

ORDINANCE NO. 1487

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, RELATING TO PLANNING, ZONING, AND LAND USE REGULATIONS WITHIN THE CITY, REPEALING SECTION 14.23.087 AND CHAPTER 16.24, BOTH OF THE LACEY MUNICIPAL CODE, AND ADDING A NEW CHAPTER 16.24 TO THE LACEY MUNICIPAL CODE, AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, the Lacey City Council, on July 25, 2013, adopted the Woodland District Strategic Plan which set forth short and long-term strategies to enhance the District as a place to gather, interact, live, shop and play; and

WHEREAS, a primary action of the Woodland District Strategic Plan was the development of a form-based code; and

WHEREAS, the City Council authorized, within the 2015 budget, \$100,000 for consultant services related to the development of a form-based code; and

WHEREAS, the City of Lacey established a technical review team made up of various stakeholders including architects, landscape architects, property owners, and brokers to act as the steering committee throughout the process to develop ideas, review key concepts, examine market conditions, and test the code; and

WHEREAS, the final draft code has been developed consistent with the Woodland District Strategic Plan and integrated into the City's existing regulatory framework to ensure high-quality public spaces defined by a variety of building types and uses including housing, retail, mixed-use and office space; and

WHEREAS, upon proper notice the Planning Commission conducted a public hearing on the form-based code on October 6, 2015, after which the Planning Commission recommended adoption of the form-based code subject to re-examination of the proportional compliance procedures, and

WHEREAS, at a work session on January 6, 2016, the City Council, with the consultant team and staff, reviewed the proportional compliance procedures and proposed thresholds to ensure that they are set at appropriate levels to achieve the desired compliance outcomes, and

WHEREAS, subsequent to the January 2, 2016 work session the consultant team addressed concerns raised by property owners related to minimum height requirements by development in the form-based code of a suite of options for smaller buildings; and

WHEREAS, the City Council finds that adopting the form-based code will be in the public interest,

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

Section 1. Section 14.23.087 of the Lacey Municipal Code is hereby repealed.

Section 2. Chapter 16.24 of the Lacey Municipal Code is hereby repealed in its entirety.

Section 3. There is hereby added to the Lacey Municipal Code a new chapter, 16.24, to read as follows:

16.24.010 Intent and Organization

A. It is the intent of this Chapter to:

1. Encourage density and a diverse mix of uses in the core area;
2. Create a core area that is strongly pedestrian-oriented and transit friendly;
3. Create a strong identity for the core area that supports the policies of the Downtown Comprehensive Plan, the Downtown 2000 Plan, and the Woodland District Strategic Plan;
4. Create places that provide for the needs of a diverse population;
5. Provide a comfortable pedestrian experience and commercial-retail opportunities;
6. Promote the development of an office hub within the Woodland District that supports the surrounding retail component; and
7. Promote high density residential in mixed-use patterns throughout the Woodland District.

B. Woodland District Urban Neighborhoods Intent Statements

The Woodland District is divided into three sub-districts as shown in Figure 16.24.010-1:

1. Urban Neighborhood 1 – Woodland Square

The goals for Urban Neighborhood 1 promote development that strives to combine commercial and housing uses on a single site or in close proximity. The Form Based Code (FBC) allows increased development on busier streets without fostering a strip commercial appearance. Development will support transit use and provide new housing opportunities in the City. The emphasis of the commercial uses is primarily on commercial, service, medical, educational, office, and locally-serving retail. Development is intended to consist primarily of businesses on the ground floor with services and/ or housing on upper stories. Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk, especially at corners, with through block connections that provide access between properties, and a pedestrian-scale grid of streets.

2. Urban Neighborhood 2 – Pacific Avenue

The goals for Urban Neighborhood 2 promote low- and medium-intensity development with a local or regional emphasis along Pacific Avenue SE. This subdistrict is intended to prevent the appearance of strip commercial development. Development is expected to balance the needs of pedestrians, bicycles, automobiles, and transit with a mixture of commercial, service, and residential uses. Although Pacific Avenue is the primary street for lots and parcels, Infill Blocks that have multiple frontages where the site (parcel) abuts the Woodland Trail development may use the trail as a ground level street-facing elevation of buildings and will take advantage of pedestrian connection to the trail. Development will balance the needs of autos, pedestrians, and transit users.

3. Urban Neighborhood 3 – Master Plan Areas

The goals for Urban Neighborhood 3 promote development that strives to combine regional commercial retail and housing uses on a single site or in close proximity. The development standards allow increased development on busier streets without fostering a strip commercial appearance. Development will support transit use and provide new housing opportunities in the City. The emphasis of the commercial uses is primarily on commercial, service, medical, educational, office, and local-serving and region-serving retail. Development is intended to consist primarily of businesses on the ground floor with services and/ or housing on upper stories. Development is intended to be pedestrian-oriented with buildings close to and oriented to the

sidewalk, especially at corners with through block connections that provide connections between properties and an overall modified grid of streets.

The Woodland District Master Plan requirements strive to achieve a finer-grained network of streets and paths than currently exists, while permitting property owners flexibility regarding location, alignment and design, or type of streets and paths. New streets and paths will be located within easements or rights-of-way, and new infill blocks will be created as a result. Once a new infill block is created, the FBC development standards will apply in the same way that they will apply to legally defined sites and street-bounded blocks within the rest of the Woodland District. FBC development standards include stormwater regulations, height limits, setbacks and frontage type requirements.

C. Regulating Plan

1. Description of the Regulating Plan

The regulating plan translates the community vision into a map. The Regulating Plan designates the locations, sub-districts and streets that are intended to embody specific physical characteristics. It specifies the location and applicability of specific design treatments and maps where they are required. The Regulating Plan works in tandem with the Development Standards, Tables and Figures to define the shape, size and location of streets, through connections, infill blocks, buildings and landscaping.

The Regulating Plan for the Woodland District is set out in Figure 16.24.010-1, Regulating Plan, Sub-districts; Figure 16.24.050-1, Regulating Plan, Street Types; and Figure 16.24.060-1, Regulating Plan, Building Heights. The Regulating Plan specifies the Sub-districts, Street Types and Building Heights that apply to each lot, parcel of land, or Infill Block.

The Street Type that applies to a specific street or section of a street is indicated by the color and corresponding name shown on the Table 16.24.050-2, Overview of Streets and Through Connection Types.

On Figure 16.24.050-1, Regulating Plan, Street Types, where the Street Type, as indicated by color, extends through an intersection, that Street Type shall be considered as the higher order street and shall apply to the intersection, and to the intersecting Street until a distance of 100 feet from the confluence of lot lines at the corner, or until the next lot line away from the corner, whichever distance is shorter.

Allowable building heights are shown on Figure 16.24.060-1, Regulating Plan, Building Heights.

D. Organization of Chapter 16.24 Woodland District Hybrid Form Based Code

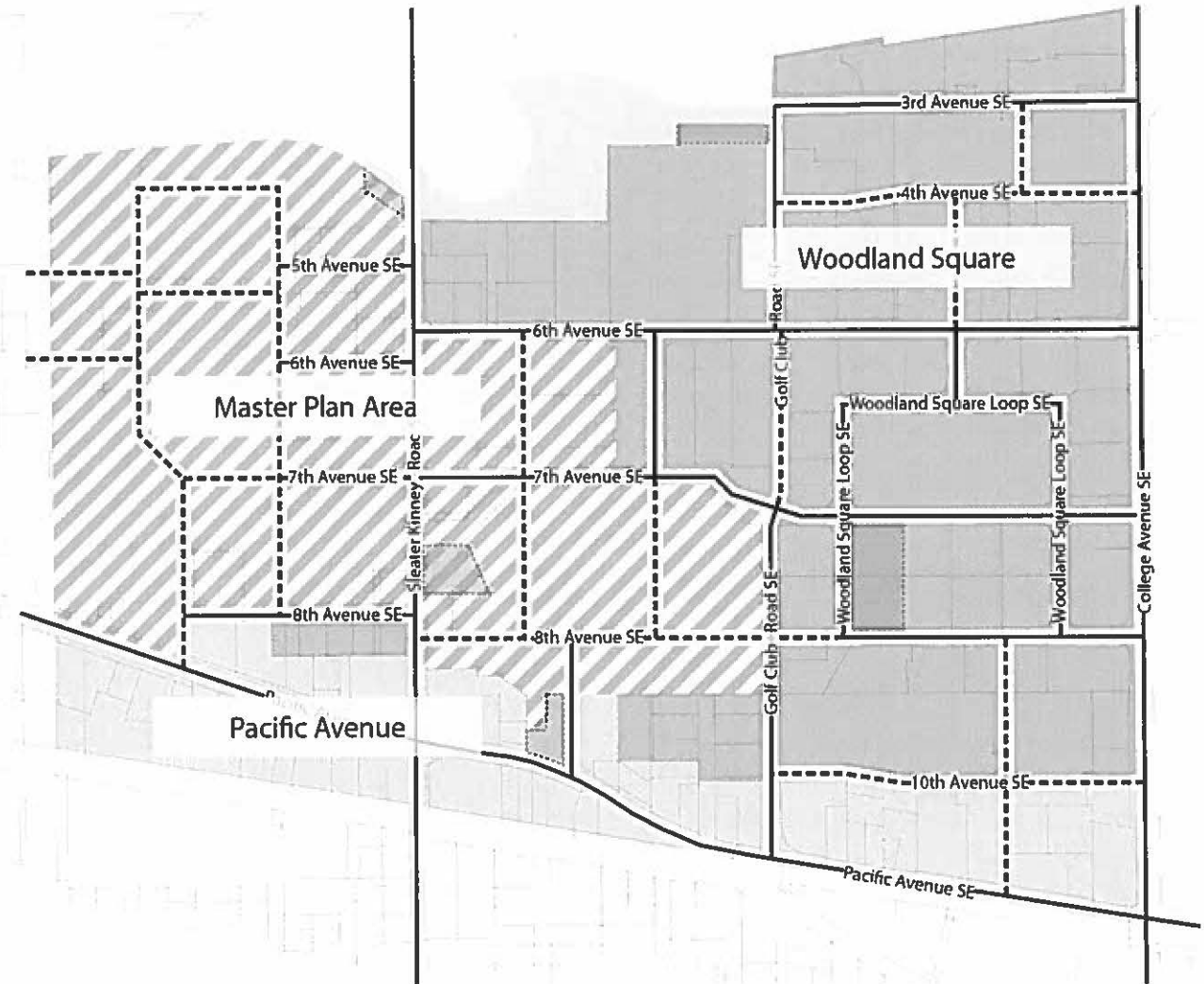
Sub Chapter	Figures and Tables
16.24.010 Intent and Organization	Figure 16.24.010-1, Regulating Plan, Sub-Districts
16.24.020 Definitions	
16.24.030 Uses	Table 16.24.030-1, Uses
16.24.040 General Standards	Table 16.24.040-1, Master Plan Eligibility Summary
	Table 16.24.040-2, Improvement Responsibilities

Required for all Development	Table 16.24.040-3, District Wide Development Standards
16.24.050 Streets, Through Connections and Connection Spacing	<p>Figure 16.24.050-1, Regulating Plan, Street Types</p> <p>Table 16.4.050-1, Connections and Connection Spacing</p> <p>Table 16.24.050-2, Overview of Streets and Through Connection Types</p> <p>Figure 16.24.050-2, 6th Avenue</p> <p>Table 16.24.050-3, 6th Avenue</p> <p>Figure 16.24.050-3, 6th Avenue Sidewalk Improvements</p> <p>Table 16.24.050-4, 6th Avenue Sidewalk Improvements</p> <p>Figure 16.24.050-4, Golf Club Road</p> <p>Table 16.24.050-5, Golf Club Road</p> <p>Figure 16.24.050-5, Golf Club Road Sidewalk Improvements</p> <p>Table 16.24.050-6, Gulf Club Road Sidewalk Improvements</p> <p>Figure 16.24.050-6, Pacific Avenue</p> <p>Table 16.24.050-7, Pacific Avenue</p> <p>Figure 16.24.050-7, Pacific Avenue Sidewalk Improvements</p> <p>Table 16.24.050-8, Pacific Avenue Sidewalk Improvements</p> <p>Figure 16.24.050-8, Through Connection, Minimum Requirements</p> <p>Figure 16.24.050-9, Through Connection, Optional Components</p> <p>Table 16.24.050-9, Through Connection, Minimum Requirements and Optional Components</p>
16.24.060 Building Form, Siting and Site Design	<p>Figure 16.24.060-1, Regulating Plan, Building Heights</p> <p>Table 16.24.060-1, Building Form, Siting and Massing Standards</p> <p>Figure 16.24.060-2, Height Options for Small Footprint Buildings</p> <p>Table 16.24.060-2, Height Options for Small Footprint Buildings</p> <p>Table 16.24.060-3, Site Design and Landscape Standards</p>
16.24.070 Building and Landscape Frontage	<p>Figure 16.24.070-1, Building and Landscaping Frontage Type 1 – Linear</p> <p>Table 16.24.070-1, Building and Landscaping Frontage Type 1 – Linear</p> <p>Figure 16.24.070-2, Building and Landscaping Frontage Type 2 – Forecourt</p> <p>Table 16.24.070-2, Building and Landscaping Frontage Type 2 – Forecourt</p> <p>Figure 16.24.070-3, Building and Landscaping Frontage Type 3 – Porch-Stoop-Terrace</p> <p>Table 16.24.070-3, Building and Landscaping Frontage Type 3 – Porch-Stoop-Terrace</p> <p>Figure 16.24.070-4, Building and Landscaping Frontage Type 4 –</p>

	<p>Landscape Building</p> <p>Table 16.24.070-4, Building and Landscaping Frontage Type 4 – Landscape Building</p> <p>Figure 16.24.070-5, Building and Landscaping Frontage Type 5 – Low Wall and Trellis</p> <p>Table 16.24.070-5, Building and Landscaping Frontage Type 5 – Low Wall and Trellis</p> <p>Figure 16.24.070-6, Building and Landscaping Frontage Type 6 – Urban Fence or Wall</p> <p>Table 16.24.070-6, Building and Landscaping Frontage Type 6 – Urban Fence or Wall</p> <p>Figure 16.24.070-7, Building and Landscaping Frontage Type 7 – Landscape Setback</p> <p>Table 16.24.070-7, Building and Landscaping Frontage Type 7 – Landscape Setback</p>
16.24.080 Design Toolbox	<p>Table 16.24.080-1, Low Impact Development Approaches</p> <p>Table 16.24.080-2, Street and Through Connection Crossing Approaches</p> <p>Table 16.24.080-3, Traffic Calming Approaches</p>
16.24.090 Form Based Code Review	
16.24.100 Appeals	
16.24.110 Amendment of an Approved Development Application	
16.24.120 Development Review – Submittal Requirements	
16.24.130 Additional Information for Review	

2.

FIGURE 16.24.010-1, REGULATING PLAN, SUB-DISTRICTS



16.24.020 Definitions

- A. **Build-To Line** means the line up to which buildings or landscaping must be constructed.
- B. **Chicane** means a slight bend in the travel path of a roadway to slow drivers.
- C. **Chord** means a straight line joining the ends of an arc.
- D. **Forecourt** means an open area forming an entrance plaza for a single Building or several Buildings in a group.
- E. **Frontage** means the portion of the Site, Parcel or Infill Block that is adjacent to a public street, a Through Connection or other path.
- F. **Ground Floor** means the floor-to-ceiling space of a building where the floor is at or nearest to the level of the ground around the building.
- G. **Group Living** provides lodging or both meals and lodging, without individual cooking facilities, by prearrangement for a week or more at a time, in a space not defined by the LMC as a dwelling unit. Group living shall include, but not necessarily be limited to, public or private nonprofit residential facilities such as residential hotels, boardinghouses, residence clubs, communes, fraternity or sorority houses, monasteries, convents, or ashrams. It shall also include group housing affiliated with and operated by a medical or educational institution, when not located on the same lot as the institution.
- H. **Household** A household is a person or group of people occupying a single dwelling unit.
- I. **Infill Block** means an area of land bounded by new or existing streets or easements.
- J. **Podium** means the continuous projecting base of a building, distinct from the Tower or other portions of the building.
- K. **Porch** means a structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally open-sided; although it may be enclosed through the use of screens, glass or partial walls.
- L. **Step Back** means an upper façade of a building that is recessed or set back from the lower façade of the building.
- M. **Stoop** means a platform or small Porch, usually up several steps, at the entrance to a building, usually a dwelling or dwellings.
- N. **Street Type** means a set of requirements applicable to a public street or an easement, which requirements may include, but are not limited to, right of way width, travel lanes, sidewalks width, planting strips, and role in the street network.
- O. **Terrace** means a flat roof or a raised space or platform adjoining a building, or an embankment with a level top. A Terrace is open to the sky and larger than a balcony, and may be above or below grade level.
- P. **Threshold** means the area of floor beneath a door, where two types of floor material meet; or the entrance to a building.
- Q. **Through Connection** means a grade level pedestrian, cycling, or vehicle access route that is accessible to the public and extends through a city block, parcel, lot or Infill Block and includes but is not limited to a pedestrian walkway, a Street, or an access route through public or private land.
- R. **Tower** means a building or a portion of a building within the boundary of the Woodland District over 55 feet in height. The Tower portion of the building is located on top of a Podium.

- S. **Tower Floor Plate** means the sum of the gross horizontal area of a single floor of a tower, measured from the exterior faces of the exterior walls.
- T. **Trellis** means an open grating or latticework overhead, of either metal or wood, and the supporting columns and framework.
- U. **Urban Fence** means an open framework screen or fence, of either metal, wood, masonry or a combination, usually no more than 3 feet high, which serves to enclose or subdivide outdoor space, presenting a semi-transparent surface, except where penetrated by walkways.
- V. **Woonerf**, sometimes called a Shared Street, means a street where the drivers and bicyclists share the roadway with pedestrians. Also referred to as a curbless street, a woonerf avoids permanent demarcation of the drive area with a curb, and is often level from side to side. The width of the shared roadway space, and the placement of street furniture, parking zones and planting are purposefully located to reduce driver speed and encourage social gathering.

16.24.030 Uses

- A. **Permitted Uses.** Uses permitted in the Woodland District subdistricts are listed in Table 16.24.030-1 with a "P." These uses are allowed if they comply with the development standards and other regulations of this Section. Listing as an allowed use does not mean that a proposed development will necessarily be granted an adjustment or other exception to the regulations of the LMC.
- B. **Conditional Uses.** Uses which are allowed if approved through the conditional use review process are listed in Table 16.24.030-1 with a "C." These uses are allowed provided they comply with the conditional use approval criteria for that use, the development standards, and other regulations of the LMC.

TABLE 16.24.030-1

Use Categories	Urban Neighborhoods		
	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
	P – Permitted	C – Conditional	
Residential Categories			
Household Living	P	P	P
Group Living	C	C	C
Commercial Categories			
Retail Sales and Service	P	P	P
Office	P	P	P
Institutional Categories			
Parks and Open Space	P	P	P
Educational Facilities, Government Offices, Museum; Civic Uses, Transit Uses	P	P	P
Other Categories			
Rail Lines & Utility Corridors	P	P	P

C. Use-Specific Development Standards

1. Parks and Open Space

Huntamer Park, West Plaza Park, South Plaza Park, I-5 Park and Bikeway, and Civic Plaza are the current open spaces and parks in the Woodland District. These City-owned and managed facilities provide open space and natural amenities for the enjoyment of the public. The Woodland District Strategic Plan recommends reinforcing these areas through an improved network of sidewalks, bicycle lanes, paths, and multi-purpose trails. New development shall enhance these existing district open spaces. Application of the design standards for streets, paths, buildings, landscaping, and other design elements from LMC 16.24 will provide a complementary relationship between the parks and surrounding development. Any new common open space, park, or Through Connection shall be designed to be useable for the recreation and enjoyment of the citizens.

Standards

There are no new open spaces identified for development in the Woodland District. Any new open space dedicated to the city shall be subject to the design criteria of LMC 14.23.088 Open Space and requirements of LMC 16.48 Open Space/ Institutional District. Private open space and recreation associated with new residential or mixed-use development shall comply with the design criteria of LMC 14.23.088 Open Space.

2. Drive-Through Facilities

Where a drive-through component is proposed as part of a development, it shall meet the following regulations:

- a. The drive-through shall be accessory to the principal use of the development, which includes interior space for customers to enter the building for goods or services;
- b. The entrance and exit for the drive-through lane shall not be on a Primary Street unless shared with the primary site access of the principal use. The drive-through lane and the drive through window shall not be visible from a Primary Street.
- c. The standards above may be met in either of the following ways:
 - i. The drive-through shall be accessed from a Secondary Street, Other Street or Through Connection, and contained within the building;
 - ii. The drive-through shall be accessed from a Secondary Street, Other Street or Through Connection, and located on the portion of the Infill Block that is farthest away from the Primary Street.

3. Ground Floor Residential Uses

Where residential uses occur on the ground floor, vertical and horizontal separation is required to ensure privacy for building residents, and a high quality public realm. The minimum and maximum vertical and horizontal distance from the sidewalk is defined in LMC 16.24.070, Building and Landscape Frontage.

D. Prohibited Uses.

1. Uses with physical and operational requirements generating substantial:

Truck traffic;
Dust;
Glare;
Heat or vibration;
Noise; or

Odors.

2. Uses of a character which are either not compatible with the high aesthetic standards of the area, will not enhance the marketability of the core area, or will adversely impact the city's economic development strategies for this zone. These uses shall include, but are not limited to:

Activities entailing movement of heavy equipment on and off the site except during construction;

Auto or truck storage as a primary use;

Cemeteries and crematoria;

Machine shops;

Motor freight terminals;

Park and ride lots;

Solid waste disposal facilities, including transfer stations, incinerators and sanitary landfills; and

Stand-alone warehouse and distribution facilities.

16.24.040 General Standards Required for all Development

A. Conflicts

Development within the Woodland District must comply with the standards prescribed in LMC 16.24 Woodland District Hybrid Form Based Code. These development standards are intended to implement policies in the adopted Woodland District Strategic Plan. In the event of a conflict between any provision of LMC 16.24 Woodland District Hybrid Form Based Code and any other ordinances of the City of Lacey the provisions of this chapter shall prevail with the exception of ordinances whose standards are more restrictive.

B. Master Plan Requirements

1. Connectivity Master Plan

Connectivity Master Plans are required for all development within the Woodland District, except lots or parcels exempt from Connection Spacing Standards because of maximum block length requirements, refer to LMC 16.24.050 Streets, Through Connections and Connection Spacing.

Development proposals shall show conceptually how the development standards in LMC 16.24.050, Streets, Through Connections and Connection Spacing, shall be met in relationship to adjacent property and existing streets, through connections and other paths or trails.

Connectivity Master Plans shall refer to LMC 16.24.010 Regulating Plan, Sub-Districts and Streets, and provide review material according to LMC 16.24.120 Development Review – Submittal Requirements, Sections A, B and C.

In addition, the Connectivity Master Plan should generally indicate how open space, parking, driveways, walkways, etc., will relate or connect to adjacent parcels.

Connectivity Master Plans shall provide review material according to LMC 16.24.120 Development Review – Submittal Requirements. A summary of Connectivity Master Plan eligibility is provided in Table 16.24.040-1.

Future Streets and Through Connections shall be designed and constructed according to Table 16.24.040-2, Improvement Responsibilities, Section B.

2. Detailed Master Plan

Detailed Master Plans are required for all development in the Master Plan Area where proposed improvements represent 15% or more of the value of the assessed market improvement value of the existing structure with the permit value of the proposed improvement greater than \$20,000. For the purposes of determining code compliance, the value of proposed improvements will be based on the value of the building permit for those improvements.

Development proposals shall show conceptually how the development meets the development standards in the following section:

- LMC 16.24.050 Streets, Through Connections and Connection Spacing
- LMC 16.24.060 Building, Form, Siting and Site Design
- LMC 16.24.070 Building and Landscape Frontage

Detailed Master Plans shall refer to LMC 16.24.010-1 Regulating Plan, Subdistricts; LMC 16.24.050-1 Regulating Plan, Street Types, and LMC 16.24.060-1 Regulating Plan, Building Heights.

Detailed Master Plans shall provide review material according to LMC 16.24.120 Development Review – Submittal Requirements. A summary of Detailed Master Plan eligibility is provided in Table 16.24.040-1.

Existing Built Streets shall be improved according to Table 16.24.040-2, Improvement Responsibilities, Section B.

Future Streets and Through Connections shall be designed and constructed according to Table 16.24.040-2, Improvement Responsibilities, Section B.

Master Planned Streets shall be designed and constructed according to Table 16.24.040-2, Improvement Responsibilities, Section C.

TABLE 16.24.040-1, MASTER PLAN ELIGIBILITY SUMMARY

Eligibility	Connectivity Master Plan	Detailed Master Plan
Lot or parcel is exempt from Connectivity Standards in LMC 16.24.050 Streets, Through Connections and Connection Spacing due to minimum through block connection spacing.	Exempt	Exempt
Lot or parcel is 1) subject to the Connectivity Standards in LMC 16.24.050 Streets, Through Connections and 2) outside the Master Plan Area, as shown on Figure 16.24.010-1 Regulating Plan Subdistricts.	Must meet Connectivity Master Plan Requirements	Exempt
Lot or parcel is 1) inside the Master Plan Area, as shown on Figure 16.24.010-1 Regulating Plan Subdistricts, and 2) proposed improvements are less than 15% of the value of the underlying development as defined above or the permit value of the proposed improvement is less than \$20,000.	Must meet Connectivity Master Plan Requirements	Exempt

Eligibility	Connectivity Master Plan	Detailed Master Plan
Lot or parcel is 1) inside the Master Plan Area, as shown on Figure 16.24.010-1 Regulating Plan Subdistricts, and 2) proposed improvements represent 15% or more of the value of the underlying development as defined above with the permit value of the proposed improvement greater than \$20,000.	Must meet Detailed Master Plan Requirements	

C. Adjustments

There are three types of Adjustments that may be granted by the director, as described below.

1. Proportional Compliance Adjustments

Proportional Compliance Adjustments apply to lots or parcels fronting on Pacific Avenue and lots or parcels within the Woodland Square Subdistrict and Pacific Subdistrict, as illustrated in Figure 16.24.010-1 Regulating Plan, Subdistricts and Figure 16.24.050-1 Regulating Plan, Streets.

Proportional Compliance Adjustments may be granted by the director to existing development where the value of proposed improvements falls below one of two thresholds. For the purposes of determining compliance, the value of proposed improvements shall be cumulative over the most recent five years, including calculations of all previously exempt remodels, but shall not include life/safety improvements or normal maintenance not requiring a building permit.

- a. When the value of the proposed improvements is less than 15% of the value of the assessed market improvement value of the existing structure, or when the permit value of the proposed improvement is less than \$20,000, the applicant may secure a building permit for the proposed improvements without meeting any of the development standards in the LMC.
- b. When the value of the proposed improvements is 15% or greater, but less than 75% of the value of the existing development, the applicant must meet the development standards of the applicable building or landscape frontage type only. The applicable frontage type standards shall apply to the primary or secondary street-facing side of the block, site or infill block as set out in Table 16.24.050-2, Overview of Streets and Through Connection Types. The designated primary or secondary street-facing edge of the site (or block, or infill block) shall be designed and constructed according to the 16.14.070, Building and Landscape Frontage.
- c. When the value of the proposed improvements is 75% or greater of the assessed market improvement value of the existing structure, or when the permit value of the proposed improvement is \$5,000,000 or greater, the applicant must meet the development standards of the LMC for the new improvements and the existing building. This \$5,000,000.00 limitation shall be increased on an annual basis in an amount equal to the increase in the Engineering News Record Construction Cost Index from the previous year. Landscaping: the entire site shall meet the applicable development standards. Parking lot reconfiguration and expansion: the entire parking lot shall meet the applicable development standards. External facade modification: the full extent of the all facades shall meet the applicable development standards.
- d. Expansion of building footprint: the new square footage associated with the building expansion is required to meet the applicable development standards.

2. Development Standards Flexibility Adjustment

Development Standards Flexibility Adjustments may be granted to any development within the Woodland District, if the director finds that the adjusted Development Standard will perform as well as the Development Standard. Eligible Development Standards and the permitted degree of adjustment is noted in each Development Standards tables.

3. Site Plan Review Committee (SPRC) Adjustment

Any development standards, which are not included in the Development Standards Flexibility Adjustment above, or which exceed the permitted degree of flexibility noted in the Development Standards tables, are eligible for review and approval through the Site Plan Review Committee (SPRC), according to LMC 16.24.090 Form Based Code Review.

D. New and Existing Streets and Through Connections

Development standards of LMC 16.24 are intended to establish a complete network of new and existing streets and Through Connections, which may take the form of local streets, multi-use paths or woonerfs. The location of new and existing streets and Through Connections and their required intersections are mapped in Figure 16.24.050-1, Regulating Plan, Street Types. Connection Types permitted and maximum spacing of new and existing streets and Through Connections is established in Table 16.24.050-1, Connections and Connection Spacing. The required improvements for each street and Through Connection, including the sidewalk zones, are specified in Figures 16.24.050-2 through 16.24.050-9. When the property owner or developer is responsible for dedication of land and/or specific constructed improvements it is noted in Figures 16.24.050-2 through 16.24.050-9. Table 16.24.040-2 summarizes the improvements and the responsibility of each party, whether City or property owner / developer.

TABLE 16.24.040-2, IMPROVEMENT RESPONSIBILITIES

Summary of Requirements	Eligible Streets
<p>A. Existing Built Streets</p> <p>Existing streets are required to meet requirements for sidewalk improvements, street lights, street furnishings, and trees, according to Table 16.24.050-1, Table 16.24.050-2 and Figures 16.24.050-2 through 16.24.050-9, Street Types and Sidewalk Improvements. Improvements and, where noted in the Development Standards, dedication of land, is the responsibility of the property owner / development applicant.</p>	<p>3rd Avenue SE</p> <p>6th Avenue SE</p> <p>7th Avenue SE</p> <p>Pacific Avenue SE</p> <p>Sleater Kinney Road SE</p> <p>College Street SE</p>
<p>B. Future Streets and Through Connections</p> <p>Right of Way is dedicated by property owner / development applicant. The City constructs the street to City standards as established by Table 16.24.050-1, Table 16.24.050-2 and Figures 16.24.050-2 through 16.24.050-9, Street Types.</p> <p>An interim bike-pedestrian trail may be required on the dedicated Right of Way, prior to completion of the street improvements. Any interim bike or pedestrian trail shall be designed and constructed in compliance with Through</p>	<p>Unbuilt 4th Avenue SE</p> <p>Unbuilt segment of Golf Club Road SE</p> <p>Unbuilt segment of 10th Avenue SE</p> <p>All Through Connections and Other Streets outside of the Master Plan Subdistrict</p>

Connection Development Standards 16.24.050-8 and 16.24.050-9, and shall meet, at a minimum, the Development Standards, Minimum Requirements [set out in Figure 16.24.050-8, Through Connection, Minimum Requirements and Table 16.24.050-9 Through Connection, Minimum Requirements and Optional Components].	
C. Master Planned Streets Master Planned Streets shall be located and constructed according to an approved Master Plan that meets the requirements of a Connectivity Master Plan or a Detailed Master Plan, as applicable. The property owner or developer is responsible for all required street or Through Connection improvements, according to Table 16.24.050-1, Table 16.24.050-2 and Figures 16.24.050-2 through 16.24.050-9, Street Types and Sidewalk Improvements.	All Other Streets and Through Connections within the Master Plan Subdistrict

E. Environmental Performance

1. It shall be the responsibility of the operator and/or the proprietor of any proposed use to provide such evidence and technical data as the director and/or Site Plan Review Committee may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of LMC 16.57.
2. Failure of the director and/or Site Plan Review Committee to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with LMC 16.57, environmental performance standards.
3. All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city and shall be subject to its review and approval, and shall, moreover, comply with LMC 15.22 pertaining to community facilities.

TABLE 16.24.040-3, DISTRICT WIDE DEVELOPMENT STANDARDS

Section / Description	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
Stormwater	All projects shall meet the amended 2010 City of Lacey Stormwater Design Manual as hereafter amended, which have square footage thresholds for development and redevelopment (2,000 square feet and 5,000 square feet of new or redeveloped impervious surfaces). No requirement for areas under 2,000 square feet; between 2,000 and 5,000 square feet the stormwater must be retained on-site, and over 5,000 square feet full treatment and infiltration is required.		
Tree Preservation	Tree protection professional report required. A qualified professional forester shall review the site and provide a report analyzing the site for tree protection consistent with the requirements of this chapter. The report shall provide information important to urban forest management and options for consideration when developing preliminary designs.		

Section / Description	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
	<p>The report shall suggest options for design to best achieve the purposes of the Urban Forest Management Plan and this chapter. The report shall include but shall not be limited to:</p> <ul style="list-style-type: none"> a. An analysis of technical information requested by the review body related to trees and forest practices; b. Analysis of what portion of the site is best for designation of the tree tract if required, considering the intent of this chapter, soil type, topography, tree species, health of trees and reasonable project design limitations; c. Recommendations for saving of individual tree specimens based upon the intent of this chapter, soil type, topography, tree species, health of trees, and reasonable project design limitations; d. A plan for protection of trees to be saved during construction including placement of construction fences, monitoring of construction activity and other measures necessary to ensure adequate tree protection; e. Consideration of the location of roads, other infrastructure, and buildings and potential options for alternative locations, if applicable, to best satisfy the purposes of the Urban Forest Management Plan; f. A timeline for tree protection activity; and g. The final tree protection plan should be prepared on the site grading plan. All tree protection fences, trees to be saved, and trees to be removed should also be shown on the site demolition plan. Necessary save tree pruning and selective thinning within tree tracts shall be detailed and trees marked as such. The tree protection plan and demolition plan should be part of the submittal to the city of Lacey and shall be approved by the tree protection professional. The tree protection plan shall be part of the contractor bid package and a copy of the tree protection plan shall be available to the contractors on site at all times during logging, clearing, and construction. <p>Development standards may be adjusted on a case by case basis to protect priority trees:</p> <p>Priority tree types: Trees to be protected must be healthy, wind firm, and appropriate to the site at their mature size, as identified by a qualified professional forester. In designing a development project, the applicant shall protect the following types of trees in designated tract(s) in the following order of priority:</p> <ul style="list-style-type: none"> 1. Historical trees. Trees designated as historical trees under LMC <u>14.32.072</u>. 2. Specimen trees. Unusual, rare, or high quality trees. 3. Critical area buffer. Trees located adjacent to critical area buffers. 4. Significant wildlife habitat. Trees located within or buffering significant wildlife habitat. <p>Other high quality individual trees or groves of trees.</p>		

16.24.050 Streets, Through Connections and Connection Spacing
FIGURE 16.24.050-1, REGULATING PLAN, STREET TYPES



TABLE 16.24.050-1, CONNECTIONS AND CONNECTION SPACING

	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
BLOCKS AND CONNECTIONS			
A. Maximum Block Length	Auto: 450 feet (1) Pedestrian: 330 feet	Auto: 450 feet (3) Pedestrian: 330 feet South of Pacific Avenue, Auto: NA Pedestrian: 100 feet	Auto: 450 feet Pedestrian: 330 feet
B. Maximum Block Perimeter	Auto: 1,800 feet (1) Pedestrian: 1,320 feet	Auto: 1,800 feet (2) Pedestrian: 1,320 feet South of Pacific Avenue, NA	Auto: 1,800 feet (1) Pedestrian: 1,320 feet
C. Additional Through-Block Connections	Required for block faces longer than 450 feet	Required for block faces longer than 450 feet	Required for block faces longer than 450 feet
D. Vehicular Entrances	Driveways permitted except where noted Min. 40 feet separation from intersection Max. avg. 1 driveway per 100 feet of block frontage Maximum width: 24 feet	Driveways permitted except where noted Min. 40 feet separation from intersection Max. avg. 1 driveway per 100 feet of block frontage Maximum width: 24 feet (3)	Driveways permitted except where noted Min. 40 feet separation from intersection Max. avg. 1 driveway per 100 feet of block frontage Maximum width: 24 feet
E. Connection Hierarchy and Primary Frontage	If one of the designated streets or Through Connections bounding an Infill Block is a Primary Street, the Primary Street Frontage of the Infill Block or lot shall be the Primary Street. If none of the designated streets or Through Connections is a Primary Street, the Primary Frontage shall be the Secondary Street. (4)		
F. Through Block Connection Types Permitted	F – Through Block Connection	F – Through Block Connection	F – Through Block Connection

(1) Adjustable by 5 percent

(2) Adjustable by 10 percent

(3) Adjustable by 20 percent

(4) Proportional Compliance Adjustment: for properties south of Pacific Avenue the Through Connection of the driveway access and drive aisle may be exempt from Frontage Requirements.

TABLE 16.24.050-2, OVERVIEW OF STREETS AND THROUGH CONNECTION TYPES

Section / Description	6th Ave	Golf Club	Pacific	College, Sleater Kinney	All Other Streets	Through Block Connection
A. Frontage	Primary	Primary	Primary	Secondary	Secondary	Secondary
B. Type	Collector / Commercial	Collector / Commercial	Arterial	Arterial	Local Streets	Local street or path
C. Aesthetic Character / Identity	Mixed-Use Main Street	Urban Residential Main Street	Varies	Woodland District Gateways	Varies	Varies
D. Building and Landscape Frontage Types Permitted	Linear Forecourt Low Wall and Trellis Urban Wall or Fence	Linear Forecourt Porch-Stoop-Terrace Low Wall and Trellis Urban Wall or Fence	Linear Forecourt Porch-Stoop-Terrace Landscape Building Low Wall and Trellis Urban Wall or Fence Landscape Setback	Linear Forecourt Porch-Stoop-Terrace Landscape Building Low Wall and Trellis Urban Wall or Fence Landscape Setback	Linear Forecourt Porch-Stoop-Terrace Landscape Building Low Wall and Trellis Urban Wall or Fence Landscape Setback	Linear Forecourt Porch-Stoop-Terrace Landscape Building Low Wall and Trellis Urban Wall or Fence Landscape Setback
E. Role in the Network	District Connector	District Connector	Regional Connector	Regional Connector	Bike, pedestrian, local vehicular connectivity	Bike, pedestrian, local vehicular connectivity
F. Design Speed	25 mph	Under 20 mph	25 mph	25 mph	Under 20 mph	Under 20 mph
G. Right-of-Way or Easement Width	81 to 87 feet	60 to 64 feet	90 to 96 feet	Varies	Varies	Varies
H. Location of Build To Line	At front property line	At front property line	5 feet back from property line	At front property line	At front property line	NA
I. Curb-to-Curb Width	42 feet	36 feet	62 to 68 feet	Varies	Varies	Varies

Section / Description	6th Ave	Golf Club	Pacific	College, Sleater Kinney	All Other Streets	Through Block Connection
J. Travel Lanes (number)	2	2	4	4	2	Optional
K. Travel Lane Width	11 feet	10 feet	12 feet	Varies	9.5 feet for Local Streets 6 to 8 feet for Queuing Streets	10 feet (maximum)
L. Center Turn Lane Width	14 feet	NA	14 feet	Varies	Varies	NA
M. Parking Lane Width	8.5 feet	8 feet	NA	NA	NA	8-30 feet (optional; head-in, diagonal, parallel, or combination permitted)
N. Bike Facilities	Shared	Shared	None (Woodland Trail)	NA	NA	Shared street or shared-use path
O. Sidewalk Width	14 to 20 feet	12 to 14 feet	14 feet	Varies	Varies	5 feet (minimum) each side, or 10 feet (minimum) one side, or 10 feet minimum (no travel lane)
P. Planter Strip Width	Varies	Varies	Varies	Varies	Varies	6 feet (minimum)
Q. Planted Median Width	14 feet	NA	14 to 20 feet	NA	NA	NA

FIGURES 16.24.050-2 THROUGH 9, STREET AND THROUGH CONNECTION TYPES

FIGURE 16.24.050-2, 6TH AVENUE

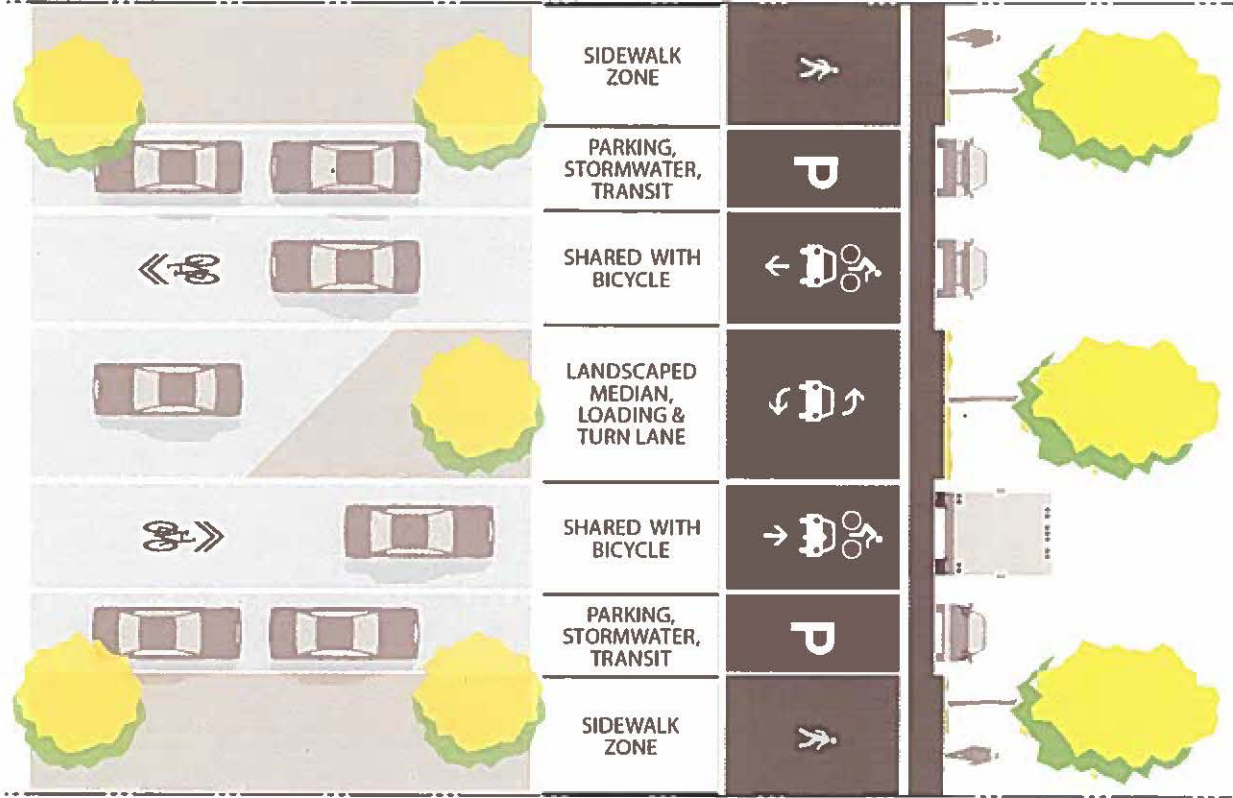
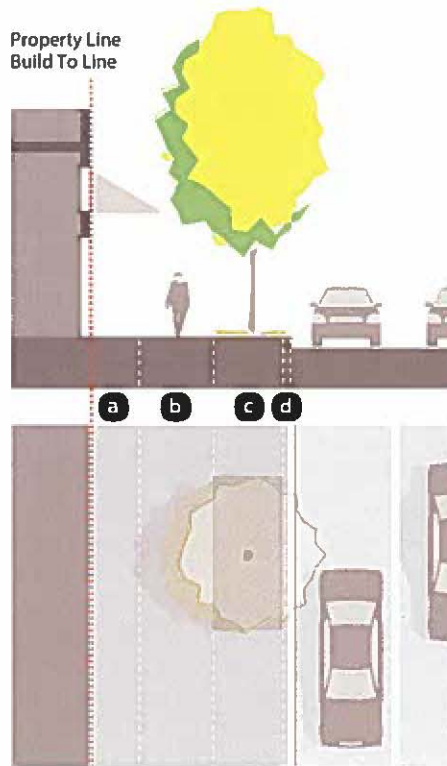


TABLE 16.24.050-3, 6TH AVENUE

6th Ave	
Right-of-Way or Easement Width	81 to 87 feet
Location of Build To Line	At front property line
Curb-to-Curb Width	42 feet
Travel Lanes (number)	2
Travel Lane Width	11 feet
Center Turn Lane Width	14 feet
Parking Lane Width	8.5 feet
Bike Facilities	Shared
Sidewalk Width	14 to 20 feet
Planter Strip Width	Varies
Planted Median Width	14 feet

**FIGURE 16.24.050-3, 6TH AVENUE
SIDEWALK IMPROVEMENTS**



**TABLE 16.24.050-4, 6TH AVENUE
SIDEWALK IMPROVEMENTS**

6th Avenue Sidewalk Improvements

Applicant is responsible for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
a	Frontage Zone	1.5 feet	Concrete sidewalk
b	Pedestrian Through Zone	6.0 feet	Concrete sidewalk
c	Street Furnishings Zone	4.0 feet	Concrete sidewalk, street trees, tree grates
d	Curb Zone	6 inches	Cast-in-place concrete curb and gutter

FIGURE 16.24.050-4, GOLF CLUB ROAD

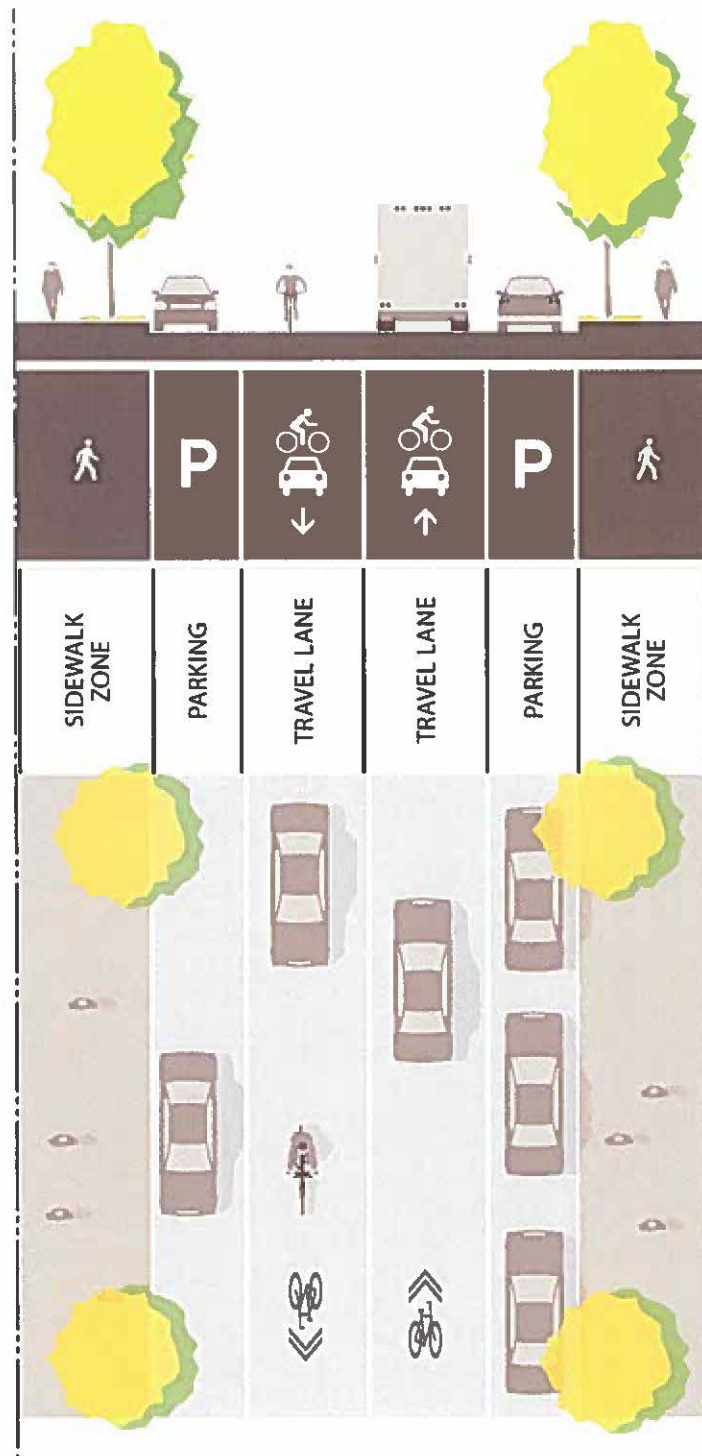
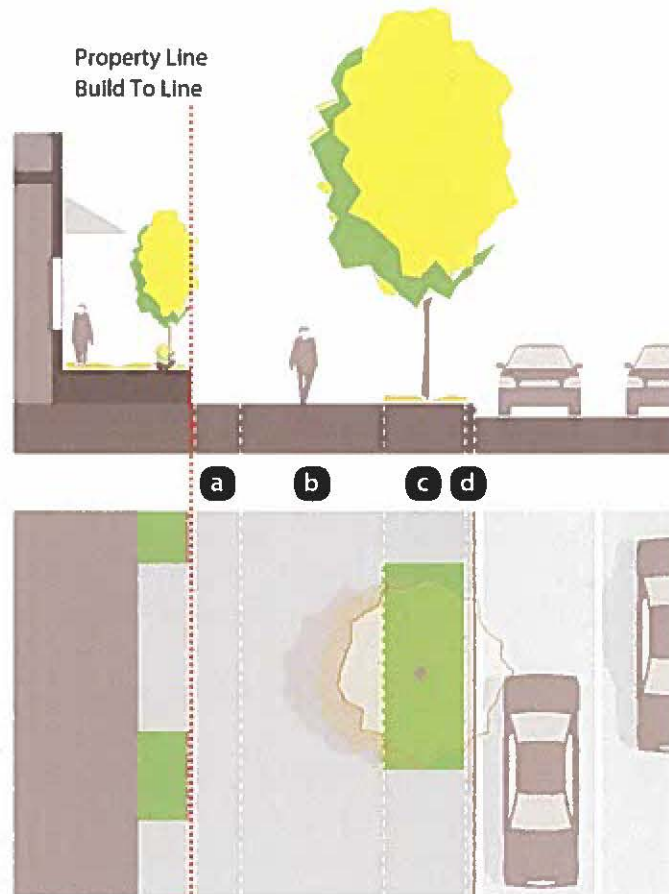


TABLE 16.24.050-5, GOLF CLUB ROAD

Golf Club Road	
Right-of-Way or Easement Width	60 to 64 feet ¹
Location of Build To Line	At front property line
Curb-to-Curb Width	36 feet
Travel Lanes (number)	2
Travel Lane Width	10 feet
Center Turn Lane Width	NA
Parking Lane Width	8 feet
Bike Facilities	Shared
Sidewalk Width	12 to 14 feet
Planter Strip Width	Varies
Planted Median Width	NA

¹ **Golf Club Road Extension.** Between 6th Avenue and 7th Avenue, applicant shall, upon development approval, dedicate land for the Right of Way and construct interim improvements according to Through Block Connections Development Standards. City is responsible for ultimate improvements according to the Golf Club Development Standards.

**FIGURE 16.24.050-5, GOLF CLUB ROAD
SIDEWALK IMPROVEMENTS**



**TABLE 16.24.050-6, GOLF CLUB ROAD
SIDEWALK IMPROVEMENTS**

Golf Club Road Sidewalk Improvements

Applicant is responsible for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
(a)	Frontage Zone	1.5 feet	Concrete sidewalk
(b)	Pedestrian Through Zone	6.0 feet	Concrete sidewalk
(c)	Street Furnishings Zone	4.0 feet	Street trees
(d)	Curb Zone	6 inches	Cast-in-place concrete curb and gutter

FIGURE 16.24.050-6, PACIFIC AVENUE

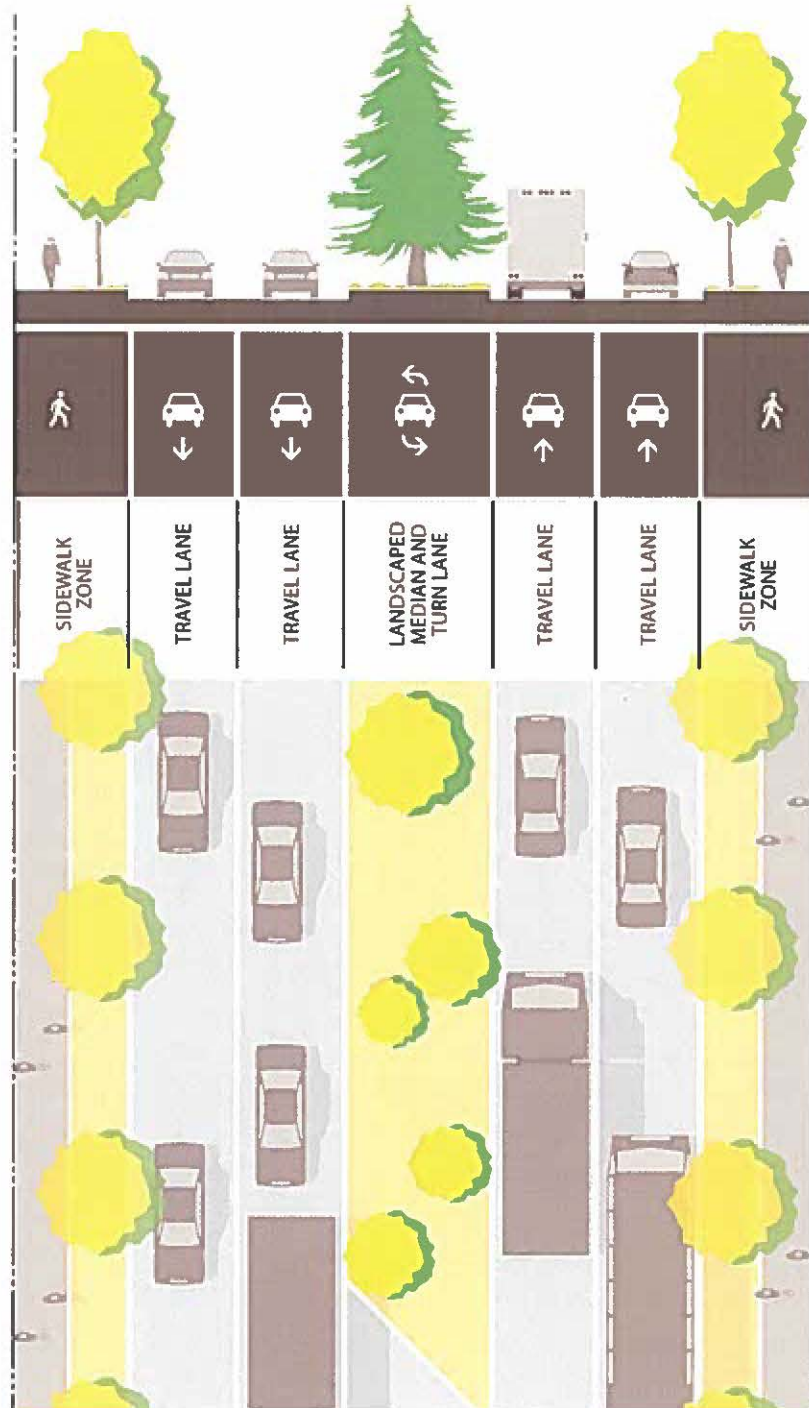
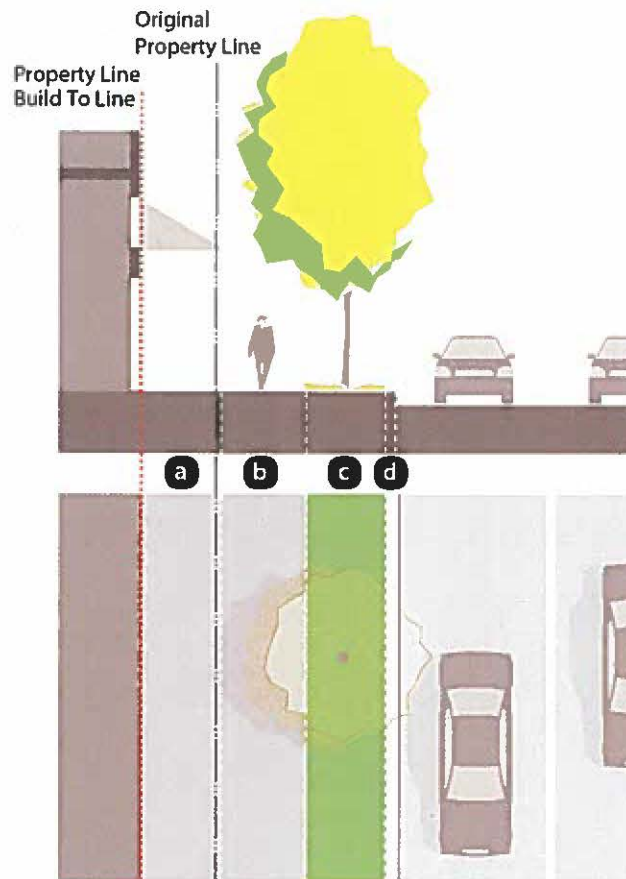


TABLE 16.24.050-7, PACIFIC AVENUE

Pacific Avenue	
Right-of-Way or Easement Width	90 to 96 feet
Location of Build To Line	5 feet back from property line
Curb-to-Curb Width	62 to 68 feet
Travel Lanes (number)	4
Travel Lane Width	12 feet
Center Turn Lane Width	14 feet
Parking Lane Width	NA
Bike Facilities	None
Sidewalk Width	14 feet
Planter Strip Width	Varies
Planted Median Width	14 to 20 feet ¹

¹ Where Right of Way constraints do not permit a center turn lane, the Planted Median Width requirements do not apply

**FIGURE 16.24.050-7, PACIFIC AVENUE
SIDEWALK IMPROVEMENTS**



**TABLE 16.24.050-8, PACIFIC AVENUE
SIDEWALK IMPROVEMENTS**

Pacific Avenue Sidewalk Improvements

Applicant is responsible for dedicating 5 feet to the Right of Way and for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
a	Frontage Zone	5.0 feet	Concrete sidewalk
b	Pedestrian Through Zone	5.0 feet	Concrete sidewalk
c	Street Furnishings Zone	4.0 feet	Street trees, ground cover
d	Curb Zone	6 inches	Cast-in-place concrete curb and gutter

**FIGURE 16.24.050-8, THROUGH CONNECTION,
MINIMUM REQUIREMENTS**

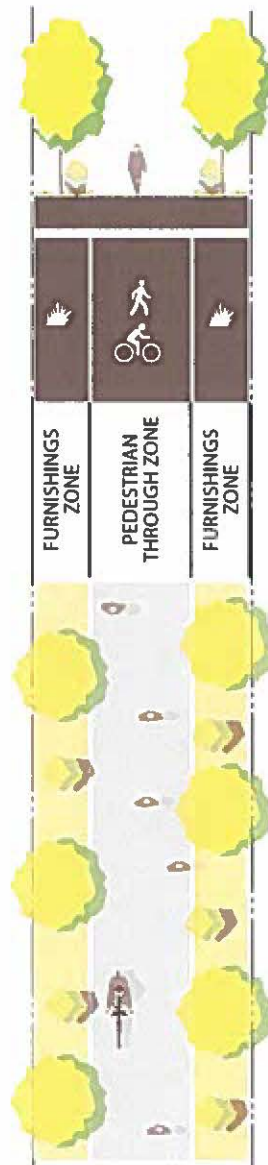


FIGURE 16.24.050-9, THROUGH CONNECTION,

OPTIONAL COMPONENTS

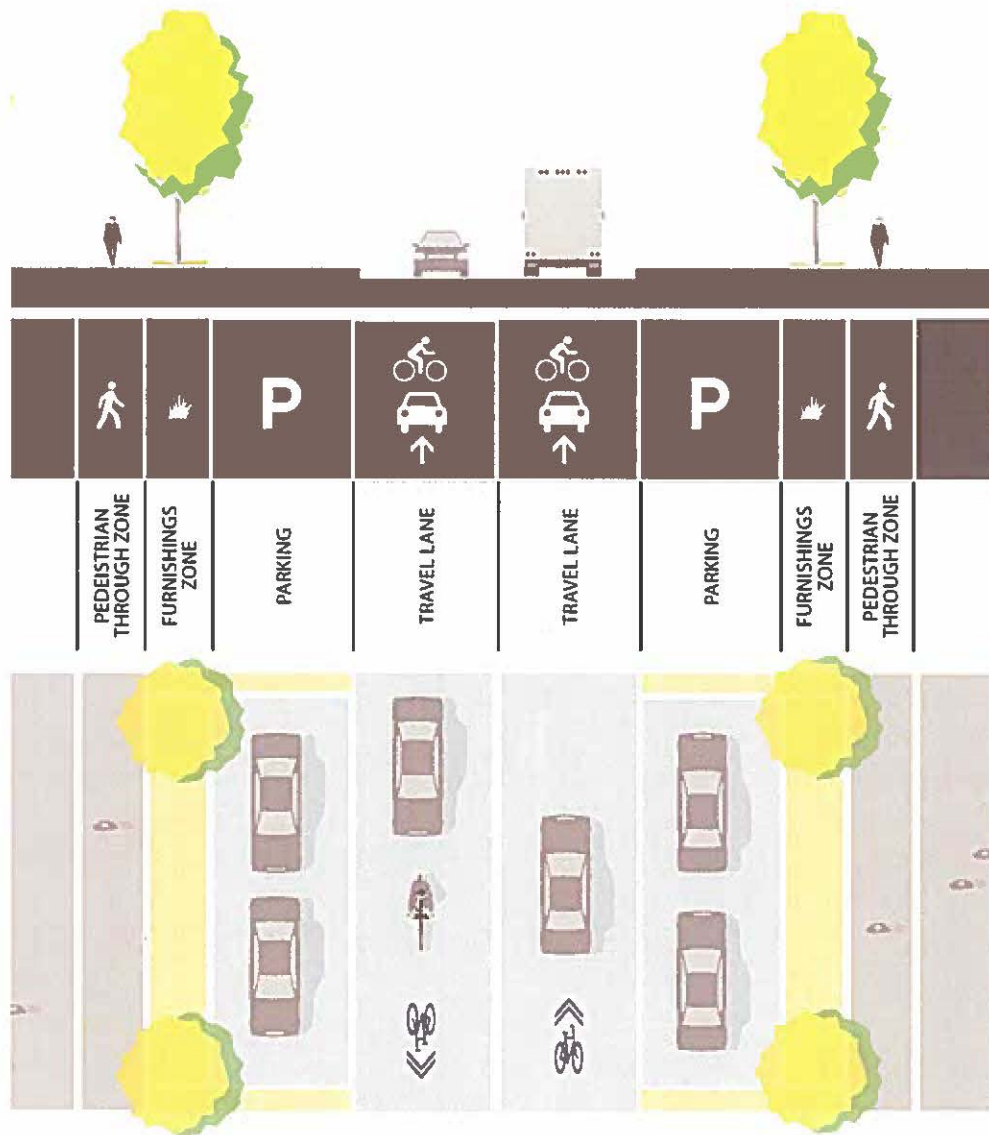


TABLE 16.24.050-9, THROUGH BLOCK CONNECTION, MINIMUM REQUIREMENTS AND OPTIONAL COMPONENTS

Through Block Connection		
	Development Standards, Minimum Requirements	Development Standards, Optional Components
Right-of-Way or Easement Width	22 feet, minimum	Varies
Travel Lanes (number)	NA	2, maximum
Travel Lane Width	NA	10 feet, maximum
Center Turn Lane Width	NA	NA
Parking Lane Width	NA	8 feet, maximum, for parallel parking 30 feet, maximum, for head- in parking
Bike Facilities	Shared	Shared or dedicated
Sidewalk or Path Width	10 feet, minimum	10 feet, minimum 5 feet minimum, if on each side of a planter strip
Planter Strip Width	6 feet, minimum, each side of sidewalk or path	6 feet, minimum, on each side of sidewalk or path, or 12 feet, minimum, one side of sidewalk or path, or 12 feet, minimum, if between sidewalks or paths
Planted Median Width	NA	

16.24.060 Building, Form, Siting and Site Design

FIGURE 16.24.060-1, REGULATING PLAN, BUILDING HEIGHTS

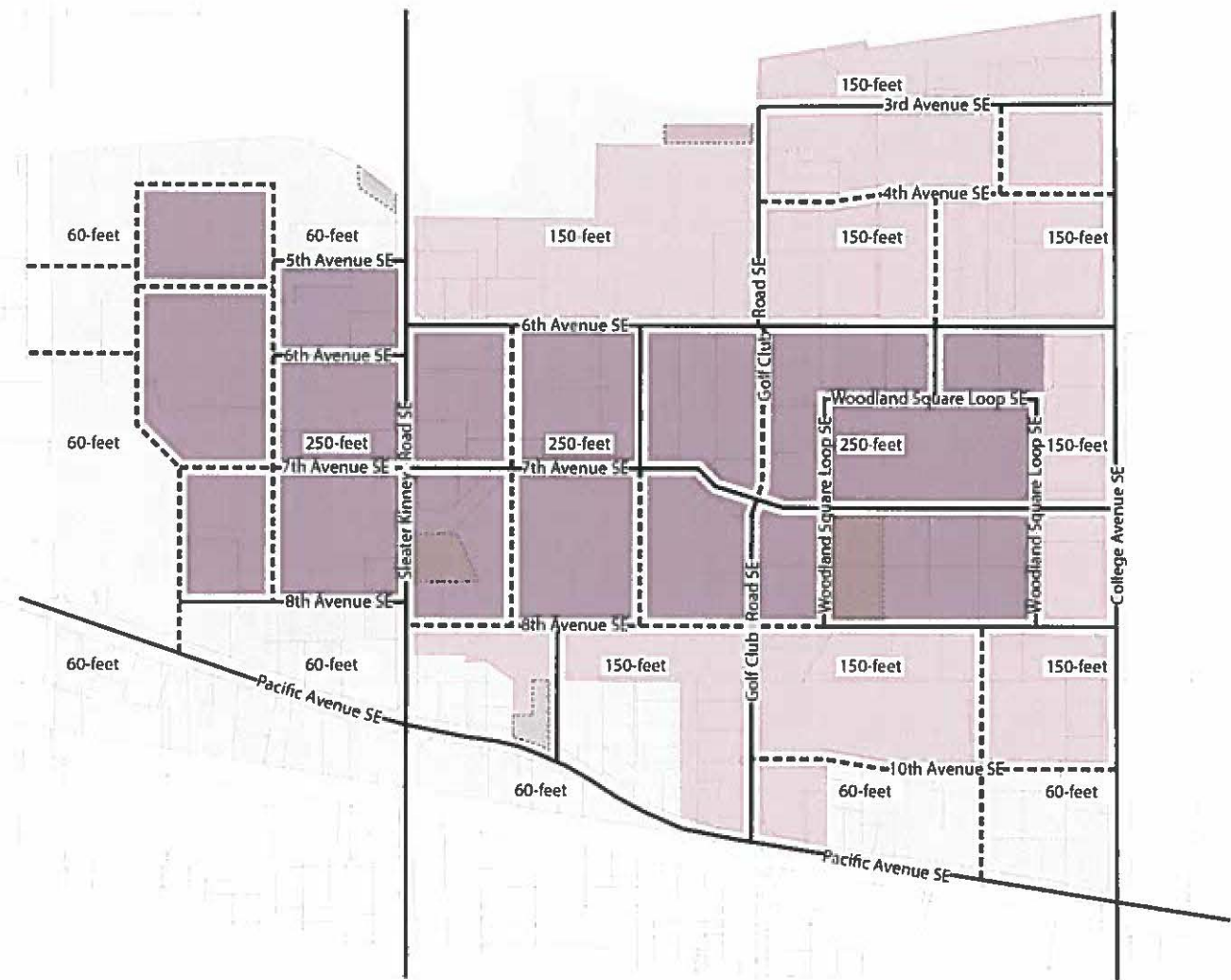


TABLE 16.24.060-1, BUILDING FORM, SITING AND MASSING STANDARDS

	Woodland Square	Pacific Avenue	Master Plan Area
Applicability	Areas bounded by designated Street Types (6 th Avenue, Golf Club Road, Pacific Avenue), Secondary Streets or Through Connections shall be designated as an Infill Block, lot or parcel and subject to the Development Standards for Building Form, Siting and Massing		
Frontage Hierarchy	<p>The Primary Street Facing Frontage is the edge of the lot, parcel or Infill Block adjacent to the Primary Street, except where no Primary Street exists, then the Primary Street Facing Frontage is defined as the edge adjacent to the Secondary Street.</p> <p>Other edges of a lot, parcel or Infill Block that abut an Other Street or a Through Connection must meet Development Standards for Secondary Streets.</p> <p>Any edges of a lot, parcel or Infill Block that do not abut a Street Type or Through Connection shall meet Development Standards for Side and Rear Yards as applicable.</p>		
Primary and Secondary Street Facing Frontage	See Building and Landscape Frontage Types for applicable dimensions.	See Building and Landscape Frontage Types for applicable dimensions.	See Building and Landscape Frontage Types for applicable dimensions.
Side Yard Setback	Residential: Min. 20 feet Commercial: Min. 0 feet	Residential: Min. 20 feet (1) Commercial: Min. 0 feet	Residential: Min. 20 feet Commercial: Min. 0 feet
Rear Yard Setback	Residential: Min. 20 feet Commercial: Min. 0 feet	Residential: Min. 20 feet (1) Commercial: Min. 0 feet	Residential: Min. 20 feet Commercial: Min. 0 feet
Minimum Building or Podium Height	Min. 30 feet	Min. 20 feet	Min. 30 feet
Maximum Podium Height	Max. 55 feet		
Tower Step Back at Top of Podium	<p>Min. 10 feet</p> <p>Min. 15 feet on lots adjacent to Golf Club Road</p> <p>On Through Block Connections: 10 feet minimum Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet</p> <p>For Forecourt Frontage Type: Tower setback shall match Forecourt maximum depth where tower abuts the Forecourt</p> <p>For Porch-Stoop-Terrace Frontage Type: Tower Step Back shall match Threshold</p>		

	Woodland Square	Pacific Avenue	Master Plan Area
	maximum depth		
Podium Setback from Build-To Line	Max. 15 feet Min. 10 feet On 6 th Avenue, permitted setback is 0 feet	Max. 15 feet Min. 10 feet	
Tower Location	Tower spacing: Min. 65 feet between towers See Building and Landscape Frontage Types for additional applicable dimensions.		
Maximum Building Height	See Regulating Plan – Building Heights for applicable dimensions.		
Maximum Tower Floor Plate	Residential: 12,000 square feet Commercial: 35,000 square feet		
Parking Structure	When a Parking Structure faces a Primary Street, it shall meet the requirements of one of the Permitted Frontage Types for the height of the Podium Front setback, Primary Street: Same as for Frontage Type When a Parking Structure faces a Secondary Street, it shall meet the requirements of one of the Permitted Building Frontage Types for the height of the Ground Floor Front setback, Secondary Street: 10 feet maximum Setback, side: Min. 20 feet Setback, rear: Min. 20 feet	When a Parking Structure faces a Primary Street, it shall meet the requirements of one of the Permitted Frontage Types for the height of the Podium Front setback, Primary Street: Same as for Frontage Type When a Parking Structure faces a Secondary Street, it shall meet the requirements of one of the Permitted Building Frontage Types for the height of the Ground Floor Front setback, Secondary Street: 10 feet maximum Setback, side: Min. 20 feet Setback, rear: Min. 20 feet	When a Parking Structure faces a Primary Street, it shall meet the requirements of one of the Permitted Frontage Types for the height of the Podium Front setback, Primary Street: Same as for Frontage Type When a Parking Structure faces a Secondary Street, it shall meet the requirements of one of the Permitted Building Frontage Types for the height of the Ground Floor Front setback, Secondary Street: 10 feet maximum Setback, side: Min. 20 feet Setback, rear: Min. 20 feet

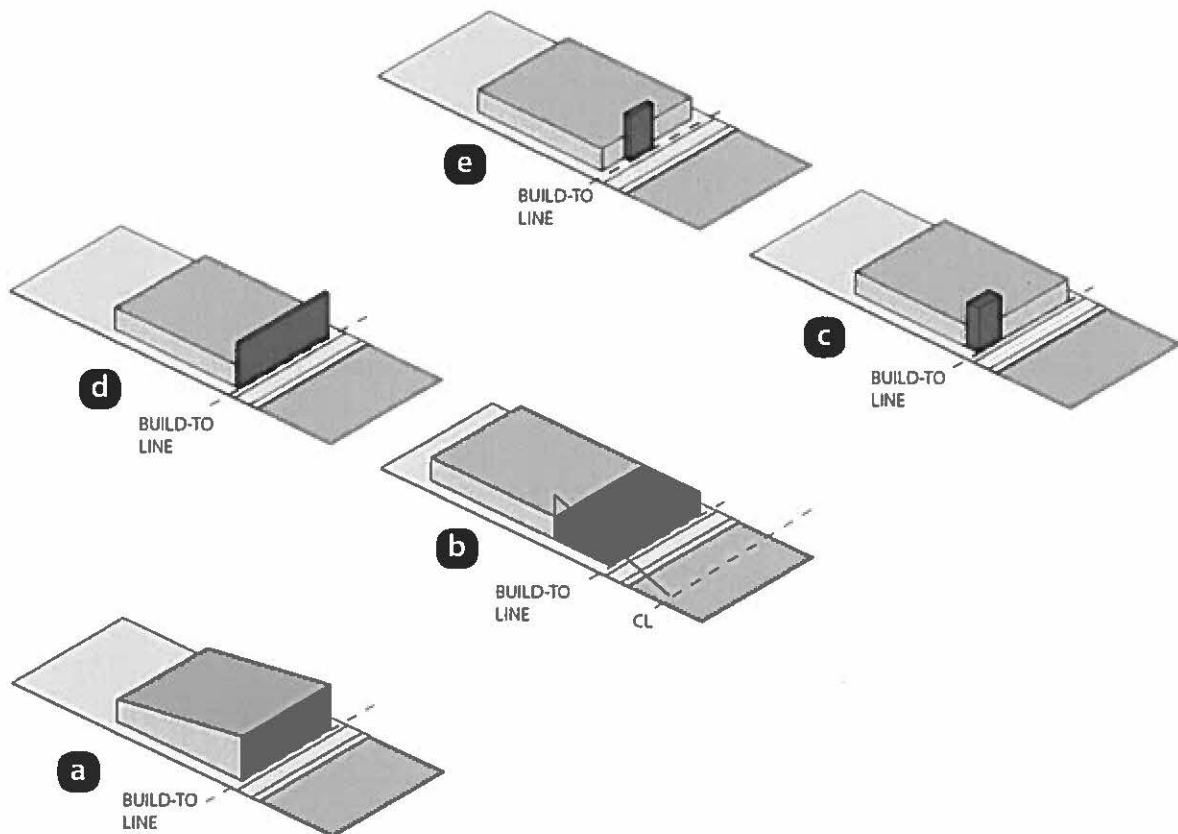
(1) Proportional Compliance Adjustment 20 percent

Height Options for Small Footprint Buildings

New buildings under 7,500 square feet in footprint area, may satisfy the minimum height requirements through one of the options described in Table 16.24.060-2 and Figure 16.24.060-2.

Existing buildings which are eligible for Proportional Compliance Adjustments as described in 16.24.040, Section C, Subsection 1, Subsection b, the may satisfy the minimum height requirements through one of the options described in Table 16.24.060-2 and Figure 16.24.060-2.

FIGURE 16.24.060-2, HEIGHT OPTIONS FOR SMALL FOOTPRINT BUILDINGS



**TABLE 16.24.060-2, HEIGHT OPTIONS FOR SMALL
FOOTPRINT BUILDINGS**

	Height Option	Development Standards	Location
a	Reverse shed	Provide a front façade wall that is 30 feet tall along the entire length of the building, and slope the roof down toward the rear of the building. The high front edge of the shed roof may extend beyond the front façade, to provide weather protection and / or a covered entry	Development Standards apply to the façade of the new or existing building which faces the Primary Frontage. Primary Frontage is defined in Table 16.24-050-1, Section E.
b	Equivalent Height Façade Extension	For new buildings: Measure an angle from the centerline of the Primary Street (or Through Connection) to a point 30 feet above the maximum permitted setback. The front façade of the building may be as high as any point along the line of the angle between the maximum and minimum setback. For existing buildings: Measure an angle from the centerline of the Primary Street (or Through Connection) to a point 30 feet above the existing building wall. The front façade of the building may be as high as any point along the line of the angle between the existing building façade location and the minimum setback.	
c	Cupola	Provide a 30-foot tall portion of the building for a minimum of 25% of the length of the front façade. It shall include the front façade wall and extend a minimum of ten feet behind the front wall.	
d	False front	Provide a front façade wall that is 30 feet tall along the entire length of the building.	
e	Prominent entry	Provide an attached entry that is 30 feet tall, and extends for a minimum of 25% of the length of the front façade, and extends into the front setback.	

TABLE 16.24.060-3, SITE DESIGN AND LANDSCAPE STANDARDS

	Woodland Square	Pacific Avenue	Master Plan Area
SITE DESIGN AND LANDSCAPE			
Applicability	Areas bounded by designated Street Types (6 th Avenue, Golf Club Road, Pacific Avenue), Secondary Streets or Through Connections shall be designated as an Infill Block, lot or parcel and subject to the Development Standards for Site Design and Landscaping.		
Surface Parking	<p>Not permitted adjacent to a Primary Street</p> <p>When Surface Parking is located adjacent to a Secondary Street, it shall meet the requirements of one of the Permitted Landscape Frontage Types</p> <p>Front setback, Secondary Street: Min. 10 feet</p> <p>Setback, side: Min. 10 feet</p> <p>Setback, rear: Min. 10 feet</p>	<p>When Surface Parking is located adjacent to a Primary and/ or Secondary Street, it shall meet the requirements of one of the Permitted Landscape Frontage Types</p> <p>Front setback, Secondary Street: Min. 10 feet</p> <p>Setback, side: Min. 10 feet</p> <p>Setback, rear: Min. 10 feet</p>	<p>Not permitted adjacent to a Primary Street</p> <p>When Surface Parking is located adjacent to a Secondary Street, it shall meet the requirements of one of the Permitted Landscape Frontage Types</p> <p>Front setback, Secondary Street: Min. 10 feet</p> <p>Setback, side: Min. 10 feet</p> <p>Setback, rear: Min. 10 feet</p>
Side Yard Setback	<p>Residential: Min. 20 feet</p> <p>Commercial: Min. 0 feet</p>	<p>Residential: Min. 20 feet</p> <p>Commercial: Min. 0 feet</p>	<p>Residential: Min. 20 feet</p> <p>Commercial: Min. 0 feet</p>
Rear Yard Setback	<p>Residential: Min. 20 feet</p> <p>Commercial: Min. 0 feet</p>	<p>Residential: Min. 20 feet</p> <p>Commercial: Min. 0 feet</p>	<p>Residential: Min. 20 feet</p> <p>Commercial: Min. 0 feet</p>

16.24.070 Building and Landscape Frontage

A. Overview of Building and Landscape Frontage Types

Refer to the Regulating Plan and the Development Standards tables to determine which Building and Landscape Frontage Types are permitted along each Street. Each Street-facing Build To Line shall comply with the Development Standards listed under the applicable Building and Landscape Frontage Type.

1. Linear Building Frontage

A Linear Building Frontage, as set out in Figure 16.24.070-1, is characterized by a façade that is built up to the Build To Line. The building entrance is at sidewalk grade, except where there are ground floor residential uses. Linear Building Frontages have substantial glazing on the ground floor, and often provide awnings or canopies cantilevered over the sidewalk. Building entries must either provide a canopy or awning and/or be recessed behind the front building façade.

2. Forecourt Building Frontage

A Forecourt Building Frontage, as set out in 16.24.070-2, may be created by recessing a portion of the façade for a portion of the building frontage. The Forecourt Building Frontage should be used in conjunction with the Linear Building Frontage. A Forecourt Building Frontage is suitable for commercial or residential uses. A Forecourt Building Frontage may be suitable for gardens and/or outdoor seating.

3. Porch / Stoop / Terrace Building Frontage

The Porch-Stoop-Terrace Building Frontage, as set out in Figure 16.24.070-3, is characterized by a façade which is set behind the Build To Line and a building entry threshold, such as a porch or terrace, set between the building and the Build To Line. The threshold may be elevated above or sunken below grade. The building entry is accessed from this threshold. Landscaping may be provided in the setback area between the building and the sidewalk. A Porch-Stoop-Terrace Building Frontage is suitable for residential uses and service commercial or office uses.

4. Landscape Building Frontage

A Landscape Building Frontage, as set out in Figure 16.24.070-4, is set back from the Build To Line by a wide landscaped strip between the building and the sidewalk. This frontage type is appropriate along streets where the existing streetscape may not be conducive to pedestrian-oriented ground floor retail or residential, such as where there is no on-street parking or where streets are very wide. Ground floor entries must still be provided along and connected to the sidewalk.

5. Low Wall and Trellis Landscape Frontage

As set out in Figure 16.24.070-5, Build To Lines not occupied by buildings, driveways, or pedestrian paths must be screened with a low masonry or concrete wall and overhanging trellis structure.

6. Urban Wall or Fence Landscape Frontage

As set out in Figure 16.24.070-6, Build To Lines not occupied by buildings, driveways, or pedestrian paths must be screened with an open framework wall or fence of either metal, wood, masonry, or a combination.

7. Landscape Setback Frontage

As set out in Figure 16.24.070-7, Build To Lines not occupied by buildings, driveways, or pedestrian paths must be set back behind a planted landscape area consisting of trees, shrubs, and groundcover plants.

B. General Building and Landscape Frontage Standards

1. **Applicability.** The applicable Street Types or Sub-districts are stated at the top of each column. Development on any site adjacent to 6th Ave, Golf Club Road or Pacific Avenue shall conform to the regulations set out in the relevant column. Development on any site not adjacent to 6th Avenue, Golf Club Road or Pacific Avenue shall conform to the regulations set out in the Urban District, Master Plan District or Pacific Avenue District columns, as applicable.
2. **Build To Line**
 - a. **Build To Line** means the line up to which buildings or landscaping must be constructed. The **Build To Line** may not be the same as the **Front Lot Line**, see Table 16.24.050-2.
3. **Frontage**
 - a. Frontage shall be defined as the linear distance between centerlines of the perpendicular Secondary Street, Other Street or Through Connection, if measuring along a Primary Street.
 - b. If on a Secondary Street, Frontage shall be defined as the linear distance between centerlines of the perpendicular Other Street or Through Connection.
 - c. All other Frontage shall be defined as the linear distance between centerlines of the perpendicular Primary Street, Secondary Street, Other Street or Through Connection.
 - d. Where Frontage occurs on a curved segment of a street, Frontage shall be defined as the linear dimension of the Chord.
4. **Frontage Requirements**
 - a. **Minimum Building Frontage along Street-Facing Build To Line:** All private and public street or path-facing Build To Lines not occupied by buildings or driveways are required to provide Building or Landscape Frontage between the sidewalk and the remainder of the site.
 - b. **Primary Street Frontage:** The Primary Street Frontage shall be defined as the portion of the building facing the street (or the higher order street if on a corner). The front façade of the building shall be built to the Primary Street Frontage Build To Line.
 - c. **Secondary Street Frontage:** The Secondary Street Frontage shall be defined as the portion of the building facing the lower order Street, if on a corner. The front façade of the building shall be built to the Secondary Street Frontage Build To Line for a minimum of 100 feet from the corner or the lot width, whichever is shorter. The Building and Landscape Frontage Standards of this section shall apply to the portion of the building that occupies the Build To Line for 100 feet from the corner or the lot width, whichever is shorter.
5. **Ground Floor Height Measurement.** If a minimum Ground Floor Height is required, with a specific minimum floor to ceiling measurement, the ceiling shall be considered as the bottom of joists, rafters or supporting structure of the roof or floor structural system above; the floor shall be considered as the highest point of any flooring system. The ceiling does not include any non-structural ceiling surface materials such as suspended acoustical tile. Projections such as pendant lighting, exposed mechanical ducting, exposed electrical or communication raceways, or the bottom chord of structural trusses may extend below the ceiling and shall not be included in the floor to ceiling measurement.

FIGURE 16.24.070-1, BUILDING AND LANDSCAPING FRONTAGE TYPE 1 – LINEAR



TABLE 16.24.070-1, BUILDING AND LANDSCAPING FRONTAGE TYPE 1 – LINEAR

Development Standard	Woodland Square	Master Plan Area	6 th Ave	Golf Club Rd	Pacific Ave District	Pacific Ave
a Minimum Building or Podium Height	Min. 30 feet				Min. 20 feet	
	Maximum Podium Height					
	Max. 55 feet					
Podium Setback from Build-To Line	Max. 10 feet		Max. 0 feet	Max. 10 feet	Max. 10 feet	
	Min. 0 feet		Min. 0 feet	Min. 5 feet	Min. 0 feet	
b Tower Step Back at Top of Podium	Min. 10 feet					
	Min.15 feet on lots adjacent to Golf Club Road					
	On Through Block Connections: 10 feet minimum					
	Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet					
Tower Height	See Regulating Plan for Building Heights					
c Ground Floor Height	Min.18 feet					
Ground Floor Construction	1 hour fire resistive					
Ground Floor Depth	Min.40 feet					
Separation of Ground Floor Residential Uses	Vertical distance from ground: Min. 18 inches / Max. 3 feet					
	Horizontal distance from Build To Line: Min. 3 feet / Max. 15 feet					

Development Standard	Woodland Square	Master Plan Area	6 th Ave	Golf Club Rd	Pacific Ave District	Pacific Ave
d Weather Protection	Protected area: 50 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum				No requirement	Protected area: 50 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum
e Primary Entry Doors	Shall face street; 40% transparent min.					
Windows	60% min. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.					

FIGURE 16.24.070-2, BUILDING AND LANDSCAPING FRONTAGE TYPE 2 – FORECOURT

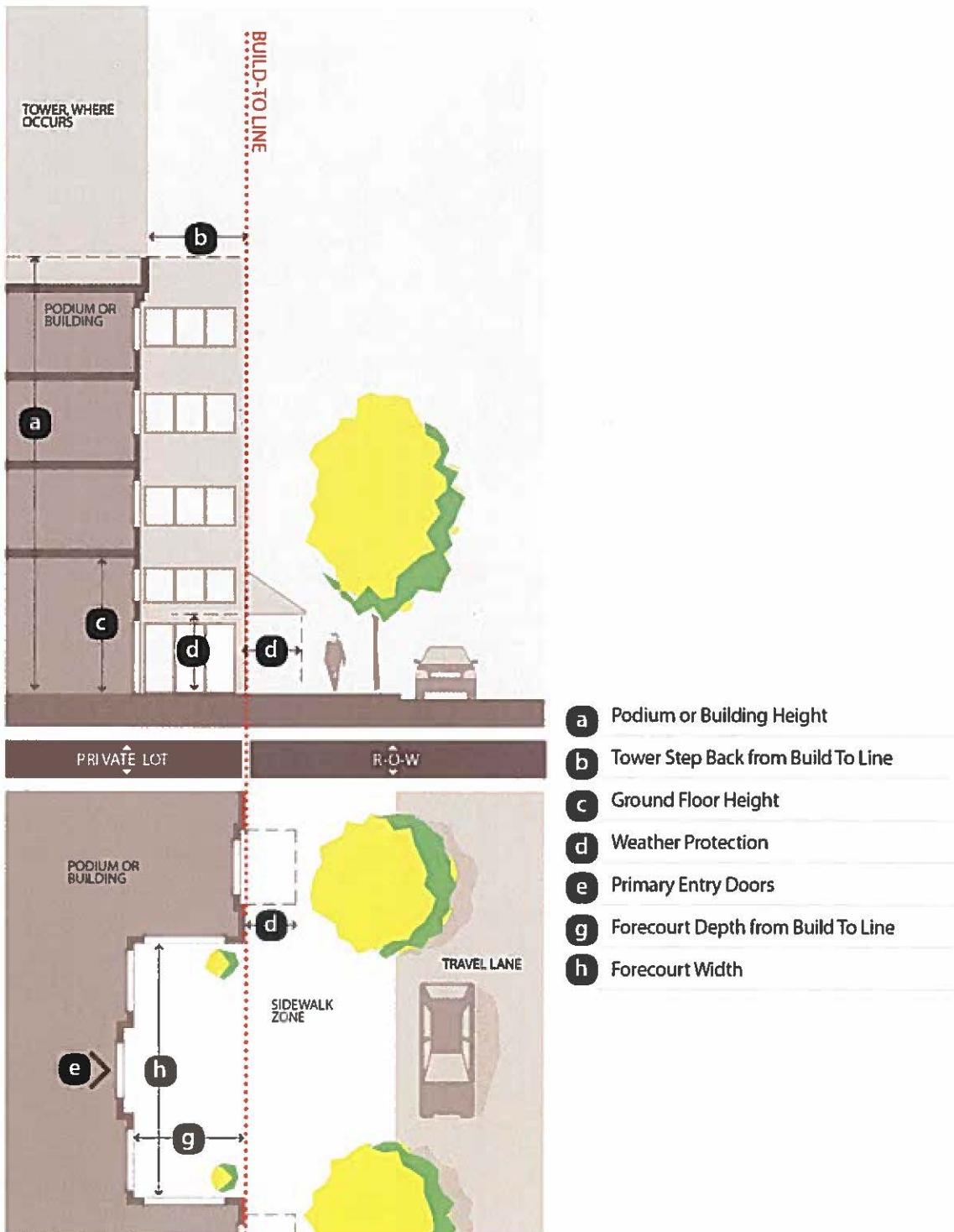


TABLE 16.24.070-2, BUILDING AND LANDSCAPING FRONTAGE TYPE 2 – FORECOURT

Development Standard	Woodland Square	Master Plan Area	6 th Ave	Golf Club Rd	Pacific District	Pacific Ave
a Minimum Building or Podium Height	Min. 30 feet				Min. 20 feet	
Maximum Podium Height	Max. 55 feet					
Podium Setback from Build-To Line	Max. 10 feet		Max. 0 feet	Max. 10 feet	Max. 10 feet	
	Min. 0 feet		Min. 0 feet	Min. 5 feet	Min. 0 feet	
b Tower Step Back at Top of Podium	Min. 10 feet or match					
	Min.15 feet on lots adjacent to Golf Club Road					
	On Through Block Connections: 10 feet minimum Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet					
	Tower Step Back shall match Forecourt maximum depth where tower abuts the Forecourt					
Tower Height	See Regulating Plan for Building Heights, Figure 16.24.060-1 Regulating Plan, Heights					
c Ground Floor Height	Min.18 feet					
Ground Floor Construction	1 hour fire resistive					
Ground Floor Depth	Min.40 feet					
Separation of Ground Floor Residential Uses	Vertical distance from ground: Min. 18 inches / Max. 3 feet					
	Horizontal distance from Build To Line: Min. 3 feet / Max. 15 feet					

Development Standard	Woodland Square	Master Plan Area	6 th Ave	Golf Club Rd	Pacific District	Pacific Ave
d Weather Protection	Protected area: 50 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum				No requirement	Protected area: 50 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum
e Primary Entry Doors	Shall face street; 40% transparent min.					
Windows	60% min. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.					
g Forecourt Depth from Build To Line	Setback: 10 feet minimum; 30 feet maximum Tower setback shall match Forecourt maximum depth					
h Forecourt Width	Setback: 10 feet minimum; 30 feet maximum					
Forecourt Frontage	The Forecourt Frontage shall incorporate the Linear Frontage Type for building faces on the Primary and Secondary Street Frontages that are not part of the courtyard.					
Fence	No greater than 3 feet in height; min. 20% transparent					

FIGURE 16.24.070-3, BUILDING AND LANDSCAPING FRONTAGE TYPE 3 – PORCH-STOOP-TERRACE

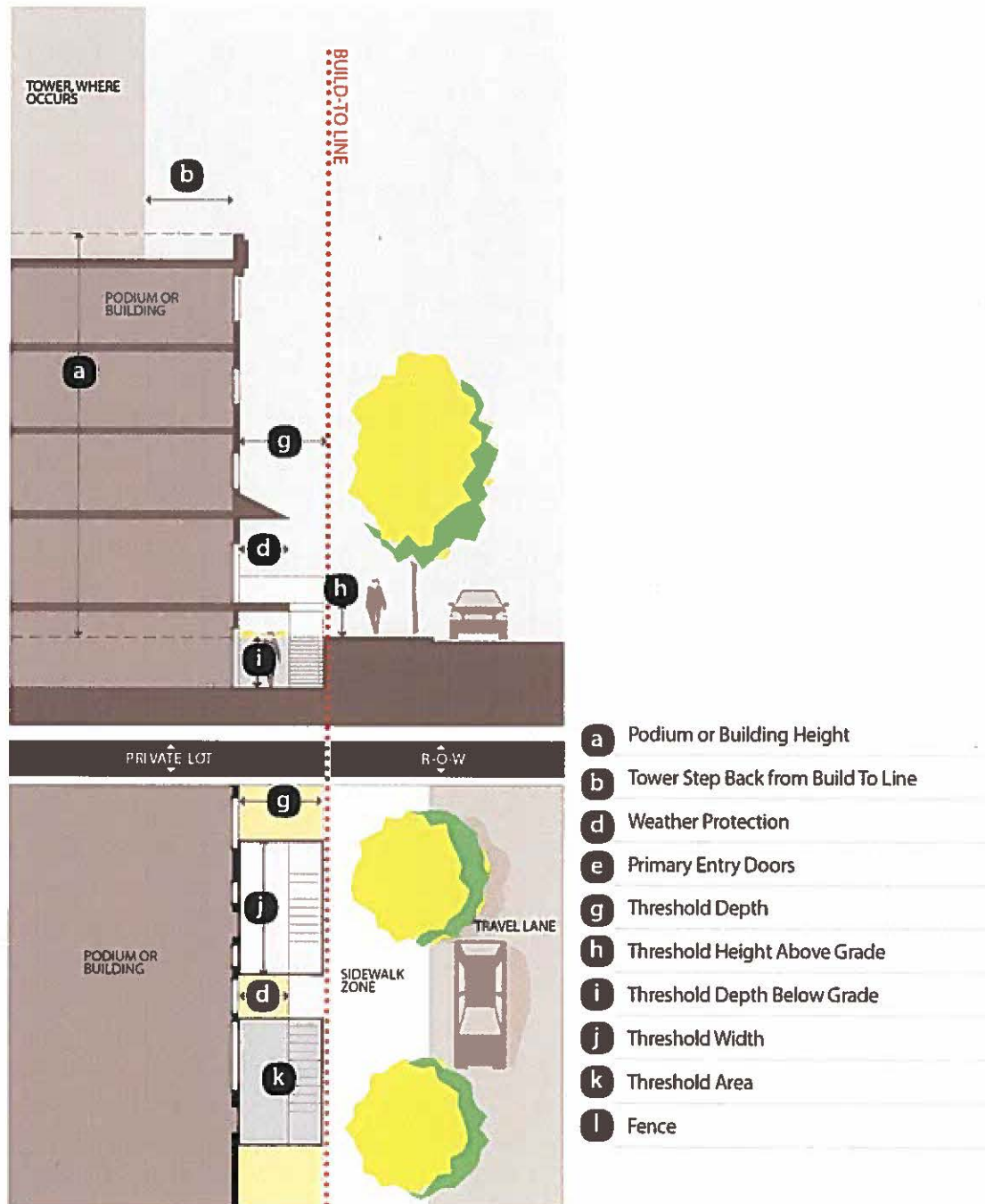


TABLE 16.24.070-3, BUILDING AND LANDSCAPING FRONTAGE TYPE 3 – PORCH-STOOP-TERRACE

Development Standard	Woodland Square	Master Plan Area	6 th Ave	Golf Club Rd	Pacific District	Pacific Ave
a Minimum Building or Podium Height	Min. 30 feet				Min. 20 feet	
Maximum Podium Height	Max. 55 feet					
Podium Setback from Build-To Line	Max. 15 feet Min. 5 feet		NA	Max. 15 feet Min. 5 feet		
b Tower Step Back at Top of Podium	Min. 10 feet					
	Min.15 feet on lots adjacent to Golf Club Road					
	On Through Block Connections: 10 feet minimum Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet					
	Tower Step Back shall match Threshold maximum depth					
Tower Height	See Regulating Plan for Building Heights, Figure 16.24.060-1 Regulating Plan, Heights					
c Ground Floor Height	Min.18 feet					
Ground Floor Construction	1 hour fire resistive					
Ground Floor Depth	Min.40 feet					
Separation of Ground Floor Residential Uses	Vertical distance from ground: Min. 18 inches / Max. 3 feet					
	Horizontal distance from Build To Line: Min. 3 feet / Max. 15 feet					

Development Standard	Woodland Square	Master Plan Area	6 th Ave	Golf Club Rd	Pacific District	Pacific Ave
d Weather Protection	Protected area: 20 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum				No requirement	Protected area: 20 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum
e Primary Entry Doors	Shall face street; 20% transparent min.					
Windows	30% min. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.					
g Threshold Depth	Min. 4 feet					
h Threshold Height Above Grade	Max. 5 feet					
i Threshold Depth Below Grade	Max. 4 feet					
j Threshold Width	Min. 5 feet					
j Threshold Area	Max. 150 Square feet per building entry					
k Fences	No greater than 3 feet in height; min. 20% transparent					

FIGURE 16.24.070-4, BUILDING AND LANDSCAPING FRONTAGE TYPE 4 – LANDSCAPE BUILDING

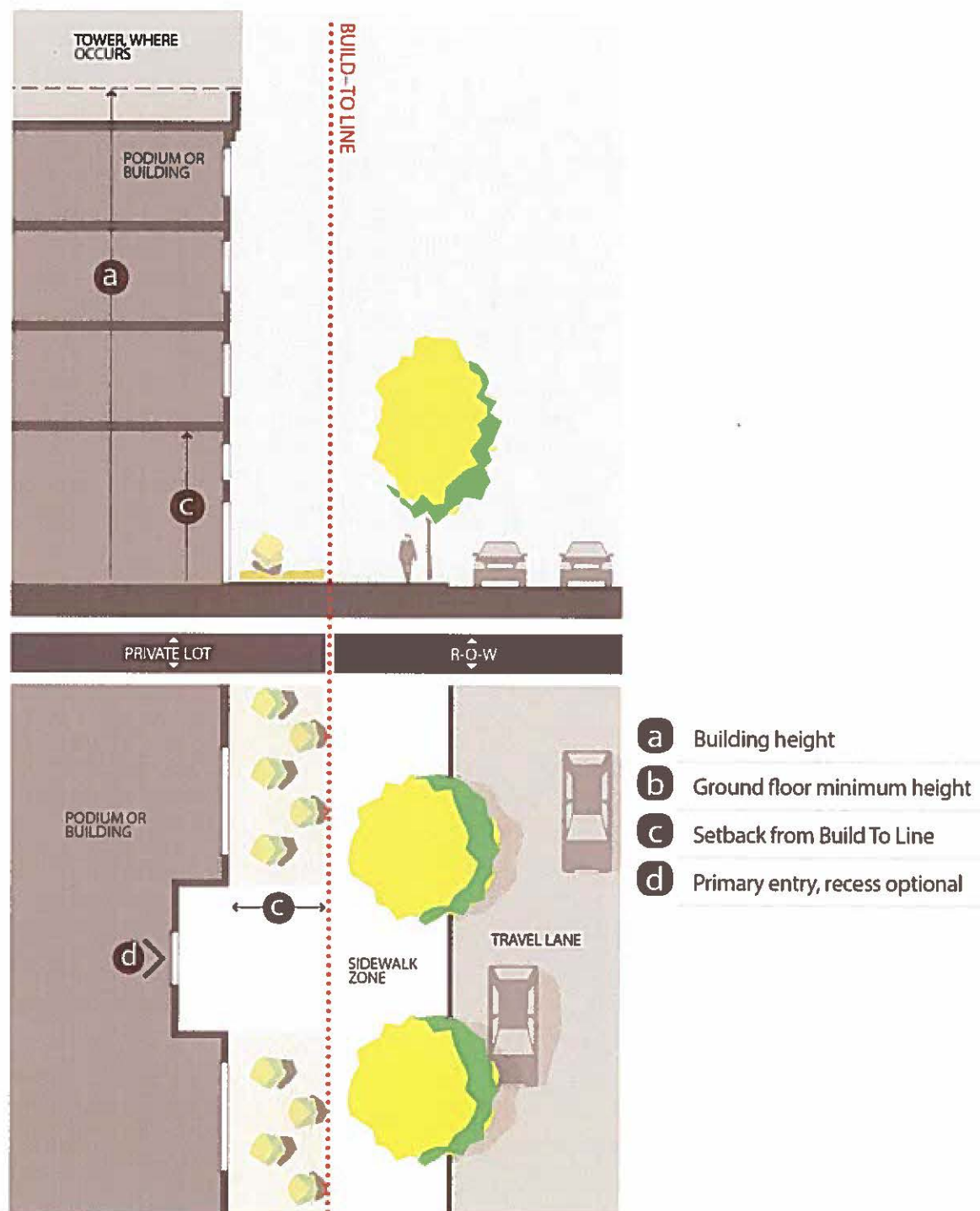
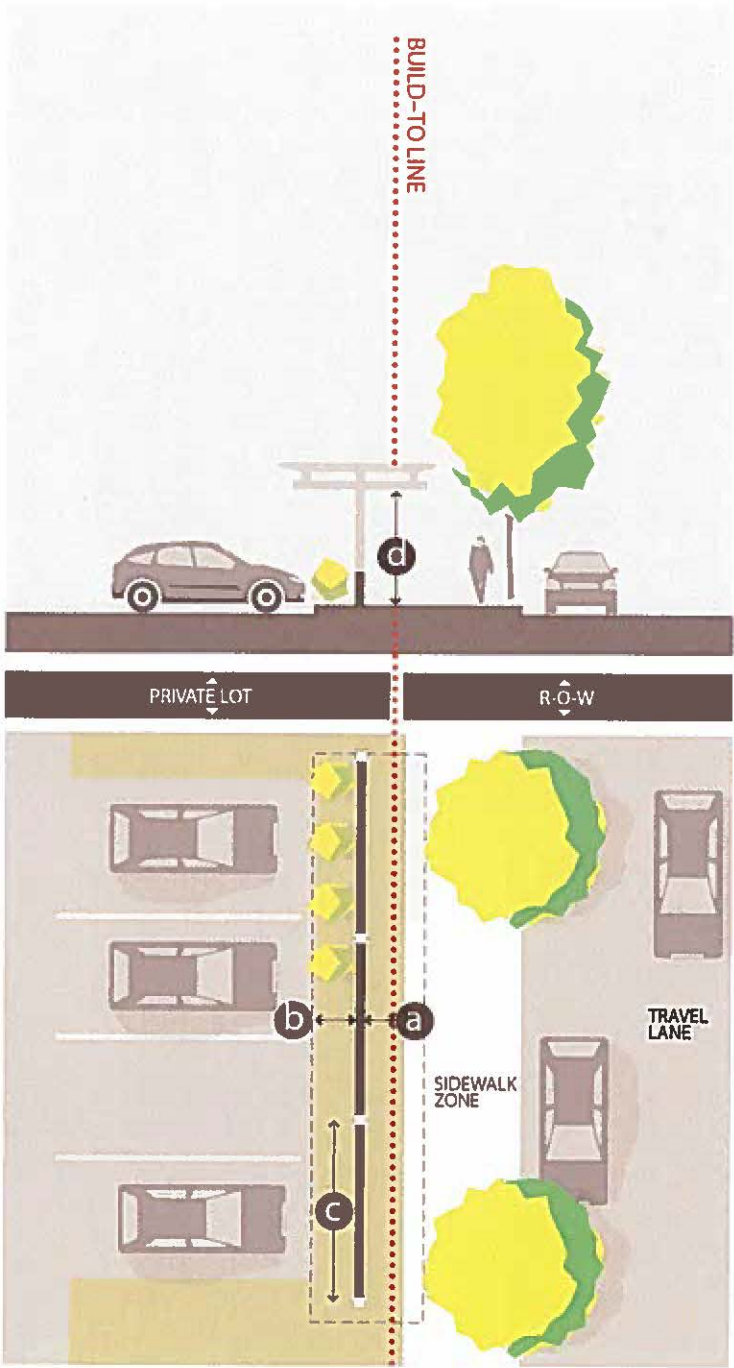


TABLE 16.24.070-4, BUILDING AND LANDSCAPING FRONTAGE TYPE 4 – LANDSCAPE BUILDING

Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
a Minimum Building or Podium Height	Min. 30 feet		Min. 20 feet	
Maximum Podium Height	Max. 55 feet			
c Podium Setback from Build-To Line	Max. 15 feet Min. 10 feet			
Tower Step Back at Top of Podium	Min. 10 feet Min. 15 feet on lots adjacent to Golf Club Road On Through Block Connections: 10 feet minimum Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet Tower setback shall match Threshold maximum depth			
Tower Height	See Regulating Plan for Building Heights, Figure 16.24.060-1 Regulating Plan, Heights			
Minimum Building Depth	Min. 40 feet			
Weather Protection	Building entrances shall be either covered by an awning or canopy or be covered by being recessed behind the front building façade. If an awning or canopy is provided, it must provide a minimum vertical clearance of 8 feet and a maximum clearance of 15 feet. If only a recessed entry is provided, it must be recessed behind the front facade a minimum of 3 feet and a maximum of 5 feet.			
d Primary Entry Doors	At least one building entrance shall be directly connected to the Primary or Secondary Street with a walkway measuring a minimum of 5 feet wide. A minimum of 40% of each primary entry shall be transparent.			
Windows	Transparent ground floor windows must be provided along a minimum of 60% of the ground floor, Primary and Secondary Street-facing façade area. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.			

Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
Service and Utility Equipment	Building service and utility equipment and outdoor storage of garbage and/or recycling is not permitted along a Primary or Secondary Street or within the required setback from Build-To Line.			

FIGURE 16.24.070-5, BUILDING AND LANDSCAPING FRONTAGE TYPE 5 – LOW WALL AND TRELLIS



- a** Setback from Build To Line
- b** Parking area setback
- c** Column spacing
- d** Height of trellis underside

TABLE 16.24.070-5, BUILDING AND LANDSCAPING FRONTAGE TYPE 5 – LOW WALL AND TRELLIS

Development Standard	Woodland Square	Master Plan Area	6 th Ave	Golf Club Rd	Pacific District	Pacific Ave
Frontage	Where specified according to Table 16.24.050-1 (Connections and Connection Spacing) and Table 16.24.050-2 (Overview of Streets and Through Connection Types), surface parking areas shall be screened with a Low Wall and Trellis along the Build-To Line.					
a Setback from Build To Line	The Low Wall and Trellis shall be set back a minimum of 0 feet and a maximum of 5 feet from the Build-To Line.					
c Column Spacing	The Trellis shall have masonry, heavy timber, or steel (or similar metal) supporting columns spaced no more than 30 feet on center.					
d Height of Trellis	The underside of the Trellis portion of a Low Wall and Trellis shall be a minimum of 8 feet above grade and a maximum of 14 feet above grade. The Trellis shall be heavy timber or steel (or a similar material) and shall consist of open structure with no decking or awning material.					
Low Wall	The Low Wall portion of a Low Wall and Trellis shall be a minimum of 1.5 feet and a maximum of 3 feet and have a minimum depth of 1.5 feet. The Low Wall shall be wood, masonry, and/or concrete.					
Low Wall Openings	Openings in the Low Wall and Trellis are allowed for pedestrian pathways, sidewalks, plazas, and driveways.					
b Surface Parking Setback	Surface Parking shall be set back a minimum of 3 feet from the Low Wall and Trellis.					
Ground Cover	<p>Any setback area between the sidewalk and the wall shall be planted or paved with stamped concrete or masonry pavers.</p> <p>The setback between the Low Wall and surface parking shall be planted with low shrubs, groundcover, and climbing plants.</p>					

FIGURE 16.24.070-6, BUILDING AND LANDSCAPING FRONTAGE TYPE 6 -- URBAN FENCE OR WALL

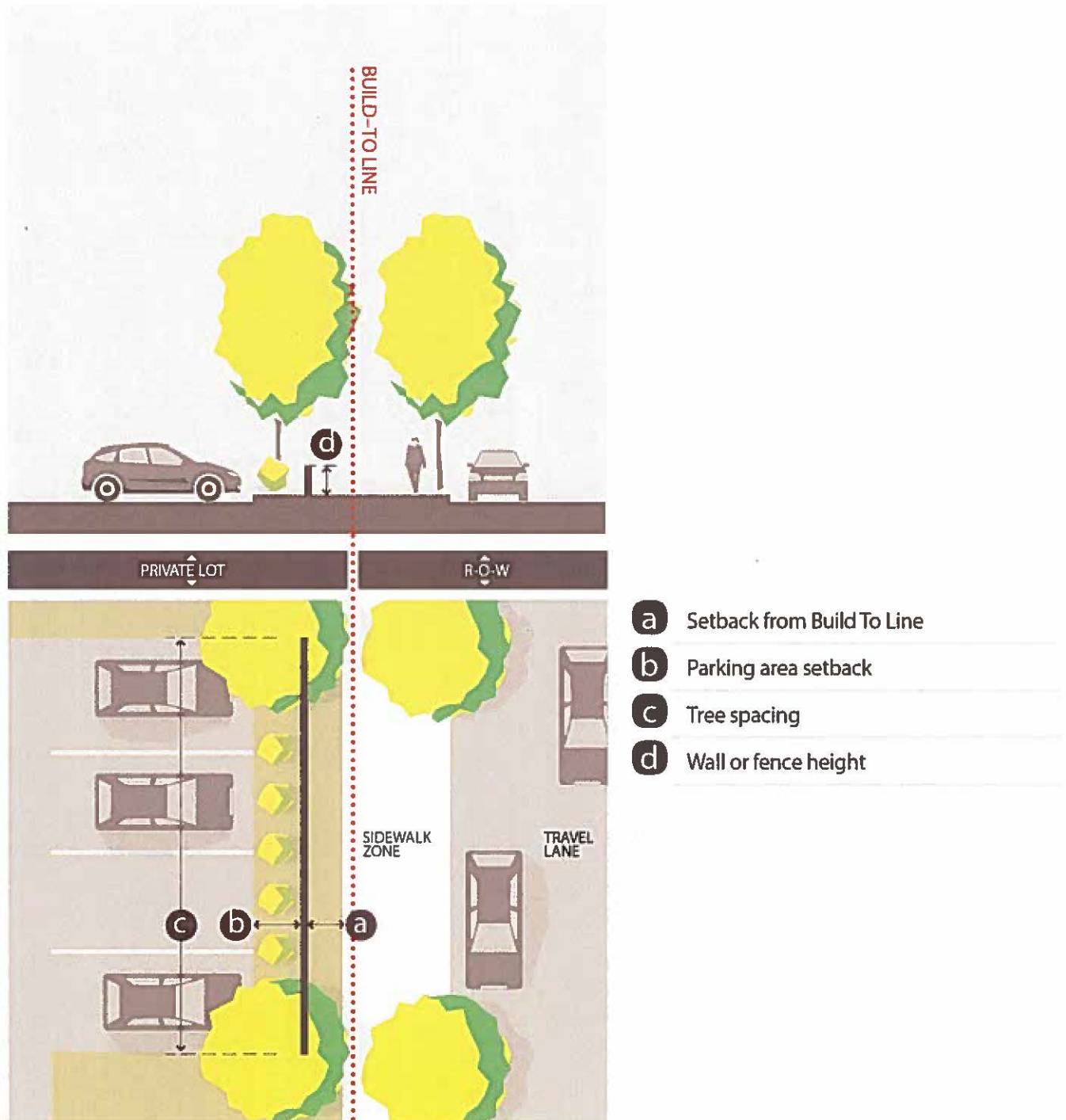


TABLE 16.24.070-6, BUILDING AND LANDSCAPING FRONTAGE TYPE 6 – URBAN FENCE OR WALL

Development Standard	Woodland Square	Master Plan Area	6 th Ave	Golf Club Rd	Pacific District	Pacific Ave
Frontage	Where specified according to Table 16.24.050-1 (Connections and Connection Spacing) and Table 16.24.050-2 (Overview of Streets and Through Connection Types), surface parking areas shall be screened with an Urban Fence or Wall along the Build-To Line.					
a Setback from Build To Line	The Urban Fence or Wall shall be set back a maximum of 5 feet from the sidewalk. The area between the Urban Fence or Wall shall be hardscaped with either masonry pavers or stamped concrete.					
d Wall or Fence Height	Walls shall be wood masonry, and/or concrete; fences shall be made of wrought iron, steel, or a similar material (but not chain-link) and must be dark in color. The fence shall be at least 2 feet high and no more than 3 feet high. Fences may be no more than 50% sight obscuring. The wall shall be at least 2 feet high and no more than 3 feet high.					
c Tree Spacing	In addition to the required fence or wall, trees and shrubs shall be provided. One large tree is required every 30 linear feet minimum along all public or private Street-facing frontages, except where it is necessary to ensure adequate traffic visibility. The shrubs shall be at least as high as the wall or fence, and shall be no more than 6 feet high.					
Wall or Fence Openings	Openings in the Urban Fence or Wall are allowed for pedestrian pathways, sidewalks, plazas, and driveways.					
b Surface Parking Setback	The surface parking area shall be set back, at a minimum, an additional 5 feet to provide room for required landscaping and stormwater infiltration and/or retention.					
Ground Cover and Planting	Ground cover plants must fully cover any remaining landscaped area between the parking area and the Urban Fence or Wall.					

FIGURE 16.24.070-7, BUILDING AND LANDSCAPING FRONTAGE TYPE 7 – LANDSCAPE SETBACK

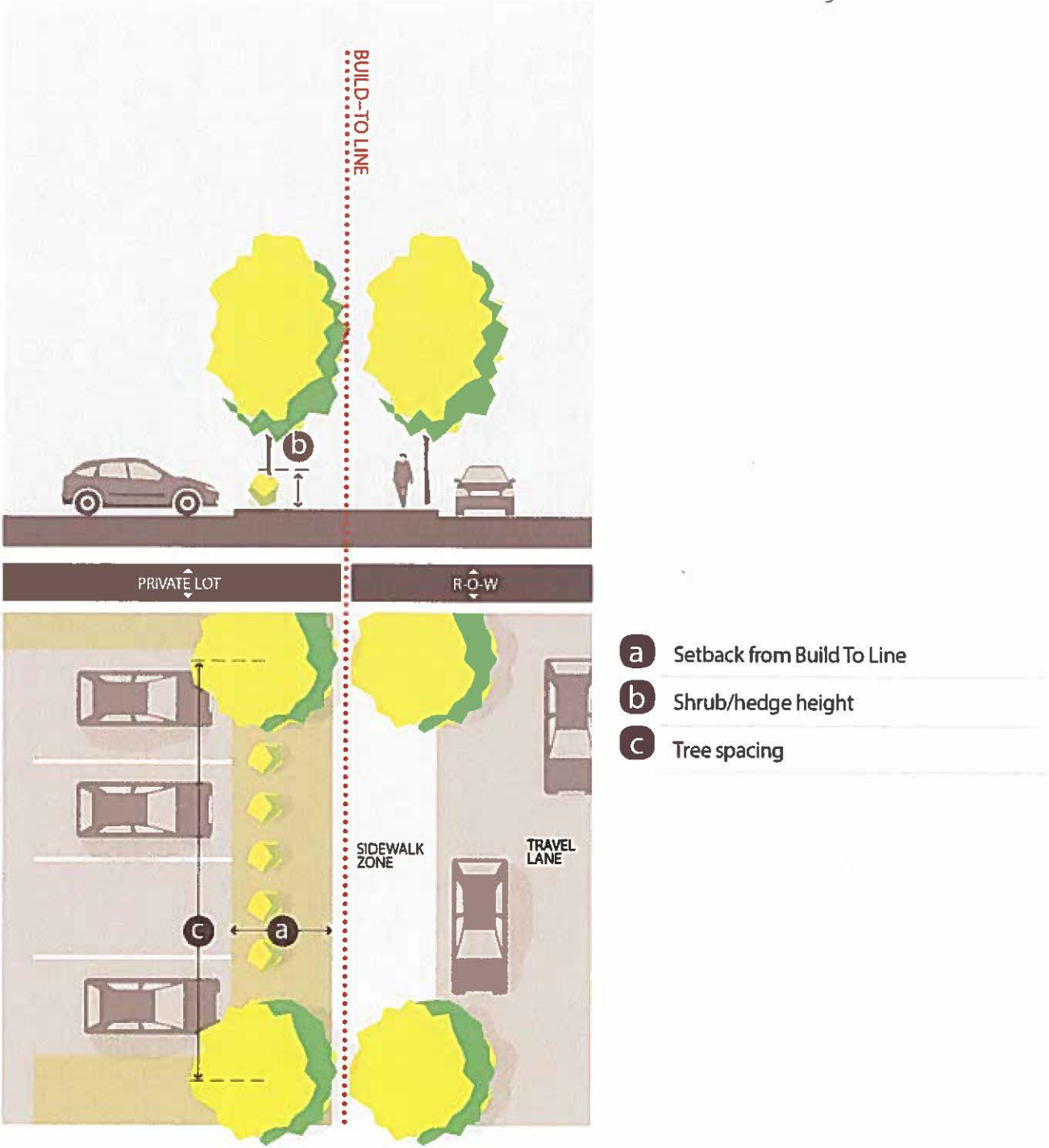


TABLE 16.24.070-7, BUILDING AND LANDSCAPING FRONTAGE TYPE 7 – LANDSCAPE SETBACK

Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
Frontage	Where specified according to Table 16.24.050-1 (Connections and Connection Spacing) and Table 16.24.050-2 (Overview of Streets and Through Connection Types), surface parking areas shall be screened with a Landscape Setback along the Build-To Line.			
a Setback from Build To Line	Along all public or private Street-facing frontages, surface parking shall be set back a minimum of 10 feet behind the Build-To Line.			
b Shrub and Hedge Height	<p>The surface parking area shall be screened with a continuous row of hedges or shrubs immediately adjacent to the parking area, except where there is a driveway. The shrubs shall be a minimum of 3 feet high and must be mostly opaque year round.</p> <p>A 3 feet high masonry wall may be substituted for the shrubs but the trees and groundcover plants are still required.</p>			
c Tree Spacing	In addition to the required shrubs, one large tree is required every 30 linear feet minimum along all public or private Street-facing frontages. The shrubs/hedge shall be interrupted with a gap of up to 2 feet wide in order to accommodate trees.			
Walkways	Openings in the Setback are allowed for pedestrian pathways, sidewalks, plazas, and driveways.			
Ground Cover and Planting	Grass or ground cover plants must fully cover the remainder of the landscaped area between the parking area and the sidewalk.			

16.24.080 Design Toolbox

A. Design introduction.

The Design Toolbox provides information about how to meet the requirements of other sections of the LMC and other mandates (e.g., the City of Lacey Stormwater Design Manual), in ways that are consistent with the vision for the Woodland District and the three sub-districts defined in 16.24.010, and mapped on Figure 16.24.010-1, Regulating Plan, Sub-Districts. There are three areas of design that are addressed in the Design Toolbox section: LIDA treatments, street intersection design and street traffic calming design.

1. Low Impact Development Approaches (LIDA)

LIDA design options are described in Table 16.24.080-1. A stormwater management and land-development strategy applied at the scale of the block and the scale of the parcel that emphasizes conservation and use of onsite natural features integrated with engineered, small-scale hydrologic controls to more closely mimic predevelopment hydrologic functions.

2. Street and Through Connection Crossings

Table 16.24.080-2, Street and Through Connection Crossing Approaches, describes the type of intersection designs that are required on specific street intersections, and when they are required to be constructed.




3. Traffic Calming Approaches

Table 16.24.080-3, Traffic Calming Approaches, describes the type of traffic calming designs that are required on specific street intersections, and when they are required to be constructed.

TABLE 16.24.080-1, Low Impact Development Approaches (LIDA)



Urban Mixed-use

Low-impact Development Approaches (LIDA) should reflect the character of place. In the most urban areas of the Woodland District, the function of rainwater detention and stormwater re-infiltration should be intense and highly structured. LIDA techniques consistent with this context include green roofs, rainwater harvesting, infiltration planters, permeable paving, and detention vaults.

Urban Mixed Use LID Approach	Example	Where Permitted
<p>Urban Mixed Use Type A</p> <p>For urban sidewalks where there is on-street parking and street furniture. Designed to accommodate frequent pedestrian traffic between parked cars and retail or service commercial. Planted area is confined to a portion of the sidewalk, and is limited in length.</p>		<p>6th Avenue Golf Club Road Pacific Avenue Other Streets Through Connections Infill Block site area</p>
<p>Urban Mixed Use Type B</p> <p>For urban sidewalks which include curb extensions, such as at corner curb ramps.</p>		<p>Golf Club Road Pacific Avenue Other Streets Through Connections Infill Block site area</p>
<p>Urban Mixed Use Type C</p> <p>For mixed use and residential courtyards and forecourts.</p>		<p>Infill Block site area</p>

Urban Residential

In the more residential settings of the Woodland District the function of rainwater detention and stormwater re-infiltration may include LIDA techniques such green roofs, rainwater harvesting, infiltration planters, flow-through planters, rainwater gardens, and permeable paving.

Urban Residential LID Approach	Example	Where Permitted
<p>Urban Residential Type A</p> <p>Informal rainwater gardens and planted area suitable for courtyard or forecourt edges or Porch-Stoop-Terrace Frontages. May also be used within the horizontal separation zone required for ground floor residential.</p>		<p>Golf Club Road Pacific Avenue Other Streets Through Connections Infill Block site area</p>
<p>Urban Residential Type B</p> <p>For urban sidewalks in residential areas where there is on-street parking and street furniture. Designed to accommodate pedestrian traffic between parked cars and residential entries. Planted area may be used in conjunction with required street trees and informally planted with native plants.</p>		<p>6th Avenue Golf Club Road Pacific Avenue Other Streets Through Connections Infill Block site area</p>

Through Connections and Parking Lots

Parking lots, private streets, and multi-use paths should be designed to detain and redirect stormwater runoff. LIDA design includes bioretention in vegetated swales, flow-through planters, and rainwater gardens. Pervious pavement is an effective alternative to conventional curbs, catch basins, sewer pipes, and treatment facilities.




Parking Lot LID Approach	Example	Where Permitted
<p>Parking Lot LID Approach A</p> <p>Contained swale or rainwater garden suitable for internal parking lot landscaping, and to fulfill parking lot perimeter landscaping requirement wherever a parking lot abuts a street or Through Connection.</p>		<p>Pacific Avenue</p> <p>Other Streets</p> <p>Through Connections</p> <p>Infill Block site area</p>
<p>Parking Lot LID Approach B</p> <p>Suitable for internal parking lot landscaping. May be used in conjunction with required parking lot tree planting.</p>		<p>Infill Block site area</p>
<p>Parking Lot LID Approach C</p> <p>Swale with native plants including small trees and shrubs with vertical habit. Suitable for internal parking lot landscaping, and to fulfill parking lot perimeter landscaping requirement wherever a parking lot abuts a street or Through Connection.</p>		<p>Pacific Avenue</p> <p>Other Streets</p> <p>Through Connections</p> <p>Infill Block site area</p>

TABLE 16.24.080-2, Street and Through Connection Crossing Approaches

Crossing Description	Example	Location
<p>Urban Plaza Intersection</p> <p>Raise the intersection to the level of the adjacent sidewalks. Tighten intersection curb radii for slower turning speeds for motorized vehicles. Install vertical projections such as bollards and planters to channel the automobiles and increase the security and safety of pedestrians and bicyclists.</p> <p>Use textured paving and/or contrasting colors to promote a distinctive sense of place. Install unit pavers, textured paving, or other distinctive materials or contrasting colors to the flat surface of the intersection plaza.</p> <p>Vertical speed control elements shall be marked with a warning sign advising drivers.</p>	 <p>An aerial photograph showing a raised urban plaza intersection. The intersection is a square with rounded corners, featuring a circular area in the center. Several bollards and planters are installed around the perimeter of the plaza to channel traffic and provide safety for pedestrians and bicyclists. A white van is driving through the intersection, and a pedestrian is crossing the street. The surrounding area includes sidewalks, trees, and other vehicles on the adjacent streets.</p>	<p>Required</p> <p>6th Avenue intersection with Golf Club Road¹</p> <p>Optional</p> <p>Pacific Avenue</p> <p>Other Streets</p> <p>Through Connections</p> <p>¹ City is responsible for construction of raised table intersection once Golf Club Road extension is completed.</p>


Crossing Description	Example	Location
<p>Urban Corner</p> <p>Tighten intersection curb radii and encourage slower turning speeds for motorized vehicles. Eliminate the change in grade between sidewalk and drive lane to prioritize pedestrian movement and mark a unique spot in the Woodland District. Flare the curb to meet the grade of the street along the full extent of the radius of the corner. Use bollards to protect pedestrians from automobile turning movements.</p>		<p>Required</p> <p>6th Avenue</p> <p>Golf Club Road between 6th and 7th Avenues</p> <p>Optional</p> <p>Pacific Avenue</p> <p>Other Streets</p> <p>Through Connections</p>

Crossing Description	Example	Location
<p>Pedestrian Corner</p> <p>Install curb extensions to visually narrow the street and alert drivers to exercise more care. Place curb extensions to create shorter and safer crossings for pedestrians. Take advantage of curb extensions to increase the available public realm space for street furniture, benches, street trees, and other amenities.</p> <p>Curb extensions should be installed wherever on-street parking is provided. Combine stormwater management features into curb extensions at corners.</p> <p>Install curb extensions at street crossings to support pedestrian safety. Integrate flow-through planters and rain gardens, on-street parking, parklets, and bicycle parking corrals into the curb extension.</p>		<p>Required</p> <p>Golf Club Road south of 7th Avenue</p> <p>Golf Club Road north of 6th Avenue</p> <p>Pacific Avenue</p> <p>Other Streets</p> <p>Through Connections in Woodland Square Subdistrict</p> <p>Through Connections in Master Plan Areas</p> <p>Optional</p> <p>All Other Streets</p> <p>Through Connections</p>

Crossing Description	Example	Location
<p>Urban Mid-block Crossing</p> <p>Create shorter and safer crossings for pedestrians. Raise the level of the walkway to match the level of the adjacent sidewalk to prioritize pedestrian crossing and alert drivers to the mid-block crossing. Install unit pavers or other distinctive materials to the flat surface to further define the speed table.</p> <p>Vertical speed control elements shall be marked with a warning sign advising drivers.</p>		<p>Required</p> <p>Golf Club Road south of 7th Avenue</p> <p>Golf Club Road north of 6th Avenue</p> <p>Pacific Avenue</p> <p>Other Streets within the Woodland Square Subdistrict</p> <p>Other Streets within the Master Plan Areas</p> <p>Through Connections in Woodland Square Subdistrict</p> <p>Through Connections in Master Plan Areas</p>

Crossing Description	Example	Location
<p>Mid-block Crossing with Pedestrian Refuge</p> <p>Where streets have more than two travel lanes, pedestrian crossings shall include a pedestrian refuge within the median to provide an additional measure of safety. Incorporate planted beds, flow-through planters and rain gardens within the median island.</p>		<p>Required</p> <p>6th Avenue Pacific Avenue</p> <p>Optional</p> <p>Other Streets Through Connections</p>

TABLE 16.24.080-3, Traffic Calming Approaches

Traffic Calming Description	Example	Where Permitted
<p>Urban Woonerf</p> <p>Urban Shared Space Streets function foremost as public space for shopping, commerce, culture, socializing, and recreation. The design speed of an Urban Shared Space Street is 18 mph.</p> <p>Install flush textured or pervious pavement to reinforce the priority of the pedestrian. Special pavements, especially unit pavers shall be selected for regional climate, durability, and maintenance. Sidewalks and street are installed at the same elevation (level). Align drainage channels with center or along the flush curb of the Urban Shared Space Streets.</p> <p>Provide continuous sidewalks on both sides of Urban Shared Space Streets with three distinct zones: Frontage Zone, Pedestrian Through Zone, and Street Furnishings Zone. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk. Provide on-street curbside parking.¹</p>		<p>Optional</p> <p>Golf Club Road</p> <p>Other Streets</p> <p>Optional, without continuous sidewalk requirement</p> <p>Through Connections¹</p> <p>¹Through Connections are exempt from the requirement for continuous sidewalk and on street parking.</p>

Curbed Street – Bulb-outs

Curb extensions are used at intersections to shorten the distance between curbs at pedestrian crossings. Use curb extensions to integrate parking lane materials and treatments, such as permeable paving. Install curb extensions wherever on-street parking is integrated to increase visibility, reduce the crossing distance, provide extra queuing space, and allow for enhancements, such as seating or greenery. Combine stormwater management features such as bio-swales or rain gardens with curb extensions to reduce the impervious surface area of the street.

Provide continuous sidewalks on both sides of Curbed Streets with four distinct zones: Frontage Zone, Pedestrian Through Zone, Street Furnishings Zone, and Curb Zone. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk.

Parklets are ideal for curbed streets with active storefronts, foot traffic, and retail activity.

Provide on-street curbside parking.



Required

6th Avenue
intersection with Golf
Club Road

Pacific Avenue

Other Streets

Through
Connections¹

¹Through Connections are
exempt from the
requirement for continuous
sidewalk and on street
parking.

Queuing Street (Yield Street)

Local streets in residential neighborhoods are also spaces for play and leisure. Provide safe and inviting place to walk with direct access to destinations.

Two-way yield streets are suited to residential areas where drivers are expected to travel at low speeds.

Provide continuous sidewalks on both sides of Queuing Streets with four distinct zones: Frontage Zone, Pedestrian Through Zone, Street Furnishings Zone, and Curb Zone. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk.

Driveways shall be constructed to eliminate intrusion upon the sidewalk. Sidewalk materials and grade shall be maintained across driveways.

Use the planted furnishings zone of the sidewalk for street trees, bio-swales, and rain gardens.

Install curb extensions at intersections to maintain safe travel speeds and reinforce the residential nature of the street.

Install curb extensions at mid-block to slow traffic speeds and add public space. Install vertical speed control devices like raised crosswalks and mid-block crossings to encourage safe speeds and meter through traffic.

Provide on-street curbside parking.



Optional
Golf Club Road
Other Streets
Through
Connections¹

¹Through Connections are exempt from the requirement for continuous sidewalk and on street parking.

Chicane Street

Chicane streets are suited to residential areas where drivers are expected to travel at low speeds.

Driveways shall be constructed to eliminate intrusion upon the sidewalk. Sidewalk materials and grade shall be maintained across driveways.

Use the planted furnishings zone of the sidewalk for street trees, bio-swales, and rain gardens.

Install curb extensions at intersections to maintain safe travel speeds and reinforce the residential nature of the street.

Provide continuous sidewalks on both sides of Chicane Streets with four distinct zones: Frontage Zone, Pedestrian Through Zone, Street Furnishings Zone, and Curb Zone. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk.

Install curb extensions at mid-block to slow traffic speeds and add public space. Install vertical speed control devices like raised crosswalks and mid-block crossings to encourage safe speeds and meter through traffic.



Optional
Golf Club Road
Other Streets
Through
Connections¹

¹Through Connections are exempt from the requirement for continuous sidewalk and on street parking.

Woonerf – Residential

Woonerf – Residential streets are low-volume residential streets function foremost as public space for recreation, socializing, and leisure. The design speed of a Woonerf – Residential street is 12 mph. Identify Woonerf – Residential streets with signage indicating that motorists must yield and the pedestrian has priority of movement. Mark entrances to Woonerf – Residential streets with tactile warning strips that alert both drivers and pedestrians. Install flush textured or pervious pavement reinforce the priority of the pedestrian. Special pavements, especially unit pavers shall be selected for regional climate, durability, and maintenance. Sidewalks and street are installed at the same elevation (level). Align drainage channels with center or along the flush curb of the Woonerf – Residential street.

Provide continuous sidewalks on both sides of Woonerf – Residential street with four distinctive zones: Frontage Zone, Pedestrian Through Zone, Street Furnishings Zone, and Curb Zone. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk.

Stagger blocks of on-street parking and landscaping to create a chicane effect. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from private space.



Optional
Other Streets
Through
Connections¹

¹Through Connections are exempt from the requirement for continuous sidewalk and on street parking.

16.24.090 Form-Based Code Review

A. Administration of development review shall be the responsibility of the director of community development. The director shall implement development review concurrent with any related planning review process or building permit application. The review process consists of a presubmission conference followed by an application review by either the director or the Site Plan Review Committee (SPRC).

1. Presubmission Conference

- a. The applicant shall attend a presubmission conference with an assigned staff member. The presubmission conference shall be conducted in accordance with Section 1B.020 of the City of Lacey Development Guidelines and Public Works Standards.
- b. The site plan, landscaping plan, and building design may be conceptual in form for the presubmission conference.
- c. Staff shall provide a written summary of the meeting to the applicant including identification of the relevant approval criteria in LMC 16.24.030 through 16.24.070.
- d. The staff summary shall identify the applicable review process, which will be an administrative review by the director of community development or a review by the SPRC.
- e. The staff summary shall identify any submittal requirements in LMC 16.24.120 that are not applicable or required.

2. Limited Administrative Review

- a. Development applications, which do not exceed the thresholds in LMC 16.24.090 B, shall be subject to an administrative review by the director under LMC 12.28 Development Standards and Public Works Standards.
- b. The director shall conduct this review concurrent with any related planning review process or building permit application.

3. Review by the SPRC

- a. Development applications, which exceed the thresholds in LMC 16.24.090 B, shall be subject to a review by the SPRC.
- b. The SPRC shall review development applications in accordance with the full administrative review process and timelines outlined in Section 1C.040 of the City of Lacey Development Guidelines and Public Works Standards. The application shall be approved or approved with conditions to conform to the standards, provisions and policies of the city as expressed in its various adopted plans and ordinances. Whenever the SPRC disapproves an application, it shall set forth in writing its findings, which shall specify the particular standards, provisions and policies to which the site plan fails to conform and the reasons why it fails to conform.
- c. The site plan review committee (SPRC) shall have the prerogative of refusing to rule on a development application if in the opinion of the SPRC the site plan is sufficiently complex that it should be reviewed by the hearings examiner according to the quasi-judicial process in Section 1C.050 of the City of Lacey Development Guidelines and Public Works Standards. The SPRC shall decide to transfer review authority to the hearings examiner within fourteen days of the Determination of Completeness, according to Section 1B.070 of the City of Lacey Development Guidelines and Public Works Standards.

B. Review and approval by the SPRC shall be required for any of the following activities:

1. The use of land for the location of any commercial, industrial or public building or activity, and for the location of any building containing more than two dwelling units or lot with more than one residential structure other than a permitted accessory dwelling.
2. A change of land use at an existing site or structure when the new activity requires either a change of occupancy according to the Building Code or is a change of land use according to the Standard Industrial Classification code and, in the opinion of the community development director, results in an intensification of land use and will require new development conditions to comply with existing regulations. This provision may not apply to malls (buildings with ten or more tenants sharing common parking) where original conditions to establish the mall complex anticipated a range of tenants and existing facilities and where it can be shown existing infrastructure can accommodate the new intensified use.
3. Expansion of an existing commercial, industrial, public or multifamily structure or use. Provided residential duplexes are exempt.
4. A remodel of an existing structure where the remodel is fifteen percent or more of the assessed valuation of existing structures with the permit value of the proposed improvement greater than \$20,000. The remodel value shall be calculated according to methodology described in LMC 14.04 adopting the Building Code. The value of existing structures shall be the most recent value assigned by the County Assessor. The fifteen percent threshold shall be cumulative over the most recent five years, including calculations of all previously exempt remodels, but shall not include life/safety improvements or normal maintenance not requiring a building permit. Remodels of residential duplex, triplex, and quadraplex shall be exempt from site plan review.
5. Uses and activities within designated environmentally sensitive areas or their buffers pursuant to the requirements of LMC Title 14.

16.24.100 Appeals

Any decision of the city of Lacey in the administration of LMC 16.24 may be appealed in accordance with Section 1D.010 Appeals of the City of Lacey Development Guidelines and Public Works Standards.

16.24.110 Amendment of an Approved Development Application

A development granted approval by the director, SPRC, hearings examiner or by the city council may be amended. If, in the opinion of the director of community development, the modifications are considered minor, no additional review process shall be required. If the modifications are considered significant by the director of community development, then the site plan shall be modified by the same procedures provided under LMC 16.24.090.

16.24.120 Submittal Requirements

The development application shall contain the following items:

- A. Application narrative. Four copies required.
 - a. Project site address;
 - b. Project description;
 - c. List of requested adjustments, if any;
 - d. List of submittals provided;
 - e. For all multifamily projects or mixed-use projects with multifamily development, provide a description of compliance with crime prevention through environmental design (CPTED) techniques;
- B. Plans. Four copies of the set of plans are required. The license stamps of the architect and landscape architect shall be on each appropriate plan page.
 1. Vicinity Plan. A vicinity plan is required containing the following information (1 inch equals 500' or larger):
 - a. Site boundaries
 - b. Site address;
 - c. Woodland District Neighborhood designation;

- d. Plan showing project location within the Woodland District;
 - e. Names of adjacent streets with Street and Through Connection designation (Refer to Figure 16.24.050-1 Regulating Plan, Street Types); and
 - f. Names and descriptions of frontage types required and proposed.
2. Site Plan. A site plan is required containing the following information (1 inch equals 20' or larger):
- a. Site address;
 - b. Woodland District Neighborhood designation;
 - c. Names of adjacent streets;
 - d. Location of adjacent buildings on abutting properties;
 - e. Site dimensions;
 - f. Existing grade and finished grade (maximum two-foot contours);
 - g. Location and dimensions of existing and proposed site circulation for automobiles and pedestrians. Indicate location of site ingress and egress and patterns of on-site automobile circulation with directional arrows. Clearly identify any requested adjustments to development standards (Refer to LMC 16.24.050 Streets, Through Connections and Connection Spacing);
 - h. Location and dimensions of existing and proposed structure(s), accessory structures with appropriate setbacks;
 - i. Location of trees as determined by the Lacey tree protection professional;
 - j. Location, dimensions, and nature of any proposed easements or dedications; and
 - k. Location, dimensions, and description of common open space and recreation areas (Refer to LMC 16.24.040 General Standards Required for All Development).
3. Landscaping Plan. The landscaping plan shall contain the following information (1 inch equals 20' or larger):
- a. Survey of existing trees; trees to be retained; and trees to be removed;
 - b. Existing plant material to be retained;
 - c. Proposed plant material to be placed on site. The type, size, number and spacing on plantings must be illustrated (Refer to LMC 16.24.040 General Standards Required for All Development);
 - d. Surface parking location and design (Refer to LMC 16.72);
 - e. Bicycle parking location and design (Refer to LMC 16.72);
 - f. Loading and Service Areas location and design (Refer to LMC 16.80);
 - g. Screening and Buffering: general; perimeter fencing and walls; parking structures; and surface parking lots. (Refer to LMC 16.80).
4. Building Form and Massing. Submit complete elevations (1/8 inch equals 1' or larger) of all proposed construction and related elevations of existing structures (if any) within 25 feet of the site. Elevations shall include the following information:
- a. Dimensioned elevations of building showing:
 - i. Required building setbacks (if any) (Refer to LMC 16.24.060, Building Form, Site Design and Massing);
 - ii. Required ground floor height (Refer to LMC 16.24.060, Building Form, Site Design and Massing);
 - iii. Required weather protection (Refer to LMC 16.24.060, Building Form, Site Design and Massing);
 - iv. Required ground floor transparency (Refer to LMC 16.24.060, Building Form, Site Design and Massing);
 - v. Required weather protection for required building entrance(s) (Refer to LMC 16.24.060, Building Form, Site Design and Massing);
 - vi. Pedestrian protection – sidewalk (Refer to LMC 16.24.060, Building Form, Site Design and Massing);

- vii. Minimum, maximum, and proposed podium height (Refer to LMC 16.24.060, Building Form, Site Design and Massing); and
 - viii. Maximum building height and required building setbacks (if any) (Refer to LMC 16.24.060, Building Form, Site Design and Massing).
- b. Elevations should show the type and color of exterior materials;
 - c. Location and elevations of exterior lighting for site and buildings; and
 - d. Perspective drawings, photographs, color renderings or other graphics which accurately represent the proposed project.
- 5. Sections. Submit a minimum of two site and building cross section profiles (1/8 inch equals 1' or larger) with the following information:
 - a. Scale;
 - b. Building(s) details;
 - c. Landscaping against the building when installed;
 - d. Lighting fixtures and standards; and
 - e. Signs.
- 6. Roof plan. The roof plan shall contain the following information (1 inch equals 20' or larger):
 - a. Extent of the project site and location of new and existing buildings;
 - b. Extent and location of new roof(s);
 - c. Extent and location of building tower(s) (if any);
 - d. Dimensions and area of floor plate for proposed building tower(s). If more than one tower, show clear dimensions between towers (Refer to LMC 16.24.060, Building Form, Site Design and Massing).

C. Professional Design

- 1. The applicant shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development.
- 2. Appropriate professionals shall include, but not be limited to the following to provide the elements of the planning process set out in 16.24.120:
 - a. An urban planner with Form-Based Codes Institute certification, or Congress for the New Urbanism accreditation, or holding full membership in the American Institute of Certified Planners, or a professional planner with prior experience representing clients before the Site Plan Review Committee, Planning Commission, or City Council.
 - b. An architect licensed by the State of Washington or holding full membership in the American Institute of Architects;
 - c. A landscape architect registered by the State of Washington;
- 3. One of the professional consultants chosen by the applicant from either 1, 2, or 3, above, shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan.
- 4. The selection of the professional coordinator of the design team will not limit the owner of the developer in consulting with the planning staff.

16.24.130 Additional Information for Review

The SPRC, hearings examiner or city council may require the applicant to submit any additional information or material which it finds is necessary for the proper review and hearing of the application.

Section 4. **Severability.** The provisions of this ordinance are declared separate and severable. If any provision of this ordinance or its application to any person or circumstances is held invalid, the remainder of this ordinance or application of the provision to other persons or circumstances shall be unaffected.

Section 5. **Corrections.** The City Clerk and codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 6. The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, at a regularly-called meeting thereof, held this 25th day of February, 2016.

CITY COUNCIL

By: 

Mayor

Approved as to form:



City Attorney

Attest:



City Clerk

SUMMARY FOR PUBLICATION

ORDINANCE NO. 1487

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on February 25, 2016, Ordinance No. 1487, entitled "AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, RELATING TO PLANNING, ZONING, AND LAND USE REGULATIONS WITHIN THE CITY, REPEALING SECTION 14.23.087 AND CHAPTER 16.24, BOTH OF THE LACEY MUNICIPAL CODE, AND ADDING A NEW CHAPTER 16.24 TO THE LACEY MUNICIPAL CODE, AND APPROVING A SUMMARY FOR PUBLICATION."

The main points of the Ordinance are described as follows:

1. The Ordinance repeals Section 14.23.087 of the Lacey Municipal Code.
2. The Ordinance repeals Chapter 16.24 of the Lacey Municipal Code.
3. The Ordinance adds to the Lacey Municipal Code a new chapter, 16.24, related to the Woodland District Form Based Code.
4. The Ordinance approves this Summary for publication.

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

Published: February 29, 2016.