

ORDINANCE NO. 1284

CITY OF LACEY

AN ORDINANCE RELATING TO DAY CARE CENTERS WITHIN THE BUSINESS PARK DISTRICT OF THE CITY, AMENDING SECTION 16.41.020 OF THE LACEY MUNICIPAL CODE AND ADOPTING A SUMMARY FOR PUBLICATION.

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

Section 1. Section 16.41.020 of the Lacey Municipal Code is hereby amended to read as follows:

16.41.020 Permitted uses.

- A. Primary Uses. Primary uses permitted in the business park district provide a broad range of activities including research institutions and light assembly and light manufacturing facilities. Specific primary types of uses allowable include:
1. Assembly, manufacture, packaging, compounding or treatment of articles or merchandise from the following previously prepared materials: cloth, glass, lacquer, leather, paper, plastics, precious or semi-precious metals or stones, wood (excluding sawmills, lumber mills and planing mills), paint, clay, sand, rubber;
 2. Printing, publishing and book binding;
 3. Manufacturing, processing and packaging of food, pharmaceuticals, toiletries, cosmetics, optical goods, scientific instruments and equipment, and precision instruments and equipment;
 4. Scientific research, testing and experimental development laboratories;
 5. Corporate headquarters, regional headquarters and administrative offices of commercial, industrial, financial, or charitable institutions limited to five thousand square feet or more in floor area. Such uses shall be limited collectively to occupying no more than fifty percent of the developable floor area of each business park zone.
- B. Secondary Uses. Secondary uses are uses that complement the primary uses, but do not conflict with the primary use. Secondary uses cannot be used to justify the need for additional secondary uses. Specific secondary types of uses allowable include:
1. Warehousing and distribution facilities and the storage of goods or products clearly subordinate to, and an integral part of, the primary permitted use;
 2. Engineering, development, administrative or executive offices which are part of a primary use;
 3. Retail. Retail development may be permitted where it can be demonstrated that the business park will be clearly and primarily benefited by the convenience of such retail

facilities. The total square footage devoted to retail development shall not exceed ten percent of the developable floor area of the business park district. Except as provided below for day care centers, the ~~The~~ total square footage of a retail use may not exceed five thousand square feet or, if incorporated within a building containing other uses, the square footage may not exceed twenty-five percent of the building gross floor area, and an individual retail use may not exceed five thousand square feet. A building containing a retail use may not be located closer than one hundred feet to an arterial street or four hundred feet if the retail use stands alone. Signs for retail uses shall be visible only within the business park area and attached to the building wall. Retail uses include:

- a. Convenience stores, such as food and drug stores, banks and office supplies,
 - b. Personal services such as barber and beauty shops, dry cleaning, laundry,
 - c. Business services, such as printing and copying, photo processing, postal/mail, word processing, travel agencies,
 - d. Delicatessen,
 - e. Restaurants, except drive-ins,
 - f. Recreation facilities, (exceptions: mechanical or electronic games, theaters (live and movie) and games of skill such as bowling),
 - g. Day care centers not exceeding 10,000 square feet,
 - h. Museums and art galleries;
4. Professional Services. The following professional service uses are allowed:
- a. Offices and clinics for businesses such as medical, dental, chiropractic, optical, etc.;
 - b. Professional offices offering direct business or professional services to consumer/clients, including but not limited to: real estate and security agents and brokers, accountants, attorneys, engineers, planners, architects, etc.

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

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

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

- a. 16.41.050(G) Transitional Buffer,
- b. 16.41.050(H) Height Limitation,
- c. 16.41.070 Landscaping,
- d. 16.18.020 Permitted Uses,
- e. 16.18.030 Environmental Performance Standards,
- f. 16.18.040 (A through G) Lot Area, and

g. 16.18.050 Off-Street Parking.

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

1. Uses similar to, or related to, or compatible with those listed or described in Sections 16.41.020.A and .B of the Lacey Municipal Code are permitted upon a finding by the site plan review committee that a proposed use does not conflict with the intent of this chapter or the policies of the Lacey development plan;
2. The criteria for such finding of similarity, etc., shall include but not be limited to the following:
 - a. The proposed use is appropriate in this area,
 - b. The development standards for permitted uses can be met by the proposed use,
 - c. The public need is served by the proposed use.

D. Special uses may be permitted as provided for in Chapter 16.66 of the Lacey Municipal Code.

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

Section 2. 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 22nd day of MARCH, 2007.

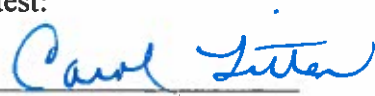
CITY COUNCIL

By: 
Mayor

Approved as to form:


City Attorney

Attest:


City Clerk

SUMMARY FOR PUBLICATION

ORDINANCE 1284

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on MARCH 22, 2007, Ordinance No. 1284, entitled "AN ORDINANCE RELATING TO DAY CARE CENTERS WITHIN THE BUSINESS PARK DISTRICT OF THE CITY, AMENDING SECTION 16.41.020 OF THE LACEY MUNICIPAL CODE AND ADOPTING A SUMMARY FOR PUBLICATION."

The main points of the Ordinance are described as follows:

1. The Ordinance amends Section 16.41.020 of the Lacey Municipal Code to increase the square footage limit for day care centers within the Business Park District from 5,000 square feet to 10,000 square feet.
2. 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.

Published: MARCH 26, 2007.