

ORDINANCE ~~1154~~

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, MAKING NON-SUBSTANTIVE CORRECTIONS TO VARIOUS LAND USE PROVISIONS OF THE LACEY MUNICIPAL CODE, AMENDING SECTIONS 14.23.050, 14 23 060, 14 23.080, 14.23 086, 14.23.087, 14.23 088, 15.10 060, 16.24.010, 16 24 060, 16 25.090, 16 25.100, 16.25 110, 16 37.070, 16.61.040, 16.65 030, 16 75 120, 16.80.060 AND 16.84.010, ALL OF THE LACEY MUNICIPAL CODE AND ADOPTING A SUMMARY FOR PUBLICATION

WHEREAS, the City of Lacey has adopted from time to time various land use provisions contained within Titles 14, 15 and 16 of the Lacey Municipal Code and has adopted major modifications to such provisions, and

WHEREAS, the Planning Staff of the City has conducted a comprehensive review of such provisions and discovered non-substantive corrections that need to be made to various sections of said Titles and the Planning Commission has reviewed such corrections and recommended that the City Council make such corrections by Ordinance,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, AS FOLLOWS

SECTION 1

Section 14. 23.050 of the Lacey Municipal Code is hereby amended to read as follows.

14.23.050 Length of approval. Applications for a design review ~~permit approval~~ shall be submitted to the department of community development Design review approval shall be valid for eighteen months from the date of approval. All required items in Section 14 23 070 shall be submitted to the department of community development prior to the eighteen-month expiration However, if design review approval is connected with PRD/subdivision approval, then the longest approval shall apply.

SECTION 2

Section 14. 23.060 of the Lacey Municipal Code is hereby amended to read as follows

14.23.060 Extensions. A six-month extension of an approval made pursuant to Section 14 23 050 may be granted ~~upon written request to~~ by the department of community development

~~for six months upon written request filed at least thirty days prior to expiration of such approval.~~
Before an extension is granted, the director of community development may require updated plans if the proposal changes in scope or if the applicant failed to follow the terms of the design review approval

SECTION 3

Section 14. 23.080 of the Lacey Municipal Code is hereby amended to read as follows

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

A Colors and Materials

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

B. Landscaping and natural features The purpose for this section is to provide for visual linkages between the proposed development and the existing neighborhood or natural environment and to encourage development that respects natural features of the land

1. Landscaping shall meet the requirements of the city Zoning Code Chapter 16 80 and the city's Urban Beautification Plan
2. Trees shall be preserved in accordance with Chapter 14 32 (Tree Protection and Preservation Ordinance) of the Lacey Municipal Code.
3. Existing topographic patterns shall be preserved and enhanced. This shall ensure that indiscriminate grading and vegetation removal does not occur
- 4 Any wetlands and associated buffers shall be saved in accordance with the Wetland Protection Ordinance Chapter 14 28
- 5 Storm drainage and erosion control for multi-family developments shall meet the requirements of the "Drainage Design and Erosion Control Manual for Lacey" included in Lacey's development guidelines

C. Building Design. The proposal shall be compatible and visually integrated within the existing development if surrounding development is consistent with goals and policies of the Comprehensive Land Use Plan and design review standards

1. Extra attention shall be given to proposed developments that are located adjacent to existing single-family detached developments This consideration shall ensure that proposed

developments minimize impacts onto adjacent, lower density uses. Submitted proposals may be reviewed for the following items.

- a clustering,
 - b height;
 - c. landscaping, berms and fences,
 - d. setbacks;
 - e. number of units in a building,
 - f. transition of units on proposed sites. Multi-family projects adjacent to single-family developments shall be reviewed concurrently with Chapter 16 20 for transition standards.
2. The proposed development shall be designed to complement or improve the aesthetic character of the neighborhood
 3. Sensitivity in regard to building setbacks, massing of structures, spacing between buildings, scale of buildings, facade proportions and building materials shall be observed when placing developments adjacent to single-family detached neighborhoods.
 4. Developments shall provide diversity This entails the following.
 - a. Variation in building design and siting to emphasize individual units to avoid a boxy appearance, for example, by varying roof pitches, offsetting building footprints, while avoiding lineal arrangements,
 - b. Provisions of architectural features such as focal entryways, porches, dormers, decks, railings, and stairs; or other design elements that accomplish this objective,
 - c. Compatibility in scale of building components, such as windows, doors, eaves and parapets
 5. The design shall incorporate crime prevention through environmental design (CPTED) techniques.
- D. Vehicular and Pedestrian Access The proposal should provide for visual continuity of the street, ease and safety of pedestrian movement, and relationship of vehicular and pedestrian access to the buildings on-site
- 1 Vehicular Access.
 - a Minimize the number of vehicular access points by sharing driveways and linking parking lots between adjacent uses
 - b. Parking spaces (on-site) should be separated from major drives, and the circulation patterns of such drives should be clear
 - c. Coordinate circulation drives and staging areas to accommodate routes needed by fire, refuse collection, delivery vehicles, moving vans, etc.

- d Consideration shall be given to load/unload parking zones near the entry of the building. These spaces shall be located in such a manner as to minimize interference with the entryway
- e A bus pullout and shelter may be required by Intercity Transit or North Thurston School District. The shelter shall meet the guidelines of Intercity Transit and the development guidelines. The director of community development may require additional bus shelter design features
- f. Meet all requirements of Section ~~14 23 100~~ 14 23 086

2. Pedestrian Access

- a. Walkways shall be provided from the street and the main parking areas. Outlying parking lots should, at a minimum, provide walkways that connect to the main or central parking areas.
- b. Pedestrian walkways shall be defined by Type II or Type III landscaping for a combination of overstory and understory vegetation
- c. Use materials, textures, patterns and colors to differentiate and emphasize pedestrian paths through parking areas to the main buildings within developments. Selection of chosen materials must also meet access requirements for persons with disabilities
- d. Provide signage to identify pedestrian/bicycle routes according to the department of public works development guidelines
- e. Minimize grades on site to allow ease of access for pedestrians and persons with disabilities.
- f Meet all requirements of Section ~~14 23 100~~ 14.23 086

3 Entrance Identity

- a. Emphasize the entrance of a building and make it more distinct by using pavement materials and landscaping to direct pedestrians to the entrance
- b. Avoid locating parking spaces directly in front of the building entrance or in such a way as to interfere with visibility and access.
- c. Meet requirements of Section 14 23 110

E. Outdoor Storage Facilities and Mechanical Equipment. Mechanical equipment and outdoor storage shall be incorporated harmoniously into the site

- 1. Refuse receptacles shall be screened by a six-foot fence that matches the architectural style of the buildings on site. If the fence is chain link, it must be constructed of galvanized nine-gauge core wire with two-inch mesh. The six-foot fence may also be constructed of concrete block or brick. Coordination with current franchise hauler is required. The sides and rear of the enclosure must be screened by Type I landscaping

2. Bicycle racks shall be located near recreational facilities and apartment buildings. Bicycle racks shall be screened by a Type II landscaping for a combination of overstory and understory vegetation.
 3. Locate service areas and equipment away from the residential uses on site to reduce noise wherever possible.
 4. Mechanical equipment or other utility hardware on roof, ground or buildings shall be screened from public view.
 5. If storage is provided on site for recreational items such as boats, RVs, etc., these items shall be placed adjacent to the parking areas. If recreational storage is utilized, it shall be screened by a six-foot fence that matches the architectural style of the buildings on site. If the fence is chain link, it must be constructed of galvanized nine-gauge core wire with two-inch mesh. The six-foot fence may also be constructed of concrete block or brick.
- F. Site Lighting Standards. Lighting shall be integrated into the overall design of a multi-family project.
1. Lighting shall be required for entryways, parking lots, carports, swimming pools, play areas, and along pedestrian pathways.
 2. Lighting shall be activated by photo electric cells or timer.
 3. Directional signage should be lit by either internal or external illumination.
 4. Lighting fixtures shall complement project design and shall be oriented to avoid direct glare onto adjacent properties while providing adequate safety for pedestrians.
- G. Sign Guidelines. The proposal shall incorporate signs that are designed to be complementary to the building design. All signs shall meet the requirements of Chapter 16.75 of the city zoning code.
1. Style Elements.
 - a. Use sign shapes, lettering styles and materials that reflect architectural features of the multi-family development.
 - b. Locate building identification signs so that building details will not be covered or obscured.
 - c. Sign illumination shall be oriented to reduce glare and shall only be white or yellow in accordance with Section 16.75 180(F).

SECTION 4

Section 14.23.086 of the Lacey Municipal Code is hereby amended to read as follows.

14.23.086 Design requirements for zones with pedestrian emphasis and key multimodal corridors and intersections. A major emphasis of the comprehensive plan is to create more opportunities for pedestrians and multimodal transportation. Key multimodal corridors and

intersections designated in the comprehensive plan and zoning map will be the heart of the city's circulation system. If the city's goals of a more pedestrian-friendly city are to be realized, these multimodal corridors and intersections and surrounding road networks must develop with amenities and designs that will entice pedestrians, bicyclists and transit riders

A. **Applicability.** Standards listed under Chapter 14.23.086(B) and (C) below apply to all zones with pedestrian emphasis. Standards for circulation and design for multimodal corridors and key pedestrian intersections apply to all zones along such corridors and at key pedestrian intersections. Provided multifamily condominium and townhouse development with less than 5 units and all single family short plats and permits for individual single family detached homes and accessory uses shall be exempt.

B General Requirements

- 1 Increase pedestrian amenities and function along key multimodal corridors, at intersections, and in pedestrian-oriented zones
- 2 Provide a network of comfortable and interesting pedestrian streets which link residential areas with commercial zones throughout the growth area
- 3 Reduce dependence on the automobile in zones with pedestrian emphasis by providing increased emphasis on other modes of transportation, such as walking, bicycling and transit through the provision of pedestrian-oriented, multimodal streets
4. Provide a high quality, compact pedestrian-oriented street environment that is easily and pleasantly traversed on foot.
5. Increase architectural continuity and compatibility within and between zones
- 6 Encourage business and pedestrian areas and spaces that are active throughout the day and evening
- 7 Improve sidewalk and building integration, which increases human comfort and activity
8. Incorporate "human-scaled" elements into building design
9. Provide direct visual contact between activities occurring inside buildings and the street environment (See also Chapter 14 23 086 C (4) blank wall limitation.)

C. Specific Pedestrian Requirements

1. **Reduced Setbacks** Placement of building walls shall be such that they enclose and define the street space. The location, height, and massing of walls shall provide human-scaled street enclosure and building edge continuity on pedestrian-oriented streets (multimodal corridors). To provide a more continuous building edge, buildings shall be placed forward on lots adjacent to designated multimodal corridors. Street wall location adjacent to the sidewalk shall bring building activities into physical and visual contact with the sidewalk environment and increase the liveliness of the street
 - a Key commercial designations with pedestrian emphasis (central business districts, neighborhood commercial and mixed use corridors) have maximum front yard setbacks

of fifteen feet and allow zero feet. Residential zones allowing moderate to high densities also provide for reduced setbacks

- b. Exceptions to Reduced Setbacks. The street wall may be set back to provide transition to residential neighborhoods, to provide more separation of public and private space in residential development, to meet centerline setback requirements, for building entrances, for pedestrian plazas, and to allow existing setback buildings as conforming uses.

- (1) Building Entrances Allowance Large entryways which are integral to a building design may be set back more than 15 feet.

- (2) Pedestrian Plazas

- 2. Pedestrian Plazas. Pedestrian plazas are intended to be open to the public (but are not required to be). They are spaces which people will use along intensively developed streets (multimodal corridors) and in some commercial and all mixed use corridors. Facilities and buildings can be grouped around small pedestrian plazas to create places where people may congregate

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

- a. Size and dimension The maximum width of the pedestrian plaza dimension shall normally be sixty feet across (See *Table 14T-13*)
- b. Access. The surface of all pedestrian plazas must be visually and physically accessible from the public right-of-way Allowances may be made for sites with steep topography.
- c. Surface Paved walking surfaces must be provided.
- d. Landscaping
 - (1) At least ten percent of the plaza area must be landscaped with living plants
 - (2) The landscaping must be planted and maintained according to Chapter 16.80.
 - (3) Landscaping shall not block visual access to the pedestrian plaza
- e. Seating
 - (1) Seating shall be provided in all pedestrian plazas
 - (2) Tops of walls and steps may be considered seating if designed to accommodate this function
- f. Exposure to sunlight (See *Table 14T-13*)

- (1) Southern locations are encouraged to allow direct sunlight to enter the space and strike the plaza floor
 - (2) Pedestrian plazas shall be designed to allow some direct sunlight to enter the plaza
 - (3) Pedestrian plaza landscaping shall be designed in a manner that does not block the entrance of direct sunlight
- g. Plaza edges
- (1) Plaza enclosure All pedestrian plazas must be enclosed on at least two sides by a structure or by landscaping which creates a wall-like effect.
 - (2) Prohibited Edge Conditions
 - (a) Unscreened parking lots, chain link fences and other inhibiting conditions are prohibited adjacent to pedestrian plazas
 - (b) Blank walls in pedestrian plazas are subject to the blank wall limitation standards of subsection 4 below
- h. Uses in pedestrian plazas
- (1) Permitted uses: playground equipment, fountains, waterfalls, pools, sculptures, works of art, arbors, trellises, benches, trees, planting beds, trash receptacles, drinking fountains, bicycle racks, open air cafes, kiosks, vending carts, outdoor furniture, lighting, flagpoles, public telephones, temporary exhibits, canopies, awnings, and similar uses which encourage pedestrian use of these spaces
 - (2) Allowed motor vehicle use Motor vehicle use of pedestrian plazas for passenger drop off and pick up at plaza edge All other loading or motor vehicle access is prohibited
- i. Exceptions. The site plan review committee may grant exceptions to the Pedestrian Plaza Standards if the proposed design meets the intent of this chapter
3. Awnings, Marquees and Arcades Continuous canopies, awnings, marquees, and arcades keep pedestrians out of the rain and contribute to overall integration of individual buildings within the streetscape This pedestrian weather protection also helps define the pedestrian zone on the sidewalk.
- a. Requirements.
- (1) All commercial uses in zones with pedestrian emphasis shall provide some weather protection for their patrons
 - (2) Awnings, marquees, and arcades must meet Uniform Building Code requirements
 - (3) Awnings, marquees, and arcades are encouraged along the street wall, or that portion of the street wall that abuts or is parallel to the sidewalk The maximum depth (projection from street wall) is regulated in the applicable section of the Uniform Building Code

(4) The lower edge of all awnings, marquees, and arcades must be between the heights of eight and twelve feet above finished grade. Awnings on a given block shall be the same or similar height.

(5) Canopies, awnings, marquees and arcades may project into the public right-of-way with approval of the site plan review committee.

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

a. **Blank Wall Limitation Requirements**

(1) All commercial ground level walls within fifty feet of a street or pedestrian area shall feature pedestrian-friendly facades. Sixty percent of the street wall facade within fifty feet of the street or pedestrian area is regulated between two and eight feet in height. (See *Table 14T-14*) This dimension applies to all options for blank wall treatments (transparent windows, art and architectural treatment, and trellis and planting techniques).

(2) At least sixty percent of a wall facing a street shall consist of transparent window area or display windows which provide visibility into building interiors. Maximum wall coverage with windows is recommended.

(3) In addition to 14.23.086C(4)a(1 and 2), two or more of the following techniques shall be employed to provide interest on non-window areas.

(a) Sculpture, mosaic, glass block opaque art glass, as relief artwork, or similar features of visual interest which are incorporated into the street wall or blank building wall. Structural architectural elements may be acceptable if the design meets the intent of this section.

(b) Installation of a permanent vertical trellis in front of the wall with climbing plants or plant materials.

(c) Pedestrian plazas may meet this requirement if the design complies with the intent of this section.

(d) Any other architectural techniques that meet the intent of Chapter 14.23.086 to provide a pedestrian-friendly, comfortable street environment with architectural interest.

b. **Retaining walls.** Retaining walls on pedestrian streets are considered blank walls and are subject to the regulations in Chapter 14.23.086 with the exception of 14.23.086(4)(a)(2). Retaining wall treatment may include a stone wall, landscaping treatment, special texture or design. Blank concrete is prohibited.

c. **Exceptions** Where this section is in conflict with the Uniform Fire Code, the Uniform Fire Code shall govern.

5. **Primary Building Entrance** Primary building entrances are required on the street or pedestrian and transit access from street to allow people to arrive by foot, by transit, or by other means (in addition to the car), and to increase pedestrian and street activity. For buildings adjacent to a sidewalk entrances shall meet the following minimum requirements
- a. The primary entrance to all buildings shall face the street or central pedestrian plaza
 - b. All primary building entrances shall be clearly visible from the sidewalk or pedestrian plaza.
 - c. Direct access shall be provided either
 - (1) from the sidewalk if the building facade is adjacent to the sidewalk, or
 - (2) from a pedestrian plaza if the building facade is not directly adjacent to the sidewalk.
(See *Table 14T-15.13*)

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

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

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

2. Sidewalks shall be a minimum of six feet in width, expanding to eight feet or more along major pedestrian routes. Sidewalks in commercial areas shall normally be ten to fifteen feet in width depending upon location of major pedestrian routes and significance of the sidewalk for pedestrian use. The specified sidewalk dimensions shall be in addition to land area used for street functions or the placement of objects in the sidewalk area.

Standard material for sidewalk construction is acceptable, provided however, key pedestrian intersections shall use special materials. See Section 14 23 086D(5).

3. **Bikeways** shall be provided to link key components of each neighborhood with the corridor. Bikeways do not have to be marked on local residential streets with low average daily traffic. Bikeways are required on portions of multimodal corridor designations, collectors and arterials. The width of bikeways shall be in accordance with the minimum dimensions specified for class 1,2, and 3 bikeways as defined in the Regional Transportation Program and the Lacey Urban Transportation Plan. Bikeways may use

asphalt paving or other approved surface. Bike racks shall be provided at strategic destination locations along the corridors such as commercial areas, open spaces and other neighborhood focus points.

4. Key pedestrian intersections shall be located at the focal point of neighborhoods as shown on the Lacey Comprehensive Plan Land Use Map. All key pedestrian intersections shall have street furniture as well as other significant pedestrian areas along the corridor.

Elements of street furniture, such as benches, waste containers, drinking fountains, planters, phone booth, bus shelters, bicycle racks, and bollards should be carefully selected to ensure compatibility with the architecture of surrounding buildings, the character of the area, and with other elements of street furniture. Consistency in the selection and location of the various elements of street furniture is critical for maximum effect and functional usage. Street furniture shall meet all city guidelines for strength, durability, maintenance and safety.

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

10 Street lights should be decorative and blend with the architectural style of the plat or development project. (See Design Vocabulary in *Table 14T-10*.)

SECTION 5

Section 14.23.087 of the Lacey Municipal Code is hereby amended to read as follows.

14.23.087 Additional design standards applicable to the Woodland District. Standards in Section 14.23 087 shall be supplemental to other applicable design standards in Sections 14.23 082, 14.23.084, 14.23 086, and 14.23.088

A Site design standards.

- 1 Buildings shall be located close to the street A maximum setback of ten feet for at least fifty percent of the building's front façade Remaining portions of the front façade may be stepped back a maximum of thirty 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 next 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 a 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 percent of the parcel frontage may be devoted to parking lot Such parking lots shall conform to the following standards.
 - a. A ten foot wide landscaping buffer capable of growing to a height of thirty six inches and may be pruned to a maximum of forty two inches, or
 - b. A five foot landscaping buffer with a low wall between thirty six inches and forty two inches constructed of masonry or grillwork, and
 - c. A pedestrian connection ~~to the sidewalk~~ shall connect the parking lot to the building, sidewalks and the street;
 - d. All parking lots shall provide pedestrian connections in accordance with the standards in Section 14 23.084.E.5. of the Lacey Municipal Code 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 tree per five parking stalls. Parking lot landscaping design standards shall also conform to the standards in Chapter 16 80 of the Lacey Municipal Code
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 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 feet from the exterior building façade, provided that the minimum required may be averaged, with no depth less than fifteen 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 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 feet, using different materials, using incorporating a significant building element such as balconies, porches, canopies, or towers, or any other method that visually breaks up the facade and contributes to an attractive streetscape Buildings shall have a common horizontal element at fifteen 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, grillwork, 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 percent of the front façade on the ground floor between two feet and twelve feet above the ground along the major pedestrian corridor.
 - n. Other details or elements approved by the director of community development
4. On buildings located at street intersections, special architectural elements shall be incorporated to accentuate the building's prominent location
 5. Secondary building walls more than fifteen feet in length and between two feet and eight feet in elevation height, without windows, entry, architectural features or modulations shall not face a street, alley or parking lot
 6. 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
 7. 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.
 8. 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 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 within the Woodland District
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 in Section 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-1516*.
6. All new streets shall be designed for on-street parking.
7. Sidewalks shall be a minimum of ten 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 feet radius around the intersection, with the exception of a pocket park or pedestrian plaza, which may extend beyond the additional twenty-five feet radius
5. Pocket parks and pedestrian plazas shall normally be a minimum of five hundred 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 Chapter 14.23 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 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 inches wide and eighteen 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-1516* of the Lacey Municipal Code.

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 minimum of one tree for every five 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-1516*.
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 the 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 of community development
 - 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 feet from proposed access
2. Street front pedestrian zone.
 - a. Sidewalks shall be a minimum of fifteen feet wide. A minimum of eight 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 foot strip along the length of the street-facing front facade(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 Chapter 14.23 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 square feet. One tree shall be required for every two hundred square feet of green space area.
 - c. Decorative paving contiguous with sidewalk. A minimum of five 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 6

Section 14.23.088 of the Lacey Municipal Code is hereby amended to read as follows:

14.23.088 Commercial open space. The requirements for commercial open space may be different than residential areas because of the different needs and emphasis of open space in commercial areas. In mixed use areas, the various open space needs may be balanced by blending several open space techniques to achieve all required functions. Open space in commercial and mixed use areas may be landscaped, hardscaped (such as plazas) or a combination of both. In commercial areas, open space will emphasize areas to relax, preservation of trees, landscaped parks or uses providing a pleasant, stimulating experience for shoppers, pedestrians and office workers.

Uses that may be ~~included in-counting~~ counted towards commercial retail open space include:

- A. Pedestrian corridors with landscaping through parking lots
- B. Pedestrian plazas meeting the requirements of Chapter 14.23 086(C)(2)
- C. Landscaped outdoor seating areas for restaurants and cafes
- D. Pocket parks with public seating, art or fountains.

- E. Drainage retention areas designed as an aesthetic view area with fountain, seating, trails and exceptional landscaping
- F. Additional landscaping areas not required by code
- G. Areas preserved in a pleasant, natural state with trees and shrubs.
- H. Park areas with trees and landscaping designed for active or passive uses
- I. Other areas deemed to meet the intent of Ordinance 1124 as determined by the city

Uses that do not count towards commercial open space include such areas as

- J. Required landscape islands in a parking lot.
- K. Required yard areas or setback areas not readily available for use by pedestrians or with no special or significant amenities
- L. Drainage retention areas with no special or significant amenities

SECTION 7

Section 15 10.060 of the Lacey Municipal Code is hereby amended to read as follows

15.10.060 Open space/park. The minimum usable open space/park area for subdivisions and commercial/industrial ~~short plats land divisions~~ of ten acres or more and all residential subdivisions as defined in Section 15.08.020 FF shall be ten percent of the total site. Such open space shall at a minimum meet the following standards:

- A. Open space area must be designed to be attractive and usable for active as well as passive recreation opportunities. No use shall be allowed within open space that adversely affects the aesthetic appeal or usability of the open space
- B. For the purpose of calculation of the ten percent requirement, open space shall be separate and distinct from buffers, required yard areas, setbacks, and other undeveloped portions of the site
- C. Open space area shall have convenient access for residences of the development and shall be consolidated to provide maximum access, visibility, usability, minimization of impacts to residential uses, and ease of maintenance
- D. Open space areas shall be designed and placed in consideration of existing and potential open space on adjacent parcels to provide consolidation or opportunities for future consolidation of neighborhood open space areas
- E. Existing trees and significant vegetation shall be maintained in open space areas unless an alternate landscaping plan for such areas is required or approved by the site plan review committee
- F. The open space shall include amenities such as benches, trails or picnic tables to provide usable relief from buildings and pavement.

- G. Cash or like value of land area and improvements may be donated to the city for open space purposes to fulfill open space requirements within that specific parks planning area. Acceptance will be at the discretion of the city.
- H. Up to fifty percent of a development's open space requirement may be satisfied by wetland and wetland area buffers in consideration of the significant passive recreation opportunities provided by said lands. The remaining fifty percent open space requirement must be set aside outside of the wetland and wetland buffer area to provide for and accommodate proposed or potential future active (high intensity) recreational use.

SECTION 8

Section 16.24.010 of the Lacey Municipal Code is hereby amended to read as follows.

16.24.010 Statement of 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 a 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~~ Woodland District 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

SECTION 9

Section 16.24.060 of the Lacey Municipal Code is hereby amended to read as follows.

16.24.060 General site planning standards.

A. Site standards.

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

2. Setbacks.

Maximum front setback; ten feet for at least fifty percent of the building's front façade
The remaining portions of the front façade may be stepped back a maximum of twenty 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 feet

Minimum rear setback, fifteen feet

3. Building height Pursuant to *Table 16T-08.*

4. Building coverage The building coverage shall be sufficient to accommodate the use(s) and requirements of the Lacey Municipal Code and Development Guidelines and Public Works Standards

5 Site development shall meet all applicable requirement of Chapter 14 23 082, 14 23 084, 14.23 086 and 14 23.087

6 For sites over two acres in size, ten 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 24 090 E

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 in Chapter 16 84 of the Lacey Municipal Code. 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 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 within of the ~~CBD~~ land-use Woodland D 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 the Woodland D districts

b. Specific Requirements

- (1) Parking structures that front on the major pedestrian corridor shall comply with the requirements in Section 14 23 087 H
- (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, 14 23 084, 14.23 086, and 14 23 087

SECTION 10

Section 16 25.090 of the Lacey Municipal Code is hereby amended to read as follows

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 Section 16 25.090 and consistent with the designation identified on *Table 16T-10 and Table 14T-16.*

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 and Table 14T-16*.

~~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.~~

ED. 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.

FE. 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.

GF. 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.

HG. 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.

IH. 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.

JI. 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.

KJ. 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 16.25.090.WU., 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.

LK. 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.

ML. 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.

NM. 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

ON. Where a linkage system adjoins a public street, the system's width shall be measured from the edge of the existing or proposed curb.

PO. 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 Chapter 16.25. In no case shall the width be less than the standards under Section 16.25.090.D 14.23.087.H and *Table 14T-16*.

QP. 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. Façade 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~~ 14 23 087 H and Table 14T-16.

RQ. 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

SR. 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

TS. The property owner shall install street trees, in addition to any other landscaping requirements, ~~for the section of Type II and III pedestrian linkages~~ in accordance with Table 14T-16 and 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 Section 16 25 090 WU

UT. 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 the section of the pedestrian linkage system. Refer to Table 16T-09 for specific allowable FAR bonuses.~~

WU. 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.

SECTION 11

Section 16.25.100 of the Lacey Municipal Code is hereby amended to read as follows:

16.25.100 Landscaping requirements

A. The provisions of Chapter 16.80 and *Table 14T-16*, ~~except as they conflict with Section 16.25.100~~, 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 Chapter 16.80 and consistent with the descriptions in ~~Table 16T-11~~, unless otherwise designated on ~~Table 16T-12~~.

SECTION 12

Section 16.25.110 of the Lacey Municipal Code is hereby amended to read as follows:

16.25.110 Off-street parking.

A. The provisions of Chapter 16.72, except as they conflict with Section 16.25.110, 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 in 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 Section 16 25 110.A. and Chapter 16 72 of the Lacey Municipal Code 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.

SECTION 13

Section 16.37.070 of the Lacey Municipal Code is hereby amended to read as follows:

16.37.070 Design standards.

- A. Relationship between buildings. Proposed buildings shall be related harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings.
- B. Interior circulation. Development proposals shall include the following components:
 - 1. Location and number of access points to the public streets.
 - 2. Sidewalks that provide continuous pedestrian and bicycle access along public, state, or private access roads and to primary uses within the development.
 - 3. General interior circulation.
 - 4. Separation of pedestrian and vehicular traffic, via strategically located, clearly defined pedestrian corridors through parking lots and other means of clearly differentiating pedestrian areas from vehicle areas. The number and location of pedestrian corridors shall be determined by the city based on the size and scale of the development.
 - 5. Arrangement of parking areas that are safe and convenient and do not detract from the design of proposed buildings and structures and the neighboring properties.
- C. Access. Connection to arterials shall be made at city-determined locations. Full access to arterials may be restricted by the city where necessary to facilitate efficient traffic circulation.
- D. Transit. Buildings shall be located so as to encourage and facilitate the use of transit and other forms of transportation alternatives to the single occupancy vehicle.
- E. Signs. The size, location, design, color, texture, lighting and materials of all signs shall not detract from the design of proposed buildings and structures and shall comply with Chapters ~~16.75 and 16.78~~.

F. Parking. All parking areas and structures shall comply with the standards of Chapter 16.72.

G Utilities. All permanent utility lines, pipes and conduits shall be located below ground, and all other utility facilities, except fire hydrants, shall be landscaped and screened with sight-obscuring vegetation.

H Standards for convenience stores and service stations

1. Must be sized and designed to be compatible with the Hawks Prairie Business District zone.
2. Convenience stores and service stations shall not be permitted on any parcel adjacent to an intersection.
3. Special attention must be given to assure compliance with the standards for the area. The site plan review committee may require revisions to the proposed layout in order to achieve such consistency.
4. Maximum front building setback shall be fifteen feet.
5. On-premises signs must be consistent with the on-premises sign regulations contained in Chapter 16.80.
6. Buildings must be of an architectural style that is harmonious with and complementary to surrounding structures.

I Standards for restaurants with drive through windows.

1. Buildings must be of an architectural style that is harmonious with and complementary to surrounding structures.
2. Drive through lanes and parking areas may not be located between the building and any public street.
3. Restaurants with drive through windows shall not be permitted on any parcel adjacent to an intersection.

J. Mixed use occupancies. Residential units and retail business or office uses shall be permitted within the same structure, subject to the following limitations:

1. The nonresidential uses must have vehicular access via a business street or arterial and shall front directly on an adjacent sidewalk or pedestrian walkway, or on a front or side yard from which vehicles are excluded.
2. Business/commercial uses shall occupy the floors below the residential uses to preserve a residential atmosphere for the residents above.
3. Business and residential portions of the building must be separated by a soundproofed concrete or wood floor, insulated or otherwise soundproofed with the intervening space unoccupied except for utility lines, heating and air conditioning ducts, and similar devices not producing noise or vibration or requiring regular access.

K. Design review. All development in the Hawks Prairie Business District shall be consistent with

the appropriate provisions of Chapter 14.23 of the Lacey Municipal Code.

SECTION 14

Section 16.61.040 of the Lacey Municipal Code is hereby amended to read as follows

16.61.040 Development standards.

- A. Density. The density of the underlying zone governs unless a density increase is granted as provided in this chapter.
- B. Density Increase. The city may approve an increase in the dwelling unit density of up to fifteen percent in the Low Density District, twenty percent in the Moderate Density District and twenty-five percent in the High Density District, rounded up to the nearest whole number, provided that four of the five following environmental and recreational amenities are implemented:
- ~~1~~ ~~Fifteen percent in the Low Density District,~~
 - ~~2~~ ~~Twenty percent in the Moderate Density District,~~
 - ~~3~~ ~~Twenty-five percent in the High Density District, rounded to the nearest whole number, provided that four of the five following environmental and recreational amenities are met~~
 - a1. Develop and equip significant recreational areas within the common open space with such features as, but not limited to, swimming pools, tennis courts, bike or pedestrian path systems, children's play areas,
 - b2. Substantial retention of natural ground cover, brushes and trees,
 - e3. Landscape the on-site drainage retention facility,
 - d4. Provide significant access to a lake, river, stream or other natural water body,
 - e5. Provide substantial and exceptional landscaping treatment either as an adjunct to or in natural landscaping beyond the minimum required
- C. Lot Area and Width of Each Townhouse Unit A townhouse lot shall contain a minimum area of one thousand six hundred square feet and a minimum lot and building width of twenty feet
- D Height The maximum height of any townhouse shall not exceed that allowed in the district in which the development is located
- E. Setback Variation. No more than two abutting townhouses or townhouse cluster within the townhouse project site shall have a common front building setback Variations in the setback of front building faces shall be at least four feet
- F. Right-of-Way Setback. No townhouse dwelling unit shall be located closer than twenty-five feet to any public right-of-way nor within fifteen feet of a private drive, access road or common open parking area to the front or rear of such a dwelling unit

- G. Rear Yard Requirements. The minimum rear yard requirement shall be fifteen feet to the rear property line. Provided townhouses with a rear load may have garages within three feet of the rear lot line or paved alley.
- H. Private Yard Area. Every lot containing a townhouse must provide a private yard of at least three hundred square feet, oriented to either the building rear or side, enclosed visually by fences or walls at least five feet in height or plantings to screen first level views from adjacent units.
- I. Side Yard Requirements. The minimum side yard requirement shall be the same as the underlying zone.
- J Minimum Distances Between Townhouse Groups No portion of a townhouse, accessory structure or other building type in or related to one group or cluster of contiguous townhouses shall be nearer than ten feet to any portion of a townhouse or accessory structure of another townhouse building or cluster
- K. Access. When the only driveway is from the street, each pair of units must share a common curb cut.
- L Conversion. Conversion of existing structures to a townhouse project will be permitted provided all townhouse development standards as outlined in this section can be satisfied

SECTION 15

Section 16.65 030 of the Lacey Municipal Code is hereby amended to read as follows:

16.65.030 Child day care centers. A child day care center, licensed by the state of Washington as provided for herein, shall be permitted under the conditions set forth in this section after registration with the city as provided in this chapter, subject to the following conditions:

- A. A child day care center, proposed to be established in any residentially zoned district, light industrial district, light industrial/commercial district, industrial district, ~~highway-commercial district~~, mineral extraction district or in ~~central business district, subarea 9~~ the Woodland District or the Lacey Historic Neighborhood shall only be allowed after the issuance of a conditional use permit pursuant to Chapter 16 66 relating to special uses and Chapter 16.87 relating to conditional use and special use permits. A child day care center proposed for any other district of the city shall be allowed in the manner specified for such district and subject to the terms of Section 16 65 030
- B. All child day care centers, whether required to have a conditional use permit or not, shall comply with all building, fire safety, traffic safety, health code, business licensing, setback, screening, landscaping, parking, signage, lot size, building size and lot coverage requirements of this code including any requirements specific to the district in which said center is located
- C. No child day care center shall be located in a private family residence unless the portion of the residence to which the children have access is separate from the usual living quarters of the family or is used exclusively for the children during the hours the center is in operation.

SECTION 16

Section 16.75.120 of the Lacey Municipal Code is hereby amended to read as follows

16.75.120 District regulations. This section shall apply to all zones designated in the zoning ordinance.

A. Residential districts.

- 1 Nonresidential uses within residential districts. Each use is permitted one monument sign as described in *Table 16T-21.1 and Table 16T-21.2*.
- 2 Home occupations. Home occupation signs relate to home occupation as defined in the zoning ordinance. The sign shall be flush-mounted and shall not exceed two square feet in area, and cannot be internally illuminated, but may be indirectly illuminated.
- 3 Single-family subdivisions and mobile or manufactured home parks or subdivisions. Two signs may be permitted per entrance from an access street, provided said signs do not exceed eighteen square feet in sign area each and five feet in height. Such signs can be low profile monument or fence mounted, and can be placed anywhere on the property along access streets, not necessarily at entrances.
4. Multi-family complex. Each multi-family complex is permitted two signs per entrance from an access street provided said signs do not exceed eighteen square feet in sign area each and five feet in height. Rental information such as contact name and phone number can be included as a subservient portion of this sign. Such signs can be low profile monument or fence mounted, and can be placed anywhere on the property along access streets, not necessarily at entrances.

B Commercial, industrial and open space/institutional districts

1. Each single occupancy building not in a multiple building complex is permitted signs as described in *Table 16T-21.1, Table 16T-21.2 and Table 16T-22.1* of this code.
- 2 Each multiple occupancy building is permitted signs as described in *Table 16T-21.1, Table 16T-21.2 and Table 16T-22.1* of this code.
3. Each multiple building complex is permitted signs as described in *Table 16T-21.1, Table 16T-21.2 and Table 16T-22.1* of this code.
4. A regional shopping center (more than thirty acres in size and more than three hundred fifty thousand square feet in gross floor area of buildings) is permitted one sign not exceeding thirty feet in height and three hundred square feet in sign area. Such sign must be located at least twenty feet from all property lines and rights-of-way.
- 5 Businesses which conform to the standards in Section 16 75 110 B 8 may have an off-premises directional sign.

C. Commercial subdivision, planned industrial development, planned community and business park. Each commercial subdivision, planned industrial development, planned community and

business park is permitted monument signs as described in *Table 16T-21.1 and Table 16T-21.2* of this code. Each use within a planned community or business park, and each use within a commercial subdivision which cannot be described as a multiple building complex, is permitted inclusion on an informational sign. One informational sign per entrance may be located along any internal street, generally at intersections with other internal streets. Such signs may be low profile monument signs subject to *Table 16T-22.2*, or a maximum five foot high freestanding sign subject to design review.

Each separate parcel within a business park zone is permitted monument signs as described in ~~section 16.75.180(H)~~ and *Table 16T-21.1* of this code.

D. Freeway-oriented businesses. Parcels with significant freeway frontage are permitted freeway-oriented signs under the following criteria.

1. Parcels must have a minimum of one thousand one hundred feet of frontage along a freeway. A frontage road or other right-of-way between the parcel and the freeway does not disqualify the parcel.
2. Parcels must have limited or no visibility from the freeway, as determined by the city.
3. Businesses advertised on such signs must not be eligible to be advertised on Department of Transportation informational signs (food, fuel, lodging).
4. Monument signs are the first and preferred option unless, in the judgment of the city, they will not provide adequate identification.
5. Adjacent parcels may combine to meet the minimum freeway frontage. However, in such cases wall signs on the freeway side of buildings on such parcels are not permitted.
6. For parcels with less than one thousand one hundred feet of freeway frontage and limited or no visibility, not located within large commercial complexes and if other adjacent parcels within one thousand one hundred feet have freeway visibility, an on-site monument sign on the freeway side is permitted. Such sign shall be considered in addition to the permitted monument sign(s) for the business.
7. The design of any sign permitted under this section must be approved by the city and be in keeping with the design of structures on the parcel(s).
8. Any sign permitted under this section must comply with the size and height standards in this chapter.
9. Any sign permitted under this section must be reviewed by the site plan review committee and approved only with a finding that the above criteria are met.

SECTION 17.

Section 16.80.060 of the Lacey Municipal Code is hereby amended to read as follows:

16.80.060 Alternative landscaping option.

- A. The applicant may request a modification of the landscaping requirements set forth in Sections 16 80.030 and 16 80.040 of this chapter.
- B. The enforcing officer, site plan review committee and/or hearings examiner may approve a modification of the landscaping requirements of this chapter only if
 - 1. The proposed landscaping implements portions of an urban forestry program or plan duly adopted by the city council,
 - 2. The proposed landscaping represents an equal result that could not have been achieved by strictly following the requirements of this chapter, and
 - 3. The proposed landscaping complies with the stated purpose of this chapter
- C. Natural vegetation or stands of trees existing prior to development of the site may be acceptable to meet all or part of the landscaping requirements

SECTION 18.

Section 16.84.010 of the Lacey Municipal Code is hereby amended to read as follows:
16.84.010 Site plan review required, application and committee membership.

- A. Site plan review and approval shall be required for any of the following activities
 - 1. The use of land for the location of any commercial, industrial or public building or activity, and for the location of any building containing more than two dwelling units or lot with more than one residential structure other than a permitted accessory dwelling.
 - 2. A change of land use at an existing site or structure when the new activity requires either a change of occupancy according to the Uniform Building Code or is a change of land use according to the Standard Industrial Classification code and, in the opinion of the community development directory, results in an intensification of land use and will require new development conditions to comply with existing regulations This provision may not apply to malls (buildings with ten or more tenants sharing common parking) where original conditions to establish the mall complex anticipated a range of tenants and existing facilities and where it can be shown existing infrastructure can accommodate the new intensified use.
 - 3. Expansion of an existing commercial, industrial, public or multifamily structure or use Provided residential duplexes are exempt
 - 4. A remodel of an existing structure where the remodel is twenty-five percent or more of the assessed valuation of existing structures The remodel value shall be calculated according to methodology described in LMC 14.04.015 The value of existing structures shall be the most recent value assigned by the County Assessor The twenty-five percent threshold shall be cumulative, including calculations of all previously exempt remodels Remodels of residential duplex, triplex, and quadraplex shall be exempt from site plan review
 - 5. Uses and activities within designated environmentally sensitive areas or their buffers pursuant to the requirements of Chapter 14

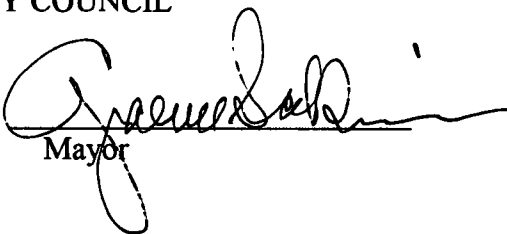
- B. An application, in completed form, shall be filed for site plan review and approval with the department of public works. An application shall not be in completed form under this section if it fails to contain any of the information and material required under Section 16.84.060.
- C. The site plan review committee shall consist of the following members. Lacey staff planner, who shall serve as chairman; city manager; and the city director of public works, or their designees in their temporary absence

SECTION 19 SUMMARY

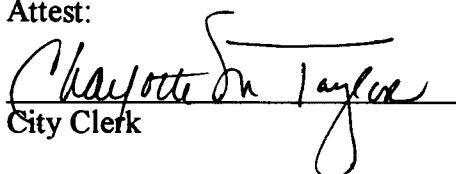
Section 19.1 The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, this 22nd day of February, 2001.

CITY COUNCIL

BY: 
Mayor

Attest:


City Clerk

Approved as to form:


City Attorney

Published: February 26, 2001

SUMMARY FOR PUBLICATION

ORDINANCE 1154

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on ~~February 22, 2001~~ Ordinance No. 1154, entitled "AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, MAKING NON-SUBSTANTIVE CORRECTIONS TO VARIOUS LAND USE PROVISIONS OF THE LACEY MUNICIPAL CODE, AMENDING SECTIONS 14.23.050, 14.23.060, 14.23.080, 14.23.086, 14.23.087, 14.23.088, 15.10.060, 16.24.010, 16.24.060, 16.25.090, 16.25.100, 16.25.110, 16.37.070, 16.61.040, 16.65.030, 16.75.120, 16.80.060 AND 16.84.010, 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 makes minor changes to several Sections of Titles 14-16 of the Lacey Municipal Code relating to land use. None of these changes are substantive but are simply corrections to the existing text of the Code to reflect accurate references to Tables, Section numbers and and in some cases clarification to existing Code language.

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: February 26, 2001.