

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 TABLES 16T-05, 16T-08, 16T.9-1 THROUGH 16T.9-7, 16T-11, 16T-12 AND 16T-23, AMENDING TABLE 16T-07 AND ADDING NEW TABLES 14T-15, 16T-05, 16T-08 AND 16T-09 ALL TO THE LACEY MUNICIPAL CODE IN ORDER TO CARRY OUT THE INTENT OF THE COUNCIL IN PASSING ORDINANCE NO. 1131 WHICH ADOPTED THE NEW PROVISIONS AND REQUIREMENTS FOR SAID WOODLAND ZONE DISTRICT, AND ADOPTING A SUMMARY FOR PUBLICATION.

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

Section 1. Tables 16T-05, 16T-08, 16T.9-1 through 16T.9-7, 16T-11, 16T-12 and 16T-23 of the Lacey Municipal Code are hereby repealed.

Section 2. Tables 16T-07 is hereby amended to read as attached hereto.

Section 3. There is hereby added to the Lacey Municipal Code new tables ~~14T-15~~, 16T-05, 16T-08 and 16T-09, all as attached hereto. *16*

*changed by emtaylor  
City Clerk*

Section 4. 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 24 day of August, 2000.

CITY COUNCIL

BY: *[Signature]*  
Mayor

Attest:

Approved as to form:

*[Signature]*  
City Clerk

*[Signature]*  
City Attorney

Published: Monday, August 28, 2000

SUMMARY FOR PUBLICATION

ORDINANCE 1135

CITY OF LACEY

The City Council of the city of Lacey, Washington, Passed on August 24, 2000, Ordinance No. 1135 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 TABLES 16T-05, 16T-08, 16T.9-1 THROUGH 16T.9-7, 16T-11, 16T-12 AND 16T-23, AMENDING TABLE 16T-07 AND ADDING NEW TABLES 14T-15, 16T-05, 16T-08 AND 16T-09 ALL TO THE LACEY MUNICIPAL CODE IN ORDER TO CARRY OUT THE INTENT OF THE COUNCIL IN PASSING ORDINANCE NO. 1131 WHICH ADOPTED THE NEW PROVISIONS AND REQUIREMENTS FOR SAID WOODLAND ZONE DISTRICT, AND ADOPTING A SUMMARY FOR PUBLICATION."

The main point of the Ordinance is as follows: the Council previously passed Ordinance No. 1131 enacting provisions and requirements related to the new Woodland District within the City. It was the intent of the Council after reviewing the Planning Commission recommendation to make several changes to tables which are a portion of the Lacey Municipal Code in order to reflect the new Ordinance provisions. However, a portion of these tables were inadvertently not included in Ordinance No. 1131. Therefore, the purpose of this Ordinance is to make those changes previously intended by the City Council.

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: Monday, August 28, 2000.

**DIMENSIONAL REQUIREMENTS IN CBD DISTRICTS**  
 Amended by Ordinance 1098 Sec. 21, 1999, Ordinance 1080 Sec. 17, 1998

Land Use District	Building Type	Building Setback <sup>3</sup>			Minimum Lot Area	Minimum Lot Dimension	Maximum <sup>11</sup> Building Coverage	Maximum <sup>12,9</sup> Building Height	Floor <sup>13</sup> Area Ratio	
		Front <sup>1,4</sup>	Rear	Side					Basic <sup>7</sup>	Maximum
CBD-1	Nonresidential	0 <sup>2</sup>	15'	10'	1 acre none <sup>11</sup>	none	100%	Refer to	4.0	6.0 <sup>8</sup>
	Residential <sup>10</sup>	0 <sup>2</sup>	15'	10'	1 acre none <sup>11</sup>	none	100%	map for	4.0	6.0 <sup>8</sup>
	Mixed Use	0 <sup>2</sup>	15'	10'	1 acre none <sup>11</sup>	none	100%	CBD	5.0	7.0 <sup>8</sup>
	Parking	0 <sup>2</sup>	15'	10'	1 acre none <sup>11</sup>	none	100%	heights	NA	NA
CBD-2	Nonresidential	0 <sup>2</sup>	15'	10'	1 acre none <sup>11</sup>	none	75%		3.0	5.0
	Residential <sup>10</sup>	0 <sup>2</sup>	15'	10'	1 acre none <sup>11</sup>	none	100%		3.0	5.0
	Mixed Use	0 <sup>2</sup>	15'	10'	1 acre none <sup>11</sup>	none	100%		4.0	6.0
	Parking	0 <sup>2</sup>	15'	10'	1 acre none <sup>11</sup>	none	100%		NA	NA
CBD-3	Nonresidential	0 <sup>2</sup>	15'	10'	none <sup>11</sup>	none	75%		2.0	3.0
	Parking	0 <sup>2</sup>	15'	10'	none <sup>11</sup>	none	75%		NA	NA
CBD-4	Nonresidential 0 <sup>2,3</sup> or 15'		25'	10'	10,000 sq.ft.	50' front	50%		0.5	1.0
	Residential	0	15'	10'	10,000 sq. ft	50' depth	75%		1.0	2.0
	Parking	* 15'	15'	10'	10,000 sq ft	50' depth	50%		NA	NA
CBD-5	Nonresidential 0 <sup>2,3</sup> or 15'		15'	10'	10,000 sq ft.	50' front	50%		0.5	1.0
	Residential	0	15'	10'	10,000 sq ft	50' depth	75%		2.0	3.0
	Parking	* 15'	15'	10'	10,000 sq.ft	50' depth	50%		NA	NA
CBD-6	Nonresidential 0 <sup>2,3</sup> or 15'		15'	10'	10,000 sq ft.	75' front	50%		1.0	3.0
	Residential <sup>10,9</sup> 0 <sup>2,3</sup> or 25'		15'	10'	1 acre	75' front	75%		1.5	3.0
	Parking	* 15'	15'	10'	10,000 sq.ft.	50' depth	50%		NA	NA
CBD-7	Nonresidential 0 <sup>2,3</sup> or 15'		15'	10'	10,000 sq.ft.	75' front	50%		1.0	3.0
	Residential <sup>10,9</sup> 0 <sup>2,3</sup> or 25'		15'	10'	10,000 sq.ft	75' front	75%		1.5	3.0
	Parking	* 15'	15'	10'	10,000 sq ft.	50' depth	50%		NA	NA
CBD-8	Nonresidential	0 <sup>2</sup>	15'	10'	10,000 sq.ft.	75' front	50%		1.0	3.0
	Residential	0 <sup>2</sup>	15'	10'	10,000 sq ft.	75' front	75%		1.5	3.0
	Parking	0 <sup>2</sup>	15'	10'	10,000 sq.ft.	50' depth	50%		NA	NA

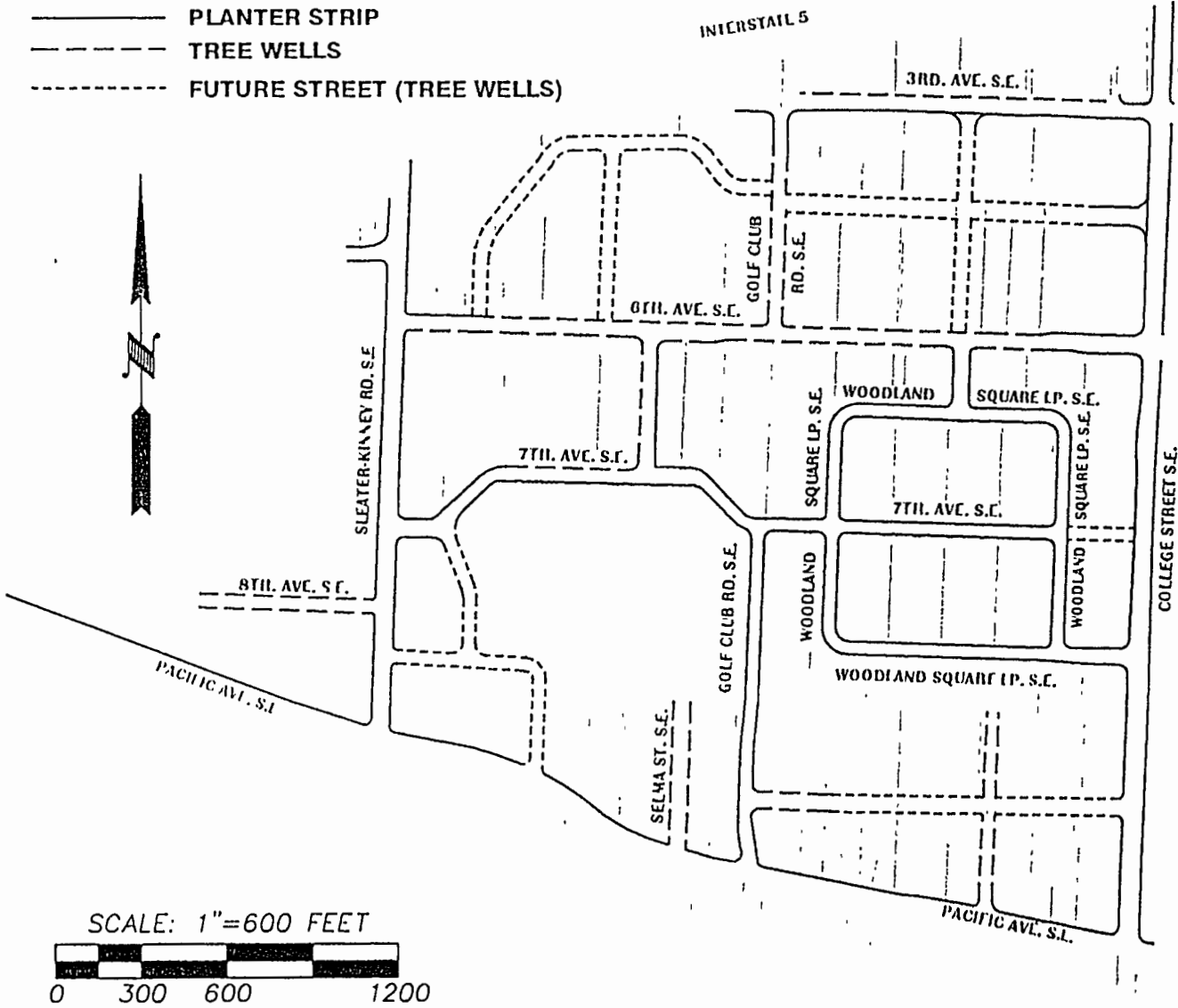
**NOTES: DIMENSIONAL REQUIREMENTS IN CBD DISTRICTS**

- Setback measured from the property side edge of the sidewalk. To accommodate 0' setback landscaping requirements for planter strips, sidewalks may be located out of right-of-way, in which case an unrestricted easement for sidewalk shall be granted to the City.
  - The 0' front yard setback is a minimum. However, regardless of the setback used, no parking or vehicle access lane is permitted between the required perimeter sidewalk and the main pedestrian entrance to the building. Additionally, all of the requirements of Section 16.24.090Q shall be satisfied if the setback used is less than 15'.
  - Minimum setbacks are subject to required landscape development (see Section 16.24.25.100). See Section 16.24.25.060(A) for additional height setbacks. Where 0 lot line front yard setbacks are utilized, required landscaping shall be provided in a planter strip area between the street and sidewalk.)
  - ~~The maximum setback from 7th Avenue in the CBD-1 District is 0'.~~
  - ~~The maximum building height may only be achieved by participation in the FAR Amenity Incentive System (Section 16.24.080).~~
  - ~~The maximum permitted FAR may only be achieved by participation in the FAR Amenity Incentive System (Section 16.24.080).~~
  - ~~See Section 16.24.060 for amenity requirements regarding the provision of basic floor area.~~
  - ~~The maximum floor area ratio may be exceeded if the major pedestrian corridor is constructed as required by Section 16.24.090. The maximum floor area ratio may only be exceeded by the amount provided for under the major pedestrian corridor amenity bonus, Section 16.24.080.~~
  - ~~The maximum building height may be exceeded by not more than ten percent (10%) or twenty five (25) feet, whichever is greater, if the major pedestrian corridor is constructed as required by 16.24.090 and only to the extent required to accommodate the additional floor area ratio provided for under Section 16.24.080. See Figure 16.24.060(2) for maximum building heights.~~
  - ~~Hotels and motels shall be considered as residential structures.~~
  - ~~Maximum building coverage and floor area ratio shall be considered "net" coverage, excluding setback and landscaping requirements.~~
  - ~~A 0' front yard setback is optional if a proposal meets all of the requirements of Section 16.24.25.090Q. Parking and vehicle access lane is required to be located to the side or behind structures when 0' front yard setback is applied.~~
  - ~~The minimum lot size in CBD-1, 2, and 3 shall be sufficient to accommodate the use(s) in accordance with this title and other applicable provisions of the Lacey Municipal code and the City of Lacey Development Guidelines and Public Works Standards.~~
- \* Parking and vehicle access lane is required to be located to the side or behind structures when 0' front yard setback is applied.

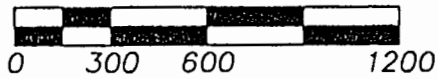
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# LEGEND

- PLANTER STRIP
- TREE WELLS
- - - - - FUTURE STREET (TREE WELLS)



SCALE: 1"=600 FEET



CITY OF LACEY  
CENTRAL BUSINESS DISTRICT

DOWNTOWN ELEMENT

STREET  
LANDSCAPING

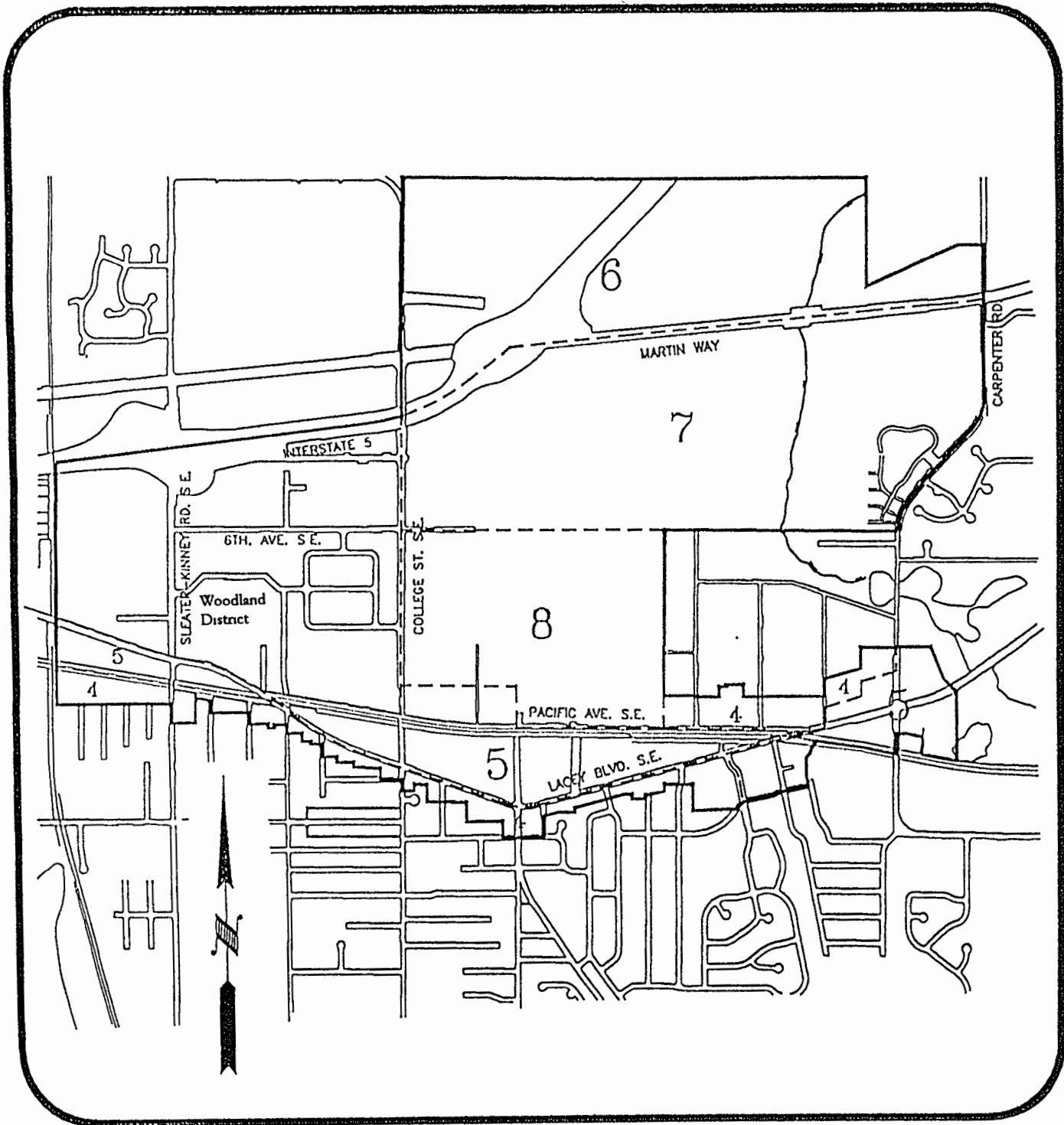
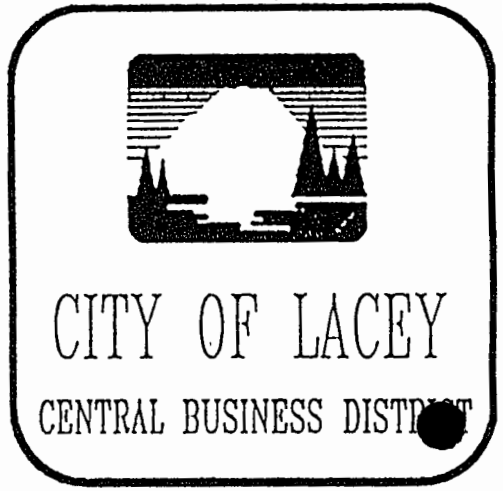


Table 16T-05



DOWNTOWN ELEMENT

SUB-AREA BOUNDARIES

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Amended by Ordinance 1080  
Sec. 17, 1998

Figure 16.24.010(1)

Lacey 5/2000

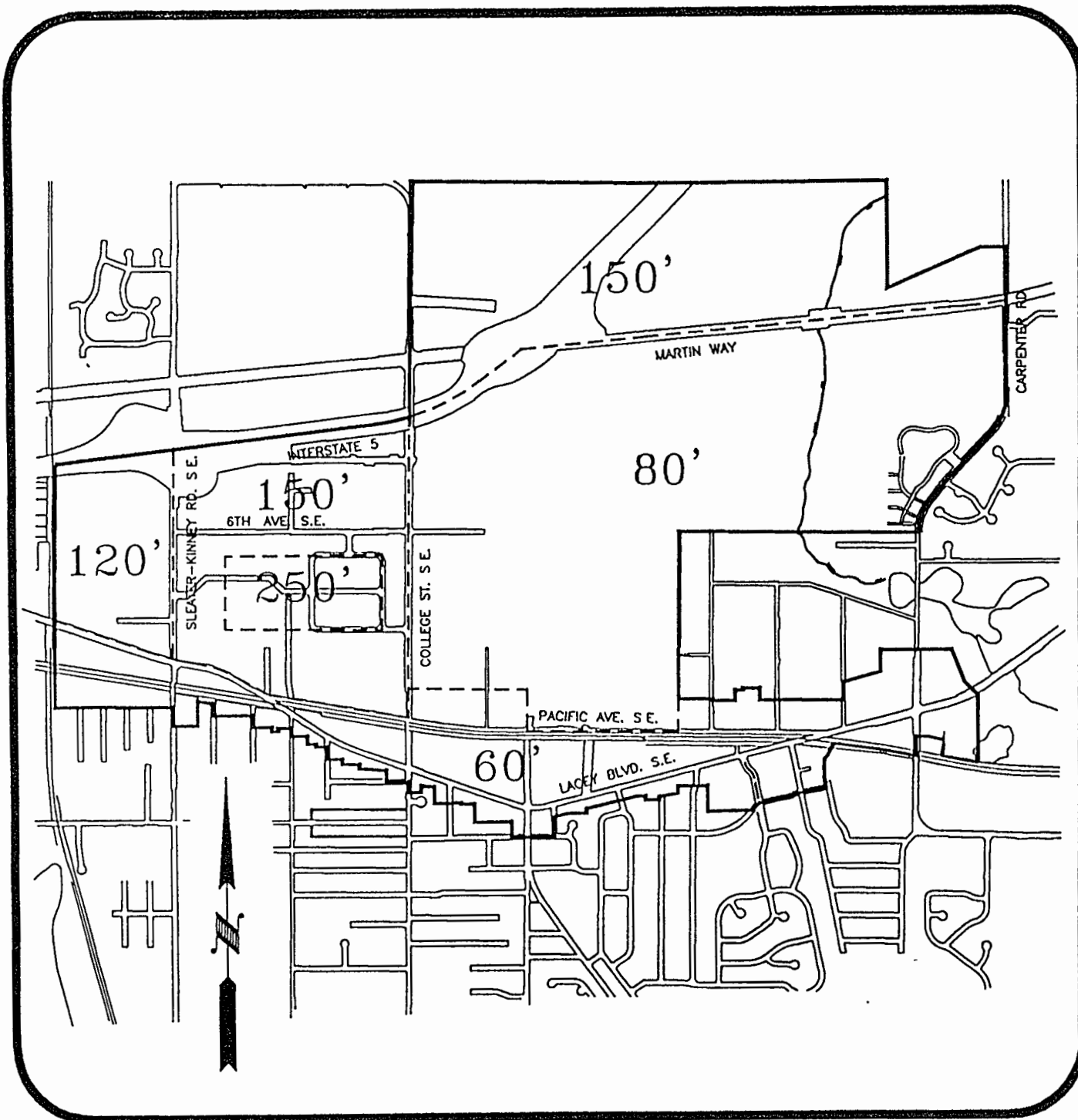


Table 16T-08



CITY OF LACEY  
CENTRAL BUSINESS DISTRICT

DOWNTOWN ELEMENT

MAXIMUM  
BUILDING  
HEIGHTS

Referred from 18.14.050.H

Lacey 5/2000

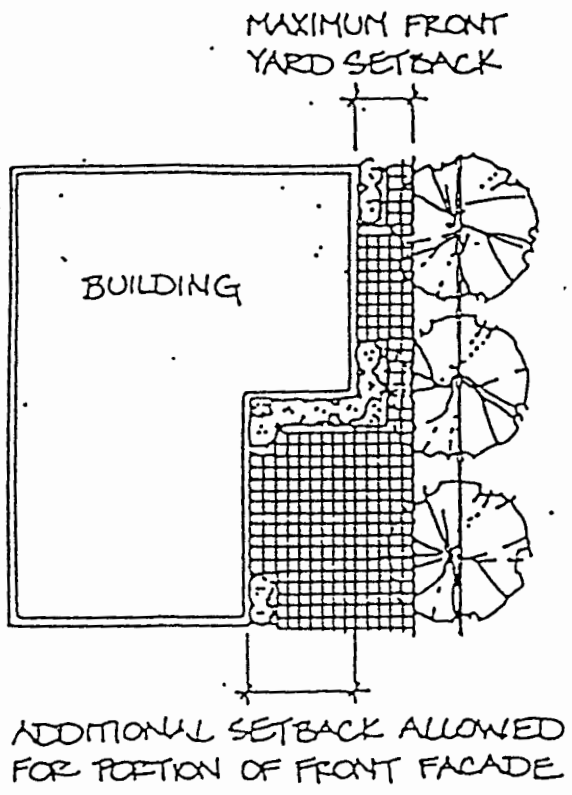


TABLE 16T-09