

ORDINANCE 1066

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, RELATING TO THE PROPOSED USE OF LANDS WITHIN THE GENERAL COMMERCIAL DISTRICT, LIGHT INDUSTRIAL DISTRICT AND BUSINESS PARK DISTRICT FOR VARIOUS HEADQUARTER AND ADMINISTRATIVE OFFICE USES, AMENDING SECTION 16.27.020, 16.40.020 AND 16.41.020 OF THE LACEY MUNICIPAL CODE AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, the City Planning Commission after public hearing, has advised that in order to maintain consistency with the policies set forth in the Economic Development Element of the City's Comprehensive Plan, certain zones of the City may be inappropriate for the location of corporate headquarters, regional headquarters and administrative offices of commercial, industrial, charitable or governmental institutions, unless such uses can be shown to be compatible with surrounding uses and without adverse impact to the City's economic development policies, NOW, THEREFORE

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

Section 1. Section 16.27.020 of the Lacey Municipal Code is hereby amended to read as follows:

16.27.020 Permitted uses.

A. Specific types of uses permitted in this district are those commercial activities which are more dependent on direct vehicular access than the activities permitted in other districts, including the following:

1. Retail and Commercial establishments such as:
 - a. Food stores and drug (variety) stores;
 - b. Building, hardware, and garden materials;
 - c. Auto supply stores;
 - d. Gasoline service stations;
 - e. Liquor stores;
 - f. Used good retail stores;
 - g. Sporting goods and related stores;
 - h. Books and stationery, video, and art supply stores;
 - i. Hobby toy and game shops;
 - j. Photographic and electronics stores;
 - k. Fabric stores;
 - l. Florists;
 - m. Pet shops;

- n. Bulk retail stores;
 - o. Personal services;
 - p. Professional and business services;
 - q. Banks and financial offices;
 - r. Greenhouses and garden materials;
 - s. Other similar retail, professional and business uses as approved by the site plan review committee.
2. Sales and/or servicing of:
 - a. Appliances and home furnishings,
 - b. Automotive equipment,
 - c. Boats and marine equipment,
 - d. Building contractors, including plumbing, electrical, etc.,
 - e. Campers, mobile homes and trailers,
 - f. Car washes and service stations,
 - g. Farm equipment and supplies,
 - h. Lumber yards and hardware,
 - i. Laundry and dry cleaning, both commercial and self-service;
 3. Eating and drinking places, including drive-ins;
 4. Commercial recreation, such as:
 - a. Personal amusement or recreation establishments such as those featuring mechanical or electronic games, games of skill such as billiards, bowling, table tennis, and the like, and
 - b. Drive-in theaters;
 5. Recycling centers for the collection and temporary storage of materials; provided, that the storage and collection operation is conducted within an enclosed building having a maximum gross floor area of four thousand square feet. All recycling centers must be reviewed and approved prior to operation by the site plan review committee;
 6. Recreational vehicle parks subject to the following standards:
 - a. The minimum lot size requirement shall be two acres, and a minimum recreational vehicle site of one thousand square feet in area,
 - b. No structure or recreational vehicle site shall be closer than twenty-five feet to any property line. The area created by such setback shall be used for landscaping to screen the recreational vehicles from adjoining properties,
 - c. Permitted improvements include restroom facilities; picnicking areas; boating; fishing; swimming; outdoor games and activities, including miniature golf courses or any mechanical amusement device; and other uses customarily incidental to the operation of the park,
 - d. Facilities for storage and disposal of trash and garbage in a sanitary manner shall be provided in each park;
 7. Child day care centers as provided in Chapter 16.65.
- B. Similar or related uses permitted as follows:

1. Distributive business establishments such as wholesaling, warehousing, including for example:
 - a. Mail order warehouses,
 - b. Automotive parts wholesalers,
 - c. Hotels and motels,
 - d. Transient facilities for short-term stay (e.g., overnight, two weeks) of recreational vehicles, and
 - e. Mobile home parks;

2. Other, unlisted, similar or related uses, and criteria for determination of similarity or relatedness, as follows:

- a. Uses similar to, or related to, those listed in subsection 16.27.020(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 Lacey development plan.

- b. The criteria for such finding of similarity shall include but not be limited to the following:

- (1) That the proposed use is appropriate in this district,

- (2) That the development standards for permitted uses can be met by the proposed use,

- (3) That 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.

As a conditional use the city may consider administrative offices or other facilities of governmental institutions. However, before the city approves such use, it must be demonstrated the use is complementary to adjacent retail uses, enhances the retail environment and will not adversely impact the city's economic development strategies for the zone.

D. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone; provided that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.

Section 2. Section 16.40.020 is hereby amended to read as follows:

16.40.020 Permitted uses.

A. Specific types permitted in the light industrial district include:

1. Light industrial activities involving the manufacture, assembly, repair, servicing of goods or products which can be performed with minimal adverse impact on, and pose no special hazard to, the environment and the community.

Such goods or products may include, but are not limited to:

- a. Mechanical, automotive, marine and contractors' or builders' equipment and supplies,
 - b. Electrical and electronic equipment or products;
2. Light industrial activities involving the assembly of manufactured products and processing of materials. Such products may include, but are not limited to:
- a. Sheet metal, cans, cable,
 - b. Cloth, paper,
 - c. Commercial bakery goods,
 - d. Cosmetics,
 - e. Dairy products,
 - f. Scientific, medical and precision instruments and equipment;
3. Other uses:
- a. Warehousing and storage of equipment, commodities and products,
 - b. Laundry and dry cleaning plants,
 - c. Mineral extraction subject to Chapter 16.45,
 - d. Living or residential quarters as an accessory use such as guards' quarters in large establishments where such quarters are customarily provided for security and/or insurability of the premises,
 - e. Firemen's sleeping quarters in fire houses;
4. Accessory uses clearly subordinate to, and an integral part of, the primary use of the property (e.g., plant cafeteria, recreation area);
- B. Similar or related uses permitted, and criteria for determination of similarity or relatedness as follows:
- 1. Uses similar to, or related to, or compatible with those listed or described in subsection 16.40.020(A) are permitted upon a finding by the enforcing officer and/or the site plan review committee that a proposed use does not conflict with the intent of this chapter or the policies of the Lacey development plan;
 - 2. The criteria for such finding of similarity, etc., 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.
As a conditional use the city may consider administrative offices or other facilities of governmental institutions. However, before the city approves such use, it must be demonstrated the use is complementary to adjacent light industrial uses, enhances the marketability of the light industrial zone and will not adversely impact the city's economic development strategies for the zone.
- D. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone, provided

that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.

Section 3. Section 16.41.020 is hereby amended to read as follows:

16.41.020 Permitted uses.

A. Primary Uses. Primary uses permitted in the business park district provide a broad range of activities including research institutions and light assembly and light manufacturing facilities. Specific primary types of uses allowable include:

1. Assembly, manufacture, packaging, compounding or treatment of articles or merchandise from the following previously prepared materials: cloth, glass, lacquer, leather, paper, plastics, precious or semi-precious metals or stones, wood (excluding sawmills, lumber mills and planing mills), paint, clay, sand, rubber;

2. Printing, publishing and book binding;

3. Manufacturing, processing and packaging of food, pharmaceuticals, toiletries, cosmetics, optical goods, scientific instruments and equipment, and precision instruments and equipment;

4. Scientific research, testing and experimental development laboratories;

5. Corporate headquarters, regional headquarters and administrative offices of commercial, industrial financial, ~~or charitable or governmental~~ institutions limited to five thousand square feet or more in floor area. Such uses shall be limited collectively to occupying no more than fifty percent of the developable floor area of each business park zone.

B. Secondary Uses. Secondary uses are uses that complement the primary uses, but do not conflict with the primary use. Secondary uses cannot be used to justify the need for additional secondary uses. Specific secondary types of uses allowable include:

1. Warehousing and distribution facilities and the storage of goods or products clearly subordinate to, and an integral part of, the primary permitted use;

2. Engineering, development, administrative or executive offices which are part of a primary use;

3. Retail. Retail development may be permitted where it can be demonstrated that the business park will be clearly and primarily benefited by the convenience of such retail facilities. The total square footage devoted to retail development shall not exceed ten percent of the developable floor area of the business park district. The total square footage of a retail use may not exceed five thousand square feet or, if incorporated within a building, the square footage may not exceed twenty-five percent of the building gross floor area, and an individual retail use may not exceed five thousand square feet. A building containing a retail use may not be located closer than one hundred feet

to an arterial street or four hundred feet if the retail use stands alone. Signs for retail uses shall be visible only within the business park area and attached to the building wall. Retail uses include:

- a. Convenience stores, such as food and drug stores, banks and office supplies,
- b. Personal services such as barber and beauty shops, dry cleaning, laundry,
- c. Business services, such as printing and copying, photo processing, postal/mail, word processing, travel agencies,
- d. Delicatessen,
- e. Restaurants, except drive-ins,
- f. Recreation facilities, (exceptions: mechanical or electronic games, theaters (live and movie) and games of skill such as bowling),
- g. Day care centers,
- h. Museums and art galleries;

4. Professional Services. The following professional service uses are allowed:

- a. Offices and clinics for businesses such as medical, dental, chiropractic, optical, etc.;
- b. Professional offices offering direct business or professional services to consumer/clients, including but not limited to: real estate and security agents and brokers, accountants, attorneys, engineers, planners, architects, etc.

The total square footage devoted to professional service activities shall not exceed fifteen percent of the developable floor area of the business park district.

5. Multi-family Residential. Fifteen percent of the total acreage of a business park district may be developed with multi-family residential units for the purposes of providing a transition buffer.

Multi-family residential developments will be reviewed and designed using the following sections of this chapter and Chapter 16.18 high density residential district:

- a. 16.41.050(G) Transitional Buffer,
- b. 16.41.050(H) Height Limitation,
- c. 16.41.070 Landscaping,
- d. 16.18.020 Permitted Uses,
- e. 16.18.030 Environmental Performance

Standards,

- f. 16.18.040 (A through G) Lot Area, and
- g. 16.18.050 Off-Street Parking.

C. Similar, related or compatible uses permitted, and criteria for determination of similarity, relatedness or compatibility, include:

1. Uses similar to, or related to, or compatible with those listed or described in subsections 16.41.020(A,B) are permitted upon a finding by the site plan review committee that a proposed use does not conflict with the intent of this chapter or the policies of the Lacey development plan;

2. The criteria for such finding of similarity, etc., 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.

D. Special uses may be permitted as provided for in Chapter 16.66 of this title.

As a conditional use the city may consider administrative offices of governmental institutions. However, before the city approves such use, it must be demonstrated the use is complementary to adjacent business park uses, enhances the marketability of the business park zone and will not adversely impact the city's economic development strategies for the zone.

Section 4. The summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, this 26TH day of JUNE, 1997.

CITY COUNCIL

By: Nancy Peterson
Mayor

Attest:

Approved as to form:

Carol Little
City Clerk

[Signature]
City Attorney

Published: JUNE 29, 1997

SUMMARY FOR PUBLICATION

ORDINANCE 1066

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on JUNE 26, 1997, Ordinance No. 1066 entitled "AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, RELATING TO THE PROPOSED USE OF LANDS WITHIN THE GENERAL COMMERCIAL DISTRICT, LIGHT INDUSTRIAL DISTRICT AND BUSINESS PARK DISTRICT FOR VARIOUS HEADQUARTER AND ADMINISTRATIVE OFFICE USES, AMENDING SECTION 16.27.020, 16.40.020 AND 16.41.020 OF THE LACEY MUNICIPAL CODE AND APPROVING A SUMMARY FOR PUBLICATION."

The main points of the ordinance are described as follows:

The provisions of Lacey Municipal Code (LMC) Chapter 16.27 relating to the General Commercial Zoning District and of LMC Chapter 16.40 relating to the Light Industrial Zoning District are amended to provide that corporate headquarters, regional headquarters and administrative offices of commercial, industrial, charitable or governmental institutions will require a conditional use permit before being allowed within those zones. In order for such a permit to be issued, the proponent must demonstrate that the use is complementary to the adjacent uses within the district, enhances the marketability of those allowed uses and will not adversely impact the City's economic development strategies for the zone.

The provisions of LMC Chapter 16.41 relating to the Business Park District is amended to eliminate charitable or governmental institutions as allowed uses within the district and provides that such uses may only exist under a conditional use permit with the same type of demonstration as is called for in the earlier two zone districts.

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: JUNE 29, 1997.