must, at a minimum, face Main Street. Anchor stores shall provide continuous

sidewalks that connect with adjacent streets and the pedestrian connection. Ancillary shops should normally provide entries every 25 to 30 feet. Upper story residential uses should have entries every 50 to 70 feet.

All entrances to a building shall be defined and articulated by architectural elements such as:

- lintels,
- pilasters,
- columns,
- porticos,
- porches,
- overhangs,
- railings,
- balustrades, and others, where appropriate.

Any such element utilized shall be architecturally compatible with the style, materials, colors, and details of the building as a whole, as shall the doors.

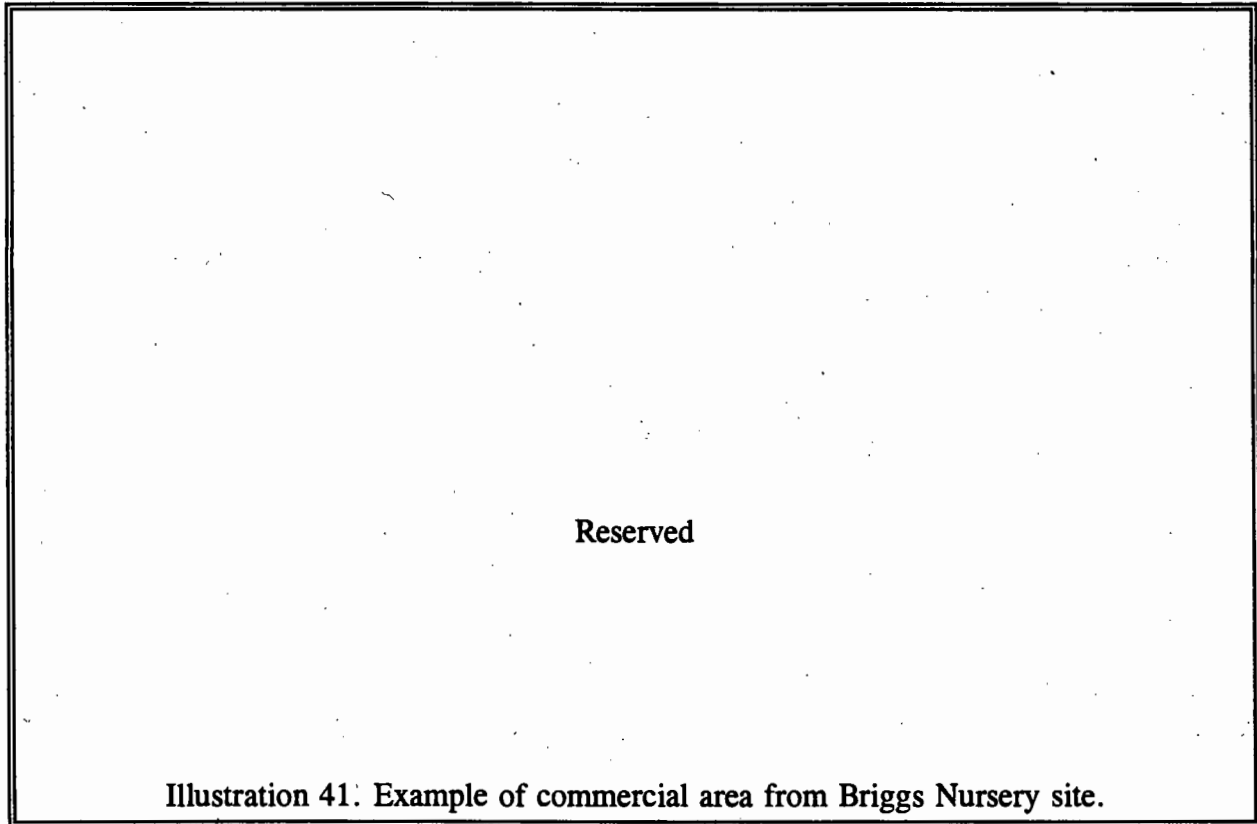
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Illustration 40. Entrances to buildings should be architecturally defined and articulated.

9) Square Footage

The maximum ground level footprint of commercial uses along a main street should normally be limited to 10,000 square feet. Provided that an anchor store with arterial exposure may be of

appropriate size to service the designated market area for a neighborhood commercial area or community commercial area.



10) Awnings

Fixed or retractable awnings are permitted at ground floor level, and on upper levels where appropriate, if they complement a building's architectural style, materials, colors, and details and do not conceal architectural features. Canvas is the preferred material, although other water-proofed fabrics may be used; metal or aluminum awnings are prohibited. In buildings with multiple storefronts, compatible awnings should be used as a means of unifying the structure. Refer to Illustration 42.

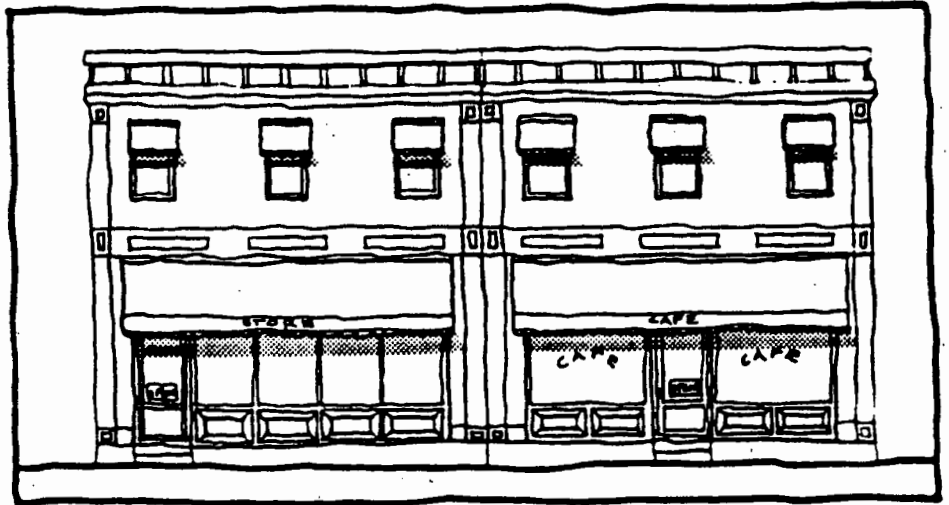
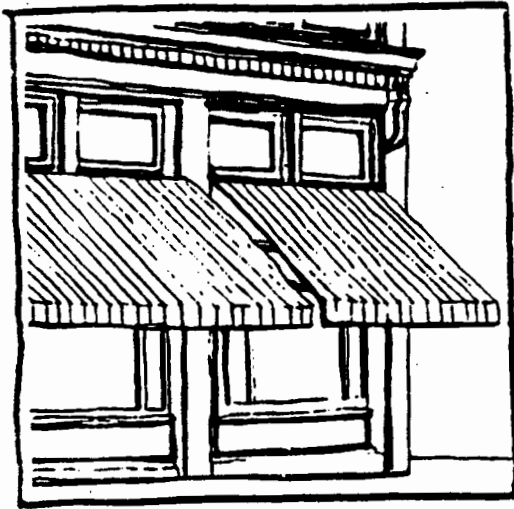


Illustration 42. Awnings may be used to complement a building's architectural style.

11) Compatible Materials and Colors

Buildings with multiple storefronts shall be unified through the use of architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.

All materials, colors, and architectural details used on the exterior of a building shall be compatible with the building's style, and with each other.

12) Corner Stores

Corner stores may be located in residential areas of the village center away from the core, provided they are located on Type 2 or 3 residential streets. Corner store buildings shall be designed to appear semi-residential and shall be limited to one ground level commercial use not to exceed 2,000 square feet in gross floor area. Apartment dwellings should be located on the upper level(s) to help integrate the building into the residential area.

The commercial use in a corner store shall be primarily oriented to serve the residents of the immediately surrounding neighborhood. Refer to Illustration 43. A corner store building shall be set back a maximum of 10 feet from the right-of-way line.



Illustration 43. Commercial uses may be located in corner stores within residential areas.

13) Restaurants

Restaurants shall be permitted to operate outdoor cafes on sidewalks, including areas within the public right-of-way and in courtyards, provided that pedestrian circulation and access to store entrances shall not be impaired. Refer to Illustration 44. The following standards and guidelines are applicable:

- a) To allow for pedestrian circulation, a minimum of 5 feet of sidewalk along the curb and leading to the entrance to the establishment shall be maintained free of tables and other encumbrances and delineated in some fashion for visually impaired persons.

- b) Planters, posts with ropes, or other removable enclosures are encouraged and shall be used as a way of defining the area occupied by the cafe.
- c) Extended awnings, canopies, or large umbrellas shall be permitted and located to provide shade. Colors shall complement building colors.
- d) Outdoor cafes shall be required to provide additional outdoor trash receptacles.
- e) Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.
- f) Outdoor cafes shall not be entitled to additional signage, over and beyond what is permitted for this type of establishment.



Illustration 44. Restaurants may have outdoor cafes on sidewalks or in courtyards.

- g) The operators of outdoor cafes shall be responsible for maintaining a clean, litter-free, and well-kept appearance within and immediately adjacent to the area of their activities.
- 14) Commercial uses shall be permitted to have sidewalk displays of retail merchandise. Refer to Illustration 45. The following standards and guidelines are applicable.
- a) Sidewalk displays of merchandise similar to merchandise sold within the store are permitted directly in front of an establishment, provided that at least 5 feet of clearance is maintained at the storefront entrance and delineated in some fashion for visually impaired persons. The display must be located against the building wall not more than 3 feet deep, and the display area may not exceed 75% of the length of the storefront.
 - b) Display cases shall be permitted only during normal business hours and shall be removed at the end of the business day. Cardboard boxes shall not be used for sidewalk displays.
 - c) Sidewalk displays shall maintain a clean, litter-free, and well-kept appearance at all times and shall be compatible with the colors and character of the storefront from which the business operates.

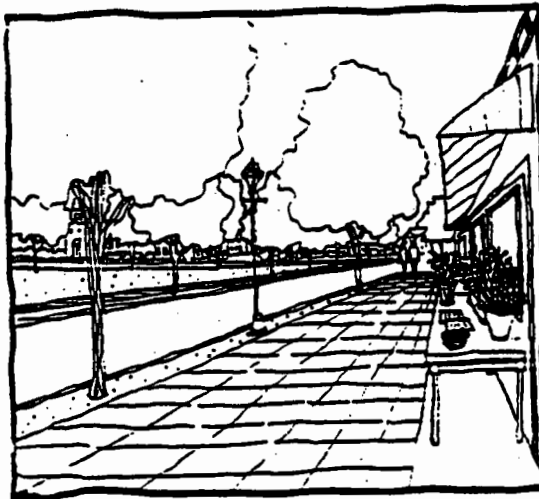


Illustration 45. Commercial uses may have sidewalk displays of retail merchandise.

D. Community Facilities

- 1) The size, architecture, and layout of community facilities should be appropriate for the use and its function and purpose in the neighborhood.
- 2) Parking for such uses shall utilize on-street parking to the extent possible. Additional off-street parking, if required, should be located in the rear of the building or structure and screened from the viewshed of the street.

E. Utility Services

- 1) Sewer and Water

Village centers are required to provide city sewer and water.

- 2) Stormwater Facilities

Detention basins, headwalls, outlet structures, concrete flow channels, rip rap channels, and other drainage improvements shall be screened with plant material and/or berms, in addition to meeting all normal landscaping and design guidelines specified in the City's Development Guidelines and this zoning code. Such drainage structures, if visible, shall be incorporated into the natural curves of the land. Detention basin embankments and the basin itself shall be extensively landscaped with wet site tolerant plant materials with the intention of recreating a seasonal and high water wet ecostructure. The detention facility shall be sized to accommodate the future growth of vegetation planted in the basin.

In lieu of peripheral fencing, detention basins' edges shall be contoured and shaped to form low angles at primary water line, thereby insuring greater pedestrian safety.

- 3) Location of Utility Lines

All utility lines shall be undergrounded. Where alleys are present, lines shall be located in the alleys or an easement adjacent to the alley. Because of the emphasis on getting houses closer to the front street (as close as 8 feet to edge of right-of-

way) every effort should be used to avoid putting utility lines in front yard easements. Where easements are required in front yards, they shall be confined to a three-foot strip immediately adjacent to the right-of-way.

Reserved. Use picture of Jackson Farm facility.

Illustration 46. Detention basins should be designed to complement the landscape.

F. Common Open Space

- 1) Open spaces shall contain a minimum area of 5000 square feet and shall be of a distinct geometric shape, generally rectilinear or square, bounded by streets with curb side parking on a minimum of 50% of its perimeter. Refer to Illustration 47. Open spaces shall be spatially enclosed by the buildings that front on the area or front upon the streets bounding the area.

The open spaces shall be landscaped such that the area is covered with trees, shrubs, lawn and groundcover. The type of trees and shrubs shall be such that vistas through the open space are largely unobstructed. Open spaces shall be landscaped using elements that enhance the character and function. Elements may include formal gardens, walkways, monuments, statues, gazebos, fountains, park benches, and pedestrian-scale lamp posts.

Depending upon the value and significance of such elements, incentives may be provided to offset the costs, including additional density, as may be agreed to by the City and applicant.

Open spaces should be designed as an active gathering place for all residents of the development in both day and evening, and include places for strolling, sitting, social interaction, and informal recreation.

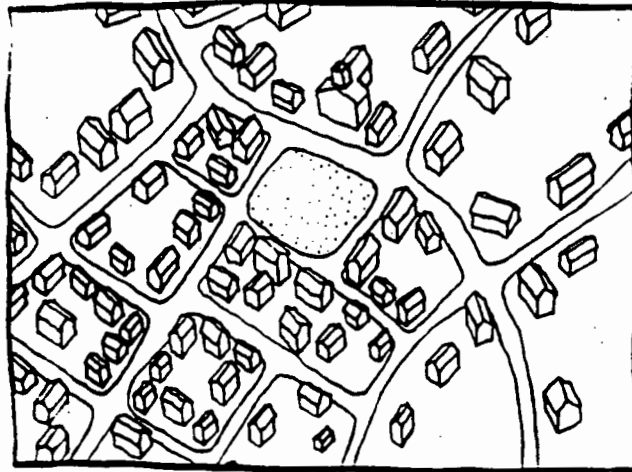


Illustration 47. Every village center must have adequate open space to meet the civic and recreational needs of the residents.

- 2) Common open space containing existing attractive or unique natural features such as streams, creeks, ponds, woodlands, specimen trees, and other areas of mature vegetation worthy of preservation should be designed to preserve these natural features.
- 3) As a general principle, the preservation of undeveloped open space in its natural state is encouraged. A developer may make certain improvements such as the cutting of trails for walking or jogging, and the provision of picnic areas. In addition, the City may require a developer to make other improvements such as removal of dead or diseased trees, thinning of trees or other

vegetation to encourage more desirable growth, and grading and seeding.

- 4) The buildings, structures, and improvements permitted in the common open space shall be appropriate to the authorized uses and shall conserve and enhance the amenities of the common open space with regard to its topography and unimproved condition.
- 5) When designing open space areas within the village center, consider the following information:
 - orient the proposed space towards the sunlight while providing good visual access to the space;
 - provide nonslip surface materials for pedestrians;
 - use plant materials to create human scale and a sense of enclosure within the open space;
 - provide fountains, litter receptacles, bike racks, sheltered waiting areas and scaled lighting fixtures.
 - provide good physical access to the area.

G. Mechanical Equipment:

- 1) All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing, and satellite dishes and other telecommunications receiving devices shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing, roof elements, penthouse-type screening devices, or landscaping.
- 2) Fire escapes shall not be permitted on a building's front facade. In buildings requiring a second means of egress pursuant to the building codes, internal stairs or other routes of egress shall be used.
- 3) Solid metal security gates or solid roll-down metal windows shall not be permitted. Link or grill-type security devices shall be permitted only if installed from the inside, within the window or door frames. If installed on the outside, the coil box shall be recessed and concealed behind the building wall. Security grilles shall be recessed and concealed during normal business hours. Models which provide a sense of transparency, in light

colors, are encouraged. Other types of security devices fastened to the exterior walls are not permitted.

H. Signs

- 1) All signs located within a village center shall comply with the sign regulations of Chapter 16.75 and 16.78, provided the following sign regulations shall govern.
- 2) In addition to other signage, restaurants and cafes shall be permitted the following, limited to one sign per business:
 - a) A wall-mounted display featuring the actual menu as used at the dining table. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately 5 feet, shall not exceed a total area of 2 square feet, and may be lighted.
 - b) A sandwich board sign, as follows:
 - The area of the signboard, single-sided, shall not exceed 5 square feet.
 - The signboard shall be constructed of wood, chalkboard, and/or finished metal.
 - Letters can be painted or handwritten.
 - The sign shall be located within 4 feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.
 - The information displayed shall be limited to daily specials and hours of operation.
 - The sign shall be removed at the end of the business day.
- 3) Design Standards for Signs
 - a) Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building as well as with other signs used on the building or its vicinity. Refer to Illustration 48.



Illustration 48. Signs should be architecturally compatible with a building's facade.

- b) Signs shall fit within the existing facade features, shall be confined to signable areas, and shall not interfere with door and window openings, conceal architectural details or obscure the composition of the facade where they are located.
- c) Whenever possible, signs located on buildings within the same blockface shall be placed at the same height, in order to create a unified sign band.
- d) Wood and painted metal are the preferred materials for signs. Flat signs should be framed with raised edges. Wood signs shall use only high-quality exterior grade wood with suitable grade finishes.
- e) Sign colors should be compatible with the colors of the building facade. A dull or matte finish is recommended, for it reduces glare and enhances legibility.
- f) Signs shall be either spot-lighted or back-lighted with a diffused light source. Spot-lighting shall require complete shielding of all light sources; light shall be

contained within the sign frame and shall not significantly spill over to other portions of the building or site. Back-lighting shall illuminate the letters, characters, or graphics on the sign but not its background. Warm fluorescent bulbs may be used to illuminate the interior of display cases. Neon signs placed inside the display case shall insure low intensity colors.

I. Landscaping

- 1) All landscaping requirements of Chapter 16.80 and Chapter 14.32 should be satisfied. In addition, the following requirements shall be met.
- 2) Extensive landscaping shall be required in accordance with a landscape plan conceived for the village center as a whole. all areas of a site not occupied by buildings, parking lots, other improvements or textured paving shall be intensively planted with trees, shrubs, hedges, ground covers, and/or grasses, unless such area consists of attractive existing vegetation to be retained. Perennials and annuals are encouraged.
- 3) Landscaping shall be integrated with other functional and ornamental site design elements, where appropriate, such as recreational facilities, ground paving materials, paths and walkways, fountains or other water features, trellises, pergolas, gazebos, fences, walls, street furniture, art, and sculpture.
- 4) Plant suitability, maintenance, and compatibility with site and construction features are critical factors which shall be considered. Plantings shall be designed with repetition, structured patterns, and complimentary textures and colors, and shall reinforce the overall character of the area.
- 5) Removal of debris. All stumps and other tree parts, litter, brush, weeds, excess or scrap building materials, or other debris shall be removed from the area of the site to be constructed and disposed of in accordance with the law. No tree stumps, portions or tree trunks, or limbs shall be buried anywhere in the development. All dead or dying trees, standing or fallen, shall be removed from the site unless left as part of a habitat

protection program. If trees and limbs are reduced to chips, they may, subject to approval of the city, be used as mulch in landscaped areas. Areas which are to remain as open space and undeveloped, shall be cleaned of all debris and shall remain in their natural state.

- 6) Tree protection. The provisions of Chapter 14.32 shall be followed.
- 7) Slope plantings. Landscaping of the area of all cuts, fills, and/or terraces shall be sufficient to prevent erosion, and all roadway slopes steeper than one foot vertically to three horizontally shall be planted with ground covers appropriate for the purpose, soil conditions, water availability, and environment.
- 8) Additional landscaping. In addition to the required screening and street trees, additional plantings or landscaping elements shall be required throughout the village where necessary for climate control, privacy, or for aesthetic reasons.
- 9) Other Landscape Improvements. Landscaping and site treatment plans should consider seasonal flowers in planters, planting beds and hanging baskets.
- 10) Garbage and Recycling. Garbage collection, recycling areas, and other utility areas shall be screened around their perimeter by wood enclosures with a roof or by brick walls, with a minimum height of 7 feet, and shall extend on 3 sides of such an area, with a gate or door on the third side. Such a wall shall be capped on the top. A landscaped planting strip a minimum of 3 feet wide shall be located on 3 sides of such a facility. Planting material shall be separated from the parking lots by curbing. A mixture of hardy flowering and/or decorative evergreen and deciduous trees may be planted; the area between trees shall be planted with shrubs, ground cover, or covered with mulch.

Section VII. Pedestrian Circulation and Streets

1. Streets

- A. The street layout shall be a modified grid street pattern with alleys adapted to the topography, unique natural features environmental constraints of the tract, and peripheral open space areas. The street layout shall take into consideration the location of the community focus, other internal open space areas, gateways, vistas, pedestrian pathways and transit services. Refer to Illustration 49. A minimum of two interconnections with the existing public street system rated as an arterial or collector shall be provided where possible. Linkages to adjacent developments and neighborhoods with pedestrian and bicycle paths shall be required where possible.



Illustration 49. Diagram of a modified grid street pattern with three connections to the surrounding street system. Each village center must have at least two peripheral attachments.

- B. The street layout shall form an interconnected system of streets primarily in a rectangular grid pattern with alleys. However, the grid should be modified to avoid a monotonous repetition of the basic street/block pattern and to conform to topographical constraints. The use of cul-de-sacs and other roadways with a single point of access shall be minimized. However, if cul-de-sacs are unavoidable because of topography or environmental features, pedestrian connections between cul-de-sacs and adjacent uses shall be developed to the extent possible.

To the greatest extent possible, streets shall be designed to have a range from 200 - 500 feet, from intersection to intersection, and, to the greatest extent possible, shall either continue through an intersection, or terminate in a "T" intersection directly opposite the center of a building, an internal open space area, or a view into a peripheral open space area. Refer to Illustration 50.

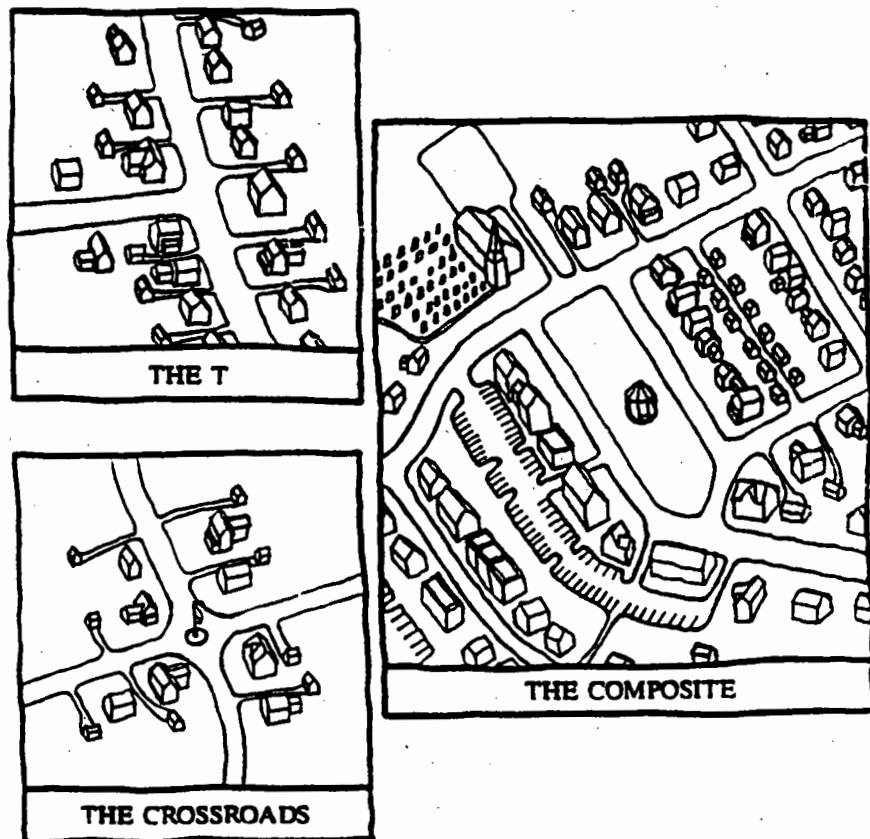


Illustration 50. Diagrams of modified rectilinear street and intersection configurations which can be composed in a variety of ways.

- C. The street layout shall incorporate a hierarchy of street types as specified:

Type 1	Lane or alley
Type 2	Two-way residential street (parking on one side)

Type 3	Two-way residential street (parking on two sides)
Type 4	Commercial mixed-use street (main street)
Type 5	Collector

The main street (Type 5) shall be used for the primary commercial and civic streets within the small community. The residential street Type 4 is a collector street, while the residential streets Type 2 and 3 are local streets. Lanes or alleys (Type 1) are generally required and may be used to provide service access; they may be treated as private streets and any lot having access from a lane shall additionally front upon one of the other types of streets. All streets shall generally conform to one of the following street categories.

Illustration 51 sets forth the relationship of the various street types as listed below.

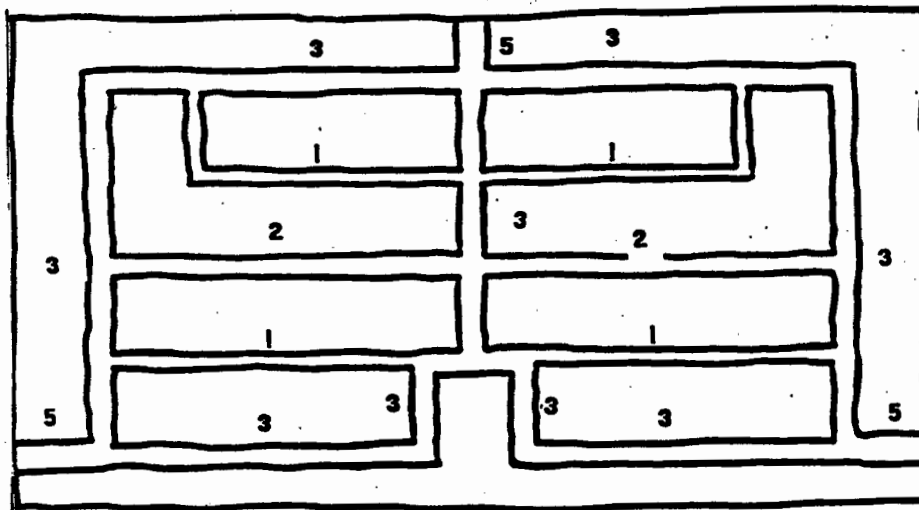


Illustration 51. A diagram illustrating the relationship of various selected street types. This type of graphic illustration must be prepared for each village center.

Type 1. Lane or Alley. Refer to Illustration 22 below.

Section

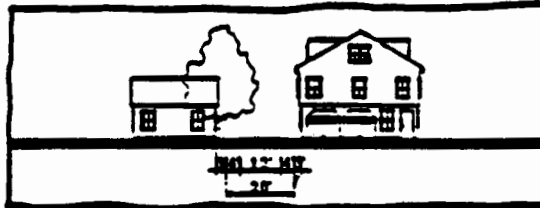


Figure Ground

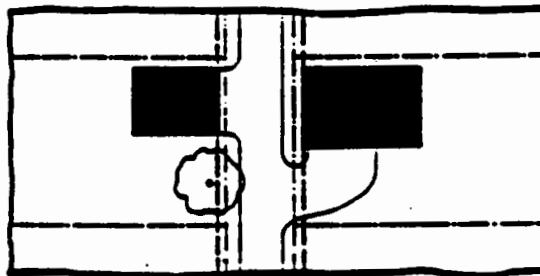


Illustration 52. Section and figure ground of alley

- 1) A lane may be a private street or easement and need not be dedicated to the city. Such streets or easements may be dedicated to the property owners' association of the village center or may be dedicated as common easements across the rear portions of lots.
- 2) Minimum paved width: 12 feet
- 3) Width of easement: 20 feet
- 4) Buildings or fences set back a minimum of 3 feet
- 5) No parking permitted on either side of the paved portion of the lane.
- 6) Curbing shall not be required except at corners of intersections with other street types. At such corner locations, curbing shall be required for the entire corner radius and 5 feet preceding same. Such curbing shall not extend more than 6 inches above the finished pavement.

- 7) Lane or alley lighting shall be provided on all garages or on poles adjacent to parking areas. Lighting fixtures and poles shall be of consistent architectural style and shall complement the predominant architectural theme.
- 8) Design speed shall not exceed 10 m.p.h.

Type 2. Two-Way Residential Street. See Illustration 53 below.

Section

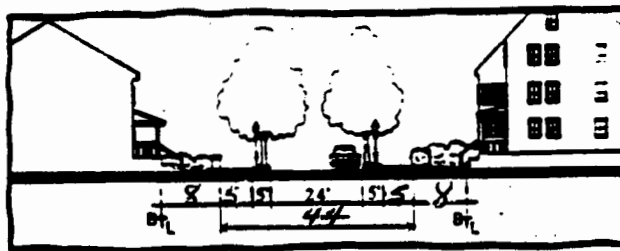


Figure Ground

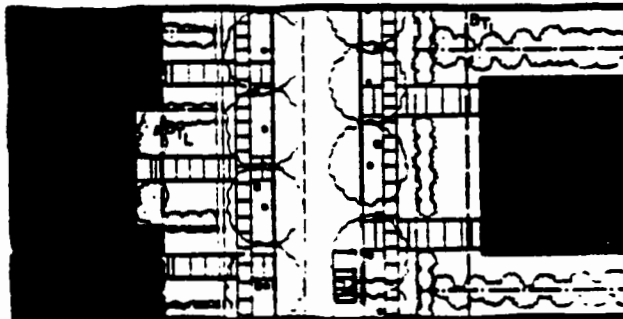


Illustration 53. Section and figure ground of a narrow, two-way residential street

- 1) Right-of-way width: 44 feet
Paved width: 24 feet
- 2) Curbside parking shall be permitted on one side of the road
- 3) Five-foot sidewalk with a minimum 5-foot wide planter strip shall be provided on both sides of the road.
- 4) Cement concrete barrier curb shall be required.

- 5) Street trees shall be planted in the five-foot planter strips on both sides of the street at a minimum spacing of 35 feet on-center.
- 6) Design speed shall not exceed 25 m.p.h.
- 7) Average daily traffic limited to 4000.
- 8) Bicycles can use streets without a separate path.

Type 3 Two-Way Residential Street. See Illustration 54 below.

Section

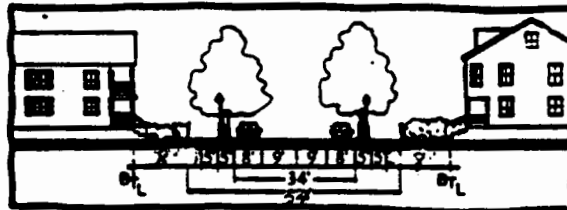


Figure Ground

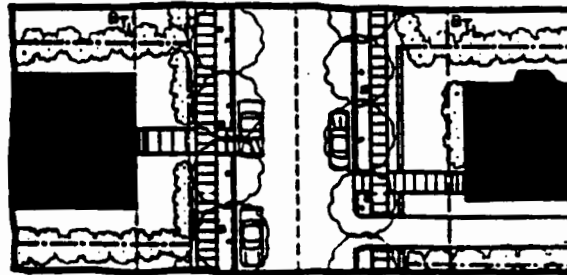


Illustration 54. Section and figure ground plan of a wide two-way residential street

- 1) Right-of-way width: 54 feet
Paved width: 34 feet
- 2) Curbside parking is permitted on both sides of the street, except within 25 feet of any intersection.
- 3) Five-foot sidewalk with a minimum 5-foot wide planter strip shall be provided on both sides of the street.

- 4) Cement concrete barrier curb shall be required.
- 5) Street trees shall be planted in the 5-foot planter strips on both sides of the street at a minimum spacing of 35 feet on-center.
- 6) Design speed shall not exceed 25 m.p.h.
- 7) Average daily traffic limited to approximately 6000.

Type 4 Main Street - The Commercial Mixed-use Street. Refer to Illustration 55 below.

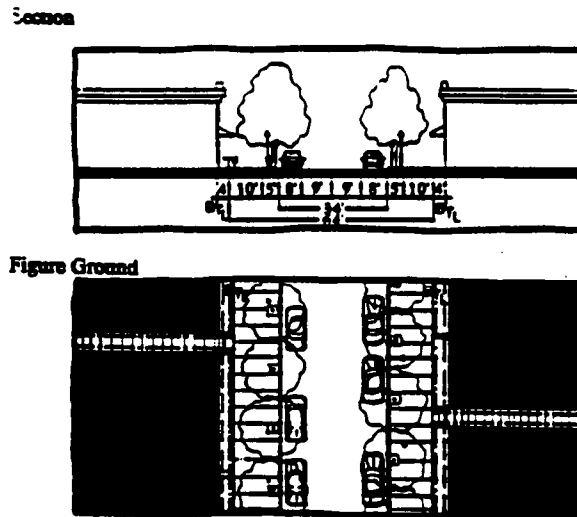


Illustration 55. Section and figure ground of a mixed-use/commercial street

- 1) Right-of-way width: 64 feet
Paved width: 34 feet
- 2) Parallel parking shall be provided on both sides of the street. Diagonal head-in parking may be permitted along the front of commercial uses and/or the community green. If diagonal parking on both sides is used, the paved width of the street shall be increased to provide the minimum 18' of drive lanes.
- 3) Planter strips with a minimum width of 5 feet shall be provided. Along commercial uses, brick pavers may be substituted for

vegetative ground cover typically found in parkways of residential areas. Provided adequate space shall be left for street trees.

Sidewalks shall have a minimum width of 5 feet, except along commercial uses where the sidewalk shall generally be 10 feet in width dependent upon the site's relationship to pedestrian traffic. At corners, handicapped ramps shall be provided and sidewalks shall be continued across street surfaces using paving materials to delineate crosswalks.

- 4) Cement concrete barrier curb shall be required with a curb radius not to exceed 8 feet.
- 5) Street trees, with a minimum of 2 1/2 inch caliper shall be planted at a minimum of 35 foot intervals. Street trees shall be planted on both sides of the street, in the landscape strip between the curb and the sidewalk if such exists. Existing trees shall be used where possible and practical.
- 6) Design speed shall not exceed 25 m.p.h.

Type 5 Collector with Bike Lane.

Reserved.

2. Pedestrian and Bicyclist Use of Streets

All streets shall be pedestrian-friendly and usable by pedestrians. Streets shall generally utilize a full range of innovative traffic-calming techniques to promote slow speeds throughout the village. Basketball hoops along side streets within right-of-way are permitted, acknowledging use of streets by children and pedestrians for non auto-oriented activities in the neighborhood.

3. Pedestrian Circulation and Design

- A. A pedestrian sidewalk network shall be provided throughout the development that interconnects all dwelling units with other units, non-residential uses, common open space, bus stops and sensitive area tracts. Mid-block crossings shall be utilized where necessary to promote more efficient or strategic interconnections with pedestrian corridors or trail systems. Sidewalk systems shall be separate and

distinct from motor vehicle circulation to the greatest extent possible, provide a pleasant route for users, promote enjoyment of the development, and encourage incidental social interaction among pedestrians. Sidewalks shall be of barrier-free design.

The pedestrian circulation system shall include gathering/sitting areas and provide benches, landscaping, and other street furniture where appropriate. Sidewalks shall promote pedestrian activity within each site and throughout the development.

- B. Sidewalks shall be a minimum of 5 feet in width, expanding to 6 feet along major pedestrian routes; sidewalks in commercial areas shall normally be 10 to 15 feet in width depending upon location of major pedestrian routes and significance of the sidewalk considering pedestrian use.

Standard material for sidewalk construction is acceptable, provided however, key pedestrian intersections shall use special materials. See Section 3G below.

- C. Walkways shall be raised and curbed along buildings and within parking lots, where suitable. Pedestrian street crossings shall be clearly delineated by a change in pavement color, white paint and reflective materials and/or texture.
- D. Bikeways shall be provided, where possible, to link internal open space areas with peripheral open space areas and continuing on routes through peripheral open space areas. Bikeways do not have to be marked on local residential streets with low average daily traffic. Bikeways are required on collectors and arterials. Bikeways shall be a minimum of 6 feet wide and may use asphalt paving. Bike racks shall be provided to internal open space areas and recreation areas in the peripheral open space.
- E. Clearly delineate pedestrian pathways early in the design stage of development to avoid conflicts with vehicles.
- F. Include pedestrian and bicycle amenities such as the following in commercial and residential areas:
- bike racks in accessible locations;
 - seating so that nearby activities can be observed;

- a variety of seating locations to allow for sun, shade or rain protection;
- fountains, gazebos or other amenities in open space areas;
- planter boxes that incorporate seating.

Elements of street furniture, such as benches, waste containers, drinking fountains, planters, phone booths, bus shelters, bicycle racks, and bollards should be carefully selected to ensure compatibility with the architecture of surrounding buildings, the character of the area, and with other elements of street furniture. Consistency in the selection and location of the various elements of street furniture is critical for maximum effect and functional usage. All key pedestrian intersections should have street furniture as well as other significant pedestrian areas.

- G. At key pedestrian intersections and other areas of special significance to pedestrians, such as main street or areas of transition, sidewalks shall be constructed of brick, colored/textured concrete pavers, concrete containing accents of brick, or some combination thereof that is compatible with the style, materials, colors, and details of the surrounding buildings. The functional, visual, and tactile properties of the paving materials shall be appropriate to the proposed functions of pedestrian circulation. Such techniques are also recommended for public or semi-public plazas, courtyards, or open spaces. Refer to Illustration 56.

Illustration 56. Textured paving materials should be used in places strategic for pedestrian use, key pedestrian intersections, plazas and courtyards.

4. Bus Stops

- A. Bus stops shall be located along collectors and arterials in consultation with Intercity Transit and North Thurston School District and shall be integrated as part of the pedestrian network. Bus stops may also be provided along strategic sections of local access streets if the City of Lacey, North Thurston and Intercity Transit determine such location will provide the most convenient coverage for residents. Locations for bus stops shall be designed to make transit services accessible to all residents of the village center.

1) Transit pads and shelters:

Transit passenger pads and shelters shall be provided at focal points in the village center such as the commercial area and key pedestrian intersections. Transit pads and shelters shall also be provided at bus stops along bus routes that serve the village center. Design and size of shelters and pads will be determined in consultation with Intercity Transit.

2) Lighting:

Every effort shall be made to ensure that bus stops are illuminated at night to enhance passengers' safety and sense of security.

5. Lighting

- A. Decorative human scale lighting shall be provided on all streets, pedestrian walkways, sidewalks, courtyards, community greens and internal open spaces at intervals adequate to provide pedestrians with safe and comfortable lighting. Light poles may use a staggered pattern when measured and spaced using both sides of the street. Lighting fixtures and poles shall generally be between 12-24 feet in height and constructed from steel, cast iron, or aluminum, with poles and fixtures complementing the human scale and architectural character of the village center.
- B. Street lights shall be decorative and blend with the architectural style of the village center. (See Design Vocabulary)

- C. Streets and sites shall provide adequate lighting, while minimizing adverse impacts, such as glare and overhead sky glow, on adjacent properties and the public right-of-way.
- D. Use of minimum wattage metal halide or color-corrected sodium light sources is encouraged. Non-color corrected low pressure sodium and mercury vapor light sources are prohibited.
- E. Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building and shall comply with local building codes. The type of light source used on the exterior of buildings, signs, pedestrian walkways, and other areas of a site, shall provide adequate light quality.
- F. Light fixtures shall be of a pedestrian scale, provided lights within the interior of a parking lot may be at a greater height for security purposes. Facades shall be lit from the exterior, and, as a general rule, lights should be concealed through shielding or recessed behind architectural features. The use of low pressure sodium, fluorescent, or mercury vapor lighting either attached to buildings or to light the exterior of buildings shall be prohibited. Mounting brackets and associated hardware should be inconspicuous. Refer to Illustration 57.

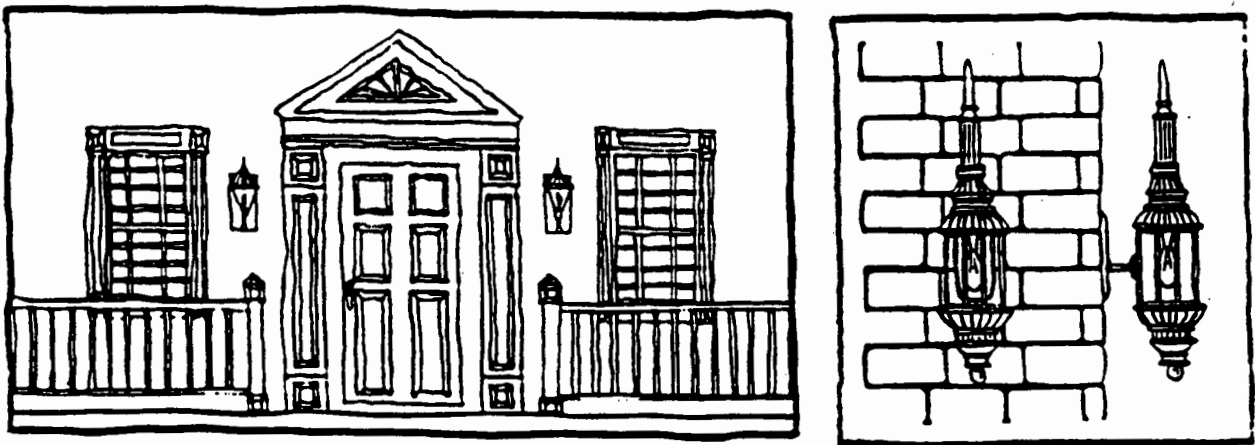


Illustration 57. Lighting fixtures attached to a building should be architecturally compatible with the facade.

Section VIII. Parking

1. Required Off-Street and On-Street Parking

- A. Parking shall be provided according to minimum requirements as specified in Chapter 16.24 and 16.72 of the City Zoning Code provided on street parking shall be required and considered in meeting parking needs.
- B. Parking lots and buildings shall be strategically designed and placed in consideration of building's orientation to pedestrians and pedestrian links and corridors, and also for efficient and effective service of the use's automobile component. The pedestrian orientation of the village and the need to accommodate automobiles shall be carefully balanced.

Parking lots shall be accessed by means of common driveways, preferably from side streets or lanes. Such lots shall be small-sized (less than 25 parking spaces), where possible, and interconnected with commercial parking lots on adjacent properties. Cross-access easements for adjacent lots with interconnected parking lots shall be required, in language acceptable to the City attorney. Common, shared commercial parking facilities are encouraged, where possible. Refer to Illustration 58.

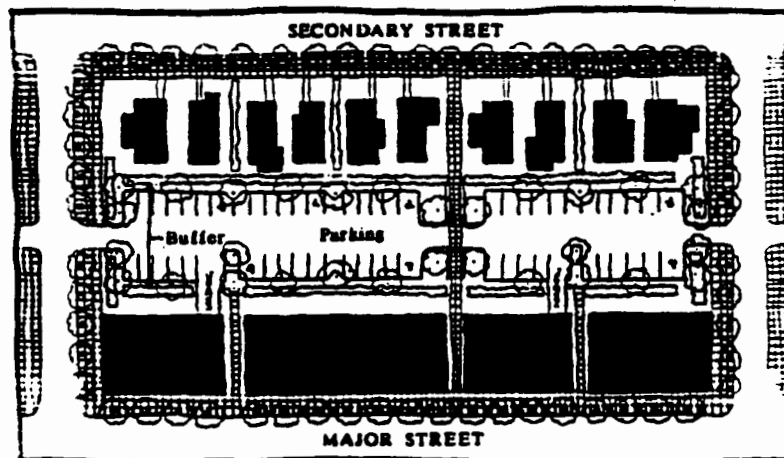


Illustration 58. Off-street parking areas must be located to promote a pedestrian emphasis. Usually this will result in parking located to the rear of buildings and appropriately landscaped, buffered, and screened.

- C. All lots shall provide bike parking access with convenient bike racks or similar mechanisms for storing bikes.
- D. On-street parking should be provided to serve customers of commercial uses. Commercial on-street parking can be provided as curbside, parallel, or angle parking located along both sides of the streets on all blocks upon which commercial uses front.
- E. Parking for all dwelling units shall be prohibited in front yard setback areas. It is recommended that the majority of units access from alleys. With the exception of detached single family dwellings, driveways shall generally not be located in any front yard area. For other dwelling types driveway access should be provided from alleys.

Driveways and parking areas shall be set back a minimum of 3 feet from the side of dwelling units and 20 feet from the rear of dwelling units.

Driveways shall be set back a minimum of 3 feet from any side property line, unless such driveway is shared by dwellings on two adjacent lots, in which case the driveway may be located with the driveway center line on the common side lot line.

Parking for townhouses may be provided in a common off-street parking area or in garages or parking spaces with access from an alley. Private driveways for townhouses shall connect to lanes only and not to street. However, a common driveway serving a minimum of 8 units and not exceeding 18 feet in width may be permitted from a street.

- F. Parking lot layout shall take into consideration pedestrian circulation, providing pedestrian paths to move pedestrians safely and efficiently through lots with minimum conflict between automobiles. Pedestrian paths and crosswalks shall be provided, and shall be distinguished by textured paving, and shall be integrated into the wider network of pedestrian walkways. Pavement textures shall be required on pedestrian accessways, and strongly encouraged elsewhere in the parking lot, as surfacing materials, or when used as accents. All pedestrian requirements for parking lots specified in Chapter 16.24 shall be satisfied.

- G. Accessory living structures shall be required to provide room for a minimum of one auto. If available, on-street parking may satisfy this requirement.

2. Required Loading and Service Areas

- A. Loading docks, solid waste facilities, recycling facilities, and other service areas shall be placed to the rear or side of buildings in visually unobtrusive locations.
- B. Screening and landscaping shall prevent direct views of the loading areas and their driveways from adjacent properties or from the public right-of-way. Screening and landscaping shall also prevent spill-over glare, noise, or exhaust fumes. Screening and buffering shall be achieved through walls, fences, and landscaping. Recesses in the building, or depressed access ramps may be used.
- C. All other requirements of Chapter 16.72 for loading areas shall be satisfied.

Section IX. Design Vocabulary

A design vocabulary shall be established for each village and shall include the general design qualities as well as the specific architectural standards to be used. The design vocabulary shall respond to the general and specific design standards as specified in this ordinance and relate to the proposed development plan. These must be presented at Master Plan, preliminary, and final plat phases and at site plan review. There must be a style or styles selected and used throughout the village center. Images and styles that have been tested through the VPS to generate a negative image of place are to be avoided. The use of materials, colors, and massing incompatible with the selected design vocabulary shall be avoided.

A listing of significant compatible features that will be incorporated into the design of the buildings and streetscape of a village center shall be prepared in matrix form. Photographs colored images, drawings, or a combination can be used. The horizontal axis of the matrix shall include all the categories of residential, commercial, parks and open space, and industrial if used. The vertical axis of the matrix shall include the following:

- 1. Building Mass and Style - which includes the volume of the selected building types and the style selected

2. Roofs and Roof Materials - the various types and pitches of roofs
3. Facade Treatment and Facade Materials - the types of materials, textures and colors
4. Entry and Doors - door openings and the area immediately surrounding
5. Windows - window types with detailing
6. Eaves, Porches and Arcades - decorative building elements, like pergolas, cupolas, shutters, etc.
7. Trim

Details of these features in elevation and section that reflect the architectural styles selected both vertical and horizontal

8. Towers
9. Cross Gables and Dormers
10. Gutters
11. Chimneys
12. Walls, Fences, and Hedges (front yard)
13. Walls, Fences, and Hedges (side yards)
14. Colors
15. Driveway
16. Pavement Materials and Textures
17. Curb Treatment
18. Streetlights
19. Street Signs
20. Street Furniture

Under each category specific written instructions can be included. See illustration below.

Design Vocabulary

<p>1. Building Massing & Style 75% of buildings shall be two and one half (2 1/2) stories high in residential styles as shown with up to 25% one (1) and one and one half (1 1/2) stories which shall emulate the ground level of the buildings shown.</p> <p>50% of the principal ridge line shall be parallel to the principle street on which it fronts.</p>		
<p>2. Roofs Roof types shall be gable or salt box. Roof pitches shall be a minimum of 6 over 12</p> <p>Roof Materials Cedar Wood Shingles Dimensioned Asphalt Standing Seam (on porch and bay windows only)</p>		
<p>3. Facade Treatment Neo-colonial as shown.</p> <p>Facade Materials Horizontal siding* Board and batten vertical Indigenous Stone Brick with corner quoining</p>		

*This can be vinyl provided that no butt joints are used.

DESIGN VOCABULARY MATRIX (Each rectangle needs to be infilled with a sketch,

Residential Building Types














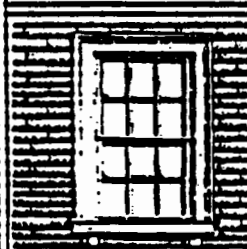
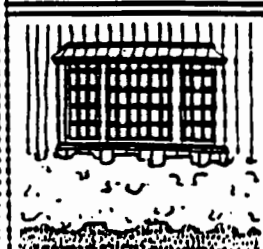



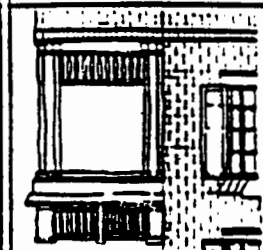
1. Building Massing and Style											
2. Roof Types & Materials											
3. Facade Treatment & Materials											
4. Entry and Doors											
5. Windows											
6. Eaves, Porches, & Arcades											
7. Trim											
8. Towers											
9. Cross Gables and Dormers											
10. Gutters											
11. Chimneys											
12. Walls, Fences, and Hedges Front Yard											
13. Walls, Fences, and Hedges (Side and Rear Yards)											
14. Colors											
15. Driveway											
16. Pavement Materials and Textures											
17. Curb Treatment											
18. Streetlights											
19. Street signs											
20. Street furniture											

a photograph of existing buildings, or from manufacturer catalogues).



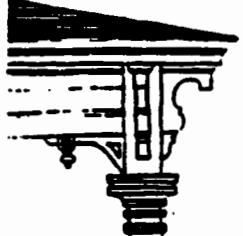






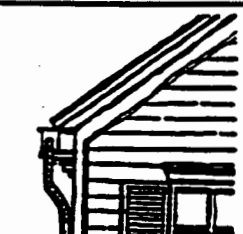




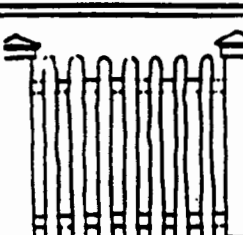
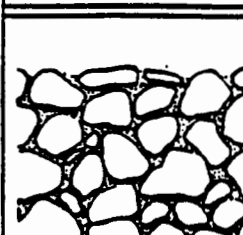
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Example of partially completed Design Vocabulary Matrix

RESIDENTIAL TYPES

BUILDING MASSING AND STYLE				
ROOF TYPES & MATERIALS				
FACADE TREATMENT & MATERIALS				
ENTRY & DOORS				
WINDOWS				
EAVES, PORCHES, & ARCADES				

Illustrative Portion of Matrix

TRIM				
TOWERS				
CROSS GABLES & DORMERS				
GUTTERS				
CHIMNEYS				
WALLS, FENCES (FRONTYARDS)				

Section 48. Section 16.61.040 and 16.61.050 of the Lacey Municipal Code

are hereby amended to read as follows:

16.61.040 Development standards.

- A. Density. The density of the underlying zone governs unless a density increase is granted as provided in this chapter.
- B. Density Increase. The city may approve an increase in the dwelling unit density of up to:
 - 1. Fifteen percent in the Low Density District;
 - 2. Twenty percent in the Moderate Density District;
 - 3. Twenty-five percent in the High Density District; rounded to the nearest whole number, provided that four of the five following environmental and recreational amenities are met:
 - a. Develop and equip significant recreational areas within the common open space with such features as, but not limited to, swimming pools, tennis courts, bike or pedestrian path systems, children's play areas,
 - b. Substantial retention of natural ground cover, brushes and trees,
 - c. Landscape the on-site drainage retention facility,
 - d. Provide significant access to a lake, river, stream or other natural water body,
 - e. Provide substantial and exceptional landscaping treatment either as an adjunct to or in natural landscaping beyond the minimum required.
- C. Lot Area and Width of Each Townhouse Unit. A townhouse lot shall contain a minimum area of one thousand six hundred square feet and a minimum lot and building width of twenty feet.
- D. Height. The maximum height of any townhouse shall not exceed that allowed in the district in which the development is located.
- E. Maximum Parcel Size. The parcel size for ~~townhouse~~ development exclusively of townhouses shall be no more than two acres. Developments with a mix of dwelling unit types including single family detached, townhouses and other dwelling types has no maximum parcel size. Provided no dwelling unit type other than detached single family can represent more than 50% of the mix.
- F. Setback Variation. No more than two abutting townhouses or townhouse cluster within the townhouse project site shall have a common front building setback. Variations in the setback of front building faces shall be at least four feet.

- G. Right-of-Way Setback. No townhouse dwelling unit shall be located closer than twenty-five feet to any public right-of-way nor within fifteen feet of a private drive, access road or common open parking area to the front or rear of such a dwelling unit.
- H. Rear Yard Requirements. The minimum rear yard requirement shall be fifteen feet to the rear property line. Provided townhouses with a rear load may have garages within 3 feet of the rear lot line or paved alley.
- I. Private Yard Area. Every lot containing a townhouse must provide a private yard of at least three hundred square feet, oriented to either the building ~~front~~, rear or side, enclosed visually by fences or walls at least five feet in height or plantings to screen first level views from adjacent units.
- J. Side Yard Requirements. The minimum side yard requirement shall be the same as the underlying zone.
- K. Minimum Distances Between Townhouse Groups. No portion of a townhouse, accessory structure or other building type in or related to one group or cluster of contiguous townhouses shall be nearer than ten feet to any portion of a townhouse or accessory structure of another townhouse building or cluster.
- L. Access. When the only driveway is from the street, each pair of units must share a common curb cut.
- M. Conversion. Conversion of existing structures to a townhouse project will be permitted provided all townhouse development standards as outlined in this section can be satisfied. (Ord. 691 §32 (part), 1984).

16.61.050 Review and approval procedure. Townhouse developments shall be approved pursuant to the regulations and procedures established in the platting and subdivision ordinance, as modified below, and the standards of this chapter.

- A. Review. The site plan review committee shall review and approve the creation of four or fewer townhouse lots. The site plan review committee approval does not involve a public hearing, but will be subject to notification of adjacent property owners. The decision of the site plan review committee is subject to the appeal process as identified in Chapter 16.84.

The hearings examiner will review the creation of five or more lots as provided for through the subdivision process.

- B. Platting. A subdivision plat or short plat shall be required for all townhouse developments so that individual dwelling units are divided into lots with common walls located on lot lines.

When a townhouse development is platted, construction of townhouse dwellings may commence prior to final plat or final short subdivision approval, provided:

1. The proposed subdivision has received preliminary approval or the short subdivision has received conditional approval, and the necessary legal instruments have been filed to assure construction of required public improvements;
2. Partial or complete construction of structures shall not relieve the subdivider from, nor impair city enforcement of conditions of subdivision approval;
3. Units may not be rented or sold, nor occupancy permits issued until final plat or final short plat approval.

C. Site Plans. An application for a townhouse development shall include the following:

A site plan drawing or drawings at a scale not smaller than one hundred feet to the inch, showing all the information required for a preliminary plat plus the following:

1. Site boundaries;
2. Streets bounding or abutting the site;
3. Proposed building including dimensions, setbacks, identification of types and the number of dwelling units in each residential type;
4. Location and dimensions of open spaces;
5. Location and dimensions of garbage disposal areas;
6. The location and design of off-street parking facilities, showing their size;
7. Circulation plan, vehicular and pedestrian, and points of ingress and egress from the site, and their relationship to ingress and egress of neighborhood properties;
8. Existing buildings and indication of future use or disposition;
9. Landscaping plan;
10. Typical front and side elevations and exterior architectural treatment of the proposed units;
11. The existing and proposed contours at two foot intervals and which locates existing streams, lakes, marshes and other natural features. (Ord. 691 §32 (part), 1984).

D. Townhouse developments are subject to design review requirements of Chapter 14.23.

Section 49. Sections 16.63.010 through 16.63.200 of the Lacey Municipal Code are hereby amended to read as follows:

Sections:

16.63.010 Intent

- 16.63.020 Definitions
- 16.63.030 Permitted where
- 16.63.040 Prohibited where
- 16.63.050 Development standards--Plot plan requirements
- 16.63.060 Mobile and manufactured home subdivision design standards--Site area
- 16.63.070 Mobile and manufactured home subdivision design standards--Lot requirements
- 16.63.080 Mobile and manufactured home subdivision design standards--Off-street parking
- 16.63.090 Mobile and manufactured home subdivision design standards--Open space
- 16.63.100 Mobile and manufactured home subdivision design standards--Accessory buildings
- 16.63.110 Mobile and manufactured home park design standards--Area and density
- 16.63.120 Mobile and manufactured home park design standards--Site requirements
- 16.63.130 Mobile and manufactured home park design standards--Off-street parking
- 16.63.140 Mobile and manufactured home park design standards--Open space
- 16.63.150 Mobile and manufactured home park design standards--Accessory buildings and structures
- 16.63.160 Mobile and manufactured home park design standards--Landscaping and screening
- 16.63.170 Mobile and manufactured home park design standards--Ingress and egress
- 16.63.180 Mobile and manufactured home park design standards--Interior street dimensions
- 16.63.190 Mobile and manufactured home park design standards--Surfacing requirements
- 16.63.200 Mobile and manufactured home park design standards--Stormwater runoff

16.63.010 Intent. It is the intent of this chapter to:

- A. Permit the location of mobile homes and manufactured homes as a permanent form of dwelling unit in ~~certain districts and as an accessory use or a temporary use in certain other~~ all residential districts;
- B. Provide standards for the development and use of mobile and manufactured homes appropriate to their location and their use as permanent, ~~accessory or temporary~~ facilities;
- C. Designate appropriate locations for such dwelling units;
- D. Ensure a high quality of development for such dwelling units to the end that the occupants of mobile and manufactured homes and the community as a whole are protected from potentially adverse impact of such development or use;

- E. Provide for city review of proposed mobile and manufactured home parks and subdivisions;
- F. Make a distinction between mobile and manufactured home parks and mobile and manufactured home subdivisions, and their development and occupancy characteristics. (Ord. 583 §2.17(A) (part), 1980).

16.63.020 Definitions.

- A. ~~"Mobile/manufactured home" means a vehicular, portable structure(s) built on a chassis designed to be used as a residential dwelling, and which is not designed to be permanently affixed to a foundation and containing plumbing, waste disposal and electrical systems similar to conventional homes, and which bears an insignia issued by a state or federal regulatory agency indicating that the mobile/manufactured home complies with all applicable construction standards of the U.S. Department of Housing and Urban Development definition of a manufactured home. A commercial coach, recreational vehicle and factory built home is not a mobile/manufactured home.~~
- A. "Manufactured home" means a single-family dwelling built in accordance with the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national, preemptive building code.
- B. "Mobile home" means a factory-built dwelling built prior to June 15, 1976, to standards other than the HUD code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since introduction of the HUD Manufactured Home Construction and Safety Standards Act.
- B C. "Mobile or manufactured home park" means an area of land, in single ownership, on which ground space is made available for the location of mobile or manufactured homes (or trailers) on a month to month or yearly lease basis. Said mobile or manufactured homes would generally be owned by the occupants who pay a fee for the use of the ground space. The mobile or manufactured home units remain essentially portable and may be moved from time to time.
- € D. "Mobile or manufactured home subdivision" means an area of land, platted in accordance with the subdivision or platting regulations of the city and the state of Washington, in which each parcel or lot is designed and intended to be owned in fee by a person or persons also owning and occupying the mobile or manufactured home structure situated on said lot. The mobile or manufactured home units remain essentially fixed on permanent foundations and generally are moved onto the site in their entirety or in sections only at the time of initial construction. Structures in mobile or manufactured home subdivisions shall meet current HUD or UBC construction standards. (Ord. 691 §33, 1984; Ord. 583 §2.17(A) (part), 1980).

16.63.030 Permitted where. Mobile and manufactured homes are permitted as follows:

A. As a primary use in a mobile or manufactured home subdivision of not less than five nor more than forty acres in ~~the~~ all residential districts.

~~1. Low density residential district;~~

~~2. Moderate density residential district;~~

~~3. Agricultural district;~~

~~4. As part of a planned residential development as provided for in Chapter 16.60 of this title.~~

B. As a primary use in a mobile or manufactured home park of not less than three acres nor more than twenty acres. Mobile or manufactured home parks may be permitted in ~~the following~~ all residential districts after receiving a special use permit. ~~+~~

~~1. Moderate density residential district;~~

~~2. High density residential district.~~

C. As an accessory use for security or maintenance personnel in the following districts, subject to site plan review:

1. General commercial district;

2. Light industrial/commercial district;

3. Industrial district;

4. Mineral extraction district;

5. Open space/institutional district.

D. As temporary or emergency use in:

1. Any district as part of a construction project for office use of construction personnel or temporary living quarters for security personnel for a period extending not more than ninety days beyond completion of construction. A thirty day extension may be granted by the city manager upon written request of the developer and upon the manager's finding that such request for extension is reasonable and in the public interest;

2. Any district as an emergency facility when operated by or for a public agency;

3. In the open space/institutional district where a community need is demonstrated by a public agency such as temporary classrooms or for security personnel on school grounds. (Ord. 691 §34, 1984; Ord. 583 §2.17(B), 1980).

16.63.040 Prohibited where.

A. Mobile or manufactured homes as a primary use are prohibited in or on:

1. Areas platted, designed and intended for conventional residential development;
2. Any site not officially designated or recognized as a mobile/manufactured home park or subdivision, or a part of a planned residential development.

B. Mobile and manufactured homes are prohibited as an accessory use in any land use district not identified in subsection 16.63.030(C). (Ord. 583 §2.17(C), 1980).

16.63.050 Development standards--Plot plan requirements.

A. Mobile or manufactured home subdivisions shall comply with the same minimum performance and design standards of conventional housing in the zoning districts in which they are permitted. However, mobile or manufactured homes shall not be constructed or used as duplexes.

B. A complete and detailed plot plan shall be submitted to the planning department. The plot plan shall include the following information and such other information as the planning department may reasonably require to determine the acceptability of the proposed development:

1. Location and dimensions of all lots;
2. Roads, internal street system, and driveways;
3. Common open space, community facilities;
4. Utility lines, including water, sewer, electrical and any others contemplated;
5. Landscaping and screening plan for exterior boundaries. (Ord. 583 §2.17(D)(1,2), 1980).

16.63.060 Mobile/manufactured home subdivision design standards--Site area. The minimum site for mobile/manufactured home subdivisions shall be five acres. The maximum site for mobile/manufactured home subdivisions shall be forty acres. (Ord. 583 §2.17(D)(3)(a), 1980).

16.63.070 Mobile/manufactured home subdivision design standards--Lot requirements. The size and shape of lots shall be as follows, provided they adhere to the density requirements:

~~A. In low density districts:~~

~~1A.~~ Minimum lot area, ~~five thousand~~ four thousand five hundred square feet.

~~2B.~~ Minimum lot width, ~~fifty~~ forty feet.

~~3C.~~ Minimum front yard: fifteen feet provided a ten foot planter and rear load access by alleys is utilized; twenty feet with standard planter and no alleys.

~~On minor streets, twenty five feet.~~

~~On major streets, thirty five feet.~~

~~On flanking streets, fifteen feet.~~

4D. Minimum side yards:

Minimum on one side, five feet.

Minimum total both sides, ~~twelve~~ ten feet.

5E. Minimum rear yard, ~~twenty five~~ fifteen feet provided garages on lots with a rear load can be within three feet of the rear lot line or paved alley.

6F. Maximum building coverage, ~~thirty~~ forty percent.

B. In moderate density districts:

~~1. Minimum lot area, five thousand square feet.~~

~~2. Minimum lot width, fifty feet.~~

~~3. Minimum front yard:~~

~~On minor streets, twenty five feet.~~

~~On major streets, thirty five feet.~~

~~On flanking streets, fifteen feet.~~

~~4. Minimum side yards:~~

~~Minimum on one side, eight feet.~~

~~Minimum total both sides, sixteen feet.~~

~~5. Minimum rear yard, twenty five feet.~~

~~6. Maximum building coverage, forty percent. (Ord. 691 §35, 1984; Ord. 583 §2.17(D)(3)(b), 1980).~~

16.63.080 Mobile/manufactured home subdivision design standards--Off-street parking. Off-street parking shall be provided in accordance with Chapter 16.72 of this title. (Ord. 583 §2.17(D)(3)(c), 1980).

16.63.090 Mobile/manufactured home subdivision design standards--Open space. Open space for common use of all residents of the subdivision shall be provided. Such space shall be accessible to and usable by the residents of the subdivision for passive or active recreation. Parking space and driveways are not considered to be usable open space. (Ord 583 §2.17(D)(3)(d), 1980).

16.63.100 Mobile/manufactured home subdivision design standards--Accessory buildings. Accessory buildings on individual lots shall comply with the regulations for such buildings as provided in the zoning district in which the subdivision is located. (Ord. 583 §2.17(D)(3)(e), 1980).

16.63.110 Mobile/manufactured home park design standards--Area and density. The minimum site for a mobile/manufactured home park shall be three acres. The maximum site for a mobile/manufactured home park shall be twenty acres. The maximum number of mobile or manufactured homes per acre shall be eight consistent with the underlying density or the zone in which it is located. (Ord. 583 §2.17(D)(4)(a), 1980).

16.63.120 Mobile/manufactured home park design standards--Site requirements. The size and shape of individual mobile home sites shall be in accordance with the following:

- A. Minimum space area, four thousand square feet;
- B. Minimum width, forty feet;
- C. Minimum depth, eighty feet;
- D. Minimum setback from street or access road, twenty feet ten feet with a ten foot planter and rear load access; fifteen feet with standard planter and no alleys;
- E. Maximum development coverage of space, fifty percent;
- F. Side yard setback five feet. Not less than fifteen feet of space shall be maintained between mobile home units or any part thereof, nor shall any mobile home unit be closer than fifteen feet from any other building in the park, or from the exterior property line bounding the park. (Ord. 583 §2.17(D)(4)(b), 1980).

16.63.130 Mobile/manufactured home park design standards--Off-street parking. Off-street parking shall be provided in accordance with Chapter 16.72 of this title. (Ord. 583 §2.17(D)(4)(c), 1980).

16.63.140 Mobile/manufactured home park design standards--Open space. ~~Common open space or spaces equal to not less than five hundred square feet for each mobile home shall be provided in such shape and location as to be available and usable to all residents of the mobile home park. Such space may be for passive or active recreation. Parking space, driveways and access streets are not considered to be~~ Ten percent of the gross site area shall be set aside for usable open space. (Ord. 583 §2.17(D)(4)(d), 1980).

16.63.150 Mobile/manufactured home park design standards--Accessory buildings and structures.

- A. Buildings or structures accessory to individual mobile/manufactured homes are permitted, including enclosed carports, provided that the total development coverage of the space shall not exceed the development coverage permitted in Section 16.63.120.

- B. Buildings or structures accessory to the mobile/manufactured home park as a whole, and intended for the use of all mobile/manufactured home occupants are permitted, provided the building area not exceed one-fourth of the common open space area. (Ord. 583 §2.17(D)(4)(e), 1980)

16.63.160 Mobile/manufactured home park design standards--Landscaping and screening.

- A. Visual screening and/or landscaping may be required in those developments where such screening is deemed necessary and reasonable by the enforcing officer and/or the hearings examiner.
- B. When required, such screening may consist of densely planted vegetation not less than four feet in height at the time of planting, or a solid fence, six feet in height, or a combination of fencing and vegetation which achieves the same screening effect.
- C. Landscaping is also required in all setback areas and open space. Landscaping may consist of suitable ground cover shrubs and trees. Natural vegetation or stands of trees existing prior to development of the site may be acceptable to meet the landscape requirements.
- D. Visual interruption with appropriate vegetation between mobile/manufactured home units may also be required to relieve visual monotony.
- E. The perimeters of common parking areas shall be landscaped in such a way as to create a diversion between streets and parking areas, at the same time not obstructing the view of any walkways, driveways, or streets around entrances or exits to the mobile home park.
- F. All trees, flowers, lawns and other landscaping features shall be maintained in a healthy growing condition at all times. (Ord. 583 §2.17(D)(4)(f), 1980).

16.63.170 Mobile/manufactured home park design standards--Ingress and egress.

- A. Each mobile/manufactured home site shall have access from an interior drive or roadway only.
- B. Access to the mobile home park shall be limited to not more than one driveway from a public street or road for each two hundred feet of frontage. (Ord. 583 §2.17(D)(4)(g), 1980).

16.63.180 Mobile/manufactured home park design standards--Interior street dimensions. All interior streets of the park shall have dimensions as follows:

- A. One-way traffic, twelve feet;
- B. Two-way traffic, twenty feet;
- C. Street with parking permitted, seven feet additional for each side on which parking is permitted. (Ord. 583 §2.17(D)(4)(h), 1980).

16.63.190 Mobile/manufactured home park design standards--Surfacing requirements. All streets, roads and driveways shall be hard-surfaced to a standard of construction acceptable to the city engineer. Interior pedestrian walkways, carports and parking areas ~~may be gravel~~ shall also be paved. (Ord. 691 §37, 1984).

16.63.200 Mobile or manufactured home park design standards--Stormwater runoff. All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city and shall be subject to its review and approval, and shall, moreover, comply with Chapter 15.36 of the Lacey Municipal Code pertaining to community facilities. (Ord. 583 §2.17(D)(4)(j), 1980).

Section 50. Section 16.80.030 of the Lacey Municipal Code is hereby amended to read as follows:

16.80.030 Special requirements.

- A. The following uses require Type I landscaping on all sides when located above ground and not housed within a building or accessory to another use, and if located outside a public right-of-way:
 - 1. Utility substation
 - 2. Sewage pumping station
 - 3. Water distribution facility
 - 4. Communication relay station.
- B. Whenever a non-residential activity is proposed adjacent to a residential zone or use a minimum fifteen-foot buffer area of Type I landscaping shall be provided along the property boundary between the uses.
- C. The following uses require Type III landscaping along the street frontage and throughout the required front yard area and Type II landscaping between the required front yard area and improvements on the property and along interior property lines unless a more stringent requirement is specifically identified in a land use district:
 - 1. Church
 - 2. Commercial or public parking lot or structure not serving a primary use.
 - 3. Government service building
 - 4. Community club
 - 5. School

6. Hospital.

- D. An area around the base of each utility pole, groundmounted sign or similar fixtures must be landscaped to improve the overall appearance of the area. This landscaping must include vegetation and may include other materials and components such as brick or concrete bases, planter boxes, or decorative framing.
- E. In front yard areas required to be landscaped under city requirements, a minimum of sixty percent of the required area shall be landscaped in grass or other approved ground cover. This grass area may also contain trees, shrubs, and other permitted plant materials; however, the grass area shall be designed and constructed in a manner that will make possible normal maintenance such as mowing and watering. (Ord 965 §§12 and 13, 1993; Ord. 871 §2 (part), 1989).

Section 51. Section 16.96.010 of the Lacey Municipal Code is hereby amended to read as follows:

16.96.010 Amendments in land use cases. Whenever public necessity, convenience or general welfare requires, the provisions of this title or the zoning map may be amended in conjunction with individual land use applications in accordance with the following procedures:

- A. Amendments--Initiation. Amendments of the text of this title or the zoning map may be initiated in such cases by:
 - 1. A verified application of one or more owners of property which is proposed to be reclassified, filed with the planning department; or
 - 2. The adoption of a motion by the city council requesting the hearings examiner or planning commission to set the matter for hearing and recommendation.
 - 3. A recommendation by the planning commission to the city council.
 - 4. Initiation of an amendment through the joint planning process between the City of Lacey and Thurston County.
- B. Amendments or Rezones--Application Forms. The planning department shall prescribe the forms to be used for amendments or rezones. The planning department may prepare and provide blanks for such purposes and prescribe the type of information to be provided. No application shall be accepted unless it complies with such requirements.
- C. Amendments and Rezones--Public Hearings. At least one public hearing on any such proposed amendment or rezone shall be held by the hearings examiner or planning commission as required by Chapter 2.30 of this code.
- D. Amendments and Rezones--Notice of Public Hearing. Notice of public hearing shall be published in a newspaper of general circulation in the city and by written notice,

addressed through the United States mail, to all property owners as recorded in the Thurston County assessor's office, within 300 feet of the subject property, at least ten days before hearing. In addition, at least 10 days prior to the hearing, notice of said hearing shall be posted in the following places: on the property, at a public street intersection near the property and at city hall.

- E. Amendments--Reference to City Council. The hearings examiner or planning commission's recommendation shall be presented for city council consideration in accordance with Chapter 2.30 of this code. (Ord. 618 §12, 1981; Ord. 583, 1980).

Section 52. There is hereby added to the Lacey Municipal Code a new section, 16.96.030, to read as follows:

16.96.030 Joint action by Lacey City Council and Board of Thurston County Commissioners. Any proposed amendment or rezone affecting the unincorporated area shall be subject to the joint planning process approval by both the City of Lacey and Thurston County.

Section 53. Severability. If any part of this ordinance is found to be invalid, that finding shall not affect the validity of any remain part of this ordinance.

Section 54. The summary of this ordinance, which is attached hereto, is approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY,
WASHINGTON, this 26TH day of OCTOBER, 1995.

CITY COUNCIL

BY: Jon W. Halverson
MAYOR

Attest:

Approved as to form:

Carol Zitter
City Clerk - DEPUTY

[Signature]
City Attorney

Published: 11-1-95

SUMMARY FOR PUBLICATION
ORDINANCE 1024

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on the 26th day of October, 1995, Ordinance No. 1024 entitled "AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ADOPTING AND AMENDING REGULATIONS NECESSARY TO CARRY OUT THE INTENT OF THE LACEY COMPREHENSIVE LAND USE PLAN BY REPEALING CERTAIN CHAPTERS AND SECTIONS OF THE LACEY MUNICIPAL CODE, ADDING NEW CHAPTERS AND SECTIONS TO SAID CODE, ADOPTING THE CITY'S OFFICIAL ZONING MAP TO PROVIDE FOR ZONE DISTRICTS CONSISTENT WITH SAID COMPREHENSIVE PLAN AND APPROVING A SUMMARY FOR PUBLICATION."

A section by section summary of this Ordinance is as follows:

Section 1 repeals several sections and chapters of the Lacey Municipal Code (LMC) which refer to land use zones or concepts not included in the new Comprehensive Plan.

Sections 2 through 5 of the ordinance relate to the city's design review requirements codified in LMC Chapter 14.23.

Section 2 amends LMC Sections 14.23.010 through 14.23.070 to reflect additional definitions, procedures and requirements of the design review process.

Section 3 adds new sections 14.23.071, 14.23.072, 14.23.073 and 14.23.074 relating to the design criteria for accessory dwelling units, zero lot line developments and small lots less than four thousand square feet, duplexes and tri-plexes in low density zones and for Lacey Villas Historical District (CBD9).

Section 4 amends LMC 14.23.080 to include condominiums and townhouses in the design criteria for multi-family projects.

Section 5 adds LMC Sections 14.23.082, 14.23.084 and 14.23.086 providing for commercial design guidelines, requirements for public

transportation and pedestrian circulation for commercial development and design requirements for zones with pedestrian emphasis and key multimodal corridors and intersections.

Sections 6 through 12 of the ordinance address provisions of LMC Title 15 relating to subdivisions and short plats.

Section 6 amends the definitions of LMC 15.08.020 to refer to the city's comprehensive plan and to modify the definitions and therefore the distinctions between a subdivision and a short subdivision.

Section 7 amends LMC Sections 15.10.010 through 15.10.050 relating to the design standards for subdivisions in order to refer properly to the city's Comprehensive Plan and to modify detailed requirements for streets, lots, blocks and easement widths.

Section 8 adds new LMC Sections 15.10.062 and 15.10.064 relating to street lights and pedestrian and transit friendly improvements.

Section 9 amends LMC 15.10.070 to refer to the city's Development Guidelines and Public Works standards for various design requirements.

Section 10 amends LMC 15.32.010 to modify the applicability of the short plat requirements to developments of less than ten lots rather than five lots.

Section 11 adds LMC 15.32.060 making design standards for subdivisions applicable to short subdivisions except for common open space requirements.

Section 12 amends LMC 15.32.070, 15.32.100 and 15.32.150

relating to the number of short plat copies to be submitted, the distribution thereof, and requiring department action to be in conformance with the city's Comprehensive Plan.

Sections 13 through 50 of the ordinance relate to the city's zoning code codified in LMC Title 16.

Section 13 adds LMC 16.03.015 adopting the Lacey Comprehensive Land Use Plan and requiring all regulatory and zoning ordinances to be construed consistent with such plan.

Section 14 amends LMC 16.03.020 declaring the intent of the Council to provide for orderly growth and development in the Urban Growth Area and 16.03.050 relating to set backs and intrusions into required yards.

Section 15 adds LMC 16.03.055 relating to the application of minimum density requirements.

Section 16 adds LMC 16.06.055 to define the term "accessory dwelling."

Section 17 amends LMC sections 16.06.080, 16.06.100, 16.06.160 and 16.06.390 to modify the definition of "gross acres or acreage", "alley", "buffer" and "commercial kennel."

Section 18 adds LMC 16.06.391 to define the term "key multimodal corridor."

Section 19 amends LMC 16.06.400 modifying the reference to the Comprehensive Land Use Plan.

Section 20 adds LMC 16.06.532 and 16.06.677 to define the terms "multifamily" and "reserve lot."

Section 21 amends LMC 16.06.695 defining the term "solar

access."

Section 22 amends LMC 16.09.010 listing the types of zoning districts contained within the city and the city's Urban Growth Area and amends LMC 16.09.020 to adopt the new zoning map for the city of Lacey and the Lacey Urban Growth Area.

Section 23 adds LMC 16.09.060 explaining certain designations on the Comprehensive Plan Map and the Zoning Map.

Section 24 adds a new Chapter, LMC 16.10 which chapter establishes the McAllister Springs Geologically Sensitive Area Residential District and provides for the permitted and prohibited uses, density, environmental performance standards, lot area, parking, landscaping, stormwater run off and other regulations relating to such district.

Section 25 amends LMC 16.12.010 and 16.12.020 relating to the low-density residential district and modifying provisions of that district relating to types of dwellings and density.

Section 26 adds LMC 16.12.035 specifying that densities up to four units per acre are permitted in the low-density residential zone.

Section 27 amends LMC 16.12.050 modifying the minimum lot area, set back and site coverage requirements for the low-density residential zone.

Section 28 amends LMC 16.13.010, 16.13.020 and 16.13.030 relating to the low-density residential zone district allowing density options of not less than three nor more than six units per acre and amends the uses allowed or prohibited in such zone.

Section 29 adds LMC 16.13.035 to specify a density for such zone of not less than three to no more than six units per acre.

Section 30 amends LMC 16.13.050 modifying the minimum lot, set back and site coverage requirements in such zone.

Section 31 amends LMC 16.15.010 through 16.15.050 relating to the moderate-density residential district to modify the specified intent of such district, provide for a density of at least six but not greater than twelve units per acre plus additional bonus density, specify uses allowed and prohibited in such district, modifying the environmental performance standards and specifying the minimum lot size, set back and coverage requirements.

Section 32 amends LMC 16.18.010 and 16.18.020 relating to the high-density residential district to modify the intent of such district, the uses allowed and a density specification of at least six and no greater than 20 units per acre plus any additional bonus density which may be applicable.

Section 33 adds LMC 16.18.025 to specify the uses prohibited within the high-density residential district.

Section 34 amends LMC 16.18.030 and 16.18.040 to modify the environmental performance standards, lot area, set back and coverage requirements applicable to such district.

Section 35 amends LMC 16.20.020 to modify the definition of "multifamily" applicable to such chapter.

Section 36 amends sections 16.21.010, 16.21.020 and 16.21.050 relating to the agricultural district to apply to areas of agricultural land with greater than 20 contiguous acres, specifying

the uses permitted in such district, specifying the minimum lot area, set backs and coverage requirements of such district.

Section 37 adds a new chapter, LMC 16.22, to provide for a mixed use moderate density corridor and specify the intent, permitted and prohibited uses, environmental performance standards, minimum site areas, parking, landscaping and stormwater runoff requirements and requiring design review within such districts.

Section 38 adds a new chapter, LMC 16.23, providing for a mixed use high density corridor and specifying the intent of such district, the permitted and prohibited uses, environmental performance standards, minimum site areas, parking, landscaping and stormwater runoff requirements and specifying site design and pedestrian emphasis requirements.

Section 39 amends LMC 16.34.010, 16.34.020, 16.34.050, 16.34.060, 16.34.070 and 16.34.080 all relating to the community commercial district to modify the described intent for such district, the uses which are permitted and prohibited in such district and the environmental performance standards, site area, parking, landscaping, set back and procedural requirements.

Section 40 amends LMC 16.34.085 to require design review for uses within such district.

Section 41 adds LMC 16.36.020 to list the allowed uses within the neighborhood commercial zone district.

Section 42 amends LMC 16.36.030 through 16.36.080 to modify the environmental performance standards, site area, building size, ingress and egress standards, parking and landscaping requirements

of the neighborhood commercial district.

Section 43 adds LMC 16.36.085 to require design review for uses within such district.

Section 44 amends LMC 16.40.060 to modify the maximum height provisions for the light industrial district.

Section 45 amends LMC 16.48.020 to modify the designation criteria for permitted uses within the open space/institutional district.

Section 46 adds a new Chapter, LMC 16.58 to allow for coordination with a county program for the transfer of development rights.

Section 47 adds a new Chapter, LMC 16.59 providing for review procedures, design standards and permitted uses within village centers.

Section 48 amends LMC 16.61.040 and 16.61.050 to modify the maximum parcel size, rear yard set backs and design review requirements for townhouse developments.

Section 49 amends LMC 16.63.010 through 16.63.200 to add the term "manufactured home" to the term "mobile home" through out the provisions of chapter 16.63 relating to mobile homes, defining each of these terms, modifying the minimum lot size, set back, maximum building coverage, open space, surfacing requirements and storm water run off provisions applicable to such homes.

Section 50 amends LMC 16.80.030 to allow other approved ground cover in addition to grass for landscaping purposes related to the uses specified.

Section 51 amends LMC 16.96.010 to provide for a joint planning process in amending provisions of Title 16 and the Zoning Map in the Urban Growth Area.

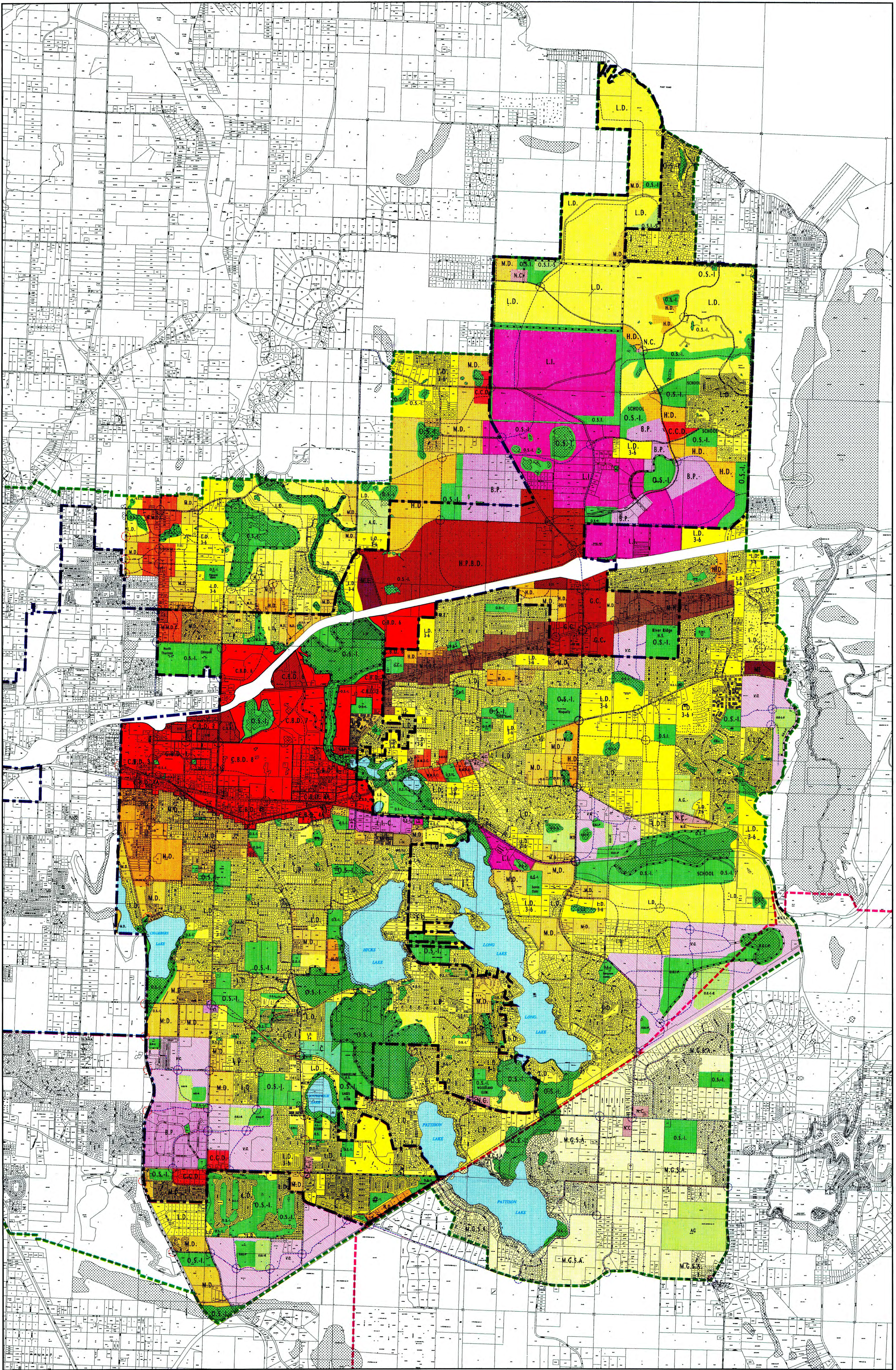
Section 52 requires any proposed amendment or rezone affecting the unincorporated area of the Urban Growth Area to be subject to the joint planning process approved by the city and Thurston County.

Section 53 provides that if any part of this ordinance is found to be invalid, that finding shall not effect the validity of any remaining portion of the ordinance.

Section 54 approves this summary for publication.

A copy of the full text of this Ordinance and a reduced version of the zoning map adopted by the ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: //- /-, 1995.



Approved by the Lacey City Council
ORDINANCE # 1024
Approval Date: 10-26-95
Mayor: *Jon W. Helverson*
Attest: *Carol Latta*
City Clerk

Zoning Map for

Lacey Urban Growth Area



- MGSA McAllister Geologically Sensitive Area
- LD 0-4 Low Density Residential
- LD 3-6 Low Density Residential
- MD Moderate Density Residential
- HD High Density Residential
- MMDC Mixed Use Moderate Density Corridor
- MHDC Mixed Use High Density Corridor
- Hawks Prairie Business District
- NC Neighborhood Commercial

- CCD Community Commercial District
- OC Office Commercial
- CBD Central Business District
- GC General Commercial
- BP Business Park
- LI-C Light Industrial Commercial
- LI Light Industry
- ME Mineral Extraction

- C Cemetery
- AG Agriculture
- OS-I Open Space Institutional
- Recreation/Park in Village Center
- Designated School Site in Village Center
- Limited Rezone
- Environmentally Sensitive
- UGM Boundary
- McAllister Geologically Sensitive Area

- Village Center
- Key Multimodal Corridor
- Pedestrian Trail/Wildlife Corridor Only
- City Limits
- Key Multimodal Intersections
- Connections to Regional Trail System
- Viewpoint Designation

LIMITED REZONES					
MAP NO.	ORDINANCE	DATE	MAP NO.	ORDINANCE	DATE
L3	258	'72	L17	487	'78
L2	259	'72	L18	492	'78
L1	260	'72	L19	501	'78
L4	288	'73	L20	525	'78
L5	300	'73	L21	544	'78
L6	303	'73	L22	548	'78
L7	306	'73	L23	575	'80
L8	315	'73	L24	584	'80
L9	426	'76	L25	606	'82
L10	437	'76	L26	619	'82
L11	445	'76	L27	686	'83
L12	452	'76	L28	688	'84
L13	472	'77	L29	684	'86
L14	476	'77	L30	903	'91
L15	479	'77	L31	989	'94
L16	486	'77			