

ORDINANCE NO. 1045

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, RELATING TO THE MIXED USE HIGH DENSITY CORRIDOR PROVISIONS OF THE ZONING CODE, AMENDING SECTION 16.23.020 OF THE LACEY MUNICIPAL CODE AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, the City Planning Commission has considered and recommended, after public hearing, modification to the provisions of the mixed use high density corridor zoning district, now, therefore,

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

Section 1. Section 16.23.020 of the Lacey Municipal Code is hereby amended to read as follows:

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 mobile home dealers (527)
- 53 general merchandise stores
- 54 food stores
- 56 clothes store
- 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 twelve units per acre. No density maximum shall be imposed provided any density beyond twenty 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.

C. Legal nonconforming uses in this zone may expand and enlarge through the site plan review process. Provided, however, the site plan review committee shall require conformance to all other provisions of this chapter and shall ensure, through conditions and design, that said expansion is consistent with the intent of this zone to provide an attractive streetscape friendly to pedestrians and transit activity.

Section 2. 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 19th day of December, 1996.

CITY COUNCIL

BY: Nancy Peterson
Mayor

Attest:

Charlotte Taylor
City Clerk

Approved as to form:

[Signature]
City Attorney

SUMMARY FOR PUBLICATION

ORDINANCE 1045

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on December 19, 1996, Ordinance No. 1045 entitled "AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, RELATING TO THE MIXED USE HIGH DENSITY CORRIDOR PROVISIONS OF THE ZONING CODE, AMENDING SECTION 16.23.020 OF THE LACEY MUNICIPAL CODE AND APPROVING A SUMMARY FOR PUBLICATION."

A section by section summary of this Ordinance is as follows:

Section 1 amends section 16.23.020 of the Lacey Municipal Code to add the classification of "clothes stores" to those uses allowed in the mixed use high density corridor which is located along a portion of Martin Way. The section is further amended to allow legal nonconforming uses in this zone to expand and enlarge through the site plan review process as long as all other provisions of the chapter are followed in order to provide an attractive street scape friendly to pedestrians and transit activity.

Section 2 approves this summary for publication.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: December 23, 1996.

Monday