

ORDINANCE NO. 1264

CITY OF LACEY

AN ORDINANCE RELATING TO DEVELOPMENT DESIGN AND USES WITHIN THE LIGHT INDUSTRIAL/COMMERCIAL AND LIGHT INDUSTRIAL ZONING DISTRICTS OF THE CITY, AMENDING SECTIONS 14.23.010, 16.39.010, 16.39.020, 16.39.030, 16.40.010, 16.40.020, 16.40.030, 16.40.050, 16.40.080 AND 16.40.090, ADDING NEW SECTIONS 14.23.083, 16.39.041, 16.39.093, 16.40.051 AND 16.40.093, ALL OF THE LACEY MUNICIPAL CODE, EXTENDING THE RESTRICTIONS AND MORATORIUM SET FORTH IN ORDINANCE NO. 1240 AS AMENDED BY ORDINANCE NO. 1246 ONLY UNTIL THE EFFECTIVE DATE OF THIS ORDINANCE AND ADOPTING A SUMMARY FOR PUBLICATION.

WHEREAS, the Planning Commission of the City, after public hearing, has recommended to the City Council amendments to provisions of the Lacey Municipal Code which relate to the development and use of properties within the Light Industrial/Commercial and Light Industrial Zoning Districts of the City, including the use of Design Review Guidelines for such development, and

WHEREAS, the Council determines that such recommendations, as modified, are in the best interest of the citizens of the City of Lacey and will promote healthy and attractive economic development within the City, and

WHEREAS, the Council, by passage of Ordinance No. 1240 and Amendatory Ordinance No. 1246 placed a moratorium on the acceptance of applications for distribution centers within these zones, which restrictions were extended until May 26, 2006 by passage of Ordinance No. 1252 and such restrictions should remain in place, but only until the effective date of the provisions of the ordinance set forth herein,

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

Section 1. Section 14.23.010 of the Lacey Municipal Code is hereby amended to read as follows:

**14.23.010 Purpose.** The purpose of this chapter is:

- A. To promote the health, safety and welfare of the public;
- B. To encourage the development of visually sensitive functional and pedestrian oriented commercial and residential developments;
- C. To encourage commercial and residential developments that will contribute to the stability and integrity of a safe and attractive neighborhood and planning area;
- D. To recognize that aesthetic and functional considerations along with environmental review contribute toward an enhanced environment;
- E. To recognize that aesthetic considerations are appropriate in order to protect property values of adjacent properties and to ensure that multi-family developments contribute to desirable neighborhood character.
- F. To provide opportunity for higher residential densities and smaller lot sizes through superior design standards.
- G. To contribute, through the use of design review, to the city's economic development by promoting healthy, vibrant and attractive residential, commercial and industrial areas that will attract additional private investment.

Section 2. There is hereby added to the Lacey Municipal Code a new Section, 14.23.083, to read as follows:

**14.23.083 Industrial Design Guidelines**

- A. Site organization for multiple building complexes
  - 1. Placement and orientation of multiple structures shall be designed to provide configurations that do not result in a strict geometric or monotonous look.
  - 2. Multiple building placement should create the impression that the structures within the complex were planned and designed to compliment one another. However, each structure shall be of independent use and function except as provided for structures with shared facilities as set forth below.
  - 3. Generally buildings shall be separated a distance similar to what would be expected if located on separate lots (60 feet or more considering setbacks, parking and/or access and yard area).

4. Structures may be arranged in a configuration to share common loading, unloading and truck maneuvering facilities, provided in no case shall structures with a combined footprint over 200,000 square feet be located in a shared configuration.
5. The Site Plan Review Committee shall not approve a building or buildings with a combined foot print of more than 200,000 square feet for any one user on one lot.
6. Site components such as structures, parking, driveways, and out-door functions shall be arranged and located to emphasize the aesthetically pleasant components of the site such as existing mature trees and views, or superior architectural features, and disguise its less attractive scenes such as service facilities, outside storage and equipment areas, and trash enclosures through placement and design of the structure and landscaping.

B. General site circulation for multiple building projects.

1. Circulation shall be designed for the required function of moving trucks in an efficient fashion, but also to provide an attractive and natural flowing network.
2. Design, construction, and the look of access ways/streets throughout the parcel shall be similar to the result which would occur by a subdivision of the property into separate lots, including a city street system with collectors, local access ways, and private drives.
3. As much as practical and avoiding a loss of function, effort shall be taken to design an interconnected access system that avoids a strict geometric grid and provides interest. Long straight streets that transect a whole parcel should be avoided for light curves that provide interest and bring street trees and buildings into the natural line of site.

C. Additional site design guidelines.

1. For those industrial uses that utilize outdoor storage area, inventory shall be placed in an orderly manner and shall be screened from right of way areas.
2. Site features such as fences, walls, refuse and recycle enclosures, and light fixtures shall be deigned to be consistent with the scale and aesthetic character of the building.
3. Landscaping shall meet requirements of chapter 16.80 for the intended function. Particular emphasis shall be focused on buffering and compatibility issues when adjacent to a zoning classification with different land use intensity.

4. In multi-building complexes, internal landscape areas shall be developed and designed in a similar fashion as if individual lots were developed and yard areas landscaped. Landscaping design should provide a visual connection between buildings and take maximum advantage of landscaping by providing amenities for workers such as outdoor lunch areas and plazas between selected buildings.
5. All applicable requirements of Sections 14.23.084 and 14.23.086 shall apply.
6. All signs shall meet standards of Chapter 16.75 of the city zoning code.
7. Site lighting.
  - a. Lighting shall be installed throughout the site for entryways, parking lots, and pedestrian areas. This shall be achieved both at a pedestrian and overall site level.
  - b. Lighting shall be activated by photo electric cells or timers.
  - c. Lighting fixtures shall complement project design and shall be oriented to avoid direct glare to adjacent properties, particularly where properties are located in a different zoning classification.
8. Refuse:
  - a. Refuse container screening shall be required and be of a material and design compatible with the overall architectural theme of the associated structure, shall be at least as high as the refuse container, and shall in no case be less than six feet high.
  - b. No refuse container shall be permitted between a street and the front of the building.
  - c. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse container.

D. Architecture and building design

1. New buildings shall maintain diversity and individuality in style while improving the aesthetic character of their surrounding area.
2. In multi-building complexes, a comprehensive architectural concept shall be developed and maintained. Various site components should be unified through the use of similar design, material and colors.
3. New buildings shall have three distinct components: base; middle; and top. Each component shall be defined by horizontal and/or vertical articulation.

Facade articulation may consist of changes in the wall plane, use of openings and projections, and material and color variations. Exceptions may be permitted by the Site Plan Review Committee only where a specific architectural style offers other types of building form and facade articulation.

4. Where function necessitates a basic, box-like building form, design strategies shall be utilized to provide an attractive façade where portions of the structure are visible to the public. A preferred technique is to provide exterior articulation such as change in color, material, or plane introduced on an outer decorative shell. Other architectural strategies may also be used, provided they accomplish the same purpose to provide a more attractive facade.
5. Less architecturally interesting facades of buildings shall be substantially setback and screened from public view by mature, dense landscaping. Landscaping size and location shall be determined on a site-by-site basis and may exceed the minimum required in the City Code.
6. To avoid flat walls building modulation shall be used to reduce the mass and bulk of the structure. This can be achieved by utilizing the following techniques:
  - a. building setbacks on upper floor levels;
  - b. recessed or clearly defined entryways;
  - c. building ornamentation;
  - d. varying roof lines, pitches, and shapes;
  - e. overhangs, awnings and marquees;
  - f. dormers, balconies, porches, staircases;
  - g. window and door fenestration.
  - h. architectural technique that will have a modulation effect and meet the intent of this section.
  - i. landscaping trellises with climbing vegetation or art work may be utilized for building walls that are located within public viewing.
  - j. use of glass and storefront window systems;
  - k. use of reveals to create patterning in the concrete
  - l. main entrances to the buildings shall be well defined.

7. New buildings shall have at least one major focal point and minor focal points. Focal points may be achieved through horizontal and vertical lines, change in material, change in color, change in the form and shape of a portion of the building, or other means. Combining the main entrances and the focal points is encouraged.
8. Service doors visible from public streets shall be recessed and integrated into the overall design of the building, or have some other architectural treatment to enhance its appearance.
9. Buildings located within a multiple building complex shall utilize similar or complimentary colors, materials, window patterns and roof forms.
10. Consideration shall be given to colors and materials. Each shall complement the other and enhance existing buildings.
11. Consistency shall be used with architectural elements to ensure that building walls that are highly visible to the public are compatible with one another.
12. Building design for industrial uses adjacent to business park, commercial, open space institutional or residential zone districts shall blend with the adjacent neighborhood and create an attractive and functional transition between the zones. Items to consider include such things as scale, building height, colors, and materials to promote the blending of the zones and setbacks and buffering to reduce impacts from incompatible elements of the different zones and provide an appropriate transition.

E. Compatibility with adjacent residential and open space institutional developments.

1. Where industrial buildings are to be located adjacent to different zone districts, care shall be taken to ensure compatibility and integration of the development with the adjacent area. This will include the physical layout of the site plan, the architectural design of the buildings and improvements, and consideration of mitigation techniques to reduce or eliminate identified impacts to the adjacent environment. Impacts such as, but not limited to, light/glare, noise, traffic and aesthetics shall be considered.
2. In development of the site plan, consideration shall be given to how the layout fits into the surrounding neighborhood.
3. Architectural design shall consider compatibility with the character and style of adjacent uses. Special techniques shall be considered to adequately address impacts, such as security and automobile light and noise issues through such techniques as landscaping, buffering and other measures.

Section 3. Section 16.39.010 of the Lacey Municipal Code is hereby amended to read as follows:

**16.39.010 Intent.** It is the intent of this chapter to:

- A. Provide for the development of areas in which certain types of industrial activities may be located to promote job generation consistent with the Economic Development Element of the Lacey Comprehensive Land Use Plan;
- B. Implement the Policies of the Comprehensive Land Use Plan for Light Industrial/Commercial areas in the Hawks Prairie Planning Area.
- C. Mandate that an essential consideration in review of development in the Light Industrial/Commercial zone will be the overall impact to road infrastructure and the impact on the accommodation of other uses on the city road network. Particular attention must be paid to impacts that could discourage retail commercial development because of road capacity and level of service at key intersections.
- D. Prohibit uses which are not primarily conducted indoors, or involve hazardous materials, or truck terminals or cross dock facilities and result in significant heavy truck traffic. These uses are generally considered heavy industrial uses under this title and are not appropriate for this designation.
- E. Recognize that an essential aspect of this zone is the need to create and maintain a quality of development that attracts further investment in the Light Industrial/Commercial zoning district and surrounding zoning districts. Consequently, the site activities and structures should be regulated within this zone including a design review element.
- BF. Permit in the same areas such commercial uses as may be compatible with the industrial activities;
- CG. Protect light industrial/commercial areas from other uses which may interfere with the purpose and efficient functioning of said areas;
- DH. Protect living areas from adverse or damaging impact of any kind emanating or resulting from activities in the light industrial/commercial areas;
- EI. Provide criteria for the location and standards for the development of said areas.

Section 4. Section 16.39.020 of the Lacey Municipal Code is hereby amended to read as follows:

**16.39.020 Permitted uses.**

- A. The uses allowed in this district are limited to those necessary for a healthy and vibrant employment zone that promote manufacturing job generation or commercial development and occupying a building with a footprint no larger than a total of 200,000 square feet in size. A use must meet the intent of the zone as stated in section 16.39.010 and

be described in the following portions of this subsection in order to be permitted. Types of uses permitted in the Light Industrial/Commercial district subject to satisfying the intent of the zone, may include: ~~Specific types of uses permitted in the light industrial/commercial district include:~~

1. Light industrial activities involving the manufacture, repair, servicing or sale of goods or products which can be performed with minimal adverse impact on, and pose no special hazard to, the environment and the community.;
2. Such goods or products may include, but are not limited to:
  - a. Mechanical, automotive, marine and contractors' or builders' equipment and supplies,
  - b. Electrical and electronic equipment or products,
2. Light industrial activities involving the assembly of manufactured products and processing of materials. Such products may include, but are not limited to:
  - a. Sheet metal, cans, cable,
  - b. Cloth, paper,
  - c. Commercial bakery goods,
  - d. Cosmetics,
  - e. Dairy products, and other agricultural commodity and processing, except slaughtering, and except where such activities generate nuisance characteristics likely to impact surrounding property.
  - f. Scientific, medical and precision instruments and equipment;
3. Other uses:
  - ea. Warehousing and distribution facilities and storage of equipment, commodities and products.
  - b. Laundry and dry cleaning plants,
  - c. Mineral extraction subject to Chapter 16.45 of the Lacey Municipal Code,
  - d. Accessory uses clearly subordinate to, and an integral part of, the primary use of the property (e.g., plant cafeteria, recreation area);



e. Mail carrier services that predominantly utilize smaller trucks, such as US Mail facilities, United Parcel Service, Federal Express and other similar services.

4. Existing buildings that have a footprint larger than 200,000 square feet shall be considered in compliance with this section based upon mitigation under previous approvals.

B. General commercial uses that are compatible with adjacent uses in this zone and sometimes considered heavier commercial uses that may not be compatible with uses in other zones including:

1. Building material sales, lumber yards, hardware and garden materials;

2. Auto supply stores;

3. Car washes and gas and service stations;

4. Automotive repair;

5. Used good retail stores;

6. Wholesale sales;

7. General retail sales;

8. Automobile sales;

9. Servicing of equipment;

10. Building contractors and staging for contracting business provided all equipment stored outside is effectively screened from adjacent properties and road right of way.

11. Campers, trailers and manufactured home sales;

12. Boat and marine equipment sales;

13. Farm equipment supplies;

14. Eating and drinking establishments;

15. Commercial recreation;

16. Recycling;

17. Business, professional and personal services (e.g., banks, accounting services, barber shops);

- 18. Motels;
- 19. Taxidermy,
- 20. Veterinary clinics (limited to small animals).
- 21. General retail activity.
- 22. Living or residential quarters as an accessory use such as guards' quarters in large establishments where such quarters are customarily provided for security and/or insurability of the premises.
- 23. Firefighter's sleeping quarters in fire houses.

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

- 1. Uses similar to, or related to, or compatible with those listed or described in Section 16.39.020.A of the Lacey Municipal Code are permitted upon a finding by the enforcing officer and/or the site plan review committee that a proposed use does not conflict with the intent of this chapter or the policies of the Comprehensive Land Use Plan.
- 2. The criteria for such finding of similarity, etc., shall include but not be limited to the following:
  - a. The proposed use is appropriate in this area,
  - b. The development standards for permitted uses can be met by the proposed use,
  - c. The public need is served by the proposed use.
  - d. The use meets expectations of the Comprehensive Land Use Plan, Transportation Plan, and Economic Development Element.
- ~~3. Commercial uses or activities which complement the permitted uses such as:
 
  - ~~a. Service stations,~~
  - ~~b. Hardware stores.~~~~
- ~~4. Commercial uses which, although not essential to the successful functioning of these areas, do not create significant interference or conflict with the permitted activities. They may include:
 
  - ~~a. Restaurants, including drive-in,~~~~

~~\_\_\_\_\_ b. \_\_\_\_\_ Motels;~~

~~\_\_\_\_\_ c. \_\_\_\_\_ Business, professional and personal services (e.g., banks, accounting services, barber shops);~~

~~\_\_\_\_\_ d. \_\_\_\_\_ Taxidermy;~~

~~\_\_\_\_\_ e. \_\_\_\_\_ Veterinary clinics (limited to small animals).~~

~~\_\_\_\_\_ 5. \_\_\_\_\_ Living or residential quarters as an accessory use such as guards' quarters in large establishments where such quarters are customarily provided for security and/or insurability of the premises.~~

~~\_\_\_\_\_ 6. \_\_\_\_\_ Firemen's sleeping quarters in fire houses.~~

CD. Conditional Uses Permitted: Conditional uses may be considered permitted as provided for in Chapter 16.66 of the Lacey Municipal Code, provided all applicable standards necessary to mitigate identified impacts are satisfied.

1. \_\_\_\_\_ For a conditional or special use to be approved it must be shown that the use would meet the goals of the Comprehensive Land Use Plan, The Transportation Plan, the Economic Development Element, and would promote higher job generation or other significant benefits to the Lacey community.

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

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

Section 5. Section 16.39.030 of the Lacey Municipal Code is hereby amended to read as follows:

**16.39.030 Prohibited uses.** Uses other than those identified or described in Section 16.39.020 are prohibited, including but not limited to:

A. \_\_\_\_\_ All buildings over 200,000 square feet in size,

AB. All uses or activities which would require extraordinary equipment, devices or technology for the control of odors, dust, fumes, smoke, noise or other wastes and/or

by-products which, if uncontrolled, would contaminate the environment to a degree unacceptable by contemporary community standards; or which would exceed the acceptable limits established by competent and recognized public and quasi-public agencies for the protection of industrial and/or environmental health.

BC. Examples of prohibited uses are:

1. Animal slaughtering;
2. Care and/or sale of livestock, poultry or similar animals;
3. Storage, manufacture or sale of highly volatile or otherwise extremely hazardous substances or materials.
4. Any heavy industrial activity including truck terminals, cross dock facilities or any structure designed for similar type use.

Section 6. There is hereby added to the Lacey Municipal Code a new Section

16.39.041, to read as follows:

**16.39.041 Master SPR Requirement.**

When multiple buildings are located on a single parcel a master site plan shall be required. The master site plan will be reviewed through the site plan review requirements of LMC Chapter 16.84. The review shall consider requirements similar to the city land division standards in LMC Chapter 15.12, landscaping requirements of Chapter 16.80 and design review requirements of Chapter 14.23. The site plan review committee shall determine whether the standards referenced are appropriate for the project being reviewed.

Section 7. There is hereby added to the Lacey Municipal Code a new Section

16.39.093, to read as follows:

**16.39.093 Design review.**

All industrial and commercial buildings and uses shall comply with design review standards of Chapter 14.23. Design review shall promote the development of an attractive and functional light industrial site and contribute to the city's economic development by promoting healthy, vibrant and attractive industrial areas that will attract additional private investment.

Section 8. Section 16.40.010 of the Lacey Municipal Code is hereby amended to

read as follows:

**16.40.010 Intent.** It is the intent of this chapter to:

- A. Provide for the development of areas in which certain types of light industrial activities may be located to promote job generation consistent with the Economic Development Element of the Lacey Comprehensive Land Use Plan;
- B. Implement the Policies of the Comprehensive Land Use Plan for light industrial areas in the Hawks Prairie Planning Area.
- BC. Protect light industrial areas from other uses which may interfere with the purpose and efficient functioning of said areas;
- CD. Protect adjacent areas from adverse or damaging impact of any kind emanating or resulting from activities in the light industrial areas;
- DE. Provide criteria for the location and standards for the development of said areas.
- F. Prohibit uses which are not primarily conducted indoors, involve hazardous materials, or involve truck terminals or cross dock facilities and result in significant heavy truck traffic. These uses are generally considered heavy industrial uses under this title and are not appropriate for this designation.
- G. Recognize that an essential aspect of this zone is the need to create and maintain a quality of development that attracts further investment in the light industrial and surrounding zone districts. Consequently, the site activities and structures should be regulated within this zone including a design review element.
- H. Use design review to ensure the intent of this zone, to prohibit massive distribution warehouse uses by limiting buildings to a foot print of less than 200,000 square feet, is not circumvented by multiple building complexes.

Section 9. Section 16.40.020 of the Lacey Municipal Code is hereby amended to read as follows:

**16.40.020 Permitted uses.**

- A. Permitted Uses: Uses allowed within this zone are limited to those necessary for a healthy and vibrant employment zone that promote manufacturing activity job generation and occupy a building with a footprint no larger than a total of 200,000 square feet in size. A use must meet the intent of the zone as stated in section 16.40.010 to be permitted. Specific types of uses that may be permitted in the light industrial district, subject to satisfying the intent of the zone, may include:

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

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

- a. Mechanical, automotive, marine and contractors' or builders' equipment and supplies,
- b. Electrical and electronic equipment or products;

2. Light industrial activities involving the assembly of manufactured products and processing of materials.

Such products may include, but are not limited to:

- a. Sheet metal, cans, cable,
- b. Cloth, paper,
- c. Commercial bakery goods,
- d. Cosmetics,
- e. Dairy products, and other agricultural commodity and processing, except slaughtering, and except where such activities generate nuisance characteristics likely to impact surrounding properties.
- f. Scientific, medical and precision instruments and equipment;

3. Other uses:

- a. Warehousing and distribution facilities and storage of equipment, commodities and products,
- b. Laundry and dry cleaning plants,
- c. Mineral extraction subject to Chapter 16.45 of the Lacey Municipal Code,
- d. Living or residential quarters as an accessory use such as guards' quarters in large establishments where such quarters are customarily provided for security and/or insurability of the premises,
- e. Firemen's sleeping quarters in fire houses;

4. Accessory uses clearly subordinate to, and an integral part of, the primary use of the property (e.g., plant cafeteria, recreation area);

5. Mail carrier services that predominantly utilize smaller trucks, such as US Mail facilities, United Parcel Service, Federal Express and other similar services.
6. Existing buildings that have a footprint larger than 200,000 square feet shall be considered in compliance with this section based upon mitigation under previous approvals.
- B. Similar Uses: Similar or related uses permitted, and criteria for determination of similarity or relatedness as follows:
1. Uses similar to, or related to, or compatible with those listed or described in Section 16.40.020.A of the Lacey Municipal Code are permitted upon a finding by the enforcing officer and/or the site plan review committee that a proposed use does not conflict with the intent of this chapter or the policies of the Comprehensive Land Use Plan;
  2. The criteria for such finding of similarity, etc., shall include but not be limited to the following:
    - a. The proposed use is appropriate in this area,
    - b. The development standards for permitted uses can be met by the proposed use,
    - c. The public need is served by the proposed use.
    - d. The use meets expectations of the Comprehensive Land Use Plan, Transportation Plan, and Economic Development Element.
- C. Conditional Uses Permitted:
1. Conditional uses may be considered ~~permitted~~ as provided for in Chapter 16.66 of the Lacey Municipal Code.
  2. For a conditional use to be approved it shall be demonstrated that the use would meet the goals of the Comprehensive Land Use Plan, The Transportation Plan, the Economic Development Element, and would promote job generation or other significant benefits to the Lacey community.
  3. As a conditional use the city may consider administrative offices or other facilities of governmental institutions. However, before the city approves such use, it must be demonstrated the use is complementary to adjacent light industrial uses, enhances the marketability of the light industrial zone and will not adversely impact the city's economic development strategies for the zone.
- D. On-site hazardous waste treatment and storage facilities as an accessory use: On-site hazardous waste treatment and storage facilities may be permitted as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone, provided

that such facilities meet the state siting criteria adopted pursuant to the requirements of Chapter 70.105.210 of the Revised Code of Washington.

Section 10. Section 16.40.030 of the Lacey Municipal Code is hereby amended to read as follows:

**16.40.030 Prohibited uses.** Uses other than those identified or described in Section 16.40.020 are prohibited, including but not limited to:

A. All buildings over 200,000 square feet in size. except as provided in section 16.40.020 A 6.

AB. All uses or activities which would require extraordinary equipment, devices or technology for the control of odors, dust, fumes, smoke, noise or other wastes and/or by-products which, if uncontrolled, would contaminate the environment to a degree which would exceed the acceptable limits established by competent and recognized public and quasi-public agencies;

BC. Examples of prohibited uses are:

1. Animal slaughtering,
2. Care and/or sale of livestock, poultry or similar animals,
3. Storage, manufacturing or sale of highly volatile or otherwise extremely hazardous substances or materials.
4. Any heavy industrial activity including truck terminals, cross dock facilities or any structure designed for similar type use.

Section 11. Section 16.40.050 of the Lacey Municipal Code is hereby amended to read as follows:

**16.40.050 Site requirements.** Minimum site requirements shall be as follows:

- A. Lot area of twenty thousand square feet.
- B. Lot width, one hundred feet.
- C. Side yard setback, fifteen feet.
- D. Rear yard setback, twenty-five feet.



- E. Front yard setback, twenty feet.
- F. Wherever there are multiple buildings on the same lot ~~are separated~~, a minimum separation distance, meeting the requirements of LMC Section 14.23.083, ~~of ten feet~~ shall be maintained between such buildings.
- G. When adjacent to a residential zoned property (LD 0-4, LD 3-6 MD or HD), or an Open Space Institutional zoned property (OSI), the minimum yard setback adjacent to the residential or Open Space Institutional zone shall be 50 feet.

Section 12. There is hereby added to the Lacey Municipal Code a new Section 16.40.051 to read as follows:

When multiple buildings are located on a single parcel a master site plan shall be required. The master site plan will be reviewed through the site plan review requirements of LMC chapter 16.84. The review shall consider requirements similar to the city land division standards in LMC Chapter 15.12, landscaping requirements of chapter 16.80 and design review requirements of Section 14.23.083. The site plan review committee shall determine whether the standards referenced are appropriate for development of the project being reviewed.

Section 13. Section 16.40.080 of the Lacey Municipal Code is hereby amended to read as follows:

**16.40.080 Landscaping.**

- A. All applicable requirements of Chapter 16.80 shall be satisfied.
- B. Adjacent Areas. Parcels or lots which share a common boundary with properties in a residential or open space/institutional district shall be required to landscape the rear 35 feet of the required setback area.

The exterior edge(s) of the common boundaries shall be densely planted with site screening vegetation having a minimum height of four feet at the time of planting. The landscaping plan shall provide a mix of vegetative species that at maturity will provide an effective height, canopy and buffer between the two different land uses. Requirements of Chapter 16.80.050 B for a type one landscaping shall be satisfied.

Section 14. Section 16.40.090 of the Lacey Municipal Code is hereby amended to read as follows:

**16.40.090 Stormwater runoff.** All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city and shall be subject to its review and approval, and shall, moreover, comply with Chapter 15.3622 of the Lacey Municipal Code pertaining to community facilities. Where wetlands are adjacent to the site, low impact development techniques and drainage strategies shall be considered.

Section 15. There is hereby added to the Lacey Municipal Code a new Section 16.40.093 to read as follows:

**16.40.093 Design Review.** All industrial buildings and uses shall comply with applicable design review standards of Chapter 14. Design review should promote the development of an attractive and functional light industrial site, and contribute to the city's economic development by promoting healthy, vibrant and attractive industrial areas that will attract additional private investment.

Section 16. The restrictions and moratorium established by Ordinance No. 1240 as amended by Ordinance No. 1246 and extended by Ordinance No. 1252 is further extended until the effective date of this ordinance, which shall be 5 days after its passage and publication as required by law.


Section 17. The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY,  
WASHINGTON, at a regularly-called meeting thereof, held this 25TH day of  
MAY, 2006.

CITY COUNCIL

By:   
Mayor

Approved as to form:



City Attorney

Attest:



City Clerk

SUMMARY FOR PUBLICATION

ORDINANCE 1264

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on MAY 25, 2006, Ordinance No. 1264, entitled "AN ORDINANCE RELATING TO DEVELOPMENT DESIGN AND USES WITHIN THE LIGHT INDUSTRIAL/COMMERCIAL AND LIGHT INDUSTRIAL ZONING DISTRICTS OF THE CITY, AMENDING SECTIONS 14.23.010, 16.39.010, 16.39.020, 16.39.030, 16.40.010, 16.40.020, 16.40.030, 16.40.050, 16.40.080 AND 16.40.090, ADDING NEW SECTIONS 14.23.083, 16.39.041, 16.39.093, 16.40.051 AND 16.40.093, ALL OF THE LACEY MUNICIPAL CODE, EXTENDING THE RESTRICTIONS AND MORATORIUM SET FORTH IN ORDINANCE NO. 1240 AS AMENDED BY ORDINANCE NO. 1246 ONLY UNTIL THE EFFECTIVE DATE OF THIS ORDINANCE AND ADOPTING A SUMMARY FOR PUBLICATION."

The main points of the Ordinance are described as follows:

1. In May of 2005, the Council passed an Ordinance restricting the City from considering applications for distribution centers within the Light Industrial Districts of the City in order to allow sufficient time to study the effects of large distribution centers upon job promotion opportunities within the City and the effect of generated truck traffic upon the streets of the City. The Planning Commission and City staff have studied the issue and after public hearing, the Planning Commission has recommended the provisions contained in this Ordinance.
2. The Ordinance limits the placement of buildings within the District to those containing a footprint of no more than 200,000 square feet and regulates the uses which may take place within such buildings. Existing buildings which have previously been permitted will be allowed to continue pursuant to such previous approvals.
3. The placement of multiple buildings upon one lot or parcel of property is regulated both by the specific terms of the Ordinance and by the utilization of design review processes mandated in the Ordinance.
4. The Ordinance approves this Summary for Publication.

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

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