

ORDINANCE NO. 1310

CITY OF LACEY

AN ORDINANCE RELATING TO RESIDENTIAL DESIGN STANDARDS, AMENDING SECTIONS 14.23.030, 14.23.071, 14.23.073, 16.12.020, 16.12.035, 16.12.070, 16.13.020, 16.13.035, 16.13.070, 16.14.070, 16.15.020, 16.15.035, 16.15.070, 16.18.020, 16.18.035, 16.18.070, 16.60.145, 16.61.050, 16.80.020, 16.80.030, 16.80.040, 16.80.080, AND 16.80.100, REPEALING SECTIONS 14.23.072, 14.23.080, 15.12.080, 15.12.120, 16.06.352, 16.12.050, 16.13.050, 16.15.050, 16.15.090, 16.18.040, 16.18.060, 16.18.090, 16.60.140, 16.61.040, AND 16.80.050, ADDING NEW CHAPTER 16.62, AND ADDING NEW SECTIONS 14.23.072, 14.23.076, 14.23.080, 15.12.080, 15.12.085, 15.12.120, 16.06.352, 16.06.353, 16.12.050, 16.13.050, 16.15.050, 16.18.040, 16.60.140, 16.61.040, 16.80.050, AND 16.80.110, ALL OF THE LACEY MUNICIPAL CODE, AND ADOPTING A SUMMARY FOR PUBLICATION.

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

Section 1.

**Applicability of new standards to vested lots:** Lots within a subdivision where a completed land division application has been submitted to the City prior to May 15, 2008, the effective date of this ordinance, shall be considered to be vested for purposes of FAR Development Coverage, placement of the garage or setbacks, or other regulations which have a significant impact on the footprint of a home. Such regulations shall not apply to vested lots. However, vested lots which have not been developed will be subject to the remaining design standards set forth in this ordinance.

Some Design Standards set forth in this ordinance have been crafted to minimize impact to the development community and include such things as setting the development coverage at already maximum obtainable constraints. This creates a more realistic development coverage limitation and has no practical negative impact on vested rights. Other standards have been created to achieve desired design outcomes while allowing the development community to utilize a myriad of alternative techniques of its choice thereby minimizing impacts upon vested lots. These standards include providing for architectural alternatives, requirements for elevation and architectural variety, alternative techniques to provide privacy for each residence, provisions and toolbox alternatives to ensure each detached residential structure has a minimum private yard area and generally other toolbox approaches and alternative design techniques to achieve desired design and function of these regulations as set forth therein.

Section 2. Section 14.23.030 of the Lacey Municipal Code is hereby amended

to read as follows:

**14.23.030 Applicability.** ~~Specific types of d~~Development referenced in this chapter and ~~on~~ projects taking place in zones referencing this chapter shall follow the described process as provided in Section 14.23.040. This chapter applies to all new residential, commercial, industrial, and institutional development within the city unless otherwise noted.

Section 3. Section 14.23.071 of the Lacey Municipal Code is hereby amended

to read as follows:

**14.23.071 Design Criteria For Accessory Dwelling Units (ADU).** Accessory dwelling units are a necessary and desirable use for all residential neighborhoods. Because of the increased density they represent and providing of an additional dwelling unit in a non-conventional way, it is important to have the units blend in with and complement the primary use on lots. It is also important to ensure that both residents of the accessory dwelling unit and main unit have adequate privacy. To do this, special design features are required. Additionally, it is important to promote compatibility and complementary design of accessory structures with primary structures in an area to protect the character of the neighborhood. In order to assure that the development of all accessory dwelling units and those accessory structures to which this section is applicable are consistent with policies of the Comprehensive Land Use Plan, the following special design features shall be required:

- A. Maintain privacy of adjacent residences by using a combination of landscaping, screening, fencing, window and door placement to reduce the opportunity of accessory dwelling units having direct visibility into windows, porches and decks.
- B. The driveway to a separate, detached accessory unit shall be consolidated with the existing driveway area.
- C. For those accessory units that are detached, distance separation between the primary residence shall meet building code requirements.
- D. Ensure that accessory dwelling unit fits into the neighborhood and contributes to the livability of the neighborhood.
  1. Ensure that roof breaks and pitch closely relate to the primary residence. Window proportions shall complement the accessory unit as well.
  2. Use similar exterior materials (roof, siding and trim) and a color that complements the primary residence.
  3. In general, the roof ridge of the primary residence should be higher than the accessory dwelling unit. An exception is when the accessory dwelling unit is built onto the second story of an existing unit.

E. Parking. At least one parking space should be provided for the accessory dwelling unit. This parking space may be provided in a garage under the unit, a parking space adjacent to the alley, or, if available, by on-street parking. The primary dwelling unit must contain two parking spaces enclosed within a garage.

F. Pedestrian access. A pedestrian walkway from the street or alley to the primary entrance of an ADU shall be provided. Such walkway may be shared with a driveway.

~~GF.~~ Accessory structures. To promote compatibility and consistency of design and neighborhood aesthetics, all accessory structures requiring a building permit over sixteen feet in height shall be required to have design review. Review shall ensure accessory structures are constructed of similar material and in a complementary design to primary structures on site and on immediately adjacent lots. Provided, a different design or material may be approved if it is demonstrated that the design and material will enhance the general character and appearance of the neighborhood and promote policies of the Comprehensive Land Use Plan. All applications for construction of such accessory structures shall demonstrate that the proposed structure will be in compliance with any protective covenants or other restrictions applicable to the property.

Section 4. Section 14.23.072 of the Lacey Municipal Code is hereby repealed.

Section 5. There is hereby added to the Lacey Municipal Code a new Section,

14.23.072, to read as follows:

**14.23.072 Design Criteria For Detached Single Family Dwelling Units and Cottage Housing.**

A. **Intent:** To ensure that new development contributes to the visual character of the City; To create developments that promote walking and bicycling; To create variety and interest in the appearance of streets; To encourage interaction among neighbors; To minimize impacts of vehicular access on the streetscape; To ensure privacy of residents and adjacent properties; To provide usable yard space for residents; To provide design details that add visual interest; To provide flexibility where unique site conditions exist.

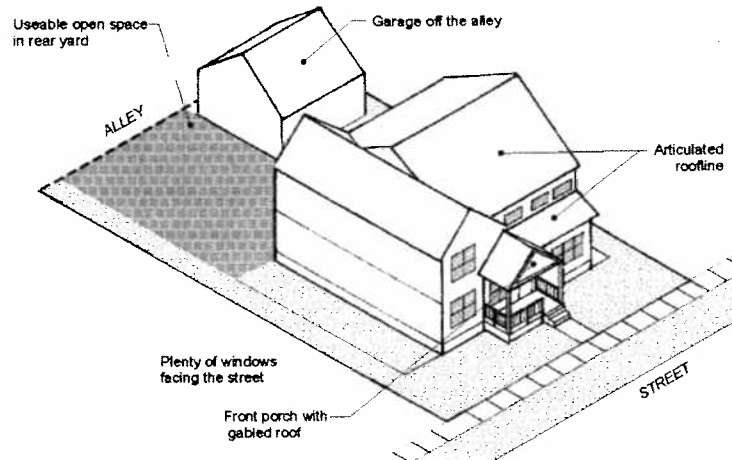


Figure 14-1. Illustrating key design criteria for single family homes.

- B. Roof design.** Provide pitched or articulated roof line, or other roof element such as eyebrow roof forms or dormers that emphasize building form and help it to fit in with neighboring structures with prominent roofs. Pitched roofs shall utilize a minimum slope of four feet vertical to twelve feet horizontal. Encourage rooflines along the side yard that maximize solar access to adjacent homes and/or private open space.

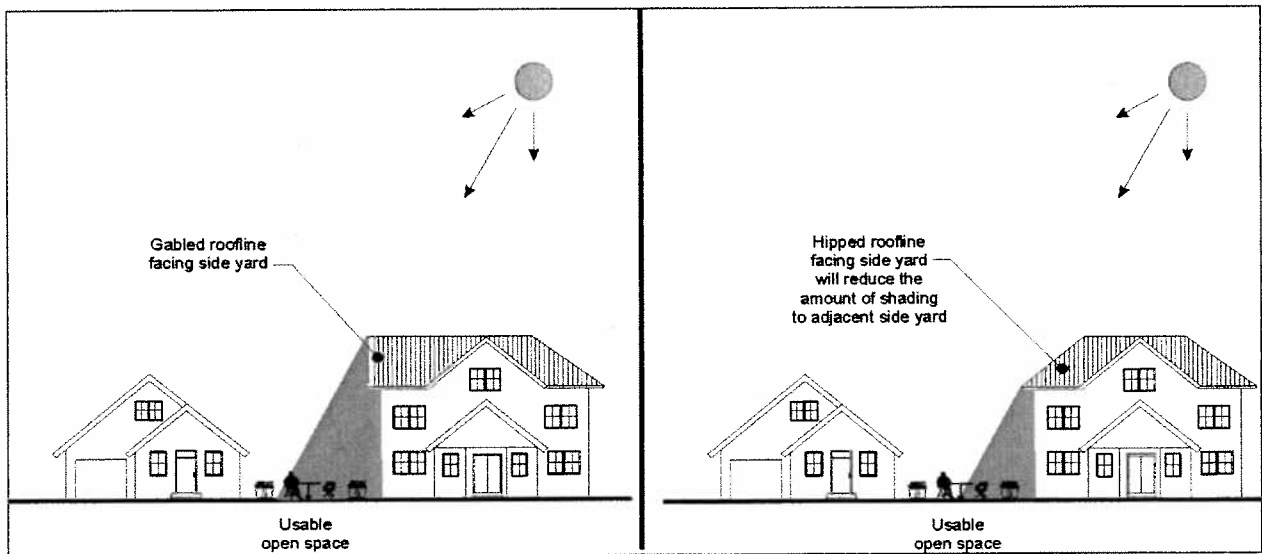


Figure 14-2. Encourage rooflines along the side yard that maximize solar access to adjacent homes and/or private open space.

- C. Architectural details.** Provide for architectural details that add visual interest to the neighborhood and are well proportioned to achieve good human scale. Specifically, incorporate at least three of the following detail elements into the façade of the house:
1. Decorative porch design, including decorative columns or railings.
  2. Bay windows or balconies.

3. Decorative molding / framing details around all ground floor windows and doors.
4. Decorative door design including transom and/or side lights or other distinctive feature.
5. Decorative roofline elements including brackets, multiple dormers, and chimneys.
6. Decorative building materials, including decorative masonry, shingle, brick, tile, stone, or other materials with decorative or textural qualities.
7. Landscaped trellises or other decorative elements that incorporate landscaping near the building entry.
8. Distinctive paint schemes.
9. Other decorative facade elements or details that meet the intent of criteria.



*Figure 14-3. Examples of how houses can meet architectural detail criteria. Image “A” includes decorative windows, building material treatment, and roofline elements. Image “B” includes decorative brick use, window treatments, entry design, and ventilation circles. Image “C” includes decorative building materials, door/entry feature, windows, and landscaping.*

and roofline elements. Image "D" includes decorative porch supports, decorative window treatment, and decorative color scheme/ siding materials.

**D. Side facade treatments.** In order to create a separation between yards and beautify private space where zero lot line or reciprocal use easement concepts are used, utilize the following treatments:

1. Use horizontal wood siding or other similar exterior material that provides visual interest. T-111 siding is not permitted along the privacy wall.
2. A planting strip and a pergola or other similar feature that adds visual interest along the privacy wall is encouraged. See Figure 14-4 below for an example.



*Figure 14-4. Desirable side facade treatment for a zero-lot line configuration.*

**E. Entries.** Provide clearly defined building entries which face the street and are well lighted and easily accessible. Specific standards:

1. Weather protection shall be provided at least four feet deep along the width of the building entry for each dwelling unit. Exceptions may be granted by the director for the use of regional housing styles that do not traditionally contain such entries.
2. At least fifty percent of houses in a development shall have entries that face the street and are clearly visible from the street. Undeveloped lots vested prior to May 15, 2008 are exempt from this requirement.
3. Raised entries and porches are recommended, particularly where front yard setbacks have been reduced. Raised porches help define private space yet create a pedestrian-friendly streetscape.

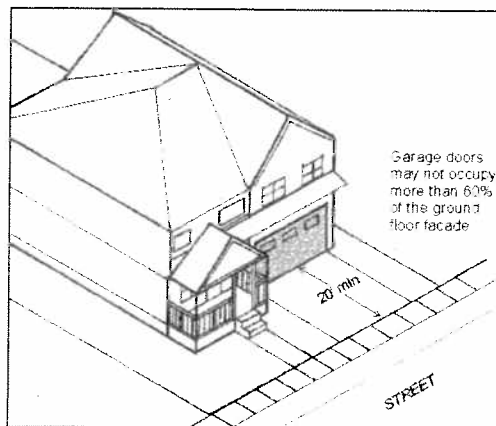
4. Exterior stairways are prohibited on the façade, except for stairs leading to the front porch or entry. Such stairways shall be simple, bold projections of stairways to fit with the architectural massing and form of the building and the neighborhood. Thin-looking, open metal, prefabricated stairs and railings are discouraged.



*Figure 14-5. Porch and covered entry examples.*

**F. Garages and driveways.** Design streetscapes in a way that garages and driveways do not dominate the street and façade of the residential building:

1. Rear-loaded lots with garages off of alleys are encouraged.
2. For lots less than 4,000 square feet in size, garages shall be located off of alleys, behind or in back of residences, stepped back from the front façade of the dwelling, or other techniques used to ensure the garage does not dominate the streetscape.
3. For all lots, garage doors facing the street may not occupy more than sixty percent of the ground level façade of the house. For example, in a forty foot wide lot with a thirty foot wide house, a garage door facing the street shall not be greater than eighteen feet in width.



*Figure 14-6. Garage doors facing the street may not occupy more than sixty percent of the ground floor facade.*

4. Three car garages are allowed provided the garage doors take up less than sixty percent of the ground level façade of the house, the garage is separated into at least two doors, one of the doors is set back/modulated at least two feet behind the other door, and a planting strip (at least two feet wide) separates at least one of the drive lanes.



*Figure 14-7. Landscaping strip between drive lanes.*

5. Carports are not allowed because they result in a poorer quality appearance and lend themselves to storage activities visible to the general public.
6. Driveways shall be as narrow as possible and shared where possible to minimize disruption of the sidewalk by curb cuts.
7. No more than one driveway is permitted per dwelling unit.
8. Garage sidewalls that face the street (e.g., as a result of garages being aligned at an angle or perpendicular with the house) shall appear to contain habitable space. This can be accomplished by incorporating windows and other design elements into the garage wall that are in character with the remainder of the dwelling.
9. For front loaded lots where the garage faces the street and the garage is located in front of the façade of the house, at least two of the following design details shall be utilized. For front loaded lots where the garage faces the street and the garage is even with the façade of the house or less than five feet behind the front façade of the house, at least one of the following design details shall be utilized:
  - a. A decorative trellis over the entire garage.
  - b. A balcony that extends out over the garage and includes columns.
  - c. Two separate doors for two car garages instead of one large door.
  - d. Decorative windows on the garage door.



- e. Decorative details on the garage door. Standard squares on a garage door will not qualify as a decorative detail.
- f. A garage door color (other than white) that matches or complements the color of the house.
- g. Other design techniques that meet the intent, as determined by the director.



*Figure 14-8. Garage design detail examples.*

**G. Privacy standards:**

1. Window Placement: Placement of windows shall consider privacy so residents from one unit to the next can not look directly into another unit;
2. Location and orientation of dwelling units shall consider privacy.
3. Side yard screening options. All developments shall utilize one of the following screening methods in side yards:
  - a. Provide Type I, II, or III Landscaping (as defined in Section 16.80.050) between adjacent homes.
  - b. Provide a solid wood fence or masonry wall, or combination of wood and masonry, six feet in height and located along the property line.
  - c. Provide a zero-lot line configuration or other similar treatment whereby one side of a home does not feature transparent windows or other openings and thus maximizing privacy on the side yard of the adjacent dwelling unit.
  - d. Other treatments that meet the intent of the criteria as approved by the director. Examples can include lower fencing and/or reduced or alternative landscaping treatments.

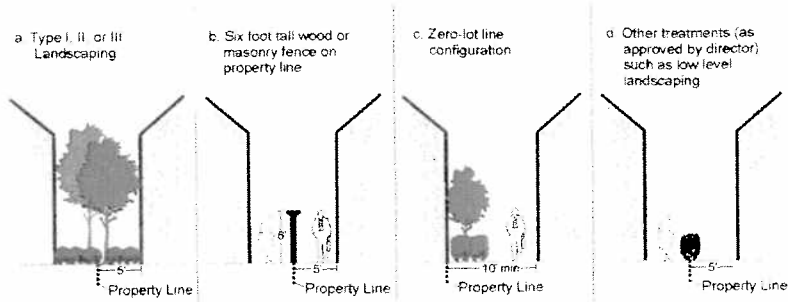


Figure 14-9. Side yard design treatment options

**H. Exterior materials:**

1. Traditional materials consistent with local and regional architectural styles are encouraged (horizontal wood siding and brick).
2. Stucco and other troweled finishes should be trimmed in masonry or wood.
3. Mirrored glass and exposed concrete block (except for foundation/crawl space walls where not visible from the street) are not in keeping with the desired character of Lacey and are prohibited.
4. T-111 siding and other plywood types of siding (board and batten is an exception) shall not be used for facades adjacent to or directly viewable from a street.

**I. Windows and transparency:**

1. Transparent windows and/or doors facing the street are required. To meet this requirement, at least ten percent of the façade must be transparent. The façade is measured from the base of the house to the start of the roofline and any other vertical walls facing the street, except for gabled portions of the façade not containing livable floor area (see Figure 14-10 for clarification). Garages facing the street shall count as part of the façade. Undeveloped lots vested prior to May 15, 2008 are exempt from this requirement.

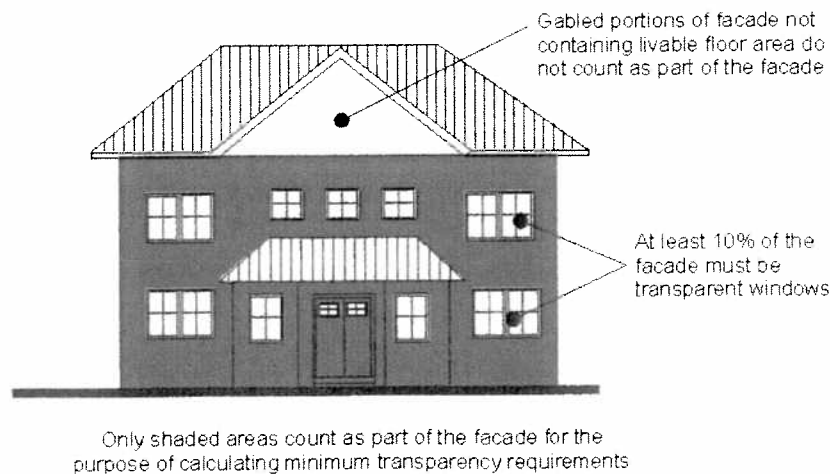


Figure 14-10. Facade transparency.

2. Building facades visible from a public street shall employ techniques to recess or project individual windows above the ground floor at least two inches from the facade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered where buildings employ other distinctive window or facade treatment that adds depth and visual interest to the building.



Figure 14-11. Acceptable (left and middle) and unacceptable (right) window design.

**J. Architectural variety.** Developments shall achieve architectural variety by accommodating a variety of architectural styles, variations of the same architectural style, and through the use of multiple design elements. Specifically:

1. Duplicative house designs adjacent to each other are prohibited. Simple reverse configurations of the same house design on adjacent lots are not sufficient to meet architectural variety goals. Exceptions may be granted by the director in special circumstances where similar architectural consistency provides a distinct character for a cluster of homes surrounding an open space or on a particular street (cottage homes around a common open space are an example).
2. Generally, the more houses in a subdivision, the greater the number of different facade elevations will be required. Specifically:
  - a. Ten to nineteen homes, a minimum of four different facade elevations shall be used.
  - b. Twenty to thirty-nine homes, a minimum of five different facade elevations shall be used.
  - c. Forty to sixty-nine homes, a minimum of six different facade elevations shall be used.
  - d. Seventy or more homes, a minimum of seven different facade elevations shall be used.

Alternatives will be considered provided the design and configurations of the subdivision meet the intent.



*Figure 14-12. Examples of homes featuring different façade elevations. Notice the different rooflines, entry features, window designs/locations, exterior materials, and colors*

3. In order to qualify as a different façade elevation, dwellings shall have different roofline configurations, different color palettes, and different porch/entry design. In addition, a minimum of two of the following alternatives shall be utilized:
    - a. Different window openings (location and design).
    - b. One and two story houses.
    - c. Different exterior materials and finishes.
    - d. Different garage location, configuration, and design.
    - e. Other different design element that helps to distinguish one façade elevation from another as determined by the director.
  4. Variation in lot size within a subdivision is encouraged for single family lots. For example, larger corner lots can provide more visual interest, and also allow for more usable open space for such residents, as those lots have two street frontages.
  5. Variation in house sizes is encouraged within developments. A combination of one and two story structures is attractive to a wider demographic (particularly seniors).
- K. Corner lots.** Structures on corner lots are encouraged take advantage of the dual frontage, make an architectural statement, and create interest in architecture and human activity on the street. This could be accomplished by providing one or more of the following:
1. Wrap around porches.
  2. Bay windows or turrets.

3. Varied exterior materials, roof feature, colors, and/or articulation. Varied materials shall complement each other.



*Figure 14-13. Corner lot example.*

**L. Encourage alternative lot configurations.**

A land division and its internal access roads, pedestrian connections and overall lot configuration should be designed to allow placement of homes to address functional design issues. As much as the configuration allows, placement and orientation of homes should consider privacy, solar orientation, access, location and access to open space and other factors that can contribute to the overall livability of the home and its relationship to the surrounding environment. Flexibility shall be encouraged in spatial orientation of homes on lots to address these issues and create interesting and attractive streetscapes with homes having a high functional value that might not otherwise occur with a less flexible approach.

To maximize site efficiency and usable open space, small lot developments are encouraged to utilize zero-lot line and courtyard access configurations as described below:

1. Zero lot line. This is a configuration where the house and/or garage is built up to one of the side property lines, providing the opportunity for more usable side yard space. Standards:
  - a. Dwelling units and accessory structures may be placed on one interior side property line. The opposite side yard shall be at least ten feet.
  - b. Privacy wall. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls along a zero lot line structure are allowed except for windows that do not allow for visibility into the side yard of the adjacent lot. Examples include clerestory or obscured windows. See Figure 14-14 for an example of a privacy wall for a zero lot line house.
  - c. Eaves along a zero lot line may project a maximum of 18 inches over the adjacent property line.

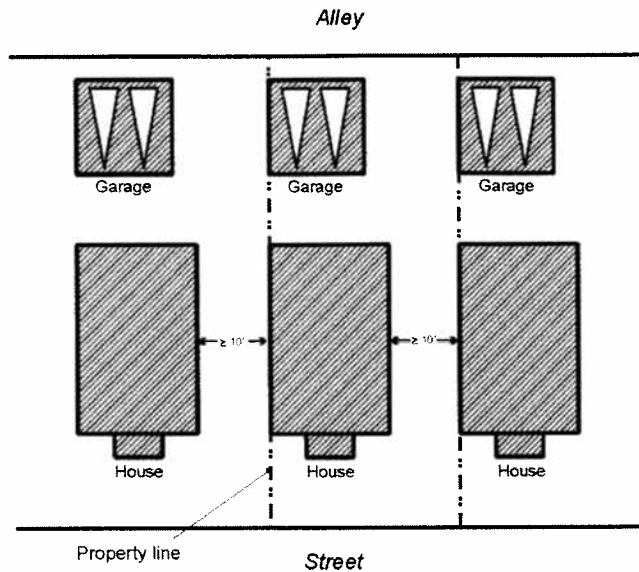


Figure 14-14. Zero lot line example.

2. Reciprocal Use Easement Lots. This works similar to the zero lot line configuration, except that the homes and accessory structures meet the standard setbacks and easements are granted on one side yard to allow consolidated use of the side yards by the adjacent property (see Figure 14-15 for example). Also, configurations providing for reciprocal use easements in the rear yard are allowed to maximize usable open space (see Figure 14-16 for example). Standards/provisions:

- a. Reciprocal easements shall be noted on the plat.
- b. Privacy wall. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls of a structure along a reciprocal use easement are allowed except for windows that do not allow for visibility into the side yard of the adjacent lot. Examples include clerestory or obscured windows. See Figure 14-4 for an example of a privacy wall.
- c. Areas within reciprocal use easements may count towards usable open space requirements for applicable lots.

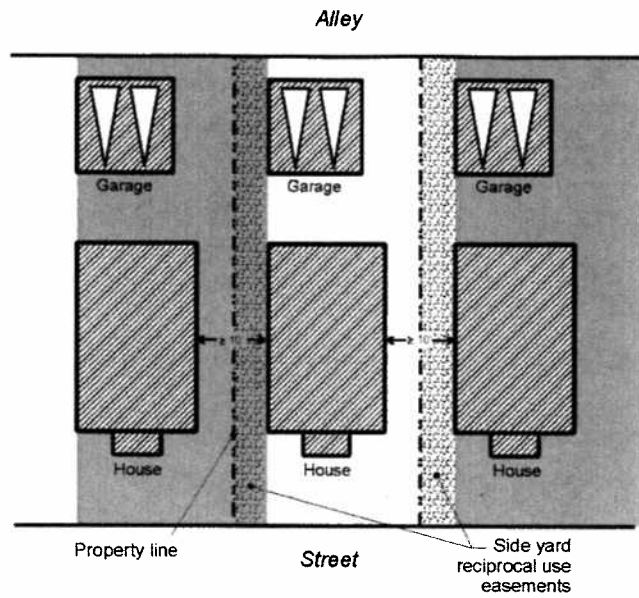


Figure 14-15. Example of a reciprocal side yard easement configuration.

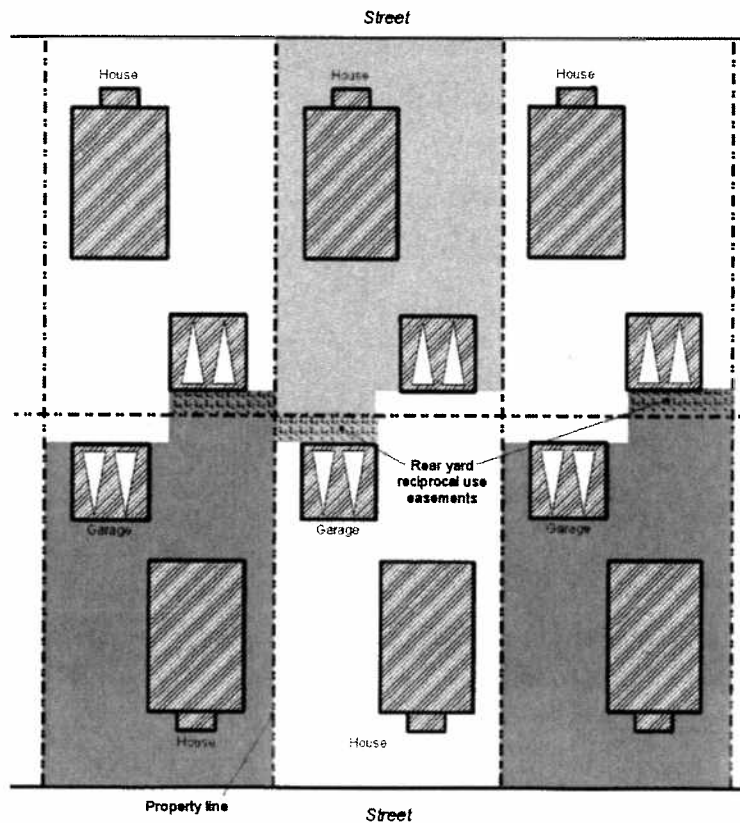


Figure 14-16. Example of a reciprocal rear yard easement configuration.

3. Courtyard Access Lots. This includes a series of lots clustered around a private internal roadway. Standards:
  - a. Maximum number of lots served by a courtyard access: Five (this includes lots fronting the street on either side of the courtyard access).

- b. Maximum length of a courtyard access: One-hundred feet (or deeper if approved by the local fire department).
- c. Surface width of courtyard access: Twelve feet. Due to the limited length, wider drives are unnecessary (safety and function) and undesirable (aesthetics).
- d. An easement of twenty feet in width shall be secured over the applicable parcels to allow lots legal access to the public street. A maintenance agreement shall be required for all applicable lots and must be recorded on the final plat.

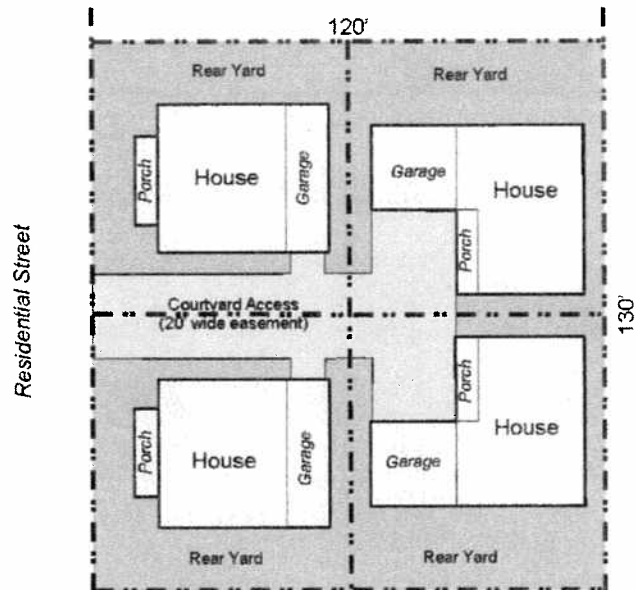
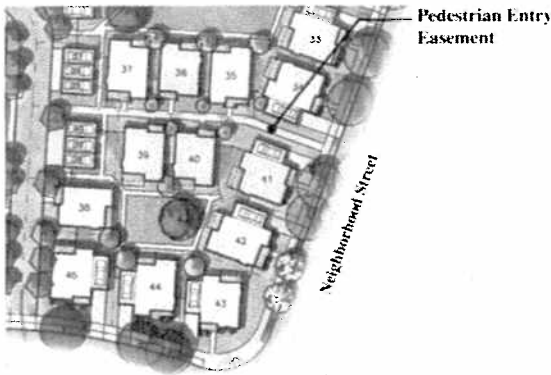


Figure 14-17. Examples of courtyard access lots.

- 4. Pedestrian-only entry lots. This includes configurations where one or more lots are clustered around a pedestrian easement and/or common open space and do not front on a street (see Figure 14-18 for an example). Standards:
  - a. A pedestrian entry easement shall be provided to all homes that do not front on a street, alley, or common open space.



- b. Pedestrian entry easements shall be a minimum of fifteen feet wide with a five-foot minimum sidewalk.
- c. These lots must contain private detached or shared garages off an alley or other access if approved by Public Works and review for conflicts with existing codes.



*Figure 14-18. Pedestrian-only entry lot configuration examples.*

- 5. Protective covenants: The styles of developments discussed above require special consideration to ensure conflicts between neighbors are minimized and that opportunities are provided for a home owners association to deal with unique issues created by these development forms. Covenants for these development styles shall be written to address issues unique to small lot developments that use reciprocal use and easement agreements. Great latitude shall be allowed the City in reviewing and requiring covenant elements that deal with identified issues.

**M. Alley Design.** Alleys shall be designed to incorporate landscaping and lighting elements. Specifically:

- 1. Landscaping elements may be used as an alternative to fencing to separate private yard space from the alley.
- 2. Fences shall be set back at least three feet from the alley (pavement) to provide for landscaping to soften the view of the fence.

See Figure 14-19 below for a good example of how landscaping can enhance the design of an alley.

- 3. Garages shall feature building mounted lighting to provide illumination of alleys for safety.



*Figure 14-19. A good example of landscaping along an alley.  
Also notice the small lights mounted on each garage.*

Section 6. Section 14.23.073 of the Lacey Municipal Code is hereby amended to read as follows:

**14.23.073 Design Criteria For Duplexes And Triplexes In Low Density Zones Or Areas Predominantly Built Out With Single Family Detached Structures.** To locate duplex and triplex units in single family low density zones or areas developed with single family structures will be controversial because of perceptions that rental units could potentially devalue traditional single family units. One way to allay these perceptions is to provide duplex and triplex units that blend in with the environment. This can enrich the architectural standards and appearance of the surrounding subdivision or neighborhood. To do this, special guidelines are needed to promote outstanding design and quality of such units.

**A. Similarity to single family detached structures.** To accomplish this, duplex and triplex units in low density residential areas shall comply with the design criteria for detached single family dwellings in Section 14.23.072 of Lacey Municipal Code unless otherwise noted below. ~~be designed to be similar in appearance to single family detached structures. This can be satisfied by several techniques, including:~~

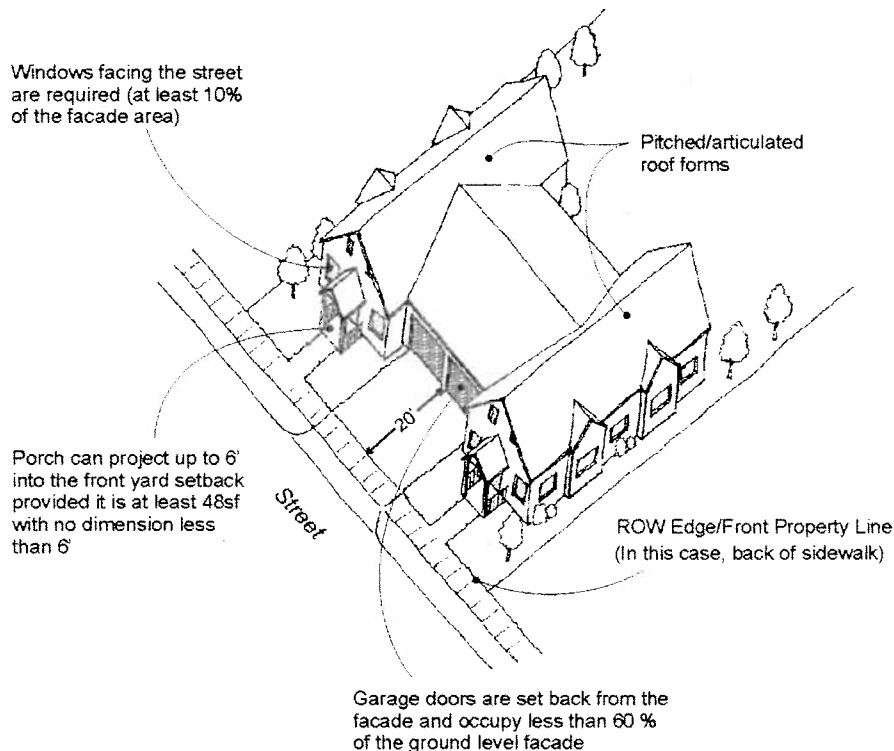


Figure 14-20. Duplex design standards.

**B. Supplemental design criteria.** Where there is a conflict with the detached single family design criteria set forth in Section 14.23.072 of Lacey Municipal Code, the design criteria herein shall apply.

1. Entry design:-
  - a. Use either a single entry providing access to multiple units with appearance of a single entry to a single family house or separate distinct covered entries;
  - b. For duplexes located on street corners, entries shall be provided on different sides of the structure so only one entry is visible from any one street.
- ~~2. Location on corner lots. Design duplex or triplex units on corner lots so that each entry can be perceived as a single family unit from either street.~~
- ~~23. Location of garages. Garages for each of the units shall be separated from one another by living units of one or more of the units, except where designed with adjacent single or tandem garages. No more than two single or tandem garages may be placed in a row. Placement of garages behind the structure or on different sides of the structure so only one garage to one unit is seen from any one street.~~
3. Architectural variety. When reviewing developments with multiple adjacent duplexes, each duplex structure shall be reviewed as an individual home or building in terms of compliance with Sub-Section 14.23.072(J) of the Lacey Municipal Code.

~~B. Use of Quality Materials. Units shall utilize horizontal lap siding around all sides of the structure. In no case shall rated panel siding be permitted.~~

**C. Design option:** Duplexes and triplexes can either be designed to look like one single family house (containing one distinct entry) or designed to look like two or three distinct dwelling units (each with their own individual covered entry). Both design options shall utilize complementary design elements as described in paragraph D below.

**D. Complementary Design.** Units shall have a design that provides significant architectural interest and is complementary to single family units in the subdivision. A number of techniques can be used to achieve architectural interest:

1. roof breaks, use of dormers, masonry chimneys;
2. modulation of facades and fenestration;
3. use of balconies, decks and porches;
- ~~4. garages that are located at the front of a duplex or triplex shall be recessed within the structure. Garages can also be located along the alley as well. Carports cannot be an acceptable alternative. Decorative arbors or other architectural features around the garage entry should be considered.~~

**ED. Landscaping.** Utilize landscaping that complements the architecture of the unit. Underground automatic sprinkler systems shall be provided.

~~E. Meet other design standards for multifamily projects including colors and materials, provision of natural features, pedestrian access and lighting standards; see Section 14.23.080 below.~~

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

14.23.076, to read as follows:

**14.23.076 Design Criteria For Townhouses.** The following criteria will be utilized by staff in review of a project's design. Additional design strategies may be considered if they meet the intent of this section to provide for an attractive development that is complementary to the existing neighborhood and addresses functional components of design in the context of the needs of future residents and surrounding neighbors. Townhouses are also subject to the multi-family design criteria in Section 14.23.080. Where there is a conflict between the townhouse criteria in this section and other design criteria in Section 14.23.080, the townhouse design criteria herein shall apply.

**A. Intent.**

1. To ensure that townhouse developments enhance the character of the street.
2. To reduce the impact of garages and driveways on the pedestrian environment.
3. To reduce the apparent bulk and scale of townhouse buildings.

4. To promote architectural variety that adds visual interest to the neighborhood.
5. To promote infill development compatible and complementary to the surrounding neighborhood.
6. To promote attractive, safe and functional design that addresses the needs of future residents and is properly integrated into the surrounding neighborhood environment.



*Figure 14-21. Desirable townhouse example. Units front on the street. Garages are off the alley.*

- B. Street access.** Townhouses fronting a street must all have individual ground-related entries accessible from the street. Configurations where enclosed rear yards back up to a street are prohibited. The director may allow exceptions to these rules depending on the nature of the site and where design treatments have been included to enhance the character of the street. Such departure must meet the intent of the guidelines and goals and objectives of the Comprehensive Plan in terms of desired character of the area and pedestrian access.
- C. Pedestrian entries.** New developments must emphasize individual pedestrian entrances over private garages to the extent possible by using both of the following measures:
1. Enhance entries with a trellis, small porch, or other architectural feature that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.
  2. Provide a planted area in front of each pedestrian entry of at least twenty square feet in area, with no dimension less than four feet. Provide a combination of shrubs or groundcover and a street tree. (Refer to City arborist or street tree list, if available.)
- D. Garage configuration.** For any townhouse configuration where the primary pedestrian access is off the same facade as vehicular access, developments shall incorporate single-width parking configurations for at least fifty percent of the units. This will minimize the impact of garage doors on the pedestrian environment. The

director may grant departures to this provision provided design treatments effectively minimize the impacts of garage doors on the pedestrian environment.



*Figure 14-22. Good and bad examples of garage/entry configurations. The left example features a landscaped area and a trellis to highlight the entry. In the middle image, the balconies and landscaped areas de-emphasize the garage. In the right image, the lack of landscaping is a glaring omission.*

**E. Driveways on private internal streets.** Where townhouse units are served by private internal streets, developments are encouraged to limit the depth of driveways between the streets and the garage wall to de-emphasize vehicular access. Driveway depths of five to ten feet are appropriate to allow the maneuverability and provide space to include the required landscaping and entry elements for each unit. The shallow width also discourages residents from parking cars in their driveways. By default, this encourages residents to keep their vehicles in their garage. Additional surface parking spots should be scattered around the development to provide space for guests.



*Figure 14-23. A good example of a landscaped alley.*

**F. Building articulation.** Townhouse buildings shall be articulated to emphasize individual units. Thus, if individual units are fifteen feet wide, the building shall include at least three articulation features per Guideline 14.23.080(D)2 for all facades facing a street, common open space, and common parking areas at intervals no greater than fifteen feet.

**G. Repetition with variety.** Townhouse developments shall employ two or more of the following “repetition with variety” guidelines:

1. Reversing the elevation of two out of four dwellings for townhouses.
2. Providing different building elevations for external townhouse units (versus internal units) by changing the roofline, *articulation*, windows, and/or building *modulation* patterns.
3. Adding a different dwelling design or different scale of the same design, where a one-story version of the basic dwelling design where two stories are typical (or a two story design where three stories are typical).
4. Other design treatments that add variety or provide special visual interest. While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual interest, color changes alone are not sufficient to meet the intent of the criteria.



*Figure 14-24. Repetition with variety concepts for townhouses.*

Section 8. Section 14.23.080 of the Lacey Municipal Code is hereby repealed.

Section 9. There is hereby added to the Lacey Municipal Code a new Section,

14.23.080, to read as follows:

**14.23.080 Design Criteria For Multi-Family Projects, Condominiums And Townhouses.** The following criteria will be utilized by staff in review of a project’s

design. Additional design strategies may be considered if they meet the intent of this section to provide for an attractive development that is complementary to the existing neighborhood and addresses functional components of design in the context of the needs of future residents and surrounding neighbors.

**A. Site design and parking.**

1. Intent.
  - a. To create safe and vital streets by encouraging development to enhance the street environment.
  - b. To create new development that contributes to natural surveillance and provides for the personal safety of residents.
  - c. To ensure that new development reinforces the existing or desired spatial characteristics of the neighborhood.
  - d. To promote infill development compatible and complementary to the surrounding neighborhood.
  - e. To promote attractive, safe and functional design that addresses the needs of future residents and is properly integrated into the surrounding neighborhood environment.
2. Building location and orientation. All residential buildings must be oriented towards streets, interior private roadways, or common open space and not parking lots or adjacent properties. Specifically:
  - a. Pedestrian building entrances shall face the street and be clearly visible from the street.
  - b. Building entries that face onto a common open space that is oriented towards the street are acceptable.
  - c. Buildings shall also provide windows that face the street to provide “eyes on the street” for safety. See Guideline 14.23.080(E)3 for specific requirements.



*Figure 14-25. These townhouses front on an arterial; parking is provided in back off an alley.*



- d. Avoid locating parking spaces directly in front of the building entrance or in such a way as to interfere with visibility and access.
  - e. Provide diversity in the layout of multi-building developments. For example, avoid linear arrangement and utilize offset building footprints.
3. Surface parking location. Parking lots shall be located to the side or rear of buildings. Parking lots may not be located adjacent to street corners.

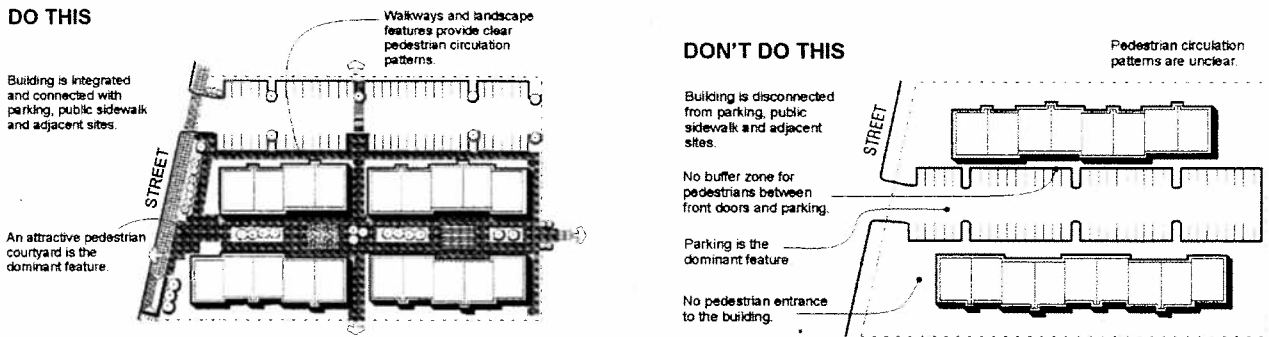
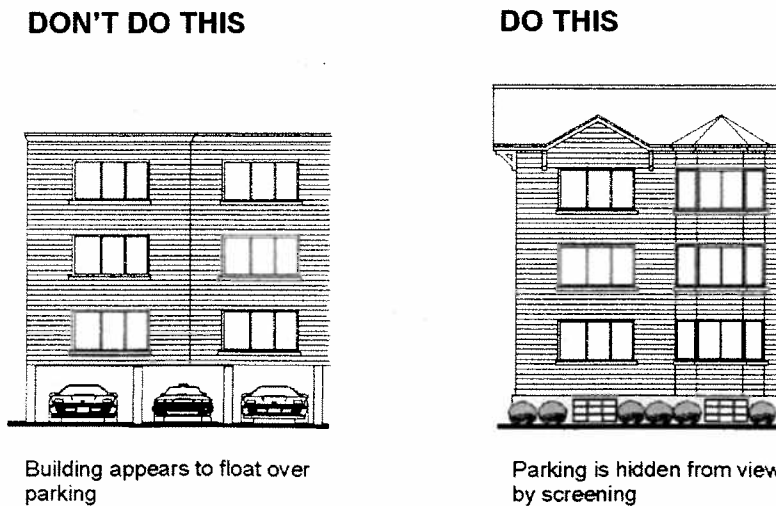


Figure 14-26. Good and bad multi-family development configuration examples.

4. Parking garages.

- a. Parking garage entries. Parking garage entries (both individual private and shared parking garages) must not dominate the streetscape. They should be designed and sited to complement, not subordinate, the pedestrian entry. This applies to both public garages and any individual private garages, whether they front on a street or private interior access road.
- b. Common parking garage design guidelines. Buildings containing above-grade structured parking shall screen such parking areas with landscaped berms or incorporate contextual architectural elements that complement adjacent buildings or buildings in the area to the satisfaction of the director. Upper level parking garages must use articulation or fenestration treatments that break up the massing of the garage and/or add visual interest.



*Figure 14-27. Bad and good examples of in-structure parking.*

**B. Vehicular access and connectivity.**

1. Intent.
  - a. To provide for visual continuity of the street.
  - b. To minimize conflicts with pedestrian access to the buildings on site.
2. Minimize the number of vehicular access points by sharing driveways and linking parking lots between adjacent uses.
3. Parking spaces (on-site) should be separated from major drives, and the circulation patterns of such drives should be clear.
4. Coordinate circulation drives and staging areas to accommodate routes needed by fire, refuse collection, delivery vehicles, moving vans, etc.
5. 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.
6. 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.
7. Developments are encouraged to consider the needs of individuals with physical limitations in the layout and design of buildings. For example, developments could provide some units available with street level access or other provisions to provide for accessibility.
8. Meet all requirements of Section 14.23.086.

**C. Pedestrian access and amenities.**

1. Intent.
  - a. To orient developments to the pedestrian by making pedestrian access convenient, safe, and inviting.
  - b. To encourage walking.
  - c. To enhance the character of multi-family development.
  - d. To minimize impacts to residents' privacy.
  - e. To provide accessible, safe, convenient, and usable on-site open space for the enjoyment of residents of the development.
  - f. To create open spaces that enhance the residential setting.
2. Internal paths and circulation. An on-site pedestrian circulation system meeting the following standards shall be provided:

- a. Pathways between dwelling units and the street are required. Such pathways between the street and buildings fronting on the street should be in a straight line. Exceptions may be allowed by the director where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space.



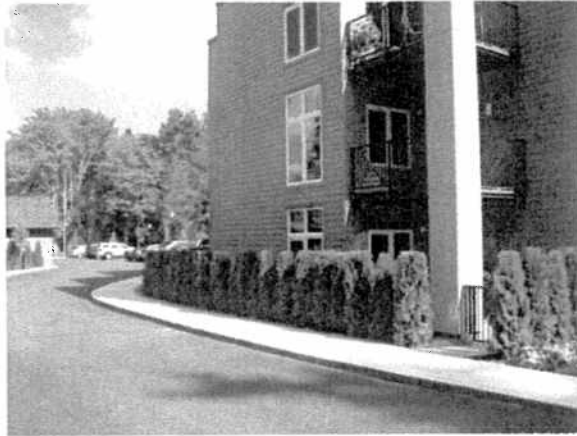
*Figure 14-28. Direct pathways between the street and dwelling units are required.*

- b. The pedestrian circulation system shall connect all main entrances on the site. For townhouses or other residential units fronting on the street, the sidewalk may be used to meet this standard. For multiple-family developments, pedestrian connections to other areas of the site, such as parking areas, recreational areas, common outdoor areas, and any pedestrian amenities shall be required, where applicable.
- c. Elevated external stairways or walkways which provide pedestrian access to dwelling units located above the ground floor are prohibited. The director may allow exceptions for external stairways or walkways located in, or facing interior courtyard areas provided they do not compromise visual access from dwelling units into the courtyard.



*Figure 14-29. Elevated external walkways such as this are not allowed.*

- d. Appropriate screening or buffering to create a physical separation between pedestrians and vehicle access areas and the windows of residential units shall be provided. Acceptable treatments include:
  - (1) Landscaped beds that separate the pathway from the building façade featuring windows; and/or



*Figure 14-30. A planting bed separates the path and driveway from a dwelling unit.*

- (2) Site windows to maximize privacy while allowing for surveillance from dwelling unit. For example, where ground floor units are raised three or more feet above the level of a walkway, pedestrians have limited views into dwelling units.
  - e. Pedestrian walkways should be defined by Type II or Type III Landscaping (as defined in Section 16.80.050) for a combination of overstory and understory vegetation.
  - f. Provide signage to identify pedestrian/bicycle routes according to the department of public works development guidelines.
  - g. Minimize grades on site to allow ease of access for pedestrians and persons with disabilities.
  - h. Meet all requirements of Section 14.23.086.
3. Materials standards for pathways.
- a. The pedestrian circulation system must be hard-surfaced and at least five feet wide. Segments of the circulation system that provide access to no more than four residential units may be three feet wide.
  - b. Except as allowed in subparagraph c, below, the pedestrian circulation system shall be clearly defined and designed so as to be separated from driveways and parking/loading areas through the use of raised curbs, elevation changes, bollards, landscaping, different paving materials, and/or other similar method. Striping does not meet this requirement. If a raised path is used it must be at least four inches high and the ends of the raised portions must be equipped

with curb ramps. Bollard spacing must be no further apart than five feet on center.

- c. The pedestrian circulation system may be within an auto travel lane if the auto travel lane provides access to sixteen or fewer parking spaces and the entire auto travel lane is surfaced with paving blocks, bricks, or other special paving as approved by the director. Trees and other landscaping elements shall be integrated into the design of a shared auto/pedestrian court.

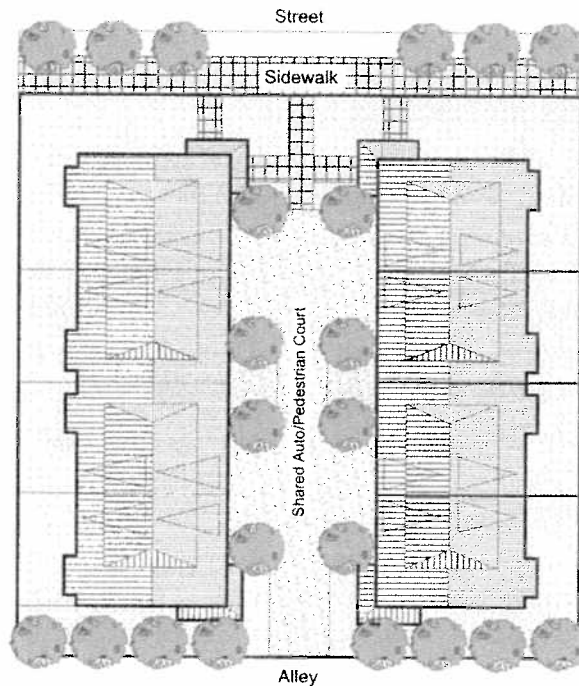


Figure 14-31. Shared auto/pedestrian access court example. These townhouses include tandem garages that open onto the shared auto/ pedestrian access court.

4. Bicycle racks. Bicycle racks shall be located near recreational facilities and apartment buildings. Bicycle racks shall be screened by a Type II Landscaping (as defined in Section 16.80.050) for a combination of overstory and understory vegetation.
5. Covered entrance. The main public entrances of all multi-family buildings must provide weather protection with at least thirty-six square feet of weather cover and a minimum depth of six feet. Exception: The weather protection feature for the primary entries of individual ground-level residential units may be reduced to a minimum depth of four feet and twelve square feet in area.
6. Common Open Space. Multi-family uses must provide at least 20% of the gross site area for common open space purposes. The following special requirements shall be considered to qualify for various types of allowable open spaces:
  - a. Publicly accessible open space consistent with the requirements of Chapter 15.12.120 may be used to meet one hundred percent of the required open space.

- b. Common open space designed primarily for use by residents of the development may be used to meet up to fifty percent of the open space requirement. While this is not intended to encourage gated or closed off open spaces, it can include internalized open spaces that may not be visible from a street. This can include landscaped courtyards or decks, front porches, internal gardens with pathways, children's play areas, or other internal multi-purpose recreational and/or green spaces. Special requirements and recommendations for common open spaces include the following:
- (1) Required setback areas shall not count towards the open space requirement, except for spaces that meet the dimensional and design requirements and guidelines herein.
  - (2) Space shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than fifteen feet in width (except for front porches). Alternative configurations may be considered by the director where the applicant can successfully demonstrate that the common open space meets the intent of the standards.
  - (3) Spaces (particularly children's play areas) shall be visible from dwelling units and positioned near pedestrian activity.
  - (4) Spaces shall feature paths, landscaping, seating, and lighting. Other amenities that make the area more functional and enjoyable are encouraged.
  - (5) Individual entries shall be provided onto common open space from adjacent ground floor residential units, where applicable. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven the space.
  - (6) Common open space shall be separated from ground floor windows, streets, service areas and parking lots with landscaping, low-level fencing, and/or other treatments as approved by the director that enhance safety and privacy (both for common open space and dwelling units).
  - (7) Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.
  - (8) Stairways, stair landings, above grade walkways, balconies and decks shall not encroach into the common open space. An atrium roof covering may be built over a courtyard to provide weather protection provided it does not obstruct natural light inside the courtyard. Front porches are an exception.
  - (9) Front porches qualify as common open space provided:
    - No dimension is less than eight feet.
    - "Cave" porches are not included in calculations for common open space.
    - "Cave" porches are porches that are entirely inset into the building.
    - Porches set into the corner of a building are an exception.

- c. Natural areas: Retention of existing natural areas with mature trees may count for up to fifty percent of the required common open space provided the subject area is located outside of the minimum required setback and buildings are configured to use the natural area as an amenity. For example, private patios or a trail bordering the natural area would meet this objective.



*Figure 14-32. Common open space examples.*

7. Private Open Space. In addition to the common open space requirements noted in paragraph 6 above, multi-family uses must provide at least forty eight square feet of private open space per dwelling unit. This may include private balconies, porches, decks, or patios. Semi private open space concepts, designed to service specific blocks of units, or portions of a complex (where such space is not included in the calculations for the required common open space), may qualify for up to 50% of the private open space requirement.



*Figure 14-33. Balconies provide usable open space for residents.*

#### **D. Architectural character and scale.**

1. Intent.

- a. To promote development that is 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.
  - b. To reduce the apparent bulk and scale of large buildings.
  - c. To enhance the pedestrian environment.
  - d. To promote architectural variety that adds visual interest to the neighborhood.
2. Articulation. All residential buildings and residential portions of mixed-use buildings shall include at least three of the following articulation features at intervals of no more than thirty feet along all facades facing a street, internal access road, and common open space:
- a. Repeating distinctive window patterns at intervals no more than thirty feet.
  - b. Vertical building modulation. Minimum depth and width of modulation is eighteen inches and four feet (respectively) if tied to a change in color or building material and/or roofline modulation as defined below. Otherwise, minimum depth of modulation is ten feet and minimum width for each modulation is fifteen feet. Balconies may not be used to meet modulation option unless they are recessed or projected from the façade and integrated with the building’s architecture as determined by the director. For example, “cave” balconies or balconies that appear to be “tacked on” to the façade will not qualify for this option.
  - c. Horizontal modulation (upper level step-backs). To qualify for this measure, the minimum horizontal modulation shall be five feet.
  - d. Articulation of the building’s top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.
  - e. Change of roofline. To qualify for this measure, the maximum length of any continuous roofline shall be thirty feet and comply with the treatments below:
    - (1) For flat roofs or facades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or one-tenth of the wall height (finish grade to top of wall).
    - (2) For gable, hipped, or shed roofs - a minimum slope of five feet vertical to twelve feet horizontal.
    - (3) Other roof forms consistent with the design standards herein may satisfy this standard if the individual segments of the roof with no change in slope or discontinuity are no more than thirty feet in width (measured horizontally).
  - f. Change in building material or siding style (perhaps coordinated with horizontal building modulation and a change in color).
  - g. Alternative methods as approved by the director that effectively reduce the perceived bulk and scale of the buildings and add visual interest. For



example, buildings using high quality materials such as brick and special façade detailing may not need much modulation to provide visual interest.



Figure 14-34. Articulate building facades at no more than 30-foot intervals.



Figure 14-35. This multi-family building uses a combination of horizontal and vertical modulation, roofline modulation, distinctive window patterns, and clear articulation of the building's top, middle, and bottom to help reduce its perceived architectural scale and add visual interest.

3. Façades of large buildings. Buildings visible from the street must use design techniques to break up long continuous building walls, reduce the architectural scale of the building, and add visual interest. Specifically, any building facade longer than one hundred twenty feet in width must employ design techniques to limit the length of individual facades. To meet this requirement, buildings must utilize a combination of vertical and/or horizontal building modulation with a change in building materials or finishes, a clear change in building articulation and/or fenestration technique sufficient to meet the intent of the standards as determined by the director.

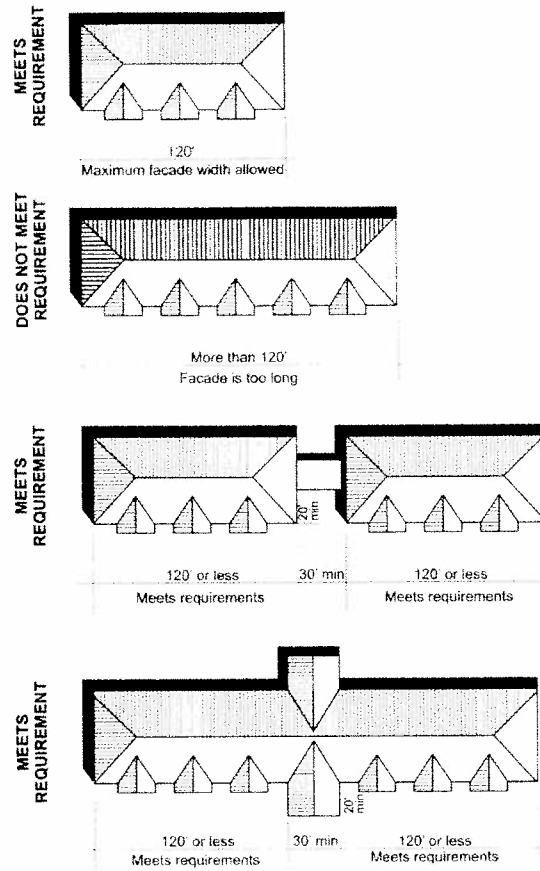


Figure 14-36. Maximum facade width guidelines.

4. Diversity of building types. Multi-building developments shall employ techniques to provide architectural variety. This may include alternating building materials, roofline treatments, building heights, building modulation, entry design, window treatment, color, and/or other architectural treatments. The director may require changes to the facades, when necessary, to meet the intent of the standards.



*Figure 14-37. Multi-building developments like this need greater facade variation to avoid looking like drab housing projects. At a minimum, a greater variety of contrasting colors would help here.*

5. Roofline standards. Single-purpose residential buildings must provide a pitched roof with a minimum roof pitch of five feet vertical to twelve feet horizontal. Alternative roof designs will be considered, provided design elements are included to help the building and its roofline fit into the site's context.



*Figure 14-38. Pitched roof forms with a minimum slope of 5:12 are preferred.*

6. Raised ground floor. Developments are encouraged to raise the ground floor of residential buildings at least thirty-six inches above the sidewalk or common parking area to enhance residents' privacy. This is particularly important when dwelling units are within fifteen feet of a sidewalk or common parking area or for buildings in established neighborhoods that have an established pattern with raised dwelling units.
7. Street corner buildings. Buildings located at street corners are encouraged to utilize prominent building elements to emphasize these highly visible locations. This could include a corner facing building entry, change in building materials, special roofline feature, or rounded or octagonal building shape at the corner.

#### **E. Building details, materials, and color.**

1. Intent.
  - a. To encourage the incorporation of design details that are attractive at a pedestrian scale into building facades.
  - b. To promote the use of durable materials that are appropriate for residential use and that reduce long-term maintenance costs and depreciation.
  - c. To utilize colors that complement those of nearby established neighborhoods and reduce the perceived scale of the building,
2. Details toolbox. All multi-family buildings shall be enhanced with appropriate details. Each of the types of details listed below are worth one point unless otherwise noted. Multi-family buildings must achieve the equivalent of four points worth of architectural details. Chosen details must be compatible with the

chosen architectural style. All new residential buildings shall include at least two of the following elements on their facades:

- a. Decorative porch design with distinct design and use of materials.
  - b. Decorative treatment of windows and doors, such as decorative molding/ framing details around all ground floor windows and doors, bay windows, decorative glazing, or door designs, and/or unique window designs.
  - c. Landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries.
  - d. Decorative light fixtures with a diffuse visible light source, such as a globe or “acorn” that is non-glaring or a decorative shade or mounting for each building entry on the facade.
  - e. Brick or stonework covering more than ten percent of the facade (two points).
  - f. Decorative building materials that add visual interest, including:
    - (1) Individualized patterns or continuous wood details.
    - (2) Decorative moldings, brackets, wave trim or lattice work.
    - (3) Decorative brick or stonework (may be in addition to the brick or stonework credits noted above if they are arranged in a decorative manner that add visual interest to the façade).
    - (4) Other materials with decorative or textural qualities as approved by the director. The applicant must submit architectural drawings and material samples for approval.
  - g. Decorative roofline design, including multiple gables and/or dormers or other design that adds distinct visual interest, including decorative railings, grill work, or terraced landscape beds integrated along the façade of the building.
  - h. Decorative balcony design, such as distinctive railings.
  - i. Decorative paint schemes.
  - j. Other detailing work that adds visual interest to the building as approved by the director.
3. Windows.
- a. Transparent windows or doors facing the street are required. To meet this requirement, at least fifteen percent of the façade must be transparent. The façade is measured from the base of the building to the start of the roofline and any other vertical walls facing the street, except for gabled portions of the façade not containing livable floor area (see Figure 14-10 for clarification). Garages facing the street shall count as part of the façade.
  - b. Windows facing the street should indicate floor levels and should not occur between floors. Exceptions may be granted for stairwells.

- c. Building facades shall employ techniques to recess or project individual windows above the ground floor at least two inches from the façade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered by the director where buildings employ other distinctive window or façade treatment that adds visual interest to the building.



*Figure 14-39. This building uses brick for more than ten percent of the facade, a decorative mix of materials and colors, decorative entries, and decorative windows to add visual interest.*



*Figure 14-40. Acceptable and unacceptable window treatments.*

4. Exterior materials:
- Traditional materials consistent with local and regional architectural styles are encouraged (horizontal wood siding and brick).
  - Stucco and other troweled finishes should be trimmed in masonry or wood.
  - Mirrored glass and exposed concrete block (except for foundation/crawl space walls where not visible from the street) are not in keeping with the desired character of Lacey and are prohibited.
  - T-111 siding and other plywood types of siding (board and batten is an exception) shall not be used.
5. Colors.

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

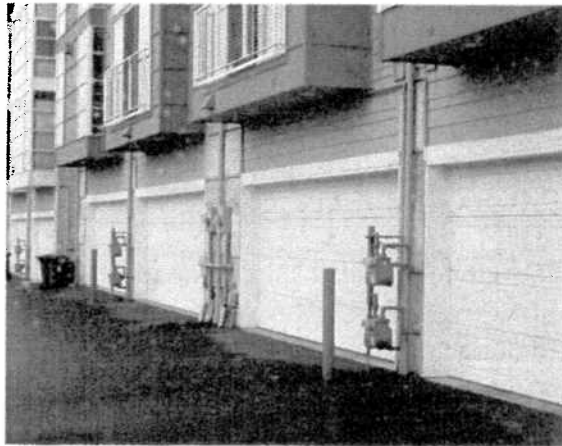
**F. Service elements and outdoor storage.**

1. Intent. To minimize impacts of service and storage elements on the pedestrian environment and adjacent uses.
2. All multi-family developments shall provide a designated spot for service elements (refuse and disposal). Such elements shall meet the following requirements:
  - a. Service elements shall be sited off of the alley, where available. Where there is no alley, service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas.
  - b. Service elements shall be sited and designed to provide sufficient visibility to prevent hiding places for unwanted persons.
  - c. The designated spot for service elements shall be paved.
  - d. Appropriate enclosure of the service elements shall be required, as determined by the director. Requirements and considerations:
    - (1) The design of any detached service enclosure shall be compatible with the design of the primary structure or structures on the site. This could include similar building materials and/or detailing. The six-foot fence may be constructed of concrete block, brick, or wood. Coordination with the current franchise hauler is required. The sides and rear of the enclosure must be screened by Type I Landscaping(as defined in Section 16.80.050).
    - (2) Enclosures are particularly important for corner lots, where that portion of the alley is more visible from the adjacent street.
    - (3) Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment.
    - (4) Preferably, service enclosures are integrated into the building itself.



*Figure 14-41. A well-designed service enclosure designed compatible with the multi-family buildings.*

3. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.



*Figure 14-42. Exposed utility meters like this will not be allowed.*



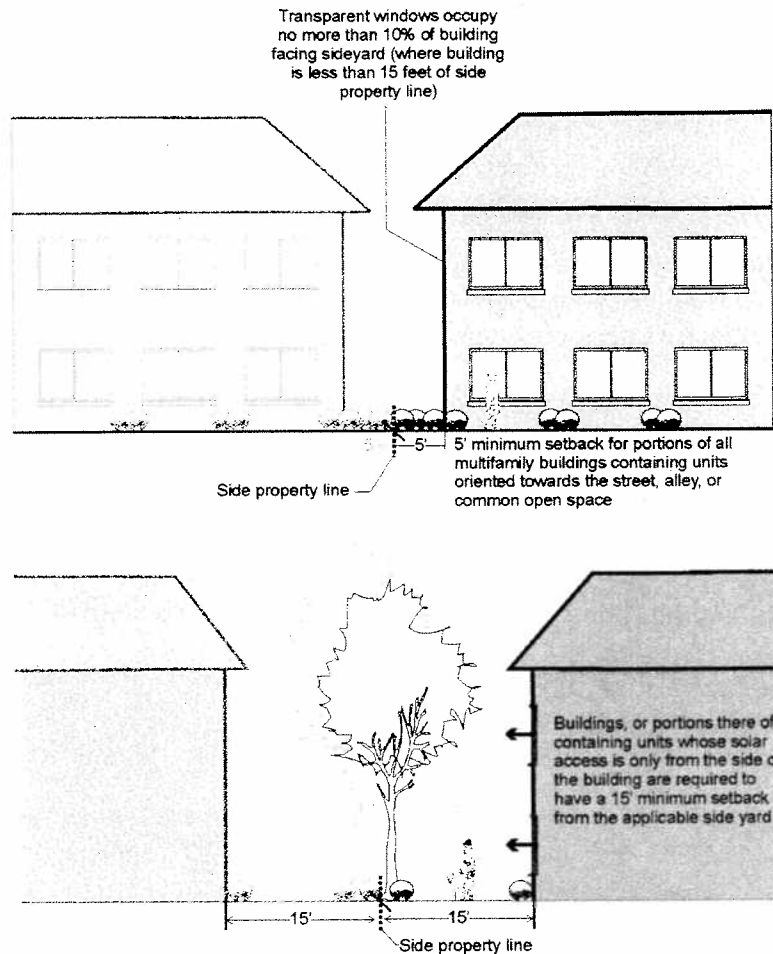
*Figure 14-43. Landscaping helps to minimize the negative visual impacts of utility meters.*

4. Rooftop mechanical equipment. All rooftop mechanical equipment shall be organized, proportioned, detailed, landscaped (with decks or terraces) and/or colored to be an integral element of the building.
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. The six-foot fence may be constructed of concrete block, brick, or wood.

#### **G. Privacy and relationship to adjacent sites.**

1. Intent.
  - a. To enhance privacy between dwelling units.
  - b. To minimize impacts between multi-family developments and established single-family areas.
2. Privacy and relationship to adjacent sites. Adequate solar access and privacy for multi-family dwelling units shall be provided along the side yard. Specific standards and guidelines:
  - a. Buildings or portions thereof containing dwelling units whose solar access is only from the side of the building (facing towards the side property line) shall be set back from the property line at least fifteen feet.
  - b. Transparent windows shall occupy no more than ten percent of any facade within fifteen feet of the side property line.
  - c. Balconies or rooftop decks within fifteen horizontal feet of a side property line must utilize opaque guard rails to minimize privacy impacts to adjacent properties.





*Figure 14-44. Side yard setback standards for multi-family buildings depend on their dwelling units' solar orientation.*

3. Developments adjacent to single-family areas.

- a. 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:
  - (1) Clustering.
  - (2) Height.
  - (3) Landscaping, berms and fences.
  - (4) Setbacks.
  - (5) Number of units in a building.
  - (6) 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.

- (7) Landscaped buffers as required under Chapter 16.20 of the Lacey zoning code.
  - b. The proposed development shall be designed to complement or improve the aesthetic character of the neighborhood.
  - c. 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. The design shall incorporate crime prevention through environmental design (CPTED) techniques.
  5. Side and rear yard buffer requirements between multi-family and non-residential developments. Developments shall incorporate one or more of the following design options:
    - a. Provide Type I Landscaping (as defined in Section 16.80.050) at least ten feet deep along side and/or rear property lines where a strong visual buffer to the adjacent use is desired. A screen fence up to six feet tall may be used in conjunction with the landscaping.
    - b. Provide Type II or III Landscaping (as defined in Section 16.80.050) at least ten feet deep along side and rear property lines where a visual separation of uses is desired. The width of the planting strip may be reduced to five feet if used in conjunction with a screen fence approximately six feet tall.
    - c. Other treatments that meet the intent of the criteria as approved by the director. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Some options include:
      - (1) Shared pathway along or adjacent to the property line with landscaping. This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of space. This treatment requires a recorded agreement with applicable adjacent property owner(s).
      - (2) Tall privacy fence or hedge (up to 6 feet tall).
      - (3) Low screen fence or hedge (up to 3 feet tall). This may be a more attractive option where a taller fence might provide negative visual impacts.

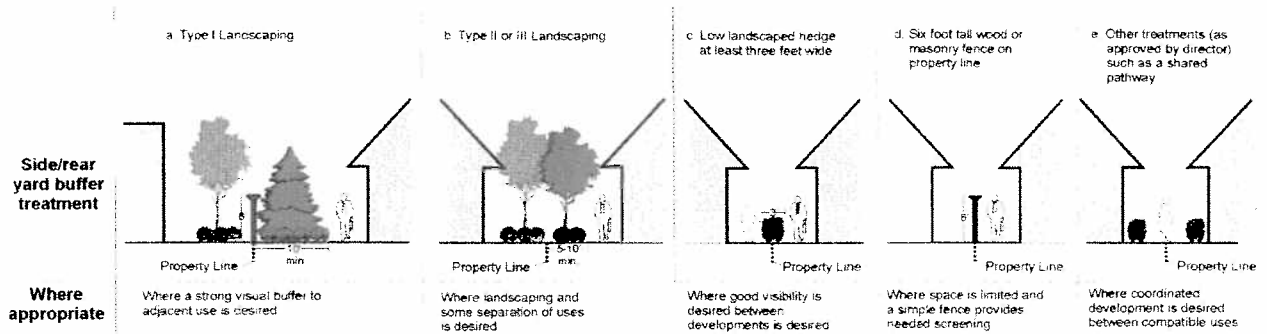
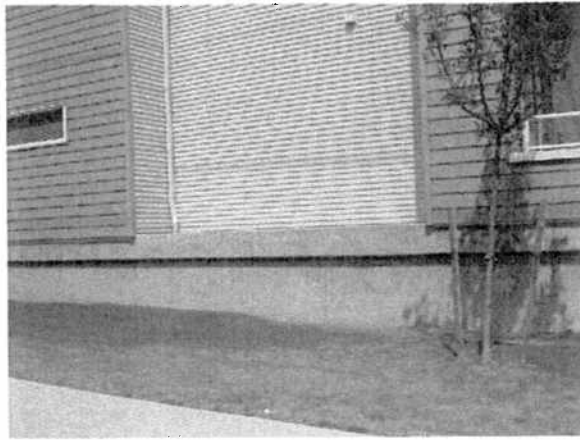


Figure 14-45. Side and rear yard design treatment options between multi-family/non-residential developments.

## H. Landscaping and natural features.

1. Intent.
  - a. To provide for visual linkages between the proposed development and the existing neighborhood or natural environment.
  - b. To encourage development that respects natural features of the land.
2. Landscaping shall meet the requirements of the city Zoning Code Chapter 16.80 and the City's Urban Beautification Plan.
3. Trees shall be preserved in accordance with Chapter 14.32 (Tree Protection and Preservation Ordinance) of the Lacey Municipal Code.
4. Existing topographic patterns shall be preserved and enhanced. This shall ensure that indiscriminate grading and vegetation removal does not occur.
5. Any wetlands and associated buffers shall be saved in accordance with the Wetland Protection Ordinance Chapter 14.28.
6. 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.
7. Foundation planting. All street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:
  - a. The landscaped area must be at least three feet wide.
  - b. There must be at least one three-gallon shrub for every three lineal feet of foundation.
  - c. Ground cover plants must fully cover the remainder of the landscaped area.



*Figure 14-46. Exposed foundations like this should be landscaped with shrubs and other plantings for screening.*

8. Parking lot landscaping buffer. Surface parking lots adjacent to the street shall feature a ten-foot minimum landscape buffer with Type III Landscaping (as defined in Section 16.80.050). Exceptions:
  - a. Preservation of existing native or desirable vegetation is preferred, where applicable.
  - b. The planting strip may be reduced to five feet if a decorative masonry wall (approximately three feet in height) is incorporated with the landscaping bed (preferably behind the landscaping).
  - c. Other landscaping types will be considered by the director provided they meet the intent of the criteria.

#### **I. Site Lighting.**

1. Intent. To integrate lighting into the overall design of a multi-family project.
2. Lighting shall be required for entryways, parking lots, carports, swimming pools, play areas, and along pedestrian pathways. The on-site pedestrian circulation system must be lighted to a level where pedestrians can identify faces from a reasonable distance.
3. Lighting shall be activated by photo electric cells or timer.
4. Directional signage should be lit by either internal or external illumination.
5. Lighting fixtures shall complement project design and shall be oriented to avoid direct glare onto adjacent properties while providing adequate safety for pedestrians.

#### **J. Sign Guidelines.**

1. Intent: To incorporate signs that are designed to be complementary to the building design.
2. All signs shall meet the requirements of Chapter 16.75 of the City zoning code.

3. 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).

**K. Fence standards.**

1. Intent: To minimize negative impacts on the pedestrian environment.
2. Fences within the required front yard setback area and between any street and buildings shall not exceed three feet high and be no more than seventy percent solid to maintain views into the street for security. Exception: Fences up to six feet in height may be permitted no closer than ten feet from the sidewalk, provided they allow pedestrian visibility into the site and are complemented with landscaping features.
3. Fences taller than three feet six inches and visible from a street shall be screened with Type I, II, or III Landscaping (as defined in Section 16.80.050) to mitigate the visual impact of a wall on the street.
4. Chain link fences are prohibited.

Section 10. Section 15.12.080 of the Lacey Municipal Code is hereby repealed.

Section 11. There is hereby added to the Lacey Municipal Code a new Section,

15.12.080, to read as follows:

**15.12.080 Lots.**

- A. Lot size, width, shape and orientation shall be appropriate for the location and contemplated use of the subdivision. Each lot shall contain a satisfactory building site and shall conform to requirements of the Zoning Code and Comprehensive Land Use Plan.
- B. Consideration should be given to orientation of lots that takes advantage of solar access.
- C. Each lot shall be provided with satisfactory access by means of a public street or by some other legally sufficient right-of-access which is permanent and inseparable from the lot served.
- D. Side lot lines shall be substantially at right angles or radial to street lines unless other factors considered in item G below suggest a different configuration has advantages.

- E. Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. For such lots, there shall be a reserve strip designated alongside the lot lines abutting such a traffic arterial to which there shall be no right-of-access.
- F. Modulation of front yard setbacks. To avoid long monotonous rows of homes, particularly where street grids are used, land divisions may integrate setback offsets. Setbacks may be adjusted on the plat sufficient to create desired design opportunities. At the request of the developer front yard setbacks may be increased on some lots and reduced on other lots, by up to thirty percent. In zoning districts where the minimum front yard setback is only ten feet, the front yard setbacks for those particular lots may be reduced up to thirty percent (down to seven feet, for example), but no porch projections into the front yard setback are permitted on such lots (preventing the scenario where porches could be within one foot of the sidewalk). Figures 15-1 to 15-2 below provide good and bad examples of front yard setback modulation.

Other setback options can be considered by the Director at the subdivision stage if requested by the developer to promote better design. Alternative setback concepts should create opportunities for such things as a more interesting streetscape, more privacy for lots, or be necessary to maximize solar orientation or other desired design outcomes that require flexibility from standard setbacks.



*Figure 15-1. Avoid monotonous configurations like this where identical setbacks are used along grid streets.*

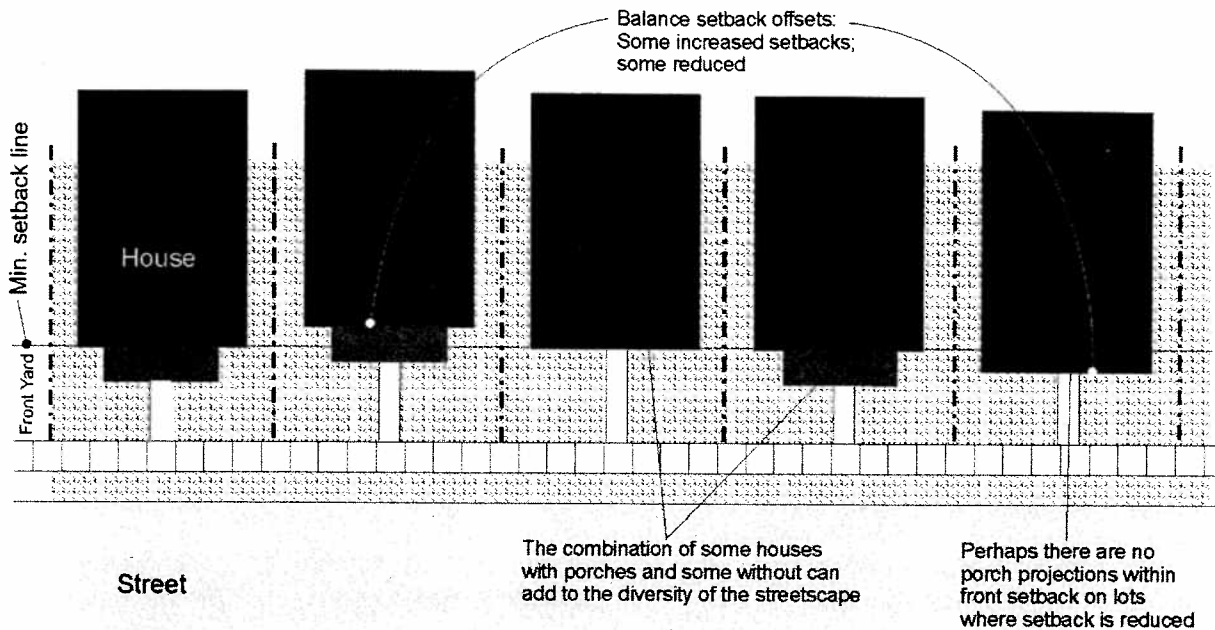


Figure 15-2. An example of front yard setback variation.

- G. Alternative lot configurations. Alternative lot configurations can be considered to maximize design opportunities for land divisions, as identified in Section 14.23.072 of Lacey Municipal Code. Alternatives can consider functional and aesthetic components of design. Functional considerations include efficient access and utilization of open space and natural amenities, opportunities for privacy on individual lots, pedestrian connections, neighborhood focus points, micro climate and solar access opportunities, safety issues and other considerations related to the functionality of the plat serving the physical needs of future residents. Aesthetic issues will include the look and feel of the streetscape and the land division's visual integration with adjacent development.

Section 12. There is hereby added to the Lacey Municipal Code a new Section,

15.12.085, to read as follows:

**15.12.085 Community design.**

- A. Development of neighborhoods. Each new residential project shall be designed to be integrated with the surrounding neighborhood to ensure that it maintains the established character. Subdivisions in city expansion areas should be designed so that individual, separately developed projects work together to create distinct neighborhoods, instead of disjointed or isolated enclaves.
- B. Integration with existing/planned open space. New subdivisions adjacent to planned or existing parks or other public open spaces (e.g., creeks, riparian areas), or the landscaped grounds of schools or other public facilities should maximize visibility and pedestrian access to these areas through street configuration, pathways, and development orientation.

C. Integration with natural amenities. Natural amenities (views, mature trees, creeks, rock outcrops, and other similar features) should be preserved and integrated with the development as an amenity to the maximum extent feasible. Clustering of lots/units and adjusting roadway configuration to integrate these features is encouraged as a means of achieving these goals. Public access and visibility to these natural amenities is encouraged. For example, trails along the perimeter of wetland buffers are an attractive option.

D. Edges and Fences.

1. "Gated communities," and other residential developments designed to appear as continuous walled-off areas, disconnected and isolated from the rest of the community, shall not be permitted. Design shall consider neighborhood focus points and opportunities to promote participation and integration into the surrounding neighborhood and the Lacey community. While walls and fences may be useful for security, sound attenuation and privacy, these objectives can often be met by creative design that controls the height and length of walls, develops breaks and variations in relief, and uses landscaping, along with natural topographical changes, for screening.
2. Encourage residential developments to face arterials (except for principal arterials) instead of backing up to them and walling off the street. Such lots along arterials could be designed with alleys to provide for garage access.
3. For fences along side yards at the end of a block, a three-foot planting strip with shrubs and groundcover is required to help screen the fence and add visual interest. Where more than one house backs up to a public right-of-way, planting strips at least ten feet wide with a combination of trees, shrubs, and groundcover sufficient to screen the fence are required. The required landscaped areas and fence location shall be noted on the plat.

E. Architectural diversity. Subdivisions shall be designed to accommodate a variety of architectural treatments pursuant to Section 14.23.072 of Lacey Municipal Code.

Section 13. Section 15.12.120 of the Lacey Municipal Code is hereby repealed.

Section 14. There is hereby added to the Lacey Municipal Code a new Section,

15.12.120, to read as follows:

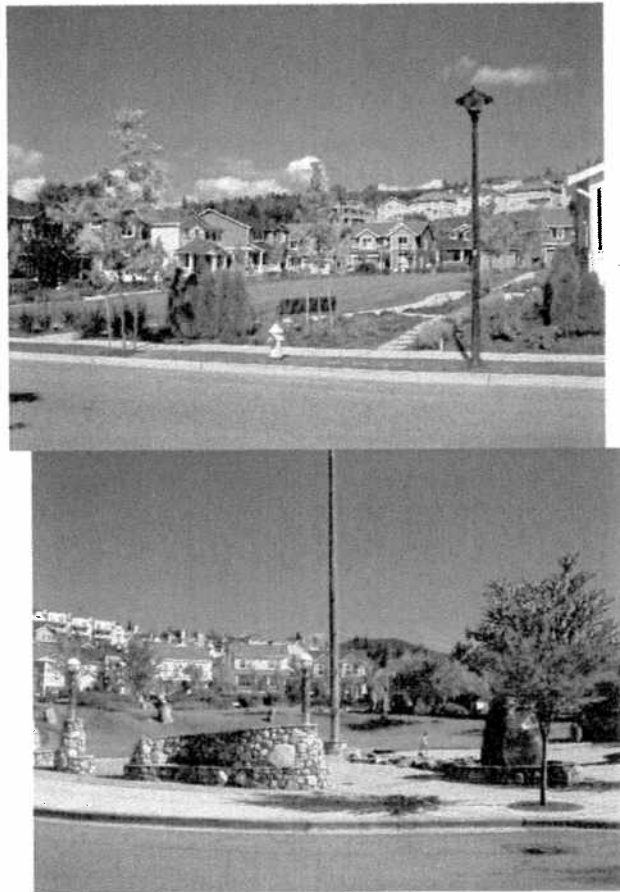
**15.12.120 Open space/park.** The minimum usable open space/park area for commercial/industrial land divisions of ten acres or more and all residential land divisions shall be ten percent of the total site. Such open space shall at a minimum meet the following criteria:

A. Open space design criteria.



1. Convenient, usable and accessible. All open spaces shall be physically and visually accessible from the adjacent street or major internal pedestrian route. Open spaces shall be in locations that the intended user(s) can easily access and use, rather than simply left-over or undevelopable space in locations where very little pedestrian traffic is anticipated. Locations integrated with transit stops, for instance, would be encouraged, as there is likely to be pedestrian traffic in the area.
2. Must be inviting. Inviting open spaces feature amenities and activities that encourage pedestrians to use and explore the space. On a large scale, it could be a combination of active and passive recreational uses. It could include a fountain, sculpture, children's play area, special landscaping element, or even a comfortable place to sit and watch the world go by. In order for people to linger in an open space, it must be comfortable. For instance, a plaza space should receive ample sunlight, particularly at noon, and have design elements that lend the space a "human scale," including landscaping elements, benches and other seating areas, and pedestrian-scaled lighting. No use shall be allowed within the open space that adversely affects the aesthetic appeal or usability of the open space.
3. Must be safe. Safe open spaces incorporate Crime Prevention through Environmental Design (CPTED) principles:
  - a. Natural surveillance – which occurs when parks or plazas are open to view by the public and neighbors. For example, a plaza that features residential units with windows looking down on space means that the space has good "eyes" on the park or plaza.
  - b. Lighting that reflects the intended hours of operation.
  - c. Landscaping and fencing. Avoid configurations that create dangerous hiding spaces and minimize views.
  - d. Entrances should be prominent, well lit, and highly visible from inside and outside of the space.
  - e. Maintenance. Open spaces shall utilize commercial grade materials that will last and require minimal maintenance costs. Walls, where necessary, shall be designed and treated to deter graffiti. Use and maintain landscape materials that reduce maintenance cost and maintain visibility, where desired.
4. Provides for uses/activities that appropriately serve the anticipated residents and users of the development. For example, common open space that serves a variety of functions will attract greater usage. When designing open spaces, project applicants should consider a broad range of age groups, from small children, to teens, parents, and seniors.
5. Additional Criteria:

- a. Consolidation of open space is encouraged to provide maximum access, visibility, usability, minimization of impacts to residential uses, and ease of maintenance.
- b. Existing trees and significant vegetation shall be maintained in open space areas unless an alternate landscaping plan for such areas is required or approved or unless planned active recreational activities would conflict with existing vegetation. In case of conflicts with planned activities, the design should strike a balance, as determined by the city, where it maximizes active recreation opportunities while trying to maintain the most important stands of trees and vegetation.



*Figure 15-3. Examples of open space that are centralized, accessible, inviting, and safe.*

- c. 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.
- 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. The open space shall include amenities such as benches, trails or picnic tables to provide usable relief from buildings and pavement.

- f. Cash or like value of land area and improvements may be donated to the city for open space purposes to fulfill a portion of open space requirements within that specific parks planning area. Acceptance of such donation will be at the discretion of the city and consistent with city policies for the provision of open space.
- g. Up to fifty percent of a development's open space requirement may be satisfied by wetland and/or critical area habitat and required critical 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 15. Section 16.06.352 of the Lacey Municipal Code is hereby repealed.

Section 16. There is hereby added to the Lacey Municipal Code a new Section, 16.06.352, to read as follows:

**16.06.352 Green roof.** "Green roof" means an engineered roofing system that allows for the propagation of rooftop vegetation and the retention of storm water while maintaining the integrity of the underlying roof structure and membrane.

Section 17. There is hereby added to the Lacey Municipal Code a new Section, 16.06.353, to read as follows:

**16.06.353 Hazardous waste.** "Hazardous waste" means all dangerous and extremely hazardous waste as defined in the Revised Code of Washington 70.105.010(15) except radioactive wastes and except for moderate risk waste as set forth in the Revised Code of Washington 70.105.010(17).

Section 18. Section 16.12.020 of the Lacey Municipal Code is hereby amended to read as follows:

**16.12.020 Permitted uses.**

A. Specific types permitted in the low-density residential district:

- 1. Single-family detached structures on individual lots up to four dwelling units per acre dependant upon environmental sensitivity. For unplatted parcels of less than one acre, properties may be divided into the maximum number of lots the minimum lot size will permit pursuant to Section 16.12.035 of the Lacey

Municipal Code. Single-family detached structures are subject to the design criteria established in Section 14.23.072.

2. Housing for people with functional disabilities.

B. Other or related uses permitted:

1. Accessory buildings or structures clearly incidental to the residential use of the lot such as storage of personal property or for the pursuit of avocational interests. All such buildings or structures over sixteen feet in height shall comply with the design requirements of Section 14.23.071 of the Lacey Municipal Code.
2. Agricultural uses not involving retail sales on the premises.
3. Home occupations as provided in Chapter 16.69 of the Lacey Municipal Code.
4. Accessory-dwelling as defined in Section 16.06.055 of the Lacey Municipal Code.
5. Conditional uses as provided in Chapter 16.66 of the Lacey Municipal Code.
6. The keeping of common household animals or pets is permitted provided that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular.
7. Family day care homes as provided in Chapter 16.65 of the Lacey Municipal Code.

Section 19. Section 16.12.035 of the Lacey Municipal Code is hereby amended

to read as follows:

**16.12.035 Density.** Densities of up to four units per acre are permitted dependant upon environmental sensitivity. For unplatted parcels of less than one acre, properties may be divided into the maximum number of lots the minimum lot size will permit. Provided said lot has infrastructure available to it to support the lots being created and provided created lots are not less than the average lot size of adjacent developed lots. Every detached single family dwelling, with the exception of an accessory dwelling meeting the requirements of Section 16.06.055 of the Lacey Municipal Code, shall be located on its own lot. Creation of an individual lot or lots shall meet all requirements of Chapter 15, the Lacey subdivision and short subdivision code of the Lacey Municipal Code. ~~All residential development on an infill lot shall require design review in accordance with Chapter 14.23 of the Lacey Municipal Code. The intent in conducting design review shall be to promote compatibility between the new and existing residential development as infill occurs.~~

Section 20. Section 16.12.050 of the Lacey Municipal Code is hereby repealed.

Section 21. There is hereby added to the Lacey Municipal Code a new Section,

16.12.050, to read as follows:

**16.12.050 Lot area.** The size and shape of lots shall be as follows, provided they adhere to the density requirements:

- A. Minimum lot area, six thousand five hundred square feet where alleys are utilized and seven thousand five hundred square feet where alleys are not provided.
- B. Minimum lot width, sixty feet where alleys are utilized, seventy feet where alleys are not provided. In the case of infill lots, the street frontage shall also be forty feet when alleys are utilized and fifty feet if alleys are not utilized.
- C. Minimum front yard:

Ten feet with ten-foot planter strip between the street and sidewalk when alleys are provided for rear access. Twenty feet with a standard planter strip when alleys are not provided for rear lot access.

Garages facing the street, twenty feet.

On front yard flanking streets, ten feet.

Unenclosed porches may project up to six feet into the front yard for front load access lots and two feet for rear load access lots, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.

- D. Minimum side yards:

Minimum on one side, five feet.

Minimum total both sides, ten feet for single-story structures; fifteen feet or no greater than twenty-five percent of the lot width (as measured along the front lot line) for two-story structures.

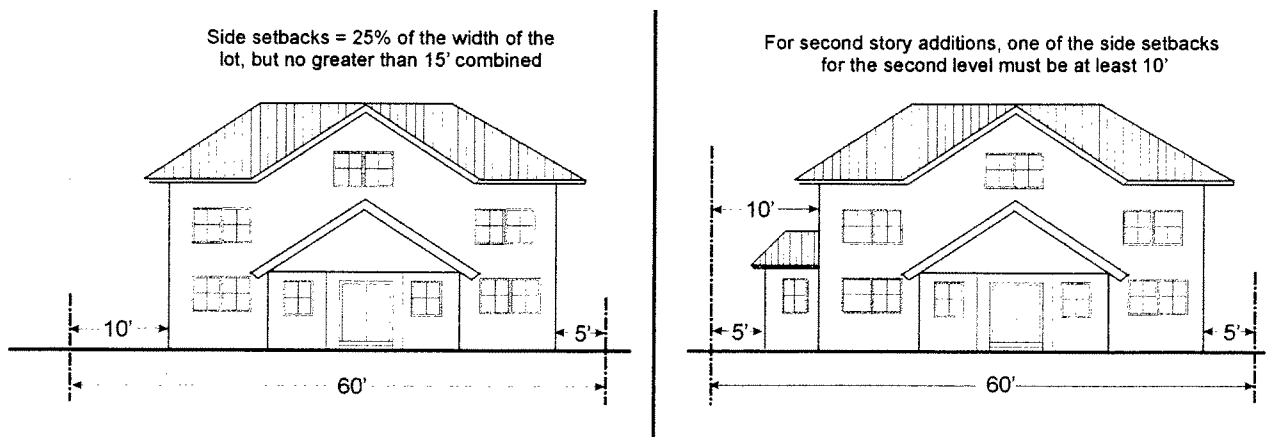


Figure 16-1. Minimum side yards for two-story homes in the Low Density Residential (0-4) District.

- E. Minimum rear yard, twenty feet, provided garages may be within three feet of the rear yard line alley easement or paved surface when adjacent to an alley.
- F. Minimum usable open space:

Where alleys are utilized, lots shall provide a contiguous open space equivalent to ten percent of the lot size. Specific open space requirements:

Shall feature minimum dimensions of twenty feet on all sides. For example, a sixty-five hundred square foot lot would require a contiguous open space of at least six hundred fifty square feet, or approximately twenty by thirty-three feet in area.

Such open space shall not be located within the front yard.

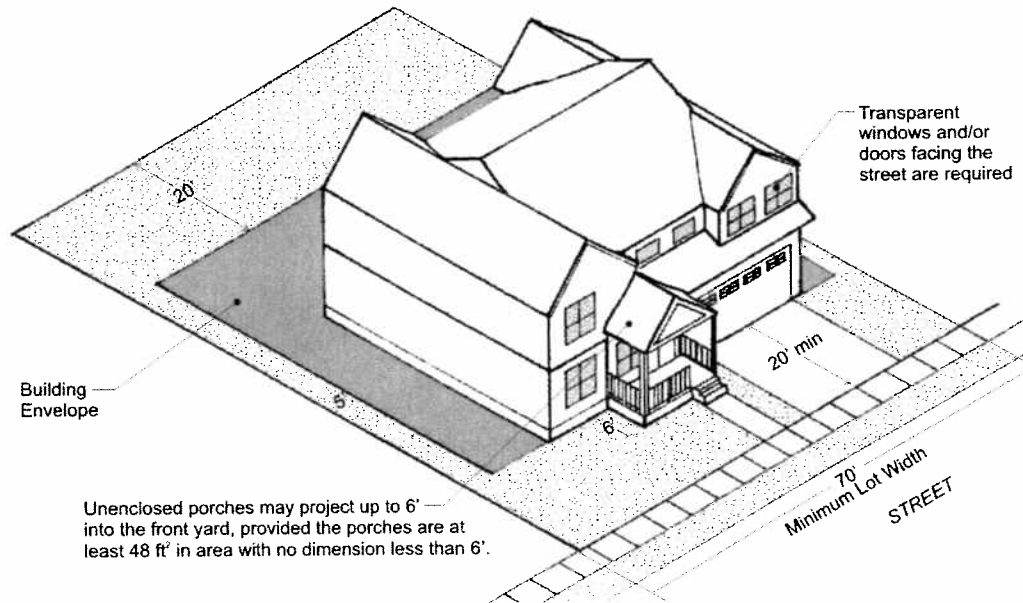


Figure 16-2. Minimum standards for front-loaded lots in the Low Density Residential (0-4) District.

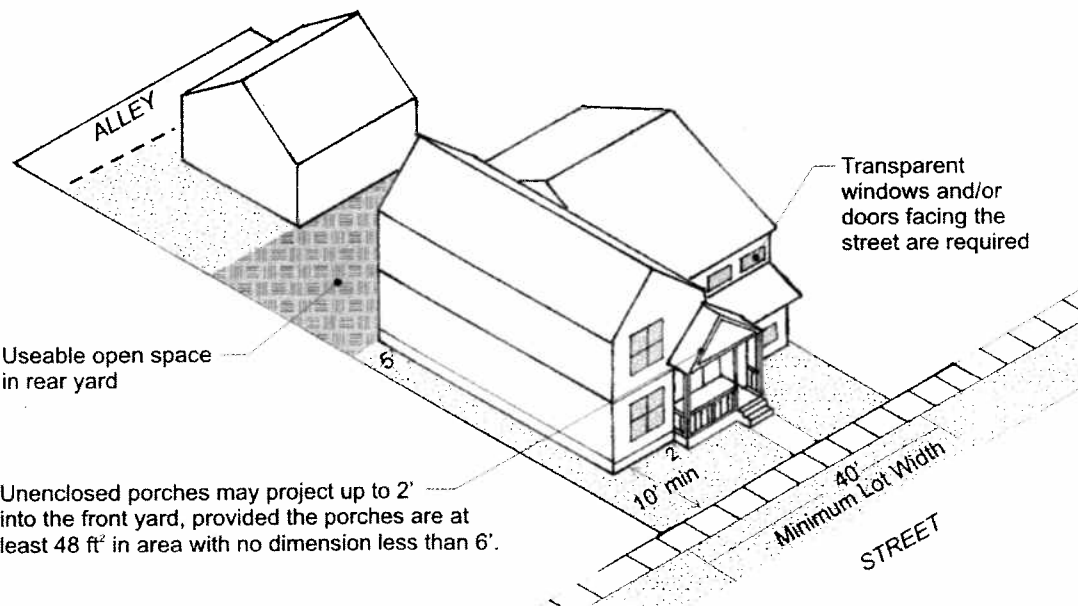


Figure 16-3. Minimum standards for alley-loaded lots in the Low Density Residential (0-4) District.

- G. Maximum building coverage, forty percent. Undeveloped lots vested prior to May 15, 2008 shall be exempted from this standard provided they meet minimum usable open space requirements herein.
- H. Maximum development coverage, fifty-five percent. Side and rear yard patios are exempt from development coverage restrictions provided the paving material used is considered a pervious pavement by the City of Lacey's Public Works Department.
- I. Maximum height of buildings:
  - Main building and accessory dwelling, twenty-five feet; thirty-five feet where the roof pitch is at least four feet vertical to twelve feet horizontal.
  - Accessory building, sixteen feet.
  - An additional two feet in height is permitted for structures with green roofs occupying at least fifty percent of the area of the roof.
- J. Accessory buildings: All accessory buildings must comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is less than two hundred square feet, the following setbacks are permitted:
  - Front yard, twenty feet.
  - Side yard, five feet.
  - Rear yard, three feet.

Section 22. Section 16.12.070 of the Lacey Municipal Code is hereby amended to read as follows:

**16.12.070 Landscaping.** Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community. Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rain water infiltration of the soil and may include sod, shrubs, trees, and/or other natural planting materials. Bark may be used as a mulch for natural planting materials, but not in place of natural planting materials. ~~ivy, bark, noncompacted gravel and the like.~~

Section 23. Section 16.13.020 of the Lacey Municipal Code is hereby amended to read as follows:

**16.13.020 Permitted uses.**

- A. Specific types permitted in the low density residential district:

1. Single-family detached structures on individual lots with a density of not less than three nor more than six units per acre. For unplatted parcels of less than one acre, properties may be divided into the maximum number of lots the minimum lot size will permit pursuant to Section 16.13.035 of the Lacey Municipal Code. Single-family detached structures are subject to the design criteria established in Section 14.23.072.
  2. Cottage housing developments as provided in Chapter 16.62 of the Lacey Municipal Code and subject to the design criteria in Section 14.23.072.
  - ~~32.~~ Planned residential developments as provided in Chapter 16.60 of the Lacey Municipal Code.
  - ~~43.~~ Townhouse developments as provided in Chapter 16.61 of the Lacey Municipal Code.
  - ~~54.~~ A limited percentage (up to five percent of total lots) of two and three family units, as noted on particular lots on the plat, provided design requirements of Section 14.23 of the Lacey Municipal Code are satisfied. Duplex and triplex units should not be placed adjacent to one another, but scattered throughout the development.
  - ~~65.~~ Housing for people with functional disabilities.
- B. Other or related uses permitted:
1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as buildings or structures for storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the residents of a residential complex. All such buildings or structures over sixteen feet in height shall comply with the design requirements of Section 14.23.071 of the Lacey Municipal Code.
  2. Agricultural uses not involving retail sales on the premises.
  3. Home occupations as provided in Chapter 16.69 of the Lacey Municipal Code.
  4. Accessory dwelling as defined in Section 16.06.055 of the Lacey Municipal Code.
  5. Conditional uses as provided in Chapter 16.66 of the Lacey Municipal Code.
  6. The keeping of common household animals or pets, provided that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular.
  7. Family day care homes as provided in Chapter 16.65 of the Lacey Municipal Code.

Section 24. Section 16.13.035 of the Lacey Municipal Code is hereby amended to read as follows:



**16.13.035 Densities and infill.** Densities may range from not less than three to no more than six units per acre. For unplatted parcels of less than one acre, properties may be divided into the maximum number of lots the minimum lot size will permit. Provided said lot has infrastructure available to it to support the lots being created and provided created lots are not less than the average lot size of adjacent developed lots. Every detached single family dwelling, with the exception of an accessory dwelling meeting the requirements of Section 16.06.055 of the Lacey Municipal Code and every duplex, shall be located on its own lot. Creation of said lot shall meet all requirements of Chapter 15 the Lacey subdivision and short subdivision code of the Lacey Municipal Code. ~~All residential development on an infill lot shall require design review in accordance with Chapter 14.23 of the Lacey Municipal Code. The intent in conducting design review shall be to promote compatibility between the new and existing residential development as infill occurs.~~

Section 25. Section 16.13.050 of the Lacey Municipal Code is hereby repealed.

Section 26. There is hereby added to the Lacey Municipal Code a new Section, 16.13.050, to read as follows:

**16.13.050 Lot area.**

- A. The size and shape of single family detached lots shall be as follows, provided they adhere to the density requirements:
1. Minimum lot area, four thousand five hundred square feet where alleys are utilized; five thousand square feet where alleys are not provided.
  2. Minimum lot width, forty feet where alleys are utilized, fifty feet where alleys are not provided. In the case of infill lots, the street frontage shall also be forty feet when alleys are utilized and fifty feet if alleys are not utilized.
  3. Minimum front yard:  
Ten feet with a ten foot planter strip between the street and sidewalk when alleys are provided for rear lot access. Twenty feet with a standard planter strip when alleys are not provided for rear lot access.

In addition, setbacks may be staggered as provided in section 15.12.080(F) for the purpose of modulating the streetscape and providing more convenient opportunities for offsetting windows for privacy of individual homes and other desired design outcomes.

Garages facing the street, twenty feet.

On front yard flanking streets, ten feet.

Unenclosed porches may project up to six feet into the front yard for front load access lots and two feet for rear load lots, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.

4. Minimum side yards:
    - Minimum on one side, five feet.
    - Minimum total both sides, ten feet.
  5. Alternative lot configurations may be approved provided they comply with: all of the following:
    - a. Other applicable standards in this chapter.
    - b. Design criteria in Section 14.23.072, particularly Section 14.23.072(L).
    - c. The design results in a superior land division layout considering its functionality and character with particular consideration given to privacy for individual lots, pedestrian access and convenience, and the design of public and/or private open space opportunities and natural features,
  6. Minimum rear yard, twenty feet provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.
- B. Lots intended for attached single family development shall be reviewed and approved through a subdivision, townhouse, or PRD process where the concept is identified and the project is reviewed and approved subject to design requirements of Section 14.23.080.
- C. Development of lots not on sewer. Areas without sewer must be developed in a manner that maintains long term potential to achieve minimum required densities and efficient provision of sewer once sewer becomes available. Areas developing without sewer must meet the following requirements:
1. The Health Department must review and approve plans for alternative sewage disposal.
  2. Lots must be clustered in a configuration that results in urban size lots with one large reserve lot for future development.
  3. Clustered lots must be between 5,000 and 10,890 square feet.
  4. Excluding the reserve parcel, clustered lots must meet density requirements of Section 16.13.020.
  5. Subdivisions and short subdivisions must have a statement on the face of the plat or short plat that when sewer becomes available to the area clustered lots shall hook up to sewer at each lot owner's expense. Such requirement shall also be provided for in protective covenants.
- D. Other lot standards:
1. Minimum usable open space:

Where alleys are utilized, lots shall provide a contiguous open space equivalent to ten percent of the lot size. Specific open space requirements:

Shall feature minimum dimensions of fifteen feet on all sides, provided one side may be reduced to 10 feet by the Site Plan Review Committee if it determines the space is designed with features that make it more inviting, private and useable. Design for reduction of the minimum dimension must include at least two of the following techniques;

- a). A pergola or other architectural feature with landscaping;
- b). An improved patio area with features for associated use such as sitting or barbeque;
- c). Other design features and improvements that add to the usability, privacy and desirability of the private space.

As an example, a forty-five hundred square foot lot would require a contiguous open space of at least four hundred fifty square feet, or approximately fifteen feet by thirty feet in area for a standard dimension, or ten feet by forty-five feet if the dimension is reduced and design features added.

Such open space shall not be located within the front yard.

For duplexes and triplexes, each dwelling unit must have direct access to its own usable open space.

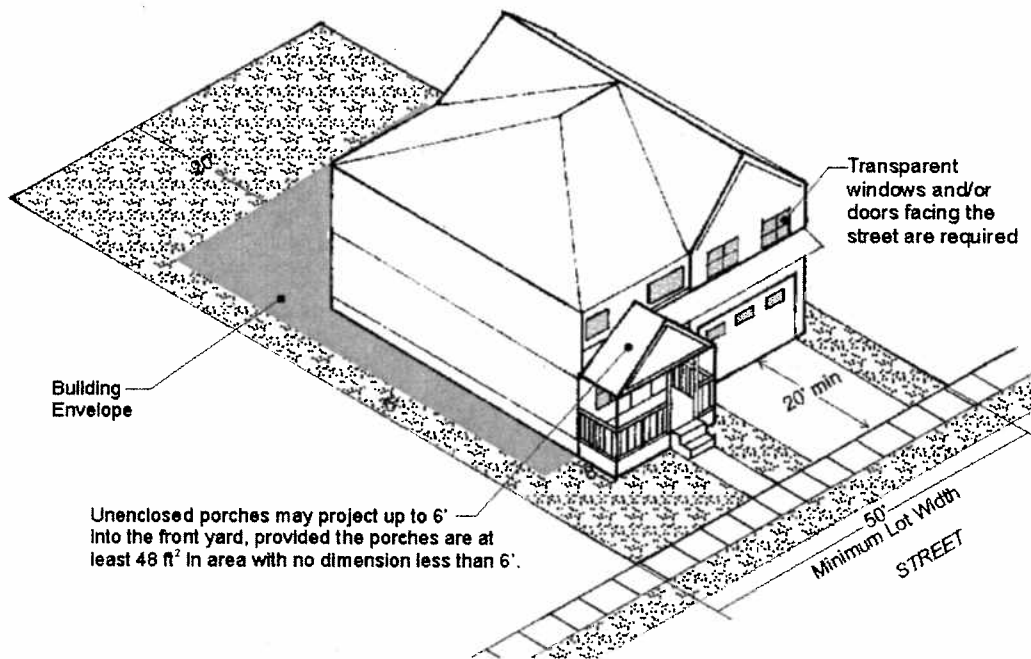


Figure 16-5. Minimum standards for front-loaded lots in the Low Density Residential (3-6) District.

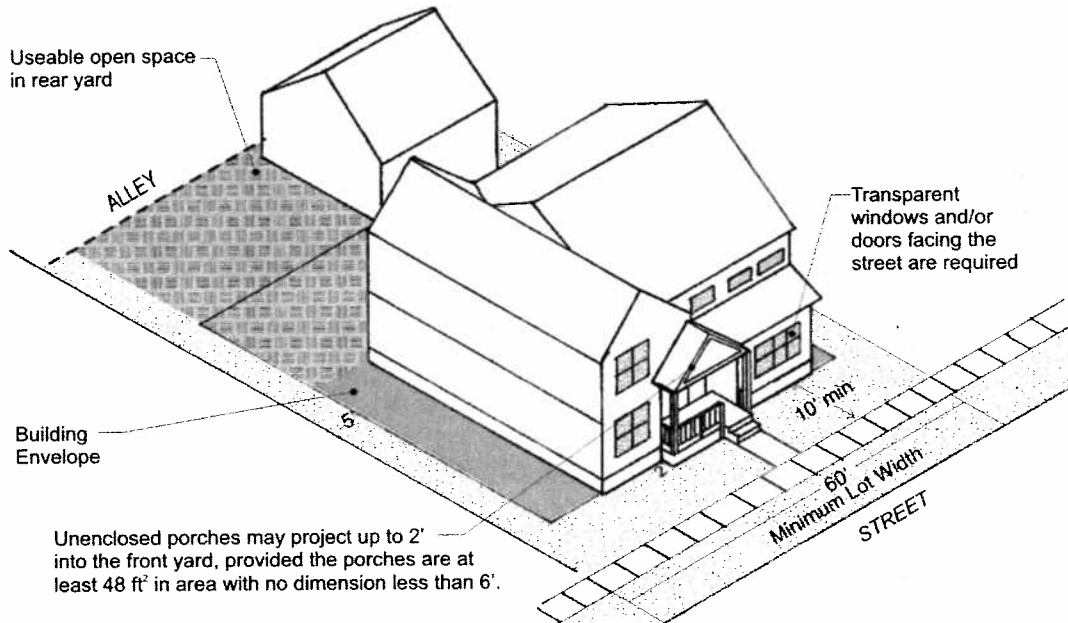


Figure 16-6. Minimum standards for alley-loaded lots in the Low Density Residential (3-6) District.

2. Maximum building area coverage, fifty percent. Undeveloped lots vested prior to May 15, 2008 shall be exempted from this standard provided they meet minimum usable open space requirements herein.
3. Maximum development coverage, sixty-five percent. Side and rear yard patios are exempt from development coverage restrictions provided the paving material used is considered a pervious pavement by the City of Lacey's Public Works Department.
4. Maximum height:
  - Main building and accessory dwelling, twenty-five feet; thirty-five feet where the roof pitch is at least four feet vertical to twelve feet horizontal.
  - Townhouses, thirty feet; thirty-five feet where the roof pitch is at least four feet vertical to twelve feet horizontal.
  - Accessory building, sixteen feet.

An additional two feet in height is permitted for structures with green roofs occupying at least fifty percent of the area of the roof;
5. Accessory buildings. All accessory buildings must comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is less than two hundred square feet, the following setbacks are permitted:
  - Front yard, fifteen feet.
  - Side yard, five feet.
  - Rear yard, three feet.

Section 27. Section 16.13.070 of the Lacey Municipal Code is hereby amended to read as follows:

**16.13.070 Landscaping.** Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community.

Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rainwater infiltration of the soil, and may include sod, shrubs, trees, and/or other natural planting materials. Bark may be used as a mulch for natural planting materials, but not in place of natural planting materials ~~ivy, bark, noncompacted gravel and the like.~~

Section 28. Section 16.14.070 of the Lacey Municipal Code is hereby amended to read as follows:

**16.14.070 Landscaping.** Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community.

Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rainwater infiltration of the soil, and may include sod, shrubs, trees, and/or other natural planting materials. Bark may be used as a mulch for natural planting materials, but not in place of natural planting materials ~~ivy, bark, noncompacted gravel and the like.~~

Section 29. Section 16.15.020 of the Lacey Municipal Code is hereby amended to read as follows:

**16.15.020 Types of uses permitted.**

A. Specific types permitted in the moderate-density residential district:

1. Any residential use with a density of at least six but not greater than twelve units per acre and any additional bonus density that might be applicable, ~~provided all multifamily uses and single family uses with lot sizes less than 4,000 square feet shall meet design review requirements; provided further that a~~ All parcels over ten

acres in size shall provide a mix of housing types with no less than fifty percent of the units designated for single family use, ~~detached, attached, townhouses or condominiums~~. The required mix should be integrated throughout the entire site as much as possible; All residential structures are subject to the design criteria established in Section 14.23 that is applicable to the particular type of residential use.

2. Housing for people with functional disabilities.

B. Other or related uses permitted:

1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the residents of a residential complex. All such buildings or structures over sixteen feet in height shall comply with the design requirements of Section 14.23.071 of the Lacey Municipal Code;
2. Home occupations as provided in Chapter 16.69 of the Lacey Municipal Code;
3. Accessory dwelling as defined in Section 16.06.055 of the Lacey Municipal Code;
4. Conditional uses as provided in Chapter 16.66 of the Lacey Municipal Code;
5. The keeping of common household animals or pets is permitted provided that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
6. Family day care homes as provided in Chapter 16.65 of the Lacey Municipal Code.

Section 30. Section 16.15.035 of the Lacey Municipal Code is hereby amended

to read as follows:

**16.15.035 Individual lots required.**

Every detached single family dwelling, with the exception of an accessory dwelling meeting the requirements of Section 16.06.055 of the Lacey Municipal Code, and every duplex, triplex, or other residential building shall be located on its own lot. ~~Provided, however, that~~ Exception: Townhouses developed through a condominium ordinance and apartment buildings designed as a single development may be located on one lot. Creation of a lot or lots shall meet all requirements of Chapter 15 the Lacey ~~subdivision and short subdivision code~~ Land Division ordinance of the Lacey Municipal Code.

Section 31. Section 16.15.050 of the Lacey Municipal Code is hereby repealed.

Section 32. There is hereby added to the Lacey Municipal Code a new Section, 16.15.050, to read as follows:

**16.15.050 Lot area.**

- A. The size and shape of lots for detached single family shall be as follows, provided they adhere to the density requirements:
1. Minimum lot area, three thousand square feet where alleys are utilized, four thousand square feet if alleys are not provided.
  2. Minimum lot width, thirty feet when alleys are utilized, forty feet where alleys are not provided. Minimum lot width and street frontage for infill lots designed for construction of a single family residence shall be thirty feet when alleys are utilized and forty feet when alleys are not utilized. Infill lots to be used for duplexes or other multi-family uses shall have a minimum lot width and street frontage of fifty feet.
  3. Minimum front yard:  

Ten feet with a ten foot planter strip between the street and sidewalk when alleys are provided for rear lot access. Twenty feet with a standard planter strip when alleys are not provided for rear lot access.

In addition, Setbacks may be staggered as provided in section 15.12.080(F) for the purpose of modulating the streetscape and providing more convenient opportunities for offsetting windows for privacy of individual homes.

Garages facing the street, twenty feet.

On front yard flanking streets, ten feet.

Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.
  4. Minimum side yards:  

Minimum on one side, five feet.

Minimum total both sides, ten feet.
  5. Alternative lot configurations may be approved provided they comply with all of the following additional standards and design:
    - a. Other applicable standards in this chapter.
    - b. Design criteria in Section 14.23.072, particularly Section 14.23.072(L).
    - c. The design results in a superior land division layout considering its functionality and character with particular consideration given to privacy for individual lots, pedestrian access and convenience, and the design of public and/or private open space opportunities and natural features,

6. Minimum rear yard, fifteen feet, provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.
- B. Lots intended for attached single family, condominiums and multi-family shall be reviewed and approved through a subdivision, townhouse, PRD, site plan review, or building plan review process where such concept is identified and the project is designed and conditioned subject to design requirements of Section 14.23.
- C. Development of lots not on sewer. Areas without sewer must be developed in a manner that maintains long term potential to achieve minimum required densities and efficient provisions of sewer once sewer becomes available. Areas developing without sewer must meet the following requirements;
  1. The Health Department must review and approve plans for alternative sewage disposal.
  2. Lots must be clustered in a configuration that results in urban size lots with one large reserve lot for future development.
  3. Clustered lots must be between 4,000 and 10,890 square feet.
  4. Excluding the reserve parcel, clustered lots must meet density requirements of Section 16.15.020.
  5. Subdivisions and short subdivisions must have a statement on the face of the plat or short plat that when sewer becomes available to the area clustered lots shall hook up to sewer at each lot owner's expense. Such requirement shall also be provided for in protective covenants.
- D. Other lot standards:
  1. Minimum usable open space:

Where alleys are utilized, lots shall provide a contiguous open space equivalent to ten percent of the lot size. Specific open space requirements:

Shall feature minimum dimensions of fifteen feet on all sides, provided one side may be reduced to 10 feet by the Site Plan Review Committee if it determines the space is designed with features that make it more inviting, private and useable. Design for reduction of the minimum dimension must include at least two of the following techniques;

- a). A pergola or other architectural feature with landscaping;
- b). An improved patio area with features for associated use such as sitting or barbeque;
- c). Other design features and improvements that add to the usability, privacy and desirability of the private space.

As an example, a three thousand square foot lot would require a contiguous open space of at least three hundred square feet, or fifteen feet by twenty feet in area for a standard dimension, or ten feet by thirty feet if the dimension is reduced and design features added.



Such open space shall not be located within the front yard.

For duplexes and triplexes, each dwelling unit must have direct access to its own usable open space.

For townhouse developments, refer to Sections 14.23.080 and 16.61.040.

For multi-family developments, refer to Section 14.23.080.

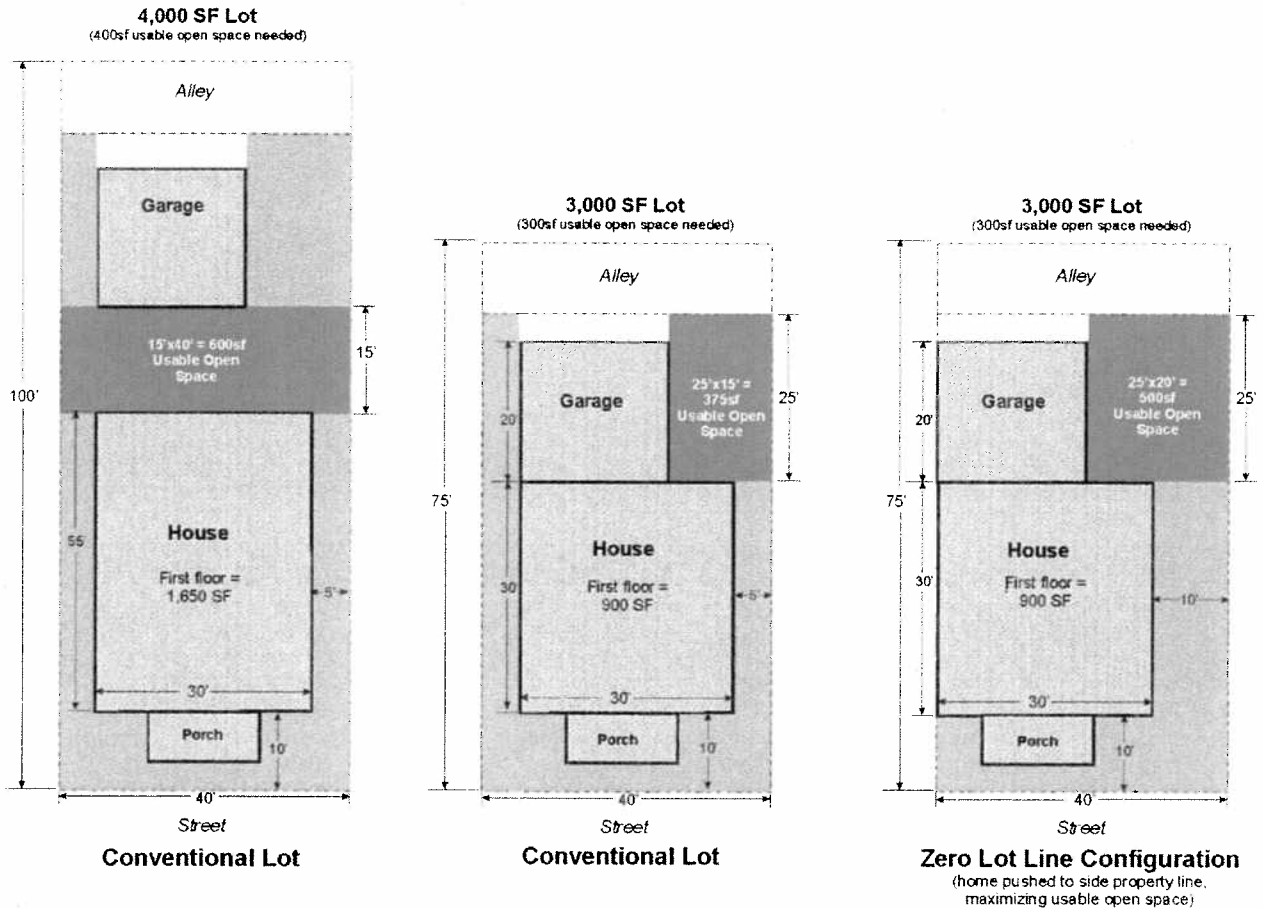


Figure 16-4. Example configurations of usable open space on small lots.

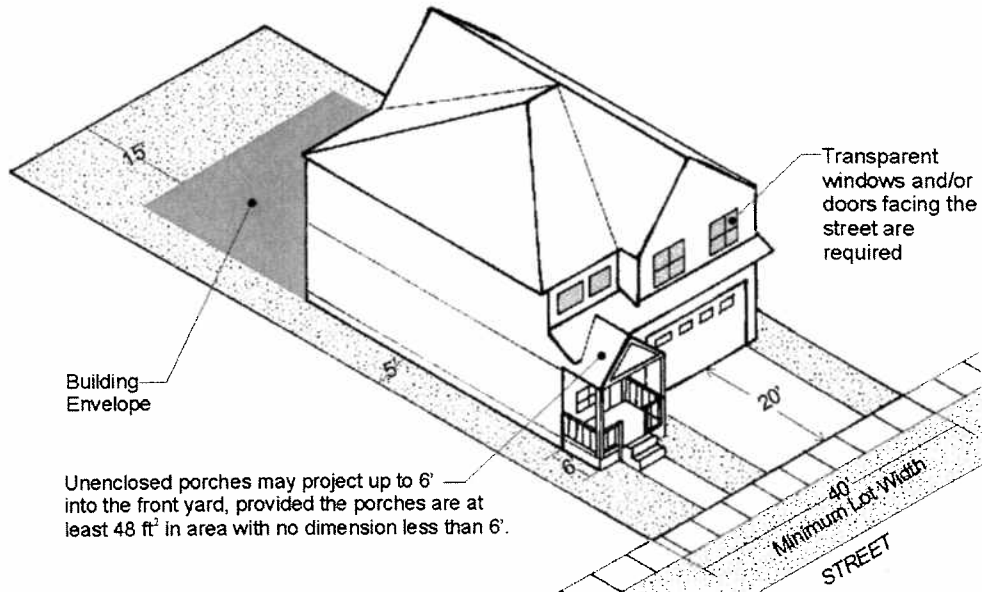


Figure 16-5. Minimum standards for front-loaded lots in the Moderate Density Residential District.

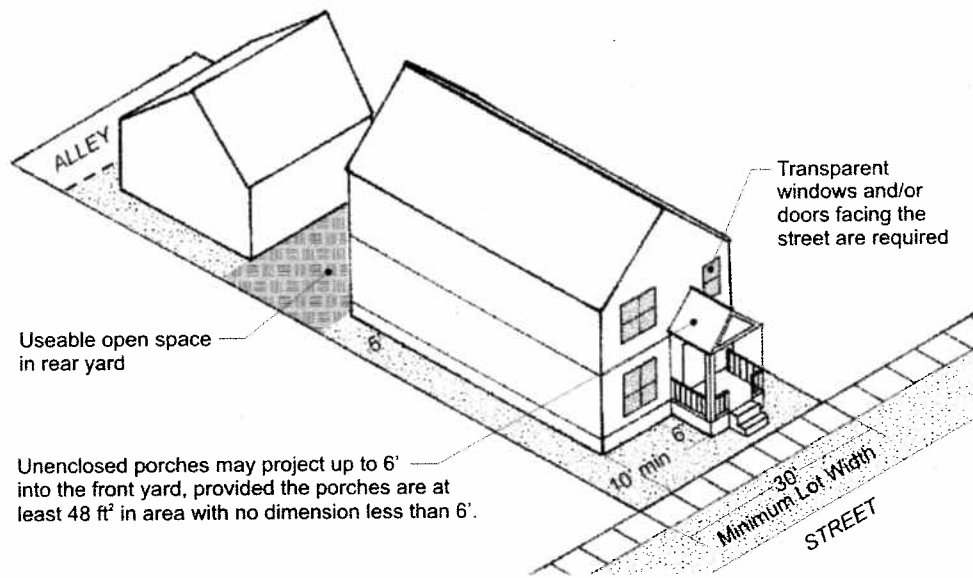


Figure 16-6. Minimum standards for alley-loaded lots in the Moderate Density Residential District.

2. Maximum building area coverage, fifty percent. Undeveloped lots vested prior to May 15, 2008 shall be exempted from this standard provided they meet minimum usable open space requirements herein.
3. Maximum development coverage, seventy-five percent. Side and rear yard patios are exempt from development coverage restrictions provided the paving material used is considered a pervious pavement by the City of Lacey's Public Works Department.
4. Maximum height:

Main building and accessory dwelling, twenty-five feet; thirty-five feet where the roof pitch is at least four feet vertical to twelve feet horizontal.

Townhouse and multi-family buildings, thirty feet; thirty-five feet where the roof pitch is at least four feet vertical to twelve feet horizontal.

Accessory building, sixteen feet.

An additional two feet in height is permitted for structures with green roofs occupying at least fifty percent of the area of the roof;

5. Accessory buildings: All accessory buildings must comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is less than two hundred square feet, the following setbacks are permitted:

Front yard, ten feet.

Side yard, three feet.

Rear yard, five feet, or three feet to rear yard line alley easement or paved surface if adjacent to an alley.

Section 33. Section 16.15.070 of the Lacey Municipal Code is hereby amended

to read as follows:

**16.15.070 Landscaping.** Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community.

Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rainwater infiltration of the soil, and may include sod, shrubs, trees, and/or other natural planting materials. Bark may be used as a mulch for natural planting materials, but not in place of natural planting materials ivy, bark, noncompacted gravel and the like.

Section 34. Section 16.15.090 of the Lacey Municipal Code is hereby repealed.

Section 35. Section 16.18.020 of the Lacey Municipal Code is hereby amended

to read as follows:

**16.18.020 Permitted uses.**

A. Specific types permitted in the high-density residential district:

Any residential use with a density of at least six units per acre but not greater than twenty units per acre and any additional bonus density that might be applicable. ~~Provided all residential uses shall meet design review requirements. Provided further that all~~ All parcels over ten acres in size shall provide a mix of housing types with no less than ~~25~~ twenty-five percent of the units designated for single family use; ~~detached, attached, townhouses or condominiums~~. The required mix should be integrated throughout the entire site as much as possible. All residential structures are subject to the design criteria established in Section 14.23 that is applicable to the particular type of residential use.

B. Other or related uses permitted:

1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the residents of a residential complex. All such buildings or structures over sixteen feet in height shall comply with the design requirements of Section 14.23.071 of the Lacey Municipal Code;
2. Home occupations as provided in Chapter 16.69 of the Lacey Municipal Code;
3. Accessory dwelling as defined in Section 16.06.055 of the Lacey Municipal Code;
4. Conditional uses as provided in Chapter 16.66 of the Lacey Municipal Code;
5. The keeping of common household animals or pets is permitted provided that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
6. Family day care homes as provided in Chapter 16.65 of the Lacey Municipal Code.

Section 36. Section 16.18.035 of the Lacey Municipal Code is hereby amended to read as follows:

**16.18.035 Individual lots required.**

Every detached single family dwelling, with the exception of an accessory dwelling meeting the requirements of Section 16.06.055 of the Lacey Municipal Code, and every duplex, triplex or other residential building shall be located on its own lot. ~~Provided, however, that~~ Exception: Townhouses developed through a condominium ordinance and apartment buildings designed as a single development may be located on one lot. Creation of a lot or lots shall meet all requirements of Chapter 15 the Lacey subdivision and short subdivision code of the Lacey Municipal Code.

Section 37. Section 16.18.040 of the Lacey Municipal Code is hereby repealed.

Section 38. There is hereby added to the Lacey Municipal Code a new Section,

16.18.040, to read as follows:

**16.18.040 Lot area.**

A. The size and shape of single family detached lots shall be as follows:

1. Minimum lot area, two thousand square feet where alleys are utilized, three thousand five hundred square feet if alleys are not provided.
2. Minimum lot width, thirty feet when alleys are utilized, forty feet if alleys are not provided. Minimum lot width and street frontage for infill lots designed for construction of a single family residence shall be thirty feet when alleys are utilized and forty feet when alleys are not utilized. Infill lots to be used for duplexes or other multi-family uses shall have a minimum lot width and street frontage of fifty feet.

3. Minimum front yard:

Ten feet with a ten foot minimum planter strip between the street and sidewalk.  
Fifteen feet with a planter strip less than ten feet wide between the street and sidewalk.

In addition, setbacks may be staggered as provided in section 15.12.080(F) for the purpose of modulating the streetscape, providing more convenient opportunities for offsetting windows for privacy of individual homes or other desired design outcomes.

Garages facing the street, twenty feet.

Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.

4. Minimum side yards:

Minimum on one side, five feet.

Minimum total both sides, ten feet.

5. Alternative lot configurations may be approved provided they comply with: all of the following additional standards and design;

a. Other applicable standards in this chapter.

b. Design criteria in Section 14.23.072, particularly Section 14.23.072(L).

c. The design results in a superior land division layout considering its functionality and character with particular consideration given to privacy for individual lots, pedestrian access and convenience, and the design of public and/or private open space opportunities and natural features,

6. Minimum rear yard, fifteen feet, provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.
- B. Lots intended for attached single family, condominium and multi-family shall be reviewed and approved through a subdivision, townhouse, planned residential development, site plan review or building plan review process where such concepts are identified and the project is designed and conditioned subject to design requirements of Chapter 14.23.
- C. Other lot standards for all uses:
1. Minimum usable open space:

Where alleys are utilized, lots shall provide a contiguous open space equivalent to ten percent of the lot size. Specific open space requirements:

Shall feature minimum dimensions of fifteen feet on all sides, provided one side may be reduced to 10 feet by the Site Plan Review Committee if it determines the space is designed with features that make it more inviting, private and useable. Design for reduction of the minimum dimension must include at least two of the following techniques;

- a). A pergola or other architectural feature with landscaping;
- b). An improved patio area with features for associated use such as sitting or barbeque;
- c). Other design features and improvements that add to the usability, privacy and desirability of the private space.

As an example, a twenty-five hundred square foot lot would require a contiguous open space of at least two hundred fifty square feet, or approximately fifteen feet by seventeen feet in area for a standard dimension, or ten feet by twenty-five feet if the dimension is reduced and design features added.

Such open space shall not be located within the front yard, except for those undeveloped lots vested prior to May 15, 2008.

For duplexes and triplexes, each dwelling unit must have direct access to its own usable open space.

Up to twenty-five percent of the homes in a subdivision in the HDR zone can meet the ten percent usable open space requirement by providing a ten-foot wide side yard in a zero lot line or reciprocal use easement configuration per Section 14.32.072(L) the length of the lot provided the subject house is only single-story in height.

For townhouse developments, refer to Sections 14.23.080 and 16.61.040.

For multi-family developments, refer to Section 14.23.080.

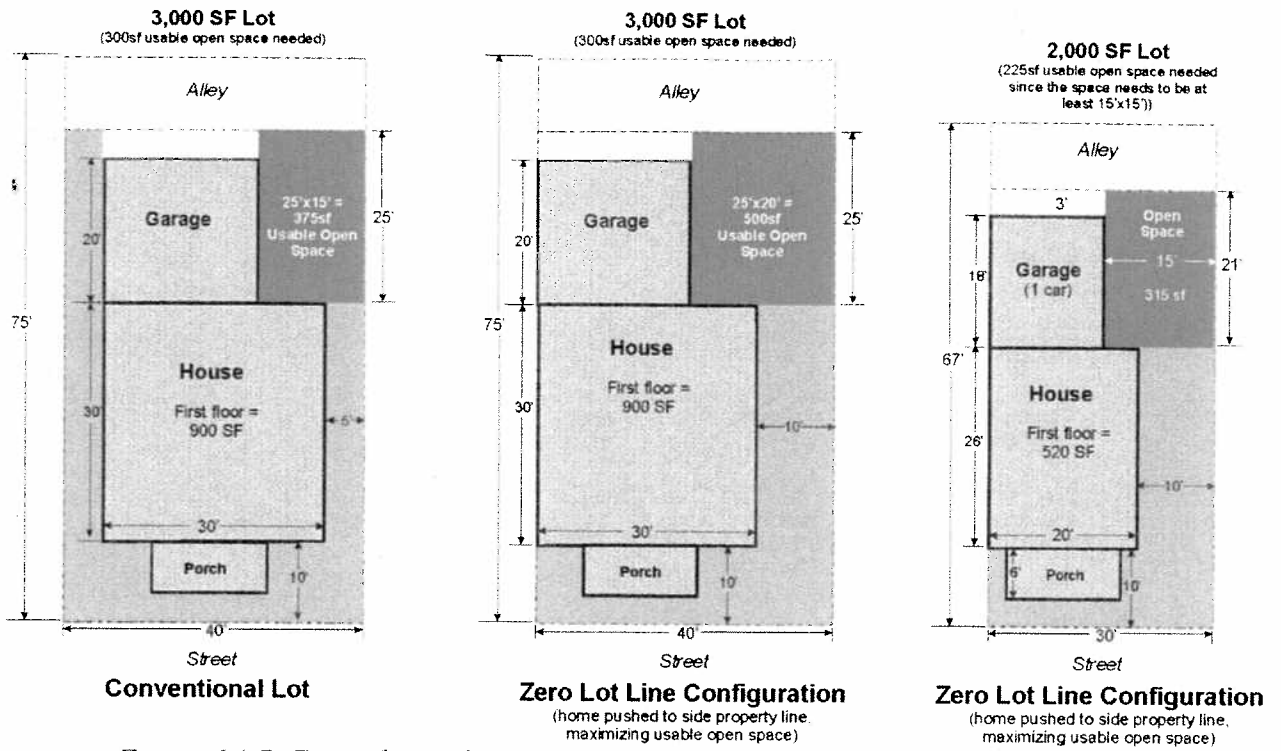


Figure 16-7. Example configurations of usable open space on small lots.

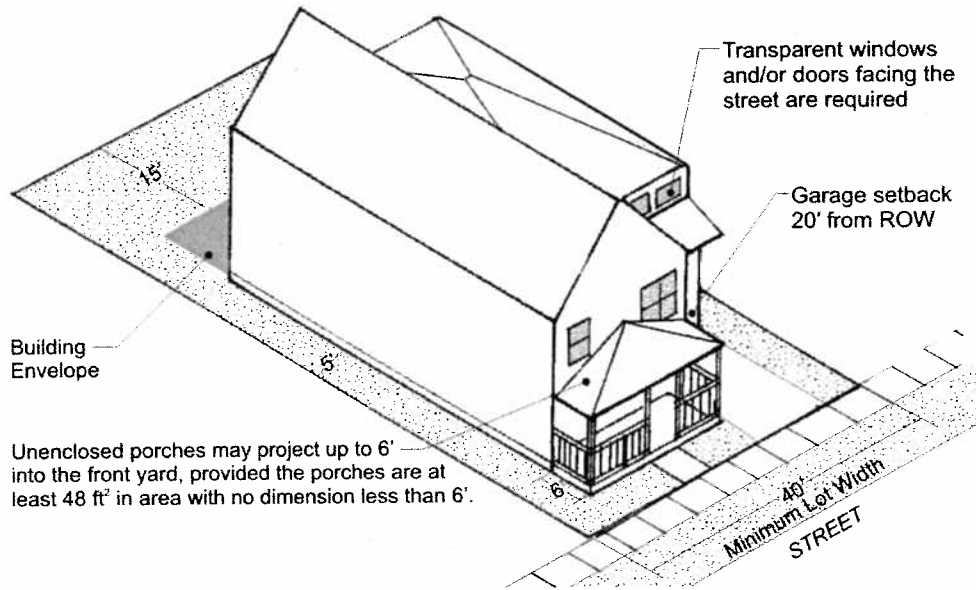


Figure 16-8. Minimum standards for front-loaded lots in the High Density Residential District.

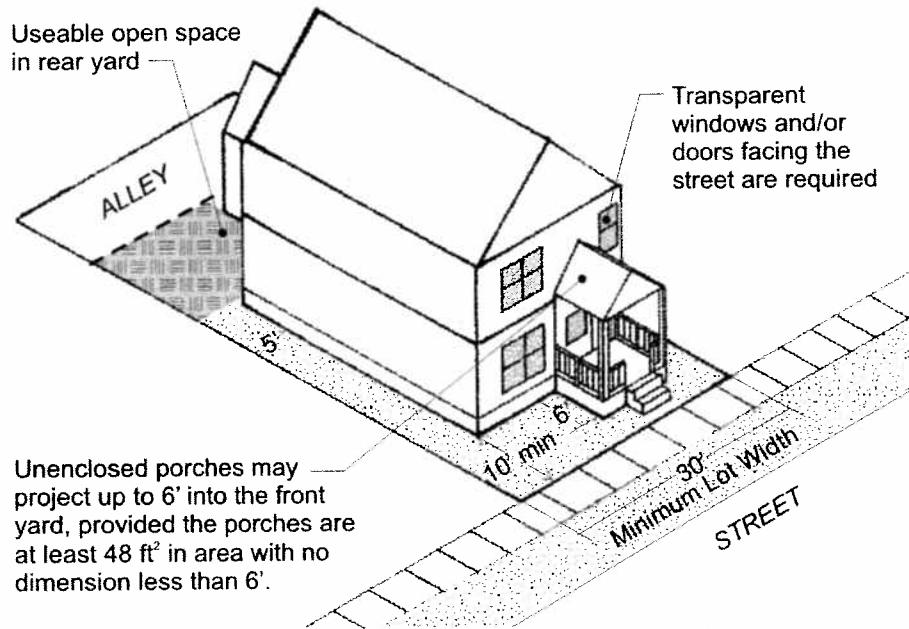


Figure 16-9. Minimum standards for alley-loaded lots in the High Density Residential District.

2. Maximum building coverage, fifty percent. Undeveloped lots vested prior to May 15, 2008 shall be exempted from this standard provided they meet minimum usable open space requirements herein.
3. Maximum development coverage, eighty-five percent. Side and rear yard patios are exempt from development coverage restrictions provided the paving material



used is considered a pervious pavement by the City of Lacey's Public Works Department.

4. Maximum height of buildings:

Main building and accessory dwelling, thirty-five feet; forty-five feet where the roof pitch is at least four feet vertical to twelve feet horizontal.

Accessory building, sixteen feet;

An additional two feet in height is permitted for structures with green roofs occupying at least fifty percent of the area of the roof;

5. Accessory buildings: All accessory buildings must comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is less than two hundred square feet, the following setbacks are permitted:

Front yard, ten feet.

Side yard, three feet.

Rear yard, five feet, three feet to rear yard line or paved surface if adjacent to an alley.

Section 39. Section 16.18.060 of the Lacey Municipal Code is hereby repealed.

Section 40. Section 16.18.070 of the Lacey Municipal Code is hereby amended

to read as follows:

**16.15.070 Landscaping.** Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community.

Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rainwater infiltration of the soil, and may include sod, shrubs, trees, and/or other natural planting materials. Bark may be used as a mulch for natural planting materials, but not in place of natural planting materials ~~ivy, bark, noncompacted gravel and the like.~~

Section 41. Section 16.18.090 of the Lacey Municipal Code is hereby repealed.

Section 42. Section 16.60.140 of the Lacey Municipal Code is hereby repealed.

Section 43. There is hereby added to the Lacey Municipal Code a new Section,

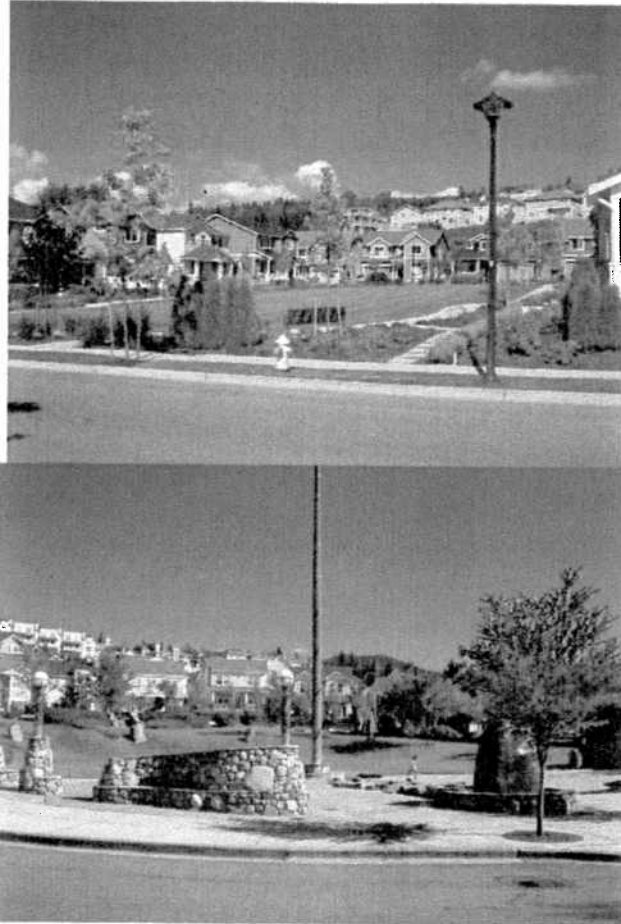
16.60.140, to read as follows:

**16.60.140 Design standards.**

A. Open space requirements shall be as follows:

1. Common Open Space. Each planned residential development shall provide not less than thirty percent of the gross land area for common open space which shall be either:
  - a. Held in single ownership where such ownership assumes full responsibility for maintenance and operation; or
  - b. Held in common ownership by all of the owners in the development area; or
  - c. Dedicated for public use, if acceptable to the city.
2. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the PRD, provided that the building coverage of such building or structure combined with the building coverage of the residential structures shall not exceed the maximum permitted by the underlying zone.
3. Up to fifty percent of the common open space requirement may be satisfied by the preservation of tall stands of trees and/or wetland and/or critical area habitat and required critical area buffers in consideration of the significant passive recreation opportunities provided by said lands. Development shall be configured to take advantage of these areas as a significant site amenity. These areas should be visually accessible to the public rather than walled off from view. To the extent possible, trail networks should be integrated with these areas. For example, a trail along the wetland buffer is a desirable option. The remaining fifty percent of the common open space area must meet the criteria in paragraph (4) below.
4. Common open space must meet the following design criteria:
  - a. Must be useable and accessible. All common open spaces intended for public use shall be physically and visually accessible from the adjacent street or major internal pedestrian route. Open spaces shall be in locations accessible to intended users – rather than simply left-over or undevelopable space in locations where very little pedestrian traffic is anticipated. Locations integrated with transit stops, for instance, would be encouraged, as there is likely to be pedestrian traffic in the area.
  - b. Must be inviting. Inviting open spaces feature amenities and activities that encourage pedestrians to use and explore the space. On a large scale, it could be a combination of active and passive recreational uses. It could include a fountain, sculpture, children’s play area, special landscaping element, or even a comfortable place to sit and watch the world go by. In order for people to linger in an open space, it must be comfortable. For instance, a plaza space

should receive ample sunlight, particularly at noon, and have design elements that lend the space a “human scale,” including landscaping elements, benches and other seating areas, and pedestrian-scaled lighting. No use shall be allowed within the open space that adversely affects the aesthetic appeal or usability of the open space.



*Figure 16-10. Acceptable common open space examples that are centralized, accessible, inviting, and safe.*

- c. Must be safe. Safe open spaces incorporate Crime Prevention through Environmental Design (CPTED) principles:
- (1) Natural surveillance – which occurs when parks or plazas are open to view by the public and neighbors. For example, a plaza that features residential units with windows looking down on space means that the space has good “eyes” on the park or plaza.
  - (2) Lighting that reflects the intended hours of operation.
  - (3) Landscaping and fencing. Avoid configurations that create dangerous hiding spaces and minimize views.
  - (4) Entrances should be prominent, well lit, and highly visible from inside and outside of the space.

- (5) Maintenance. Open spaces shall utilize commercial grade materials that will last and require minimal maintenance costs. Walls, where necessary, shall be designed and treated to deter graffiti. Use and maintain landscape materials that reduce maintenance cost and maintain visibility, where desired.
- d. Provides for uses/activities that appropriately serve the anticipated residents and users of the development. For example, common open space that serves a variety of functions will attract greater usage. When designing open spaces, project applicants should consider a broad range of age groups, from small children, to teens, parents, and seniors.
- e. Must 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.
- f. Additional Criteria:
  - (1) Consolidation of open space is encouraged to provide maximum access, visibility, usability, minimization of impacts to residential uses, and ease of maintenance.
  - (2) Existing trees and significant vegetation shall be maintained in open space unless an alternative park/landscaping plan consistent with the criteria herein is approved by the site plan review committee.
- 5. Cash or like value of land area and improvements may be donated to the city for open space purposes to fulfill up to fifty percent of open space requirements within that specific parks planning area. Acceptance will be at the discretion of the city.
- 6. Private Open Space. Developments are encouraged to conform to usable open space provisions of the applicable zone. However, at a minimum, three hundred square feet of private, usable open space having a minimum of fifteen feet in depth and width shall be provided for each ground level dwelling unit PRD. Such private open space should be visible and accessible from the dwelling unit. When adjacent to common open space, such private open space is to serve as a buffer between dwelling units and common open space.
- B. Land Area and Dwelling Unit Computations. Open space, street area, etc., are computed as follows:
  - 1. Street Right-of-Way. Streets in a PRD shall be computed at twenty percent of the gross land area, regardless of the amount of land actually used for streets in the final design.
  - 2. Density. The density of the underlying zone governs unless a density increase is granted as provided in this chapter.
  - 3. Density Increase. The city may approve an increase in the dwelling unit density up to:

- a. In the low density district, fifteen percent.
  - b. In the moderate density district, twenty percent.
  - c. In the high density district, twenty-five percent; rounded to the nearest whole number, provided that the environmental and recreational amenities sought by this title are met.
4. Development Formula. The computation of the number of dwelling units permitted, and other space requirements shall be as follows:

$$DU = N/M \times 1.2 \text{ (1.2 is the incentive factor).}$$

G Is gross land area in square feet.

S Is street area (i.e. 20% of G) in square feet.

DU Is number of dwelling units.

M Is minimum land area per dwelling unit.

N Is net buildable site (G-S) in square feet.

EXAMPLE: In a hypothetical five acre site in the moderate density residential district, thirty-two dwelling units are permitted under conventional development procedures, assuming a minimum lot area of five thousand four hundred forty-five square feet, no dedication for other public use, and twenty percent of the land area dedicated for public right-of-way. The calculations are as follows:

$$G = 5 \text{ acres} = 217,800 \text{ sq. ft., gross land area.}$$

$$S = 20\% \text{ of } G = 43,560 \text{ sq. ft. of public R.O.W.}$$

$$G-S = 174,240 \text{ sq. ft.}$$

$$DU = 174,240/5,445 = 31.6 = 32 \text{ dwelling units.}$$

On the same five acre site, under PRD procedure, thirty-eight dwellings are permitted using the formula shown below:

$$DU = N/M \times 1.2.$$

$$N = G-S = 217,800 - 43,560 = 174,240 \text{ sq. ft.}$$

$$M = 5,445 \text{ sq. ft. minimum lot area.}$$

$$DU = 174,240/5,445 \times 1.2 = 38.4 = 38 \text{ dwelling units.}$$

- C. Landscaping Required. All common open space shall be landscaped in accordance with the landscaping plan submitted by the applicant and approved by the hearings examiner. Such common open space landscaping plans shall be prepared by a landscape architect or certified nursery person. Natural landscape features which are to be preserved, such as existing trees, drainage ways, rock outcroppings, etc., may be accepted as part of the landscaping plan when, in the judgment of the hearings examiner, such natural features contribute to the attractiveness of the proposed development.

Section 44. Section 16.60.145 of the Lacey Municipal Code is hereby amended

to read as follows:

**16.60.145 Environmental and recreational amenities.** Four of the following five amenities must be provided as part of the PRD in order to receive the density bonus as provided in Section 16.60.140:

- A. 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;
- B. Substantial retention of natural ground cover, brushes and trees;
- C. Landscape the on-site drainage retention facility to make it look more like a naturally occurring feature and serve as a visual amenity;
- D. Provide significant access to a lake, river, stream or other natural water body;
- E. Provide substantial and exceptional landscaping treatment either as an adjunct to or in lieu of natural landscaping beyond the minimum required.

Section 45. Section 16.61.040 of the Lacey Municipal Code is hereby repealed.

Section 46. There is hereby added to the Lacey Municipal Code a new Section,

16.61.040, 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. 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.
  - 2. Substantial retention of natural ground cover, bushes and trees.
  - 3. Landscape the on-site drainage retention facility to make it look more like a naturally occurring feature and serve as a visual amenity.
  - 4. Provide significant access to a lake, river, stream or other natural water body.

5. 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. Townhouse units may either be condominiumized, provided the city has adopted an ordinance providing this option, or subdivided into individual lots. Lot configurations shall be governed by density, setbacks, open space, and other requirements and guidelines herein.
- D. Height. The maximum height of any townhouse shall not exceed that allowed in the district in which the development is located.
- E. Right-of-Way Setback. Right-of-way setbacks shall be the same as those specified in the applicable zoning district.
- F. Rear Yard Requirements. For front loaded units, the minimum rear yard requirement shall be fifteen feet to the rear property line. Townhouses with a rear load may have garages within three feet of the rear lot line or paved alley.
- G. Private Yard Area. Every lot containing a townhouse must provide a private yard of at least three hundred square feet. Acceptable private yard space may include landscaped front or rear yards, porches, balconies, and rooftop decks (where designed to accommodate outdoor pedestrian uses). Up to fifty percent of the required private yard area can be included as additional common open space provided for the applicable townhouse group. Such common open space must be above and beyond minimum open space requirements of Section 15.12.120.
- H. Side Yard Requirements. The minimum side yard requirement shall be the same as the underlying zone.
- I. Maximum number of townhouses in one building: Six.
- 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 twenty 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. Alternative configurations may be considered through the design review process, provided they mitigate negative safety, visual, and compatibility impacts.
- L. Design. Townhouses are subject to design criteria established in Section 14.23.080.
- M. 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.

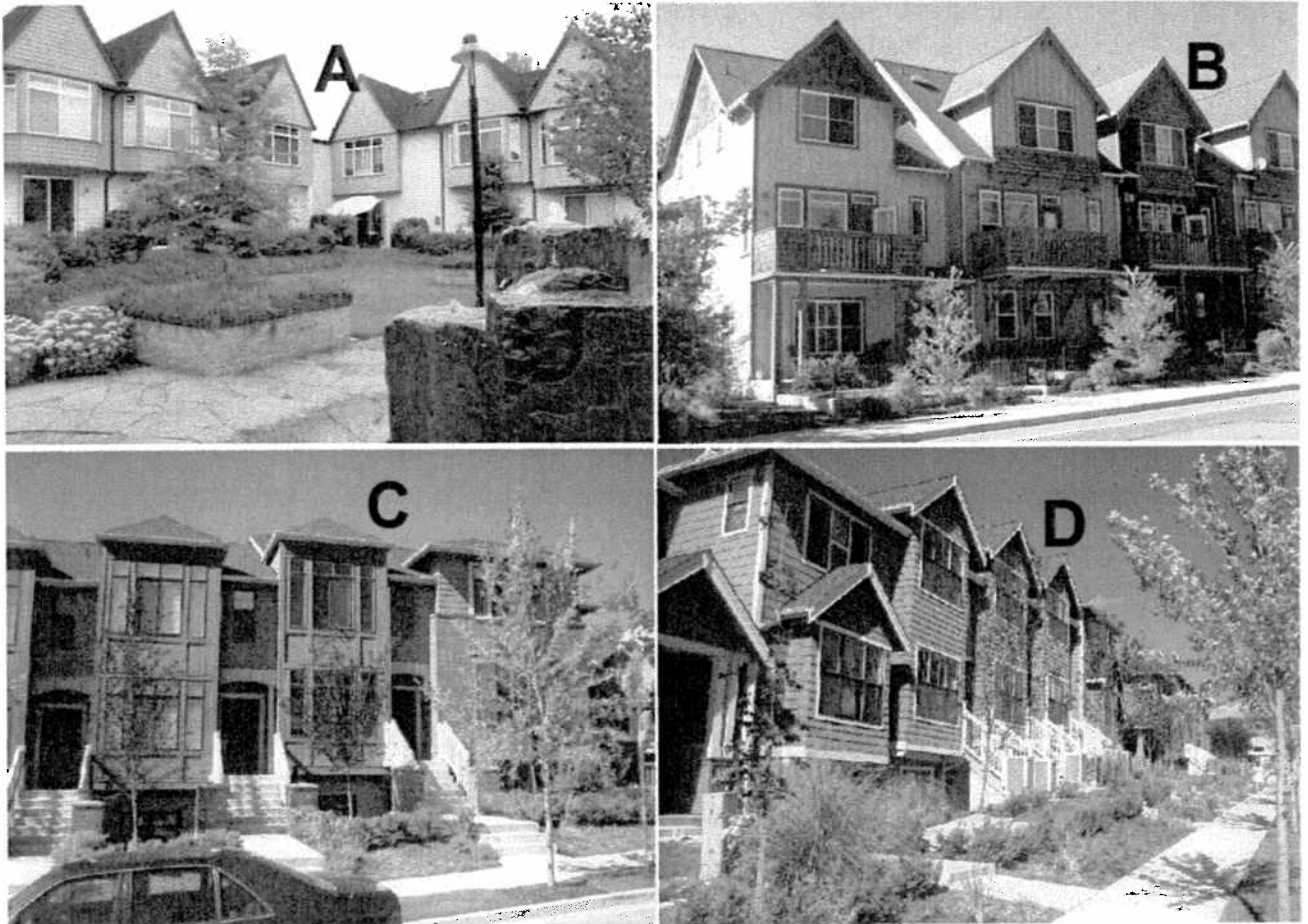


Figure 16-11. Townhouse examples. *Parking is provided in back off the alley in examples B-D, while parking for example A is provided underneath the units and open space. The landscaped front yards, balconies, and common area (in example A) can be used to meet private open space requirements.*

Section 47. Section 16.61.050 of the Lacey Municipal Code is hereby amended to read as follows:

**16.61.050 Review and approval procedure.** Townhouse developments shall be approved pursuant to the regulations and procedures established in the platting and subdivision ordinance, as modified below, and the standards of this chapter.

- A. Review. The site plan review committee shall review and approve the creation of nine or fewer townhouse lots. The site plan review committee approval does not involve a public hearing, but will be subject to notification of adjacent property owners. The decision of the site plan review committee is subject to the appeal process as identified in Chapter 16.84.

The hearings examiner will review the creation of ten or more lots as provided for through the subdivision process.



- B. Platting. A subdivision plat or short plat shall be required for all townhouse developments so that individual dwelling units are divided into lots with common walls located on lot lines. Exception: A townhouse development may be done through condominium provided the city has adopted an ordinance providing this option.

When a townhouse development is platted, construction of townhouse dwellings may commence prior to final plat or final short subdivision approval, provided:

1. The proposed subdivision has received preliminary approval or the short subdivision has received conditional approval, and the necessary legal instruments have been filed to assure construction of required public improvements;
2. Partial or complete construction of structures shall not relieve the subdivider from, nor impair city enforcement of conditions of subdivision approval.

- C. Site Plans. An application for a townhouse development shall include the following:

A site plan drawing or drawings at a scale not smaller than one hundred feet to the inch, showing all the information required for a preliminary plat plus the following:

1. Site boundaries;
2. Streets bounding or abutting the site;
3. Proposed building including dimensions, setbacks, identification of types and the number of dwelling units in each residential type;
4. Location and dimensions of open spaces;
5. Location and dimensions of garbage disposal areas;
6. The location and design of off-street parking facilities, showing their size;
7. Circulation plan, vehicular and pedestrian, and points of ingress and egress from the site, and their relationship to ingress and egress of neighborhood properties;
8. Existing buildings and indication of future use or disposition;
9. Landscaping plan;
10. -Typical front and side elevations and exterior architectural treatment of the proposed units;
11. Three-dimensional illustrations to help show exterior architectural treatment from the street and/or other commonly viewed vantage points.
12. The existing and proposed contours at two foot intervals and which locates existing streams, lakes, marshes and other natural features.

- D. Townhouse developments are subject to design review requirements of Chapter 14.23.

Section 48. There is hereby added to the Lacey Municipal Code a new

Chapter, 16.62, to read as follows:

**Chapter 16.62**

**COTTAGE HOUSING**

**Sections:**

16.62.010 Intent

16.62.020 Where permitted

16.62.030 Development standards

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

- A. Provide an opportunity for small, detached housing types, clustered around an open space.
- B. Provide traditional cottage amenities and proportions to ensure that cottage housing developments contribute to the overall community character.
- C. Provide centrally located and functional common open space that fosters a sense of community.
- D. Provide semi-private area around the individual dwellings to enable diversity in landscape design and foster a sense of ownership.
- E. Ensure minimal visual impact from vehicular use and storage areas for residents of the cottage housing development as well as adjacent properties, and to maintain a single-family character along public streets.
- F. Take advantage of existing natural features on the site including topography and vegetation, where desirable.
- G. Provide the opportunity for more affordable housing units.
- H. Promote conservation of natural resources by clustering smaller dwelling units on lots.

**16.62.020 Where permitted.** Cottage housing development shall be permitted in the following land use districts, consistent with the development standards in this chapter:

- A. Low Density Residential 3-6 District.
- B. Moderate Density Residential District.
- C. High Density Residential District.
- D. Cottage housing developments are intended to be integrated with other housing types. Specifically, no more than five clusters of cottages are permitted in any individual development, except for large developments where cottages represent less than twenty five percent of the total number of dwelling units.

**16.62.030 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 in the Low Density Residential (3-6) and Moderate Density Residential Districts. The City may allow two cottage units for each regular dwelling unit allowed under existing standards in the Low Density Residential (3-6) and Moderate Density Residential Districts.
- C. Maximum Gross Floor Area. The maximum allowed gross floor area is 1,200 square feet per dwelling. The maximum gross floor area for the ground floor or main floor is eight hundred square feet per dwelling.
- D. Platting. A cottage development may be completed through a subdivision plat, short plat, or condominium provided the city has adopted an ordinance providing this option.
- E. Design. Cottages are subject to the design criteria in Section 14.23.072. Where there are conflicts between Section 14.23.072 and the standards in this chapter, the standards herein shall apply.
- F. Minimum Common Space. The minimum common space required is three hundred square feet per dwelling. The common open space shall be configured so that at a minimum:
  - 1. The common open space abuts fifty percent of the cottages in a cottage housing development.
  - 2. Cottages abut at least two sides of the common open space.
  - 3. Cottages are oriented around the open space with an entry facing the common open space.
  - 4. Cottages should be within sixty feet walking distance of the common open space.
  - 5. Area required to meet minimum private open space, setback, and parking requirements may not be used in the calculations for common open space.
  - 6. Common open space shall be accessible to all cottage residents in the applicable cluster and maintained by the development's homeowners association.
- G. Minimum Private Open Space. The minimum private open space required is two-hundred square feet per dwelling. Required open space shall be adjacent to each dwelling unit and for the exclusive use of the cottage resident(s). The private space shall be:
  - 1. Usable (not on a steep slope).
  - 2. Oriented toward the common open space as much as possible.
  - 3. No less than eight feet in dimension on any side.

A desirable configuration for this private open space is an area between the dwelling unit and the common open space, similar to what's shown in the examples in Figure 16-12.

#### H. Facades and Porches.

1. Cottages facing the common open space or common pathway must feature a roofed porch at least eighty square feet in size with a minimum dimension of eight feet on any side.
2. Cottages fronting on a street shall provide a covered entry feature with a minimum dimension of six feet by six feet facing the street. This is in addition to the porch requirement, where the cottage is adjacent to a common open space or pathway.
3. All facades facing common open space, pathways, and streets shall comply with Architectural Details and Windows and Transparency design criteria specified in Section 14.23.072(C) and (I), respectively.

#### I. Maximum Height for Cottages.

1. The maximum height for cottages with a minimum roof slope of six feet vertical to twelve feet horizontal is twenty-five feet. All parts of the roof above eighteen feet shall be pitched.
2. The maximum height for cottages with a roof slope of six feet vertical to twelve feet horizontal is eighteen feet.
3. The maximum height for all accessory structures is eighteen feet.

J. Setbacks. The setback requirements are the same as the other residential uses in the underlying zone.

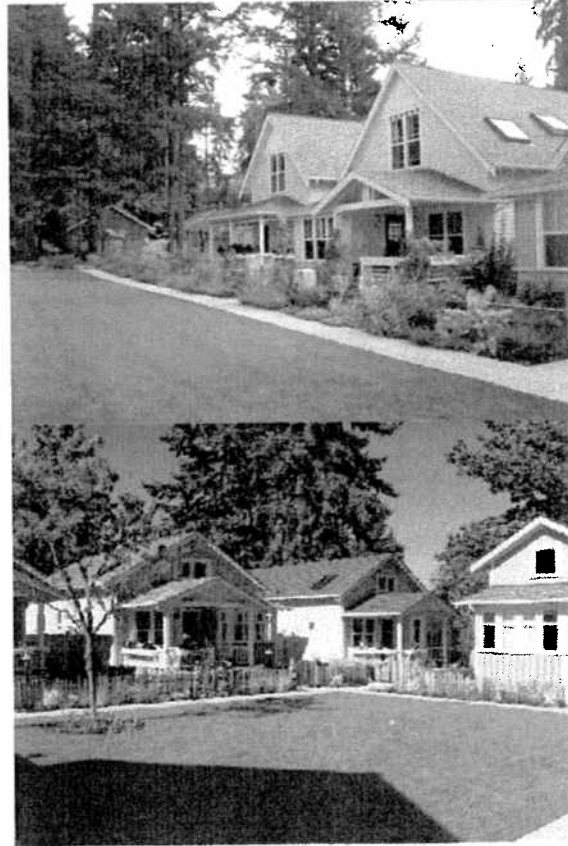
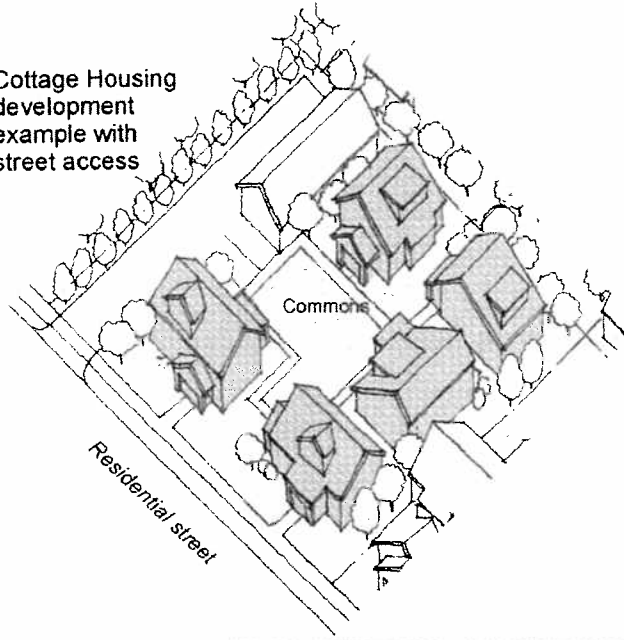
K. Minimum Distance Separating Structures. The minimum required distance separating structures (including accessory structures) is ten feet.

#### L. Parking Requirements.

1. The minimum required number of parking spaces is one and one-half spaces per dwelling.
2. Parking shall be located on the same property as the cottage development.
3. Parking and vehicular areas shall be screened from public streets and adjacent residential uses by landscaping or architectural screens. The illustration in Figure 16-12 provides a good example of screening with columnar trees separating the driveway from the adjacent property.
4. Parking shall be located in clusters of not more than five adjoining uncovered spaces (except where parking areas are adjacent to an alley).
5. Parking is prohibited in front and interior yard setback areas. The top illustration and photo in Figure 16-12 provide good examples of parking location.
6. All detached parking structures shall have a pitched roof design.

7. Garages may be attached to individual cottages provided all other design standards have been met and the footprint of the ground floor, including the garage, does not exceed 1,000 square feet. Such garages shall be located away from common open spaces to the extent possible.
  8. At least fifty percent of the required parking spaces shall be enclosed. Such structures shall be designed consistent with the cottage architecture. This includes similar building materials, rooflines, and detailing.
- M. Utility elements. Utility meters and heating/cooling/ventilation equipment shall be located/designed to minimize visual impacts from the street and common areas.
- N. Low impact development. Cottage developments shall utilize Low Impact Development techniques to accommodate and treat stormwater as on-site conditions allow, as determined by the director. Examples include the use of pervious pavement for walkways, patios, and vehicle access areas, directing runoff from roofs and other impervious areas to landscaped beds, green or living roofs, and the use of rain barrels.
- O. Existing nonconforming structure and accessory dwelling units.
1. On a lot to be used for a cottage housing development, an existing detached single family residential structure, which may be nonconforming with respect to the standards of this chapter, shall be permitted to remain, provided the house and any accessory structures are not enlarged and the development meets the standards herein. The existing dwelling shall be included in determining the allowable density for the site.
  2. For any cottage development containing an existing house and an accessory dwelling unit, the accessory dwelling unit shall be counted as a cottage for the purposes of determining allowable density for the site.
- P. Clustering Groups. Developments shall contain a minimum of four and a maximum of twelve dwellings located in a cluster group to encourage a sense of community among the residents. A development site may contain more than one cluster.
- Q. Cottage housing developments are subject to design review requirements of Chapter 14.23.

Cottage Housing  
development  
example with  
street access



*Figure 16-12. Cottage housing examples.*

Section 49. Section 16.80.020 of the Lacey Municipal Code is hereby amended

to read as follows:

**16.80.020 General requirements.**

- A. A plot plan of the proposed landscaping and screening shall be prepared by a licensed landscape architect, Washington-certified nurseryman, or Washington-certified landscaper and incorporated into plans submitted for preliminary plat, site plan review, administrative design review or building permit review. For individual home owners, upon request the City will provide template landscape plans with approved tree species to fulfill this requirement.
- B. Landscaping plans shall be drawn to scale, including dimensions and distances, and clearly delineate existing and proposed parking spaces or other vehicular use area, access aisles, driveways, the location, size and description of all landscape materials (new and existing), setback lines, buildings (structures)--proposed and existing--and identify existing significant trees and/or other landscape features and topographic elevations.

The applicant shall utilize tree protection techniques approved by the enforcing officer, site plan review committee and/or hearings examiner in order to provide for the continued healthy life of retained significant trees including during land alteration and construction.

Section 50. Section 16.80.030 of the Lacey Municipal Code is hereby amended

to read as follows:

**16.80.030 Special requirements.**

- A. The following uses require Type I landscaping on all sides when located above ground and not housed within a building or accessory to another use, and if located outside a public right-of-way:
  - 1. Utility substation.
  - 2. Sewage pumping station.
  - 3. Water distribution facility.
  - 4. Communication relay station.
- B. Whenever a non-residential activity is proposed adjacent to a residential zone or use a minimum fifteen-foot buffer area of Type I landscaping shall be provided along the property boundary between the uses. Alternative configurations may be considered through the design review process, provided the proposed treatment minimizes negative visual and compatibility impacts.

- C. The following uses require Type III landscaping along the street frontage and throughout the required front yard area and Type II landscaping between the required front yard area and improvements on the property and along interior property lines unless a more stringent requirement is specifically identified in a land use district:
1. Church.
  2. Commercial or public parking lot or structure not serving a primary use.
  3. Government service building.
  4. Community club.
  5. School.
  6. Hospital.
- D. An area around the base of each utility pole, groundmounted sign or similar fixtures must be landscaped to improve the overall appearance of the area. This landscaping must include vegetation and may include other materials and components such as brick or concrete bases, planter boxes, or decorative framing. All refuse storage container areas shall be constructed and landscaped in accordance with **Tables 16T-24 and 16T-25**.
- E. In front yard areas required to be landscaped under city requirements, a minimum of sixty percent of the required area shall be landscaped ~~in grass or other approved ground cover with natural plant materials.~~ This may include grass or other ground cover. ~~area may also contain~~ trees, shrubs, and other permitted plant materials;  
~~however, the grass area~~ Planting areas shall be designed and constructed in a manner that will make possible normal maintenance such as mowing and watering.

Section 51. Section 16.80.040 of the Lacey Municipal Code is hereby amended to read as follows:

**16.80.040 Preservation of significant trees.**

- A. In required landscaping areas, the applicant shall retain significant trees which will not constitute a safety hazard. Areas devoted to access and sight areas as defined in this code, and areas to be cleared for required roads, utilities, sidewalks, trails or storm drainage improvements are exempt from this requirement, provided modifications to design can be required by the city to save vegetation pursuant to the city tree and vegetation protection and preservation ordinance, Chapter 14.32.
- B. Outside of the required landscape areas, the applicant shall be required to retain significant trees pursuant to Chapter 14.32. Special attention shall be given to the preservation of the following:
1. The preservation of healthy significant trees over sixty feet in height and sixteen inches in diameter measured twenty-four inches above grade;
  2. The preservation of significant trees that form a continuous canopy;



3. The preservation of significant trees that contribute to the character of the environment, and do not constitute a safety hazard.
4. To protect against blowdowns, the City encourages that areas of tall, older tree stands to be retained be at least fifty feet in width.

Section 52. Section 16.80.050 of the Lacey Municipal Code is hereby repealed.

Section 53. There is hereby added to the Lacey Municipal Code a new Section, 16.80.050, to read as follows:

**16.80.050 Types of landscaping.**

- A. All residential and non-residential projects with the exception of individual single family residences shall be required to provide landscaping that satisfies the functions and specific requirements of Section 16.80.050.
- B. Type I
  1. Purpose. Type I landscaping is intended to provide a very dense sight barrier and physical buffer to significantly separate conflicting uses and land use districts and to enhance the visual character of the city.
  2. Description.
    - a. All plant materials and living ground cover must be selected and maintained so that the entire landscape area will be covered within three years.
    - b. Provide a minimum of one evergreen tree at least seven feet tall for every one hundred fifty square feet arranged in a manner to obstruct views into the property. Permitted evergreen tree species are those with the ability to develop a minimum branching width of eight feet within five years.
    - c. Provide shrubs at a rate of one shrub per twenty square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet.
    - d. Ground cover shall cover the remainder of the landscape strip within three years.
    - e. A minimum of fifteen feet of width shall be required when Type I landscaping design is utilized.
    - f. Fences, walls, and/or earthen berms may supplement landscape materials, except where they are inconsistent with other community design goals, policies, and standards in the Lacey Comprehensive Plan or Municipal Code.
    - g. Any other alternative mix of plantings can be considered provided the intent of the Type I landscaping type is satisfied.

### C. Type II.

1. Purpose. Type II landscaping is intended to provide visual separation of uses from streets, and visual separation of compatible uses so as to soften the appearance of streets, parking areas and building elevation. This landscaping is used around the perimeter of a site and adjacent to buildings and may be mixed with a Type III landscaping to provide interest along parking lot pedestrian corridors.
2. Description.
  - a. All plant materials and living ground cover must be selected and maintained so that the entire landscape area will be covered within three years.
  - b. Provide at least one tree per three hundred square feet of landscaped area. At least fifty percent of the trees must be evergreen. Trees may be clustered to avoid blocking views between windows and public spaces and/or private yard areas where desirable. Permitted tree species are those with the ability to develop a minimum branching width of eight feet within five years.
  - c. Provide shrubs at a rate of one shrub per twenty square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet.
  - d. Trees shall be a minimum of two inches in caliper measured six inches above the base at planting and shrubs must be capable of growing to a minimum of four feet in height, within five years.
  - e. Provide ground cover to cover the remainder of the planting strip within three years.
  - f. Any other alternative mix of plantings can be considered provided the intent of the Type II landscaping type is satisfied.
  - g. When Type II landscaping is used to provide partial screening between uses, a minimum planting area of eight feet in width shall be provided. When Type II landscaping is used adjacent to a building, a minimum five-foot planting area shall be provided.

### D. Type III.

1. Purpose. Type III landscaping is intended to provide visual relief where clear sight is desired. This landscaping type is utilized along pedestrian corridors and walks for separation of pedestrians from streets and parking areas while providing an attractive setting and overstory canopy.
2. Description.
  - a. This type of landscaping consists of street trees for a large overstory canopy along streets and pedestrian corridors and grass or other approved vegetation for ground cover.
  - b. Ground cover or low shrubs developed for conditions of the northwest shall be planted. Turf grass is desirable in planting strips where on-street parking is

present. Low shrubs are desirable in areas without on-street parking to provide both visual and physical separation between moving traffic and pedestrians.

- c. Place trees to create a canopy in desired locations without obstructing necessary view corridors.
- d. Street trees along arterials and collectors shall be those species described in the city's urban beautification program. Trees used along local access streets or pedestrian walks through parking lots shall be a species approved by the community development department and shall be chosen for attractiveness, rooting habits, disease and pest resistance, and habitat value. All trees shall be a minimum of two inches in caliper measured six inches above the base at planting. Decorative protection may be placed around trees.
- e. Provide ground cover to cover the remainder of the planting strip within three years.
- f. Earthen berms with grass or other vegetative ground cover and other design features may be worked into landscaping provided the resultant effect of providing a pedestrian friendly environment and visual relief where clear site is required can be achieved.
- g. The minimum width for Type III landscaping shall be six feet to provide adequate rooting area for large street trees and to provide adequate streetscape. A four-foot width may be used through parking area pedestrian walks where accent trees are used and less width is required.

E. Type IV.

1. Purpose. To provide visual relief and shade in parking areas.
2. Description.
  - a. Required Amount:
    - (1) If the parking area contains no more than twenty-five parking spaces, at least thirty-five square feet of landscape development must be provided for each parking stall proposed.
    - (2) If the parking area contains more than twenty-five spaces, at least fifty square feet of landscape development must be provided for each parking stall proposed.
  - b. Design
    - (1) The minimum width for Type IV landscaping shall be six feet to provide adequate rooting area for large street trees and to provide adequate streetscape. A four-foot width may be used through parking area pedestrian walks where accent trees are used and less width is required.
    - (2) Each planting area should contain at least one tree. Planting areas shall be provided with the maximum number of trees possible given recommended spacing for species type. Deciduous trees shall have a minimum size of two

inches in caliper measured six inches above the base and shall have the ability to reach a mature height of at least thirty-five feet. Evergreens shall have a minimum height of seven feet at planting. Up to one hundred percent of the trees proposed for the parking area may be deciduous. A minimum of seventy percent must be deciduous. No parking stall shall be located more than fifty feet from a tree.

- (3) Provide shrubs at a rate of one shrub per twenty square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet. Up to fifty percent of shrubs may be deciduous.
- (4) Provide ground cover to cover the remainder of the planting strip within three years.
- (5) A landscaped area must be placed at the interior end of each parking row in a multiple lane parking area. This area must be at least eight feet wide and must extend the length of the adjacent parking stall.
- (6) Landscaping islands must be placed in every parking row with a maximum spacing of at least one island every seven parking spaces. Said islands shall be a minimum of eight feet in width and shall extend a minimum length of ten feet. Provided, that the site plan review committee may approve of a different configuration in order to provide a more attractive and functional design consistent with the intent of this chapter to promote aesthetic values and a pedestrian-friendly parking lot.
- (7) Up to one hundred percent of the trees proposed for the parking area may be deciduous. A minimum of seventy percent must be deciduous.
- (8) Landscaping islands and landscape portions of pedestrian corridors may be used for drainage treatment and given credit on drainage calculations under Chapter 5 of the Development Guidelines. However, the primary purpose shall remain landscaping and health of trees and ground cover and aesthetic character shall not be compromised. Additionally in no case shall the grade between the parking lot surface edge and the landscape island or pedestrian corridor surfaces be greater than six inches when a swale concept is utilized and it is intended to meet minimum landscaping space requirements.

Section 54. Section 16.80.080 of the Lacey Municipal Code is hereby amended to read as follows:

**16.80.080 Maintenance of plant materials.**

- A. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape development proposal and shall maintain all landscape material.

- B. Unless entirely landscaped with significant trees preserved under Section 16.80.040 of this chapter, all areas where new landscaping is being required shall be provided with irrigation systems designed by a licensed landscape architect, Washington-certified nurseryperson, Washington-certified landscaper or professional engineer. Said irrigation systems shall be designed, installed and operated to maintain the plant materials to the standards detailed in subsection 16.80.080(A).
- C. The city shall require a maintenance assurance device for a period of one year from the completion of planting in order to insure compliance with the requirements of this chapter. The value of a maintenance assurance device must equal at least one hundred twenty percent of the replacement cost of the landscape materials, and shall be utilized by the city to perform any necessary maintenance, and to reimburse the city for documented administrative costs associated with action on the device.
- D. The city may accept, as an alternative to a maintenance assurance device, a contractual agreement or bond between the owner/developer and a licensed landscape architect, Washington-certified nurseryperson, or Washington-certified landscaper, along with a rider or endorsement specifically identifying the city as a party to the agreement for purposes of enforcement. Nothing in this alternative shall be interpreted to in any way modify the conditions of subsection 16.80.080(B).
- E. If a maintenance assurance device or evidence of a similar device is required under subsections 16.80.080(B,C), the property owner shall provide the city with an irrevocable notarized agreement granting the city and its agents the right to enter the property and perform any necessary work.
- F. Upon completion of the one-year maintenance period, and if maintenance is not required, the city shall promptly release the maintenance assurance device or evidence thereof.
- G. All trees, plant materials and landscaped areas shall receive sufficient water to be kept in a healthy and growing manner.

Section 55. Section 16.80.100 of the Lacey Municipal Code is hereby amended to read as follows:

**16.80.100 Landscape features.** Landscape features such as decorative paving, sculptures or fountains are permitted in the required landscaping area, except where they conflict with the purpose of this chapter. The area devoted to such a feature may not exceed twenty-five percent of the required area.

Section 56. There is hereby added to the Lacey Municipal Code a new Section, 16.80.110, to read as follows:

**16.80.110 Fencing standards.**

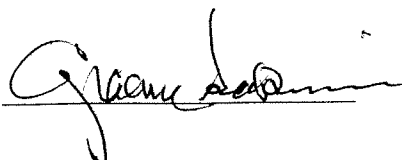
- A. Maximum height.

1. Front yards. The maximum height of free-standing walls, fences, or hedges in the front yard of residential buildings along public streets or sidewalks shall be three feet unless a taller masonry wall is required, per the responsible official, to mitigate significant noise impacts.
  2. Side or rear yard. If the fencing along a side or rear yard is facing a public street or sidewalk, the maximum height shall be six feet.
  3. Transparent fencing. The maximum height of any decorative wall or fence which allows visibility, such as wrought iron or split rail fences, shall be eight feet.
- B. Chain link fencing:
1. Chain link fences shall be limited to three feet in height in any front yard and in any location between the street and any residential structure.
  2. All chain link fences shall be setback at least three feet from the back of the sidewalk to allow for landscaping elements to screen the fence.
  3. Temporary construction fences are exempt from the above requirements.
- C. Prohibited material. Barbed wire, razor wire, electric and other dangerous fences are prohibited.
- D. Retaining wall standards: Retaining walls taller than three feet six inches and visible from the street shall be terraced so that no individual segment is taller than four feet. Terraced walls shall be separated by a landscaping bed at least two feet in width including one shrub every three lineal feet of retaining wall. Alternative landscaping treatments will be considered provided they reduce the bulk and scale of the retaining wall and enhance the streetscape.

Section 57. The Summary attached hereto is hereby approved for publication.

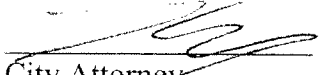
PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY,  
 WASHINGTON, at a regularly-called meeting thereof, held this 8<sup>th</sup> day of  
May, 2008.

CITY COUNCIL

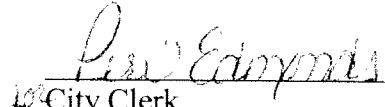
By: 

Mayor

Approved as to form:

  
City Attorney

Attest:

  
City Clerk

SUMMARY FOR PUBLICATION

ORDINANCE 1310

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on May 8, 2008, Ordinance No. 1310, entitled "AN ORDINANCE RELATING TO RESIDENTIAL DESIGN STANDARDS, AMENDING SECTIONS 14.23.030, 14.23.071, 14.23.073, 16.12.020, 16.12.035, 16.12.070, 16.13.020, 16.13.035, 16.13.070, 16.14.070, 16.15.020, 16.15.035, 16.15.070, 16.18.020, 16.18.035, 16.18.070, 16.60.145, 16.61.050, 16.80.020, 16.80.030, 16.80.040, 16.80.080, AND 16.80.100, REPEALING SECTIONS 14.23.072, 14.23.080, 15.12.080, 15.12.120, 16.06.352, 16.12.050, 16.13.050, 16.15.050, 16.15.090, 16.18.040, 16.18.060, 16.18.090, 16.60.140, 16.61.040, AND 16.80.050, ADDING NEW CHAPTER 16.62, AND ADDING NEW SECTIONS 14.23.072, 14.23.076, 14.23.080, 15.12.080, 15.12.085, 15.12.120, 16.06.352, 16.06.353, 16.12.050, 16.13.050, 16.15.050, 16.18.040, 16.60.140, 16.61.040, 16.80.050, AND 16.80.110, 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 establishes new residential design standards with a focus on privacy, neighborhood character, aesthetics, and functionality by amending Chapter 14.23, Title 15, and Title 16 of the Lacey Municipal Code.
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: May 12, 2008.