

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, RELATING TO ZONING PROVISIONS AND DESIGN REVIEW REQUIREMENTS FOR THE NEW WOODLAND ZONE DISTRICT OF THE CITY OF LACEY, REPEALING CHAPTER 16.24 AND TABLE 16T-10, ADDING NEW CHAPTERS 16.24 AND 16.25, NEW SECTION 14.23.087 AND TABLE 16T-10, AMENDING SECTIONS 16.06.495, 16.34.080, 16.59.080, 16.72.050 AND TABLES 16T-06.1 THROUGH 16T-06.10 ALL OF THE LACEY MUNICIPAL CODE AND ADOPTING A SUMMARY FOR PUBLICATION.

BE IT ORDAINED by the City Council of the City of Lacey, Washington as follows:

Section 1. Chapter 16.24 of the Lacey Municipal Code is hereby repealed.

Section 2. There is hereby added to the Lacey Municipal Code a new Chapter 16.24 to read as follows:

**Chapter 16.24
WOODLAND DISTRICT ZONE**

Sections:

- 16.24.010 Statement of Intent
- 16.24.020 Permitted Uses
- 16.24.030 Conditional Uses
- 16.24.040 Prohibited Uses
- 16.24.050 Environmental Performance
- 16.24.060 General Site Planning Standards
- 16.24.070 Major Pedestrian Corridor - overlay zone
- 16.24.080 Employment Core - overlay zone
- 16.24.090 Residential Use
- 16.24.100 Stormwater

- 16.24.010 Intent.** It is the intent of this chapter to:
- A. Encourage density and a diverse mix of uses in the core area.
 - B. Create a core area that is strongly pedestrian-oriented and transit friendly.
 - C. Create strong identity for the core area that supports the policies of the Downtown Comprehensive Plan, the City of Lacey Vision Plan and the Downtown 2000 Guidelines.
 - D. Create places that provide for the needs of a diverse population.

- E. Develop a Major Pedestrian Corridor that provides a comfortable pedestrian experience and commercial-retail opportunities.
- F. Develop an Employment Core overlay zone that promotes the development of an office hub within the Woodland District that supports the surrounding retail component.
- G. Promote high density residential in mixed-use patterns throughout the Woodland District.
- H. Combine those portions of the City formerly zoned as Central Business Districts 1, 2 and 3 into The Woodland District.

16.24.020 Permitted Uses

A. Commercial Uses.

Apparel and Accessory stores

Books and Stationary

Convention centers and conference centers

Cultural, entertainment and recreation

Department Stores

Drug stores and pharmacies

Eating and drinking establishments

Fabric stores

Financial institutions when designed as a subordinate use to the primarily retail use. No more than fifty (50) percent of the floor area may be devoted to primarily financial institution space.

Florists

General merchandise

Gifts/specialty

Grocery stores

Hobby/special interest

Home furnishings

Home improvement stores/garden supplies

Hotels/motels

Jewelry

Liquor

Personal services

Professional, business, and educational services when designed as a subordinate use to the primarily retail use. No more than fifty (50) percent of the floor area may be devoted to office space.

Other similar and related uses consistent with the intent of the zone as determined by the site plan review committee.

- B. Employment Core. The following uses are permitted in that portion of The Woodland District known as the Employment Core and designated in Table 16T-10. The focus of this area is to provide a predominant work environment with opportunities for personal services. Uses within the Employment Core area must comply with the standards in section 16.24.080.

All uses listed within 16.24.020.A.

Business offices

Corporate/regional/administrative offices

Educational services

Financial institutions

Professional offices

Other similar and related uses consistent with the intent of the zone as determined by the site plan review committee.

- C. Residential. Residential is permitted throughout the core area. Residential uses must meet the standards found in section 16.24.090.

16.24.030 Conditional Uses

Those uses consistent with the intent of the core area and its uses may be permitted as provided for in Chapter 16.66 in addition to the following uses:

- A. Gas stations, provided the following standards can be met:

1. Gas pump islands shall not be located between the building and any property lines adjacent to a public or private street.
2. Gas stations shall not be permitted along the Major Pedestrian Corridor, as defined in Section 16.24.070.

B. Drive thru facilities, provided the following standards can be met:

1. Drive thru stacking lanes shall not be located between the building and any property lines adjacent to a public or private street.
2. Drive thru lanes cannot impede pedestrian access to the building,
3. Landscaping or screening must be provided to mitigate any adverse effects on nearby property.
4. Drive thrus shall not be permitted along the Major Pedestrian Corridor, as defined in Section 16.24.070.

C. Auto repair and automobile part retail uses, provided the following standards can be met:

1. A pedestrian entrance is located on the street.
2. All service bays are located to the side or rear of the building.
3. Drive lanes are located in a manner that does not impede pedestrian access to the building.
4. Auto repair and automobile part retail uses shall not be permitted along the Major Pedestrian Corridor, as defined in Section 16.24.070.

16.24.040 Prohibited uses in Core Area

A. Uses with physical and operational requirements generating substantial:

Truck traffic

Dust

Glare

Heat or vibration

Noise

Odors

B. Uses of a character which are either not compatible with the high aesthetic standards of the area, will not enhance the marketability of the Core Area, or will adversely impact the city's economic development strategies for this zone. These uses shall include, but are not limited to:

Activities entailing movement of heavy equipment on and off the site except during construction;

Auto or truck storage or repair as a primary use;

Cemeteries and crematoria;

Machine shops;

Motor freight terminals;

Park and ride lots;

Solid waste disposal facilities, including transfer stations, incinerators and sanitary landfills;

Stand-alone warehouse and distribution facilities.

16.24.050 Environmental Performance

It shall be the responsibility of the operator and/or the proprietor of any proposed use to provide such evidence and technical data as the enforcing officer and/or site plan review committee 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 and/or site plan review committee 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.

16.24.060 General Site Planning Standards

A. Site standards

1. Minimum lot size. The lot size shall be sufficient to accommodate the uses(s) and requirements of the Lacey Municipal Code and Development Guidelines and Public Works Standards.
2. Setbacks.

Maximum front setback; ten (10) feet for at least fifty (50) percent of the building's front façade. The remaining portions of the front façade may be stepped back a maximum of twenty (20) feet more than the established maximum setback for the purpose of accommodating pedestrian open space or recessed building entrances. (See Table 16T-09)

Minimum side setback; ten (10) feet

Minimum rear setback; fifteen (15) feet

3. Building height. Pursuant to Table 16T-08.
4. Building coverage. The building coverage shall be sufficient to accommodate the uses(s) and requirements of the Lacey Municipal Code and Development Guidelines and Public Works Standards.

5. Site development shall meet all applicable requirements of Chapter 14.23.082, 084, .086 and .087.
 6. For sites over two (2) acres in size, ten (10) percent of the site shall be developed in commercial open space pursuant to the requirements of Chapter 14.23. 088. Mixed use developments shall comply with the open space requirements of Section 16.24.090E.
- B. Pedestrian amenities. All development must meet applicable standards of chapter 14.23.
- C. Parking
1. Parking lots
 - a. All new parking areas shall be designed to the rear or side of the building. No parking areas shall be built between the building and the street.
 - b. If parking is placed to the side of a project, it shall be designed to the standards in Section 14.23.087.A.3.
 2. Parking Structures
 - a. Standard requirements. The site plan review committee shall review and approve, approve with conditions, or deny a proposal for a parking structure through the site plan review process (Chapter 16.84). The site plan review committee may approve the parking structure only if:
 - 1) Driveway openings are limited and the number of access lanes in each opening are minimized.
 - 2) Ground level screening of parked vehicles by landscaping, or by a wall or other screening, is provided if pedestrian-oriented frontage is not developed at the ground level.
 - 3) The dimension of the parking structure abutting pedestrian areas is minimized, except where pedestrian-oriented frontage is provided.

- 4) Whenever practicable, pedestrian-oriented uses are provided for at the street frontage.
- 5) A wall or other screening of sufficient height to screen parked vehicles and which exhibits a visually pleasing character is provided at all above grade levels of the parking structure.
- 6) A safe pedestrian linkage system between the parking structure and the principal use exists.
- 7) The upper surface of underground parking structures shall not exceed a height of three and one-half (3 ½) feet above the average grade of the abutting public sidewalk and no parking shall be permitted on top of that portion of an underground parking structure which is above the established grade.
- 8) Above ground parking structures shall not front on 6th Avenue or any arterial street unless they are visually compatible with the principal use structure and the character of development of the CBD land use district.
- 9) Parking areas or garages shall be designed to provide for off-street vehicle circulation to adjoining property and parking areas where physically feasible, except that driveways and parking aisles should not cross pedestrian linkages in CBD land use districts.

b. Specific Requirements.

- 1) Parking structures that front on the Major Pedestrian Corridor shall comply with the requirements in Section 14.23.087H.
- 2) Parking structures shall comply with the Blank Wall limitation requirements in Section 14.23.086.C.4, with the exception of transparent walls, if a pedestrian-oriented retail component is not designed into the facility.

3. The requirements in section 16.72 shall be met.

- D. Building Standards. Commercial and mixed-use structures shall meet all applicable standards of Chapter 14.23.082, .084, .086 and .087

16.24.070 Major Pedestrian Corridor - overlay zone

- A. The intent of the Major Pedestrian Corridor is to provide a linkage for people from City Hall, Timberland Library and St. Martins College to the commercial and employment components of Woodland District. The Major Pedestrian Corridor shall provide a pleasant pedestrian experience with wide sidewalks, pocket parks and interesting retail and commercial opportunities.
- B. The Major Pedestrian Corridor is 6th Avenue SE from College Street SE to Sleater Kinney Road SE. (See Table 16T-10)
- C. Development along the corridor shall adhere to the requirements of LMC 14.23.087.H.

16.24.080 Employment Core - overlay zone

- A. The intent of the Employment Core is to provide predominately a work environment with offices, both public and private. The Employment Core will provide opportunities for services along its perimeter and may provide services within the Employment Core.
- B. The Employment Core is generally located south of 6th Avenue SE, west of College Street SE, north of Pacific Avenue SE and east of Golf Club Road SE and is designated on Table 16T-10.
- C. General requirements
 1. Uses identified in Section 16.24.020.B. shall be permitted.
 2. All applicable requirements in Section 16.24.060 shall apply
 3. All applicable requirements in Section 14.23 shall apply
- D. Site Planning Requirements. Parcels with frontage on 6th Avenue SE, Golf Club Road SE, Pacific Avenue SE and College Street SE shall design space to accommodate retail space within a predominate office development. This retail space shall conform to the

standards in Section 14.23.087.A.4. Permitted uses within this space shall be only those listed in subsection 16.24.020.A.

16.24.090 Residential Use

Residential is permitted in all areas of The Woodland District provided the following standards are satisfied:

- A. Residential use shall be part of a mixed-use development.
- B. Residential use shall be above the first story in a mixed-use structure with retail or office use on the ground floor.
- C. Residential use may be provided at any density where all other applicable standards and requirements can be satisfied, such as parking and utilities.
- D. Residential development shall meet applicable design requirements of Chapter 14.23.080, 14.23.084 and 14.23.086.
- E. Where residential density exceeds six (6) units per acre, twenty (20) percent of the lot's area shall be open space. Open space shall be designed for the needs of the mixed-use development and should be apportioned accordingly. Standards of Sections 14.23.087.H and 16.23.088 shall be used as a guide for open space amenities. Amenities provided on a roof top such as garden space, sun bathing area and similar facilities. Additionally, balconies usable for outdoor use may count towards open space requirements for residential use.

16.24.100 Stormwater

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 this code pertaining to community facilities.

Section 3. There is hereby added to the Lacey Municipal Code a new chapter, 16.25 to read as follows:

Chapter 16.25

CENTRAL BUSINESS DISTRICT 4 - 8

Sections:

- 16.25.010 Statement of intent
- 16.25.020 Permitted uses
- 16.25.030 Similar or related uses
- 16.25.040 Prohibited uses
- 16.25.050 Nonconforming uses
- 16.25.060 Dimensional requirements
- 16.25.070 Environmental performance standards
- 16.25.090 Pedestrian circulation requirements
- 16.25.100 Landscaping requirements
- 16.25.110 Off-street parking
- 16.25.120 Parking area and circulation design
- 16.25.125 Design Review
- 16.25.130 Stormwater runoff
- 16.25.140 Woodland Creek protection

16.25.010 Statement of intent. The central business district is the financial and business hub of the community. It is to be developed as an aesthetically attractive area of intense use. Toward this end, the city shall encourage the development of regional retail shopping facilities, and major office complexes along with specialty retail, business support services, urban residential, hotel and institutional uses. Development must enhance people orientation, and provide for the needs, activities and interests of people. The city will encourage land uses that emphasize variety, mixed uses and unity of form within buildings or complexes. Specific land use districts in the form of subareas have been established within the Central Business District (CBD) to permit variation in use and development standards in order to implement the CBD goals and policies of the Lacey comprehensive plan. (*See Table 16T-05* for a description of each land use district.)

- A. Central Business District-4 (CBD-4). The purpose of the CBD-4 land use district is to provide an area for general commercial and limited business activities. This district also serves as a transition area between more intensive core area activities and neighboring residential areas. Long-term parking and automobile-oriented uses are encouraged.
- B. Central Business District-5 (CBD-5). The purpose of CBD-5 land use district is to provide an area for general commercial activities along with mixed use activities, office complexes and public facilities.

- C. Central Business District-6 (CBD-6). The purpose of the CBD-6 land use district is to provide an area for general commercial activities, along with mixed-use activities, office complexes, hotels and public facilities.
- D. Central Business District-7 (CBD-7). The purpose of the CBD-7 land use district is to provide an area for a broad range of business park-type activities, along with mixed use activities, office complexes, hotels, limited general commercial, and public facilities.
- E. Central Business District-8 (CBD-8). The purpose of the CBD-8 land use district is to provide an area for college campus activities, such as classrooms, dormitories, pavilions, athletic fields and facilities, and associated uses and activities.

16.25.020 Permitted uses.

- A. Specific categories of uses are listed, by land use district, in **Table 16T-06**. In addition to such listing, child day care centers will be allowed subject to the provisions of Chapter 16.65 of this code as a permitted use in subareas 4 through 8.
- B. Any person owning property in the city, agent of such person or resident of the city may appeal the determination of the enforcing officer and/or site plan review committee to the hearings examiner, following procedures and requirements specified in Chapter 16.84.
- C. **Table 16T-06** and explanation thereof shall be used in determining generalized land uses in the city of Lacey Central Business District..

16.25.030 Similar or related uses.

- A. Uses similar to, or related to, those listed in Section 16.25.020 are permitted upon a finding of the enforcing officer and/or the site plan review committee that a particular unlisted use is consistent with the intent of this chapter and compatible with the policies of the Lacey comprehensive plan. The officer and/or committee shall make the determination according to the characteristics of the operation of the proposed use and based upon the officer's and/or committee's interpretation of a Standard Land Use Coding Manual and/or the Standard Industrial Classification Manual.
- 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 area.

2. The development standards for a similar or related use can meet those of a permitted use.

3. The public need is served by the proposed use.

C. Any person owning property in the city, agent of such person or resident of the city may appeal the determination of the enforcing officer and/or site plan review committee to the hearings examiner, following procedures and requirements specified in Chapter 16.84.

16.25.040 Prohibited uses. Uses other than those specifically identified or described in Section 16.25.020 are prohibited; provided, however, that the enforcing officer and/or site plan review committee may consider uses similar to, or related to, those of Section 16.25.020 upon a finding that a particular unlisted use is consistent with the general intent of this chapter and is compatible with other land uses.

16.25.050 Nonconforming uses. Nonconforming uses shall be regulated by Chapter 16.93 of this title.

16.25.060 Dimensional requirements. Area and dimensional requirements, by land use district, are identified in **Table 16T-07**. Any specific exemptions or variations to the requirements in the chart are given in the sections immediately following. All parcels and structures shall conform to these requirements.

In addition to the requirements of **Table 16T-07**, the following additional standards shall also apply:

A. Upper-level Setbacks. An upper-level setback of ten to twenty feet from all street property lines for all buildings between forty and sixty feet in height and again in forty-foot to sixty-foot intervals shall be required; provided, that buildings fronting on the major pedestrian corridor must be set back at forty feet.

Additional upper-level setbacks may be imposed at the discretion of the enforcing officer and/or site plan review committee to preserve significant views and vistas. An owner/developer may appeal such a decision to the hearings examiner following procedures and requirements specified in Chapter 16.84.

B. Dimensional Requirements in CBD Districts (*See Table 16T-07.*)

C. Maximum Building Heights (*See Table 16T-08.*)

16.25.070 Environmental performance standards.

A. It shall be the responsibility of the operator and/or the proprietor of any proposed use to provide such evidence and technical data as the enforcing officer and/or site plan review committee 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 and/or site plan review committee 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. An environmental impact assessment shall be made by the site plan review committee in accordance with the procedures contained in Chapter 14.24 of this code.

16.25.090 Pedestrian circulation requirements.

A. It shall be the responsibility of the property owner/developer to ensure the provision of a safe and convenient pedestrian circulation linkage system as described in this section and consistent with the designation identified on **Table 16T-10**.

B. The pedestrian linkage system is a network including the major pedestrian corridor, landscaped walkways and perimeter sidewalks. It is established to provide safe pedestrian routes; enhance the appearance of buildings and their settings; provide a unified design element to offset varying architectural styles; and to soften the appearance of parking lots and service storage areas.

C. The various components of the linkage system shall be provided as property is developed or redeveloped by the property owner/developer as noted on **Table 16T-10**.

D. The dimensions of the pedestrian linkage system are as shown in **Table 16T-23**.

The dimensions of the pedestrian linkage system shall include the necessary improved pedestrian walkway, pedestrian amenities (where specified), planter strip landscaping and perimeter landscaping. Where a zero foot front yard setback is utilized, half the perimeter landscaping shall be added to the planter strip.

E. When zero foot setbacks are utilized, landscaping requirements for planter strips may require sidewalks to be located outside of the normal right-of-way. In such cases, an unrestricted easement across sidewalks shall be granted to the city.

- F. To maximize a pedestrian-friendly environment by providing an adequate separation between pedestrians and automobile traffic, development of a planter strip with street trees and grass between the curb and sidewalk shall be a primary goal and shall be required unless specifically stated otherwise below.
- G. In cases where a sidewalk exists adjacent to the curb, the sidewalk must be moved back to accommodate a new planter strip, provided that improvements to the property necessitating site plan review and requiring conformance with this title exceed twenty-five percent of the fair market value of existing improvements at the site and the site has one hundred feet or more of lineal feet of frontage. In cases where only minor improvements to a project site are requested that do not exceed twenty-five percent of the fair market value of existing improvements at the site or the site has less than one hundred feet of frontage, the requirement for moving the sidewalk shall not be mandatory, provided, however, that in consideration of the twenty-five percent threshold all improvements at the site since the effective date of this provision shall be included in calculating the total value. The twenty-five percent value shall be determined using the valuation tables of the Uniform Building Code for proposed improvements and Assessors Office Values for current structures.
- H. Where adjacent properties do not have a planter strip and the sidewalk abuts the street, the new sidewalk shall be meandered to interconnect with the existing sidewalk and will provide the required planter strip for the project's street frontage.
- I. In cases where provision of a planter strip would necessitate removal or moving of a building, provision of a planter strip shall not be required unless the site is to be redeveloped and the building removed and reconstructed as part of the proposal.
- J. In cases where parking must be removed to provide the planter strip and landscaping, this shall be required, provided it leaves the site with at least seventy-five percent of the number of parking stalls required by the city zoning code or parking can be obtained on an adjacent site.
- K. In cases where a minimum six and one-half foot planter strip area cannot be provided because of limitations discussed above, options for different dimensions of the planter area discussed below under Section W, Street Tree Planting Requirements, may be used if approved by the Department of Community Development. Minimum planter strip requirements may not be reduced when a zero foot front setback is proposed. Where the zero foot front yard setback is

proposed, the front of the building shall have a main pedestrian entrance.

- L. Because of identified financial impacts of requirements to move existing sidewalks, the city of Lacey shall establish a local grant program for very small businesses that would otherwise not be able to afford to move the sidewalk. Very small businesses shall be defined as those businesses with less than four employees. The grant program shall provide that the city will share up to fifty percent of the costs of landscaping and sidewalk improvements. The grant may be in the form of cash, city labor, city services or other real contribution resulting in cost reduction to the recipient. The Director of Community Development is authorized to develop administrative policies and procedures in carrying out the intent and requirements of Section 16.25.090.
- M. Where a linkage system exists or is required outside of a public right-of-way, an easement to the city of Lacey shall be required to provide continuity of public access to adjoining properties.
- N. A structure may extend into or over a required linkage system or walkway only when:
 - 1. The encroachment is integrated into the linkage system by providing a covered walkway, arcade, marquee, etc. or it otherwise complements pedestrian activities; and
 - 2. The required width of the linkage system is maintained or when compensation is provided at another location.
- O. Where a linkage system adjoins a public street, the system's width shall be measured from the edge of the existing or proposed curb.
- P. Construction standards for the major pedestrian corridor, walkways, sidewalks and landscaping shall be as specified by the city engineer or as otherwise provided for in this chapter. In no case shall the width be less than the standards under Section 16.25.090(D).
- Q. A pedestrian-oriented facility may utilize a zero foot front yard setback if it meets all of the following criteria:
 - 1. Use is pedestrian-oriented as determined by the director of community development or his designee;
 - 2. Facade has pedestrian-friendly features, such as awnings, main entrances, and pedestrian scale;
 - 3. Pedestrian entrance is direct to building with no parking or vehicle access lane between sidewalk and the main pedestrian entrance to the building;

4. A planter strip is provided between the street and the sidewalk which meets requirements of Section 16.25.090(D).

R. Each segment of walkways, perimeter sidewalks and landscaping shall be maintained by the property owner, unless a special assessment district is duly established for the specific purpose of maintaining a portion of or all such pedestrian linkage and landscaping improvements. The city shall maintain the intersections of all public streets adjoining any portion of the pedestrian linkage system.

S. A plot plan of all proposed pedestrian linkage improvements identifying all dimensions and pedestrian features shall be submitted along with the site plan for review to the city.

T. The property owner shall install street trees, in addition to any other landscaping requirements, for his or her section of Type ~~I~~ II and III pedestrian linkages as follows:

Where a six and one-half foot planter strip is to be provided in a Type II or III pedestrian corridor, street trees must be planted four feet back from the curb edge between the street and walkway. Trees may be protected by a decorative metal grate or some other protective device. Street trees at least two inches in caliper measured six inches above existing grade must be planted not more than thirty-five feet on center. A street tree planting area may also include decorative paving other plant materials and street furniture as required. Street trees must be planted as specified in 16.25.090(W).

U. Outdoor exhibits, displays, sales, service of food or drinks, or other activities may be conducted in pedestrian open space and linkage systems, including plazas, whether or not such facilities or activities are customarily accessory to the adjacent principal use; provided, free pedestrian movement through the area without unreasonable interruption by such facilities or activities is available and provided said activities comply with the city's regulations for street merchants. Areas, activities and facilities so approved may be used for regular, intermittent, or temporary special events without further permitting under these zoning regulations, but shall not be exempted hereby from requirements for other permits.

V. Bonus floor area associated with the pedestrian linkage system (for Type IV linkages) shall be awarded to an owner/developer in conjunction with an application for a permit to construct a structure and his or her section of the pedestrian linkage system. Refer to **Table 16T-09** for specific allowable FAR bonuses.

W. The volume of exploitable soil in the pit of an urban street tree planting spot is critical to the long-term survival and health of the tree. Due to increased bulk density and difficulty for roots to penetrate the interface between the planting media placed in the pit and the surrounding subsurface soils, many tree's roots do not effectively utilize growing space beyond the pit. Therefore, total pit volume and exposed surface area are the two most important elements of pit design.

In consideration of these points, the following pit design is required for Lacey street trees:

Minimum surface area shall be six-foot by six-foot with a depth excavated to at least four feet and replaced with appropriate soil media. Variations in the shape of the surface opening are acceptable, however the total pit volume achieved by the six-foot by six-foot by four-foot pit design (one hundred forty-four cubic feet) shall not be compromised; **see Tables 16T-24 and 16T-25.**

A six inch layer of gravel shall be placed in the bottom of the pit for drainage and a layer of fabric placed over the top of the gravel. The pit should then be filled with planting media and the media firmed before setting the balled and burlapped tree. A four-inch diameter perforated PVC percolator tube shall be placed vertically in the pit to allow deep irrigation penetration. The top of the root ball shall be set just above the surface of the planting media (two to three inches). Barriers shall be installed at an angle near the pit edges by sidewalks to deflect the roots downward to prevent heaving of the concrete. These barriers may be made from sheet metal, tin, fiberglass sheets, or wood.

The top of the pit shall be covered with two inches of pea gravel to prevent soil disturbance while irrigating. A two-inch lip shall be cut in the surrounding concrete to allow placement of metal grates with perforations.

Another option allowed is to place a four-inch bed of sand over the planting media and lay brick pavers that would be at the same level as the sidewalk. This technique also allows for aeration of the tree's root system.

16.25.100 Landscaping requirements.

A. The provisions of Chapter 16.80, except as they conflict with this section, apply to development in the CBD land use districts.

B. It shall be the responsibility of the property owner/developer to ensure the provision of healthy, growing landscaping as described in 16.25.100.C and consistent with the descriptions **Table 16T-11**, unless otherwise designated on **Table 16T-12**.

16.25.110 Off-street parking.

A. The provisions of Chapter 16.72, except as they conflict with this section, apply to development in the CBD land use districts.

B. The site plan review committee shall review and approve, approve with conditions or deny a proposal for a parking structure through the site plan review process (Chapter 16.84). The site plan review committee may approve the parking structure only if:

1. General.

- a. Driveway openings are limited and the number of access lanes in each opening are minimized.
- b. Ground level screening of parked vehicles by landscaping, or by a wall or other screening, is provided if pedestrian-oriented frontage is not developed at the ground level.
- c. The dimension of the parking structure abutting pedestrian areas is minimized, except where pedestrian-oriented frontage is provided.
- d. Whenever practicable, pedestrian-oriented uses are provided for at the street frontage.
- e. A wall or other screening of sufficient height to screen parked vehicles and which exhibits a visually pleasing character is provided at all above grade levels of the parking structure.
- f. A safe pedestrian linkage system between the parking structure and the principal use exists.
- g. The upper surface of underground parking structures shall not exceed a height of three and one-half feet above the average grade of the abutting public sidewalk and no parking shall be permitted on top of that portion of an underground parking structure which is above the established grade.
- h. Above ground parking structures shall not front on 7th Avenue or any arterial street unless they are visually compatible with the principal use structure and the character of development of the CBD land use district.

2. Requirements of Specific Locations. In addition to the requirements of subsection 16.72.030(D)(3)(a), pedestrian-oriented frontage is required at ground level of a parking structure.
- a. Along Sleater-Kinney, College, 6th and 7th Avenues, if the parking garage is located within fifty feet of those streets, and is between Martin Way and Pacific Avenue;
 - b. Along any street in a CBD land use district if the parking garage is located at the zero front setback line and/or at the zero side setback line if a corner lot.
- C. Parking areas or garages shall be designed to provide for off-street vehicle circulation to adjoining property and parking areas where physically feasible, except that driveways and parking aisles should not cross pedestrian linkages in CBD land use districts.
- D. An owner/developer may elect to provide off-street parking by entering a voluntary agreement with the city to pay a fee-in-lieu of constructing or otherwise causing the provision of off-street parking facilities as provided for in subsections 16.25.110(A) and LMC 16.72. Such contributions shall be at a rate as determined by the city engineer, adjusted annually by a construction cost price index. All contributions shall be deposited in a "downtown parking reserve fund." The fund shall be administered by the city and proceeds shall be used to further the objective of expanding the supply of off-street parking spaces and facilities.

Priorities for construction of parking facilities shall be identified in a comprehensive parking plan and capital improvements program approved by the city council. The plan shall take into consideration the amount of available off-street parking within an area, the need for concentration of public parking facilities to prevent proliferation of private parking lots alternating with buildings, the visual and traffic impacts of parking areas or garages and the degree to which the parking areas or structures will encourage pedestrian circulation.

All moneys voluntarily contributed by an owner/developer shall be spent or loaned by the city within twenty years on public parking areas or structures within the same CBD land use district from which the contribution originated.

16.25.120 Design Review. All applicable requirements of Chapter 14.23 shall be satisfied.

16.25.130 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 this code pertaining to community facilities.

16.25.140 Woodland Creek protection. All developments and uses proposed for lands bordering Woodland Creek in subareas 6 and 7 shall be required to maintain a two-hundred-foot in depth natural buffer from the ordinary high water mark on both sides of the creek. Within this buffer area, no development or use shall be permitted except for natural open spaces, trails, passive recreational activities, streets and utility services. Stormwater runoff directed to Woodland Creek shall be pretreated to mitigate water quality impacts as approved by the city.

Section 4. There is hereby added to the Lacey Municipal Code a new section 14.23.087 to read as follows:

14.23.087 Additional Design Standards Applicable The Woodland District

Standards in this section shall be supplemental to other applicable design standards

in sections 14.23.082, .084,.086 and .088.

A.Site design standards

1. Buildings shall be located close to the street. A maximum setback of ten (10) feet for at least fifty (50) percent of the building's front facade. Remaining portions of the front facade may be stepped back a maximum of thirty (30) feet for the purpose of accommodating pedestrian open space or recessed building entrances. (See Table 16T-09) The maximum setback shall encourage building modulation along the front of the building to provide additional interest. Building entries, outdoor cafes, and other pedestrian oriented uses may be located to the street.
2. Pedestrian plazas shall be incorporated into the design of all multiple building sites. Buildings may be clustered to create these plazas. Plazas can be located to the street and, with approval of the City, incorporated into the City right of way improvements. All plazas shall be easily seen and accessible from the street or sidewalk on the public right of way.
3. No parking shall be located between the building and the street. All parking shall be located to the side or rear of building. All parking located to the side of a building and adjacent to the sidewalk shall be screened by use of wide landscaped areas, low walls, or other techniques effective in providing an attractive streetscape. No more than fifty (50) percent of the parcel frontage may be devoted to parking lot. Such parking lots shall conform to the following standards:
 - a. A ten (10) foot wide landscaping buffer capable of growing to a height of thirty six (36) inches and may be pruned to a maximum of forty two (42) inches; or
 - b. A five (5) foot landscaping buffer with a low wall between thirty six (36) inches and forty two (42) inches constructed of masonry or grillwork; and
 - c. A pedestrian connection to the sidewalk.
 - d. All parking lots shall provide pedestrian connections in accordance with the standards in LMC 14.23.084.E(5) and shall connect the parking lot to the building and the street.

- e. Parking lot landscaping shall be designed in the orchard style which is, at a minimum, one (1) tree per five (5) parking stalls. Parking lot landscaping design standards shall also conform to the standards in LMC 16.80.
4. All office buildings along the perimeter of the employment core, as identified in Table 16T-10, and all parking garages shall incorporate a retail aspect into the design of the structure. This retail space shall conform to the standards in Section 16.24.080.D. and the following:
 - a. A minimum of fifty (50) percent of the length of the exterior ground floor facing any of the public streets identified in section 16.24.090.D.1. shall be designed to be occupied by a retail or commercial use.
 - b. The leasable ground floor area shall extend in depth a minimum of thirty (30) feet from the exterior building façade, provided that the minimum required may be averaged, with no depth less than fifteen (15) feet.
 - c. The minimum clear interior ceiling height standard for the retail/commercial or service use portion of the building shall be a minimum of ten (10) feet for all street level building space.
 - d. The main retail entrance shall be directly from the street.
 5. Site lighting shall complement the building and site. It shall be pedestrian scale and provide ample light to help make pedestrians feel safe and secure. Street light style shall meet requirements of Lacey's Development Guidelines and Public Works Standards.
 6. Pedestrian circulation shall meet the requirements of Section 14.23.084.E.5. In addition, the pedestrian connections shall connect the parking lot to the building and the sidewalk.

B. Architectural Elements

1. All buildings shall provide significant building articulation. This can be accomplished through building modulation, significant entry features, changes in materials, building focal points (an entryway can serve as a focal point), rhythm of architectural elements or any other methods that are effective in achieving significant building interest, providing an attractive streetscape.
2. Buildings with more than two stories shall provide vertical articulation. Buildings shall have a base, middle and top. This shall be accomplished through stepping back the upper levels a minimum of eight (8) feet, using different materials, using a significant building element such as balconies, porches, canopies,

- towers, or any other method that visually breaks up the façade and contributes to an attractive streetscape. Buildings shall have a common horizontal element at fifteen (15) feet above the sidewalk.
3. All building sides facing public streets and plazas shall incorporate significant use of building elements, such as the following techniques:
 - a. Articulated building elements through treatment of windows, doors, entries, and corners with special trim molding or glazing.
 - b. Decorative building materials such as tile and metal work.
 - c. Enhanced or articulated building entrances.
 - d. Pergolas, arcades, porches, decks, or windows.
 - e. Balconies on upper stories.
 - f. Windows with multiple pane fenestration.
 - g. Decorative railings, grill work, or landscaping guards.
 - h. Landscaping trellises.
 - i. Decorative light fixtures.
 - j. Decorative paving.
 - k. Artwork in public spaces.
 - l. Broken roof forms and vertical modulation to break down the scale of large one story buildings.
 - m. Store front windows with over seventy five (75) percent of the front facade on the ground floor between two (2) feet and twelve (12) feet above the ground along the major pedestrian corridor.
 - n. Other details or elements approved by the director of community development.
 1. On buildings located at street intersections, special architectural elements shall be incorporated to accentuate the building's prominent location.
 2. Secondary building walls more than fifteen (15) feet in length and between two (2) feet and eight (8) feet in elevation height, without windows, entry, architectural features or modulations shall not face a street, alley or parking lot.
 3. All roof treatments shall have some articulation either through a sloped roof with a hip, or similar features. If the roof is flat, it shall be architecturally treated,

or articulated, with a parapet wall, cornice, or any other architectural roof line detail visible from the ground level. Roof mounted mechanical equipment shall be screened from view.

4. Materials of the building elements, such as roofs (where exposed to view) exterior walls, trim, and other elements, shall be durable yet shall also possess a northwest contemporary character. Materials used shall provide textural interest and be northwest contemporary in nature.
5. Colors shall be earth tones and natural colors. Trim colors shall complement the architectural elements of the building and main body color of the building. Trim Colors shall cover no more than ten (10) percent of the facade. Bright colors and neon shall be used in limited applications and only as trim.

C. Street Standards

1. Street standards specified in the City's Development Guidelines and Public Works Standards shall be used as the standard for CBD1.
2. Key intersections in this zone shall be paved utilizing colored stamped concrete. Design may reflect a theme of a major feature of the area or historical architecture; see requirements under 14.23.087.E.
3. Crosswalks shall be paved with colored stamped concrete.
4. Corners of key intersections will have pedestrian plazas or pocket parks.
5. Street trees shall be placed in decorative tree grates or in planter strips according to Table 14T-15.16 *changed by entaylor*
6. All new streets shall be designed for on-street parking.
7. Sidewalks shall be a minimum of ten (10) feet wide throughout this zone. The Major Pedestrian Corridor shall meet the requirements in Section 14.23.087.H.
8. Curb bulbs to minimize the street crossing distances for pedestrians are required at all intersections, mid-block crossings along the Major Pedestrian Corridor, focal points and streets with on street parking. Bulb-out design shall be consistent throughout this zone and shall enhance the general character of the zone. The specific location of the bulb intersections will be determined by the Site Plan Review Committee.

9. Bulb-outs shall be designed to provide additional landscaping along corridors, help delineate parking spaces and crosswalks, and reduce traffic speeds.

D. Street Furniture Requirements

Reserved

E. Key Pedestrian Intersection, Pocket Park and Plaza Requirements

1. Key pedestrian intersection requirements shall apply to those sites designated on the Comprehensive Plan and Zoning maps as key multimodal intersections.
2. Development of these designated intersections shall provide for the interconnection and convergence of pedestrian systems in a friendly pedestrian oriented environment where pedestrians will feel comfortable and invited.
3. At these strategic intersections unique elements of street design streetscapes, pedestrian amenities, pocket park amenities and pedestrian plazas will be developed to create focus points for the downtown environment.
4. The area of the key intersection shall include right of way and generally an additional minimum twenty five (25) feet radius around the intersection, with the exception of a pocket park or pedestrian plaza, which may extend beyond the additional twenty five (25) feet radius.
5. Pocket parks and pedestrian plazas shall normally be a minimum of five hundred (500) square feet or of adequate size to accommodate planned improvements and function.
6. Emphasis at these strategic downtown intersections, plazas and pocket parks shall be to provide pedestrian amenities and opportunities enhancing the retail environment. Every effort shall be made to promote the vision of the Downtown 2000 Plan for this area.
7. Each intersection corner shall have a plaza or pocket park and each intersection at least two plazas unless a different plan is approved by the Site Plan Review Committee as meeting the vision of the Downtown 2000 Plan. Pedestrian plazas and pocket parks shall meet requirements of this chapter and shall, at a minimum, have available seating area, landscaping, outdoor lighting, and a drinking fountain, if no other drinking fountains are available within a two block radius.

8. Outdoor seating shall be provided. Publicly accessible plazas, courtyards, and pocket parks shall include at least one linear foot of seating per each forty (40) square feet of plaza, courtyard or pocket park space on site. Outdoor seating shall be in the form of:
 - a. Free standing outdoor benches consistent with the standards found within the Downtown Guidelines; or
 - b. Seating incorporated into low walls, raised planters, or building foundations at least twelve (12) inches wide and eighteen (18) inches high.
9. Street merchant spaces for the sale of food and beverages are encouraged in pedestrian plazas and pocket parks. Street merchant spaces and operation must meet all requirements of applicable sections of the Lacey Municipal Code.
10. Public art, sculptures, fountains or similar cultural amenities are required as part of the design of public and private open spaces. Pedestrian plazas and pocket parks shall be designed to provide a minimum of one cultural amenity, or space designed to accommodate and display public art in association with Lacey's art program. Art provided in a public space or right of way may have a plaque identifying the art and the merchant, individuals, or organization sponsoring the art.
11. Intersection improvements may be delayed, at the discretion of the site plan review committee, pending approval of an anticipated LID or similar concept for the area that will permit development of the entire intersection at one time. Provided, preliminary planning concept designs for the intersection are submitted and approved. Provided further, a legally binding commitment is submitted and approved providing a guarantee of future participation and contribution to cover costs of the intersection improvements. This shall not be an option for projects not on the Six Year Road program.
12. Maintenance of key intersections outside the public right of way shall be the responsibility of the property owner. A monument sign, kiosk or similar advisory mechanism may be placed at each intersection stating the park and maintenance is provided courtesy of the owner.

F. Landscaping Requirements

1. Landscaping shall meet all requirements of Chapter 16.80 and Table 14T-~~15~~¹⁶ of the Lacey Municipal Code.

changed by cantyfoe

2. Landscaping within parking lots shall be designed in the orchard style to maximize the number of parking stalls and trees on site. There shall be a landscaping island at the end of each parking row, perimeter landscaping and a minimum of one tree for every five (5) parking spaces.
 3. The City shall encourage a diversity of plants, including trees, seasonal planting, flowering shrubs, bulbs, perennials, annuals, and native plants.
 4. Street trees shall be placed in tree wells with decorative grates or in a planter strip according to Table 14T-~~15.16~~ *changed by ordinance*
 5. Opportunities to illuminate the trees shall be provided when the trees are planted, or electrical services shall be installed at each tree well to provide opportunities for seasonal or special event lighting.
 6. Street trees shall be chosen with the advice of the City Arborist.
 7. Street trees shall provide interest. A diversity of trees with specialty or specimen trees shall be planted at pedestrian crossings.
 8. Street furniture shall be included in landscaped areas between pedestrian plazas to provide comfortable resting places.
- G. Signage.
1. Multiple building complexes shall develop a master sign plan that incorporates the location of signs, the size and materials used. Sign design shall complement the scale and architectural elements of the buildings.
 2. Signage shall comply with all the City of Lacey sign requirements.
- H. Major Pedestrian Corridor Standards. The following requirements apply to all parcels with frontage on the Major Pedestrian Corridor as identified in Section 16.24.070:
1. Driveway accesses to Major Pedestrian Corridor. Driveway access to the Major Pedestrian Corridor shall only be permitted if none of the following options are available, as determined by the director:
 - a. Alley access
 - b. Shared driveway
 - c. Adjacent parking lot with an access onto the street
 - d. Access onto a street other than the Major Pedestrian Corridor

e. Another access is further than three hundred thirty (330) feet from proposed access.

2. Street front pedestrian zone

a. Sidewalks shall be a minimum of fifteen (15) feet wide. A minimum of eight (8) feet shall be designed to be clear from physical obstructions to pedestrian movement. A physical obstruction may include signage, outdoor display areas or outdoor cafes.

b. Street trees with tree wells shall be designed into the sidewalks. Such trees and tree wells shall conform to the Downtown Guidelines.

3. Principal Entrances. The principal entrance shall have direct access to the Major Pedestrian Corridor.

4. Pedestrian open spaces. Pedestrian open space equal to the square footage of a five (5) foot strip along the length of the street-facing front façade(s) shall be developed and arranged in a manner that is accessible to the public at all times; directly connected to a sidewalk or pedestrian pathway and bordered on at least one side by and readily accessible from approved structures on-site. Pedestrian open space shall be placed in one or more of the following ways, as approved by the Director of Community Development.

a. Plaza, Courtyard, or Pocket Park. Open space meeting the requirements of this chapter for pocket parks or pedestrian plazas.

b. Multi-Purpose Green-Space. A combination of grass, pedestrian ways, and seating areas of a minimum of two hundred (200) square feet. One tree shall be required for every two hundred (200) square feet of green space area.

c. Decorative Paving Contiguous with Sidewalk. A minimum of five (5) foot wide decorative paving area constructed contiguous with a new or existing sidewalk along the length of the front yard building façade, coupled with a direct connection between the building entrance and sidewalk.

Section 5. Section 16.06.495 is hereby amended to read as follows:

16.06.495 Major pedestrian corridor. "Major pedestrian corridor" means 6th Avenue SE between College and Sleater-Kinney Streets.

Section 6. Section 16.34.080 is hereby amended to read as follows:

16.34.080 Landscaping.

A. All landscaping requirements of Chapter 16.24~~25~~ and Chapter 16.80 shall be satisfied.

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. Side yard(s), six feet,
2. Rear yard, six feet.

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 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.

Section 7. Section 16.59.080 is hereby amended to read as follows:

16.59.080 Parking

A. Required Off-Street and On-Street Parking

1. 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.
2. 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 twenty-five 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 **Table 16T-65**.

3. All lots shall provide bike parking access with convenient bike racks or similar mechanisms for storing bikes.
4. 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.
5. 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 three feet from the side of dwelling units and twenty feet from the rear of dwelling units.

Driveways shall be set back a minimum of three 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 the street. However, a common driveway serving a minimum of eight units and not exceeding eighteen feet in width may be permitted from a street.

6. 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 16.2472 shall be satisfied.

7. Accessory living structures shall be required to provide room for a minimum of one auto. If available, on-street parking may satisfy this requirement.

B. Required Loading and Service Areas

1. 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.

2. 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.

3. All other requirements of Chapter 16.72 for loading areas shall be satisfied.

Section 8. Section 16.72.050 of the Lacey Municipal Code is hereby amended to read as follows:

16.72.050 Development standards.

A. Parking lot construction shall comply with Section 14.19.030 of the Lacey Municipal Code.

B. Parking area design shall include:

1. Ingress and Egress. The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the city engineer.

2. Backing Out Prohibited. In all commercial and industrial developments and in all residential buildings containing five or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.

3. Parking Spaces--Access and Dimensions. Adequate provision shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles. Maneuvering aisles and parking stall dimensions shall be as shown in **Tables 16T-18, 16T-19, and 16T-20.**

4. Surfacing. All parking areas for more than four vehicles shall be surfaced with asphalt, concrete or similar pavement so as to provide a surface that is durable and dust free and shall be so graded and drained as to properly dispose of all surface water.

5. 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.
6. Parking spaces may be designed and constructed for up to fifty percent of the required number for compact size cars. An applicant must clearly identify all spaces designed and constructed for compact car use. The enforcing officer and/or site plan review committee may approve the design and designation of more than fifty percent of the spaces for use by compact cars if the applicant demonstrates that no adverse impact will result.
7. Parking area for land uses located outside the city shall be prohibited.
8. Convenient, marked pedestrian access shall be provided from parking areas to pedestrian linkage systems and from parking areas to principal uses.
- ~~9. If an owner/developer participates in the FAR amenity incentive system described in Section 16.24.080, she/he shall not be required to calculate additional gross floor area for parking purposes, as required by this section, for amenities that do not directly create additional leasable floor area.~~
- ~~10~~9. An owner/developer may install the required parking spaces in phases if a phased schedule has been approved by the enforcing officer and/or site plan review committee. This schedule must specifically indicate when the minimum/maximum parking requirements will be provided. The enforcing officer and/or site plan review committee may permit the use of temporary parking areas with appropriate screening as part of a phasing schedule. In addition, the enforcing officer and/or site plan review committee may require a performance assurance device to insure conformance with the requirements of this ordinance.
- ~~11~~10. When adequate vehicular access to an approved lot or development is available from a side street, no such access shall be permitted from the front street. Where lots have double frontage, if vehicular access from a side street or a street of lower functional classification is not available, such access shall be from the street anticipated to carry the least amount of traffic.
- ~~12~~11. Parking area and circulation design.

- a. The city public works department shall have the authority to fix the location, width and manner of approach of vehicular ingress or egress from a building or parking area to a public street and to alter existing ingress and egress as may be required to control street traffic in the interest of public safety and general welfare.
- b. Internal circulation of the lot shall be so designed as to minimize in-and-out driving time, idling time and time spent looking for a parking space.
- c. When off-street parking is provided in the rear of a building and a driveway or lane alongside the building provides access to the rear parking area, such driveway or lane shall be a minimum width of twelve feet with a five-foot minimum width sidewalk adjoining the building and curbed or raised six inches above the driveway surface.
- d. Parking areas shall include landscaping as required by Chapter 16.80.
- e. Parking circulation and design shall meet requirements for public transportation and pedestrians under Chapter 14.23.084

C. Bicycle Design Standards.

1. The minimum bicycle rack should be grouped into four (4) parking stalls for ease of visibility to the public. Bicycle facilities should be shared among adjoining establishments.
2. Bicycle racks which only support a bicycle front or rear wheel are not permitted. The rack shall be securely mounted to the ground and covered.
3. Bicycle parking spaces should be 2-feet by 6-feet with no less than a 7-foot over head and a 5-foot maneuvering aisle behind each row of bicycle parking.
4. A bicycle parking area should be separated from a motor vehicle parking area by a barrier, post or bollard, or by at least 5-feet or open space behind the maneuvering area.
5. Bicycle facilities should be located no further from a public entrance than the nearest non-handicapped parking stall.
6. If public bicycle parking is not clearly visible from the main entrance then directional signs should be provided.
7. All offices with 100 employees or more shall provide, in conjunction with bicycle facilities, a minimum of two showers - one per gender.

Section 9. Tables 16T-06.1, 16T-06.2, 16.T-06.3, 16T-06.4, 16T-06.5, 16T-06.6, 16T-06.7, 16T-06.8, 16T-06.9 and 16T-06.10 are amended to read as follows:

GENERALIZED LAND USES IN THE CITY OF LACEY
CENTRAL BUSINESS DISTRICT (C.B.D.)
BY STANDARD INDUSTRIAL CLASSIFICATION CODES
(S.I.C. CODE)

S.I.C. Codes are divided into 11 Divisions, which are listed A thru K. Under each division is a list (ing) of Major Groups(s), which are listed 01 thru 99. And listed below these are subclassifications of Auxiliary Establishments, which are usually 3 or 4 digit numbers. These correspond to major group numbers.

S.I.C. Codes are those according to the Standard Industrial Classification Manual, 1987, published by the Executive Office of the President, Office of Management and Budget, for the City of Lacey C.B.D.

The following is a list of abbreviations used on the tables:

- P = Permitted Use
- C = Conditional Use
- A = Accessory Use
- NEC = Not Elsewhere Classified
- Bolded 2 Digit SIC Code** = Entire Major Group

In using the following chart, the reader should also refer to notes at the end of the chart that provide specific requirements or qualifications for uses under specific categories.

- NOTE:** If a business in Central Business District 4a or ~~4b~~5 becomes a non-conforming use under the revised listing, it shall be allowed to continue operation. Additionally, the said use shall be allowed to expand and enlarge through the conditional use permit process of chapter 16.87 provided that all other zoning code requirements can be satisfied.

CHART 16.2425.020(1)
GENERALIZED LAND USES IN CBD ZONES

DIVISION A. AGRICULTURE, FORESTRY, AND FISHING

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	CBD 1	CBD 2	CBD 3	CBD 4	CBD 5	CBD 6	CBD 7	CBD 8
0272	Animal Aquaculture						P		
0742	Veterinary Services for Animal Specialties				P	P			
0781	Landscape Counseling and Planning	P	P	P	P	P	P	P	P
0782	Lawn and Garden Services	P	P	P	C	P	P	P	P
0783	Ornamental Shrub and Tree Services	P	P	P	C	P	P	P	P
	Noncommercial Forest						P	P	P
	Water Areas						P	P	P
	Open Space, Open Space							P	P
	Open Space, Timber						P	P	
	Open Space, NEC						C	C	

DIVISION B. MINING

Not allowed under current Zoning Codes for Lacey's C.B.D.'s

DIVISION C. CONSTRUCTION

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	CBD 1	CBD 2	CBD 3	CBD 4	CBD 5	CBD 6	CBD 7	CBD 8
152	Residential Building Construction	P	P	P	P	P	P	P	

153	Operative Builders	P	P	P	P	P	P	P	
154	Nonresidential Building Construction	C	C	C	C	C	C	C	
17	Special Trade Contractors	P	P	P	C	P	P	P	

DIVISION D. MANUFACTURING

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	GBD 1	GBD 2	GBD 3	CBD 4	CBD 5	CBD 6	CBD 7	CBD 8
205	Bakery Products	A/1	A/1	A/1	P				
206	Sugar/Confectionery Products	A/1	A/1	A/1	P				
238	Miscellaneous Apparel & Accessories	A/1	A/1	A/1				P	
239	Misc. Fabricated Textile Products							P	
251	Household Furniture	A/1	A/1	A/1				P	
252	Office Furniture							P	
253	Public Building & Related Furniture							P	
254	Partitions & Fixtures							P	
259	Misc. Furniture & Fixtures							P	
271	Newspapers	P	P		C	P		P	
272	Periodicals	P	P					P	
273	Books	P	P					P	
274	Misc. Publishing	P	P					P	
275	Commercial Printing	P	P		P	P	P	P	
276	Manifold Business Forms	P	P				P	P	
277	Greeting Cards	P	P				P	P	
278	Blankbooks, Bookbinding	P	P				P	P	
279	Printing Trade Services	P	P		P	P	P	P	
31	Leather & Leather Products	A/1	A/1	A/1					

32	Stone, Clay, & Glass Products	A/1	A/1	A/1					
357	Computer & Office Equipment							P	
358	Refrigeration & Services Machinery							P	
36	Electric & Electronic Equipment							P	
381	Search/Navigation Equipment							P	
382	Measuring/Controlling Devices							P	
3827	Optical Instruments & Lenses							P	
384	Medical Instruments & Supplies							P	
385	Ophthalmic Goods							P	
386	Photographic Equip. & Supplies	e		e				P	
387	Watches, Clocks, Cases & Parts	e		e				P	
39	Misc. Manufacturing Industries							C	

DIVISION E. TRANSPORTATION & PUBLIC UTILITIES

SIC CODE S	MAJOR GROUP/ESTABLISHMENTS	GBD 1	GBD 2	GBD 3	CBD 4	CBD 5	CBD 6	CBD 7	CBD 8
411	Local & Suburban Transportation	€	€	€	C	C	C	C	
412	Taxicabs	€	€		C	C	C	C	
417	Bus Terminal & Service Facilities	€/1	€/1						
4225	Public Warehousing & Storage				C	C			
43	United States Postal Service	€	€	€	C	C	C	C	C
45	Transportation by Air			€					
472	Passenger Transportation Activities	P	P	P	P	P	P	P	P
481	Telephone Communications	P	P	P	P	P			
482	Telegraph & Other Communications	P	P	P					
483	Radio & Television Broadcasting	P	P	P		P	P	P	P
489	Communication Services, NEC	€	€		C	C		C	
4939	Combination Utilities, NEC							C	

DIVISION F/G. WHOLESALE & RETAIL TRADE (all uses subject to note 1)

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	GBD 1	GBD 2	GBD 3	CBD 4	CBD 5	CBD 6	CBD 7	CBD 8
501	Motor Vehicles, Parts, & Supplies					P	P		
502	Furniture & Home Furnishings	P	P	P		P	P		
503	Lumber & Construction Materials					P			

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	CBD 1	CBD 2	CBD 3	CBD 4	CBD 5	CBD 6	CBD 7	CBD 8
504	Professional & Commercial Equipment	P	P	P		P	P		
505	Metals & Minerals, Except Petroleum					P			
506	Electrical Goods	P	P	P		P	P		
507	Hardware, Plumbing, Heating Equipment			P		P	P		
508	Machinery, Equipment & Supplies	P	P	P		P	P	P	
509	Misc. Durable Goods	P	P	P		P	P	P	
511	Paper & Paper Products	P	P	P		P	P	P	
512	Drugs, Proprietaries & Sundries	P	P	P		P	P	P	
513	Apparel, Piece Goods, & Notions	P	P	P		P	P	P	
514	Groceries & Related Products	P	P	P		P	P	P	
518	Beer, wine & Distilled Beverages	P	P	P		P	P	P	
519	Misc. Nondurable Goods			E			P	P	
521	Lumber & Other Building Materials			P		P	P		
523	Paint, Glass & Wallpaper Stores	P	P	P		P	P		
525	Hardware	P		P		P	P		
526	Retail Nurseries & Garden Stores				P	P	P		
53	General Merchandise Stores	P	P	P	C	P	P	P	
54	Food Stores				C	P			
541	Grocery Stores	P		P	C	P	P		
542	Meat & Fish Markets				C	P	C		
551	New & Used Car Dealers					P			
553	Auto & Home Supply Stores			E		P	P		
554	Gasoline Service Stations	A/2	A/2	P	C	P	P		

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	GBD 1	GBD 2	GBD 3	CBD 4	CBD 5	CBD 6	CBD 7	CBD 8
555	Boat Dealers					P			
556	Recreational Vehicle Dealers					P			
557	Motorcycle Dealers					P			
559	Automotive Dealers, NEC					P			
56	Apparel & Accessory Stores	P	P	P	P	P	P	P	
57	Furniture & Homefurnishings Stores	P	P	P		P	P	P	
58	Eating & Drinking Places	P	P	P	P	P	P	P	P
58A	Fast Food Restaurants with Drive-in Windows		C/3	P		P			
591	Drug Stores & Proprietary Stores	P	P	P	C	P	P	P	
592	Liquor Stores	P	P	P	P	P	P		
593	Used Merchandise Stores	P	P	P		P	P		
594	Misc. Shopping Goods Stores	P	P	P	P	P	P	P	
596	Nonstore Retailers	P	P	P	P	P	P		
598	Fuel Dealers			P		P			
599	Retail Stores, NEC	G	G	P	P	P	P	P	

DIVISION H. FINANCE, INSURANCE, AND REAL ESTATE

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	GBD 1	GBD 2	GBD 3	CBD 4	CBD 5	CBD 6	CBD 7	CBD 8
60	Depository Institutions	P	P	P	P	P	P	P	
61	Nondepository Institutions	P/1	P/1	P/1	P	P	P	P	
62	Security & Commodity Brokers	P	P	P	P	P	P	P	
63	Insurance Carriers	P	P	P	P	P	P	P	

64	Insurance Agents, Brokers & Services	P	P	P	P	P	P	P	
65	Real Estate	P	P	P	P	P	P	P	
67	Holdings & Other Investment Offices	P	P	P	P	P	P	P	

DIVISION I. SERVICES

SIC CODES	MAJOR GROUP/ESTABLISHMENT S	GBD 1	GBD 2	GBD 3	CBD 4	CBD 5	CBD 6	CBD 7	CBD 8
701	Hotels & Motels	P	P	P	P	P	P	P	
72	Personal Services	P	P	P	P	P	P	P	
73	Business Services	P	P	P	P	P	P	P	
751	Automotive Rentals, No Drivers	C	C	P		P	P		
752	Automobile Parking	C	C	C	C	P	C	C	C
753	Automotive Repair Shops			P		P			
7542	Carwashes	C	C	C	P	P			
76	Miscellaneous Repair Services	C	C	C	C	P	C		
78	Motion Pictures	P	P	P		P			
784	Video Tape Rental	P	P	P	P	P	P	P	
7832	Motion Picture Theaters, No Drive- In	P	P	P		P	P		
79	Amusement & Recreation Services	P	P	P	C	P	P	C	C
801	Offices & Clinics of Doctors of Medicine	P	P	P	P	P	P	P	P
802	Offices & Clinics of Dentists	P	P	P	P	P	P	P	P
803	Offices of Clinics of doctors of Osteopathy	P	P	P	P	P	P	P	P
804	Offices & Clinics of Other Health Practitioners	P	P	P	P	P	P	P	P
807	Medical and Dental Laboratories	P	P	P	P	P	P	P	P

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	CBD 1	CBD 2	CBD 3	CBD 4	CBD 5	CBD 6	CBD 7	CBD 8
808	Home Health Care Services	P	P	P	P	P	P	P	P
809	Misc. Health and Allied Services	P	P	P	P	P	P	P	P
81	Legal Services	P	P	P	P	P	P	P	
82	Educational Services	P	P		P	P	P	P	P
83	Social Services				P	P	C		
835	Child Day Care Services	P	P	P	P	P	P	P	P
84	Museums, Botanical, Zoological Gardens	P	P	P	P	P	P	P	P
86	Membership Organizations	E	E	E	C	C	C	C	C
87	Engineering & Management Services	P	P	P	P	P	P	P	
88	Private Households				P				
89	Services, NEC	E	E	E	C	C	C	C	C

DIVISION J. PUBLIC ADMINISTRATION

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	CBD 1	CBD 2	CBD 3	CBD 4	CBD 5	CBD 6	CBD 7	CBD 8
91	Executive, Legislative & General	PC8	PC8		PC8	PC8	PC8	PC8	PC8
9221	Police Protection				P	P		P	
9224	Fire Protection				P	P		P	
93	Finance, Taxation & Monetary Policy	PC8	PC8		PC8	PC8	PC8	PC8	PC8
94	Administration of Human Resources	PC8	PC8		PC8	PC8	PC8	PC8	PC8
95	Environmental Quality & Housing	PC8	PC8		PC8	PC8	PC8	PC8	PC8
96	Administration of Economic Programs	PC8	PC8		PC8	PC8	PC8	PC8	PC8
97	National Security &	E	E	E	C	C	C	C	C

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	CBD 1	CBD 2	CBD 3	CBD 4	CBD 5	CBD 6	CBD 7	CBD 8
	International Affairs								
99	Nonclassifiable Establishments	e	e	e	C	C	C	C	C

DIVISION K. RESIDENTIAL (Not Listed in SIC Codes)

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	CBD 1	CBD 2	CBD 3	CBD 4	CBD 5	CBD 6	CBD 7	CBD 8
	Single Family				P1				
	Multi Family (2-4 Units)				P2				
	Multi Family (5+ Units)	P	P		P2	P3	P		
	Other Households	e	e			P3			
	Other Residential	e	e						

NOTES TO GENERALIZED LAND USES IN CBD ZONE

Land Use Code Category/Division

- A. Agriculture, Forestry, and Fishing
- B. Mining
- C. Construction
- D. Manufacturing

Notes specific to those uses as notated in the chart:

1. ~~These manufacturing uses are permitted only as an accessory or subordinate use to office or retail shopping complexes where such uses are conducted jointly with retail outlets. Such uses shall be conducted in a "craft" fashion with public visibility of the skills used in~~

~~the manufacturing process. No more than fifty percent (50%) of the gross floor area of the structure shall be devoted to these manufacturing uses in districts CBD-1, CBD-2, and CBD-3.~~

Notes applicable to all manufacturing activities in CBD zones:

21. Manufacture of flammable, dangerous or explosive materials are excluded in CBD districts.
32. Office space is permitted only if accessory and subordinate to a manufacturing use in CBD-5. No more than twenty-five percent (25%) of the gross floor area of the structure shall be devoted to non-manufacturing uses.

E. Transportation & Public Utilities

Notes specific to those uses as notated in the chart:

1. Permitted only as a subordinate use to a permitted or conditional use.

F./G. Wholesale & Retail Trade

Notes specific to those uses as notated in the chart:

1. Display and sales only; limited on-site inventory storage.
2. Permitted only as a subordinate use to commercial parking lots and garages.
- ~~3. Fast food restaurants may be considered for siting in CBD-2 only between Sleater-Kinney and Golf Club Road. Such use will be prohibited in the zone east of Golf Club Road because it is inconsistent with the goals of the zone to transition from more intensive commercial uses in the western portion of the zone to less intensive uses that are compatible with offices and governmental service activities. The eastern portion of CBD-2 is also considered a main entrance to the City, and a more pedestrian-friendly, professional and aesthetically attractive environment is desired.~~

H. Finance, Insurance, and Real Estate

I. & J. Services & Public Administration

Notes applicable to all Services and Public Administration uses in CBD districts:

1. Permitted only as a subordinate use to a permitted use.
- ~~2. Drive-in facilities may be permitted through Site Plan Review within districts CBD-1, CBD-2, and CBD-3 except along 7th Avenue, only if all the following criteria are met:~~
 - ~~a. The vehicle stacking lanes must be contained within a structured parking area or driveway.~~
 - ~~b. The design of the vehicular access is compatible with high volume pedestrian walkways and parking access. Vehicular access shall not disrupt established retail or service frontages designed to serve pedestrians, nor can the vehicular access lanes be located between the street and the main pedestrian access to the building.~~
 - ~~c. Landscaping or screening must be provided to mitigate any adverse effects on nearby property.~~
32. Commercial lots and garages are those lots which provide vehicular parking for the public generally for a fee and do not include lots and garages which provide the required parking for other uses.
43. The location of any off-site parking facility must be approved by the Enforcing Officer and/or Site Plan Review Committee.
54. All types of commuter pooling facilities shall be regulated as a park-and-ride. A park-and-ride providing no more than twenty-five (25) parking spaces, and utilizing the parking area of an existing use, shall be regulated as an accessory use. Any other park-and-ride requires a conditional use permit.
- ~~65.~~ Excludes zoos.
76. Excludes drive-in theaters.
- ~~8.~~ To reserve prime retail commercial buildings and sites for retail commercial use, Government offices shall not be permitted in binding site plans, subdivisions or building complexes designed for commercial retail use unless the original

~~design specifically included a mixed use concept anticipating such use. Provided, however, the city may consider government offices in commercial retail buildings and sites through a conditional use permit process if it can be demonstrated the use is complementary to adjacent commercial retail activity, enhances the retail environment and will not adversely impact the city's economic development strategies for the zone in which it is located. Provided further existing structures that have been used for government offices shall be considered to have been determined appropriate for such use under original approvals and will require only normal site plan review approval when new government tenants are proposed.~~

K. Residential

Notes specific to those uses as notated in the chart:

1. Density and standards must comply with chapter 16.15.
2. Density and standards must comply with chapter 16.18.
3. Standards must comply with chapter 16.18. Density will be limited only by maximum floor area permitted.

Section 10. Table 16T-10 is hereby repealed.

Section 11. There is hereby added to the Lacey Municipal Code a new Table 16T-10 in the form attached to this Ordinance.

Section 12. 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 13th day of July, 2000.

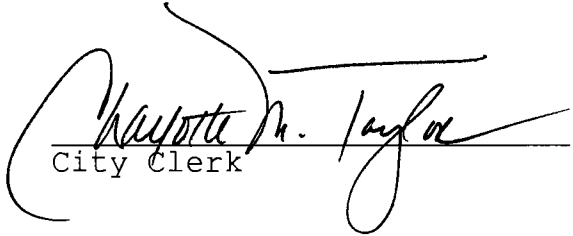
CITY COUNCIL

BY:

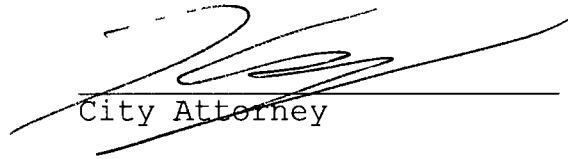

Mayor

Attest:

Approved as to form:

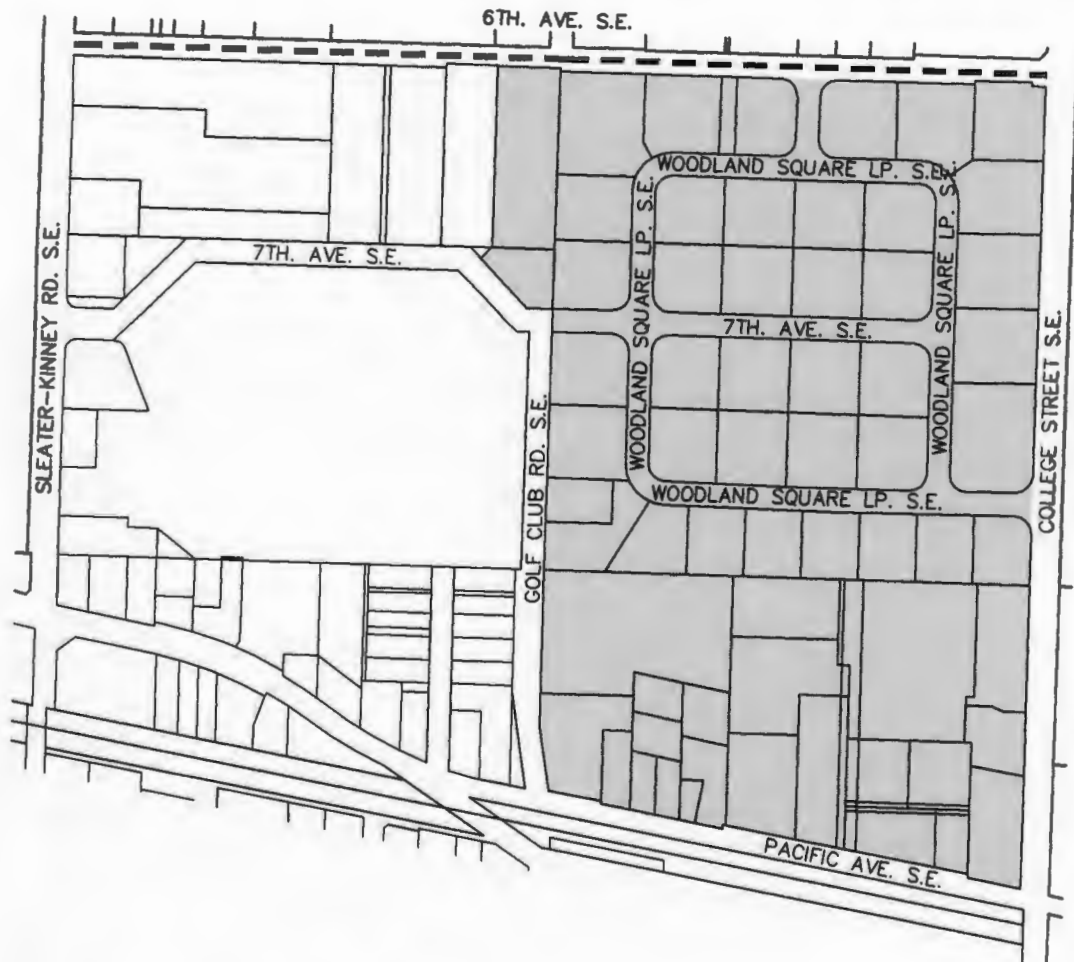


City Clerk



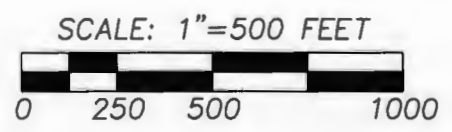
City Attorney

Published: Wednesday, July 19, 2000



LEGEND

-  EMPLOMENT CORE
-  MAJOR PEDESTRIAN CORRIDOR



CITY OF LACEY
WOODLAND DISTRICT ZONE

DOWNTOWN ELEMENT

EMPLOYMENT
CORE
&
MAJOR
PEDESTRIAN
CORRIDOR

Ordinance 1131
Passed on 7-13-2000

SUMMARY FOR PUBLICATION

ORDINANCE 1131

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on July 13, 2000, Ordinance No. 1131 entitled "AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, RELATING TO ZONING PROVISIONS AND DESIGN REVIEW REQUIREMENTS FOR THE NEW WOODLAND ZONE DISTRICT OF THE CITY OF LACEY, REPEALING CHAPTER 16.24 AND TABLE 16T-10, ADDING NEW CHAPTERS 16.24 AND 16.25, NEW SECTION 14.23.087 AND TABLE 16T-10, AMENDING SECTIONS 16.06.495, 16.34.080, 16.59.080, 16.72.050 AND TABLES 16T-06.1 THROUGH 16T-06.10 ALL OF THE LACEY MUNICIPAL CODE AND ADOPTING A SUMMARY FOR PUBLICATION."

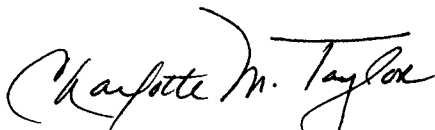
The main points of the Ordinance are described as follows:

1. The Ordinance combines former Central Business Districts 1, 2 and 3 into one district entitled Woodland District.
2. A new chapter, 16.24 is added to the Lacey Municipal Code containing zoning provisions applicable to the Woodland District.
3. The Ordinance adopts a new section 14.23.087 containing design review requirements for development within the Woodland District.
4. A new chapter, 16.25, added to replace former chapter 16.24, contains zoning provisions applicable to Central Business Districts 4 through 8.
5. The Ordinance amends the sections and tables listed in the title and adopts a new table 16T-10 all to reflect the new chapters and new section adopted by the Ordinance.

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: July 19, _____, 2000.

Wednesday


Charlotte M. Taylor
City Clerk