

ORDINANCE NO 1513

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON RELATING TO THE REGULATION OF DRIVE-THRU WINDOWS IN THE COMMUNITY COMMERCIAL PORTION OF VILLAGE CENTERS, AMENDING SECTIONS 16.59.050 AND 16.59.060 OF THE LACEY MUNICIPAL CODE AND ADOPTING A SUMMARY FOR PUBLICATION.

WHEREAS, The City of Lacey's Community and Economic Development Department received a private applicant-initiated zoning text amendment request to amend Chapter 16.59 of the Lacey Municipal Code to allow drive-thru windows for restaurant uses and establish standards applying to all drive-thru's within the Community Commercial portion of Village Centers, and

WHEREAS, at the April 4, 2017 Planning Commission meeting the Planning Commission raised concerns about the proposed amendment request and agreed to schedule a public hearing to take public testimony, and

WHEREAS, the Planning Commission held a public hearing on April 18, 2017 at which hearing members of the public raised concerns about the additional automobile traffic, idling, and noise that a drive-thru lane and window would generate, and

WHEREAS, At the conclusion of the public hearing, the Planning Commission requested staff to research and provide additional information specific to traffic impacts and drive-thrus as a percentage of total business to inform their deliberation, and

WHEREAS, the Planning Commission met again to discuss the issue on May 2, 2017, May 16, 2017, and June 6, 2017, and

WHEREAS, at the June 6, 2017 meeting the Planning Commission, after a robust discussion, voted 4 to 2 to recommend denial of the application to the City Council, and

WHEREAS, the 2003 Comprehensive Land Use Plan for Lacey and the Lacey Urban Growth Area contains discussion and policies regarding the development of Village Centers, including:

- “The design of urban centers with mixed uses provides a full range of land uses within the center. Commercial Services are provided, within walking distance of village center residents, thereby potentially reducing the need for single-occupant vehicle trips.” (page 5-5)
- “The village center promises an opportunity to reduce automobile trips and enhance other multi-modal transportation opportunities.” (page 5-9)
- “The business component must fit within the character of the development and surrounding neighborhood and not be the prominent land use element of a project...Zones with Community Commercial designations may be designed to achieve a balance in serving the village center and the surrounding community.” (Policy F.1.e, page 6-7), and

WHEREAS, the proposed amendments to LMC 16.59 include standards for drive-thru window and lane screening, requirements for drive-thru’s being accessory to the principal use of the development, and only associated with buildings divided into multiple tenant spaces, and

WHEREAS, the application of these standards will ensure the strict character and compatibility standards of the Village Center will be met by the proposed use, and

WHEREAS, LMC 16.59.010 “Intent” contains statements related to the purpose of the Village Center zone, including: “D. Promote creation of places which have pedestrian emphasis, connectivity, mixed use, and centralized public spaces. Emphasize these features and neighborhood concepts of place.” and

WHEREAS, LMC 16.59.060.B.9 states: “Village centers with a community commercial element may have more of an automobile orientation than those with a

neighborhood commercial designation. However, both designations shall be designed with the major emphasis of providing a comfortable, convenient and attractive shopping experience for local pedestrians.” and

WHEREAS, The proposed amendments to LMC 16.59 include standards prohibiting drive-thru lane design and/or queuing to impede pedestrian and bicycle access to the buildings, which would mitigate impacts of a drive-thru consistent with the Comprehensive Plan Policies, intent statements, and purpose of the Community Commercial portion of the Village Center, and

WHEREAS, The 9th Edition, Volume 3, of the Institute of Transportation Engineers (ITE) Trip Generation Manual documents that a 3,000 square foot fast food restaurant with drive-thru would generate 270 average daily, 68 peak hour and 27 net peak hour trips more than a 3,000 square foot high-turnover restaurant would generate, and

WHEREAS, Based on the anticipated average daily and peak hour trips accessing a drive-thru restaurant, the amendments to LMC 16.59 include standards for entrance and exits for drive-thru lanes, queuing standards, and spacing from a signalized intersection will ensure that this use will be consistent with the goals for pedestrian orientation of the Community Commercial portion of the Village Center, and

WHEREAS, Currently, banks, pharmacies and coffee shops are allowed to have drive-thru windows, and

WHEREAS, Amending LMC 16.59 to allow restaurant drive-thru windows subject to specific design standards that require a multi-tenant building, screening, and distance from existing residential uses addresses the potential impacts of restaurant uses and provides consistency with other drive-thru uses allowed within LMC16.59, and

WHEREAS, the City Council finds that the amendments to LMC 16.59, specifically the distance requirement from adjacent residential uses, will mitigate impacts from the drive-thru use to the adjacent residential area, and

WHEREAS, the City Council finds that the proposed amendments to LMC 16.59 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: The City Council hereby incorporates the above recitals as findings of fact in support of this Ordinance.

Section 2: Section 16.59.050 of the Lacey Municipal Code is hereby amended as follows:

16.59.050 Permitted Uses.

The following uses are permitted in a village center, subject to all the applicable development standards and requirements.

A. The following residential uses:

1. single family detached dwellings
2. duplex dwellings
3. townhouse dwellings
4. apartment dwellings
5. accessory dwellings
6. residential uses for persons with special needs.

B. Public and semi-public uses, including parks and playgrounds and structures typically constructed as part of this type of facility.

C. Community clubs.

D. Community facilities.

E. Day care centers.

F. Elderly day care center/congregate care and nursing homes. Such units should not be counted against the multifamily/single family mix.

G. Churches.

H. Golf courses.

I. Agricultural uses.

J. Public and semi-public recreational uses.

K. Equestrian uses, by conditional use permit.

L. Cemeteries.

M. Bed and breakfast establishments.

N. Accessory Uses. The following accessory uses are permitted in a village center, subject to all the applicable development standards and requirements:

1. Normal residential accessory uses.

2. Home occupations meeting requirements of Chapter 16.69 LMC, providing the following additional conditions apply:

a. In addition to the family occupying the dwelling containing the home occupation, there shall not be more than one outside employee in the home office unless a conditional use permit is obtained pursuant to requirements of Chapter 16.69 LMC.

b. The employee and clients may park in on-street curbside parking spaces. Parking occurring on the lot containing the home occupation shall be limited.

O. Permitted Uses in Both Community Commercial or Neighborhood Commercial Components

Answering service

Antique store

Bakery

Banks and other financial services

Bar and cocktail lounge (c)

Barber shop

Beauty salon

Book store

Business and professional offices

Business support services

Cafes

Cafeteria

Camera store

Clothing store

Coffee shop

Colleges and trade schools

Confection stores

Cultural facilities

Day care

Deli

Drugstore

Dry cleaner

Fabric and Dry Goods store

Florist

Food and liquor store

Gallery

Gas station (c)

Gift store

Graphic arts and printing services

Grocery and produce

Hardware store and garden supply

Health club, gym

Home furnishings

Instruction studio

Jewelry

Laundromat

Light manufacturing (c)**

Meat and fish shops

Medical and dental services

Music and dance studios

Novelty

Nursery and Garden Supply

Office supplies

Personal services

Pet store

Photo shops

Post office

Pre-existing residences

Professional offices

Radio, TV, music store

Residential*

Restaurant (except drive-through thru facilities not permitted in Neighborhood Commercial)

Schools-commercial

Shoe and shoe repair stores

Small appliance and electronic equipment repair

Soda fountain

Specialty food

Sporting goods

Supermarket

Stationery store

Tailor

Telecommuting services

Testing laboratories and facilities (c)

Theater, over 50 seats (c)

Toy store

Travel and other agencies

Variety store

Veterinarian

Video rental

(c) Conditional uses, subject to special review and approval, provided no conditional use is required where such use is identified for the site in the master plan.

* Apartments may be permitted above retail. Such units shall not count against calculations of a required multifamily/single family mix.

** Light manufacturing uses may be permitted only if administrative offices address the street and the use is consistent with character of area, and provided further the square footage shall be less than 20,000 square feet.

*** Uses similar to uses listed above may be approved by the site plan review committee upon finding such use is consistent with the intent of this chapter and in the best interest of the village center residents.

Section 3: Section 16.59.060 of the Lacey Municipal Code is hereby amended as

follows:

16.59.060 Village Center Design.

A. Minimum Area. A minimum of sixty contiguous acres of land shall be required for a village center.

B. Neighborhood Design.

1. Opportunities and Constraints Analysis. At the beginning of the design process an assessment should be completed evaluating special opportunities and constraints associated with the property designated as a village center. Such things as wetlands, water bodies, steep slopes, tree resources, unique physical features, historical perspective, surrounding developments, solar access, and other issues should be considered in evaluating potential neighborhood development.

2. A Sense of Place.

a. Each village shall be designed to create a unique identity and sense of place. This should be based upon a combination of natural features, surrounding circumstances, and special design. Natural features, particularly sensitive areas, should be emphasized to capitalize on the natural resource and build a special village identity.

b. Consideration should be given to the village's relationship to the surrounding community: how it fits in, the function it provides in the larger community, and special relationships to surrounding land uses.

c. Special design and architectural themes should be used to create or support the village's unique identity.

3. Neighborhood Focal Points. Each village shall have key focal points which serve as the "heart" of the village, such as a grade school, central park, commercial area, or prominent open space with sensitive areas, or a combination of such features. The focus points should strengthen the village's identity and promote a sense of place.

4. General Layout.

a. Street Layout. The street layout shall be a modified grid pattern, friendly to pedestrians with connectivity as a major emphasis. See LMC 16.59.070 for street and pedestrian requirements.

b. Blocks and Lots Within the Village Center.

(1) Block Size. Unless topographic conditions make it impractical, the street shall be designed to create blocks that are generally rectangular in shape, a modified rectangular shape, or another distinct geometric shape.

Irregular shaped blocks are generally discouraged, except where topographic or architectural/design considerations make it desirable.

Blocks should be designed to range between two hundred to five hundred feet. Lanes shall be permitted to bisect blocks. General orientation of lots and blocks shall consider solar access and design requirements.

(2) Variation of Lot Width and Area. Lot areas and lot widths may vary at random in order to eliminate the appearance of a standardized subdivision.

c. The modified grid pattern and lots should be laid out in consideration of solar access if possible given other competing interests and issues.

d. Connectivity is a primary emphasis. Key gathering areas and focal points of the neighborhood shall be tied together by pedestrian and bike lanes as well as streets.

e. Transit services shall be strategically located and designed to support village center activities.

5. Architectural Considerations. The village should be physically united by common design features. Themes should be built upon the village focus point, identity and sense of place. The master plan should set the framework through an adopted design vocabulary, giving guidance for plats and site plan review of individual projects. This shall not preclude the possibility of multiple themes or architectural styles within distinct segments or portions of the village as long as all themes utilize community focal points and are consistent with neighborhood continuity requirements.

6. Open Space and Community Green.

a. Not less than fifteen percent of a village center shall be allocated to and shall remain in common open space in perpetuity. Additionally, not less than fifty percent of the required open space must be usable for active recreation purposes. Wetlands, priority habitat sites or other environmentally sensitive areas and resources may only count for up to fifty percent of the common open space requirement.

Common open space shall be deed restricted to prohibit future subdivision or development, except for agricultural or recreational uses which may be permitted with the approval of the city. Common open space shall be used for social, recreational, and/or natural environment preservation purposes. The uses authorized must be appropriate to the character of the common open space, including its topography, size, and vegetation; as well as to the character of the development, including its size and density, the characteristics of the expected population, and the number and type of dwellings to be provided.

b. In most situations, each village center should be designed to have one primary open space which shall be referred to as the community green. Refer to Table 16T-27. The community green shall have a minimum area of twenty thousand square feet and the size, shape, and design of the community green should provide adequate space for concerts, outdoor exhibits, and community gatherings based on the number of residents expected in the development. Permeable paving and vegetated LID facilities are encouraged in the community green.

The community green is normally surrounded by a concentration of high density development which may include commercial, residential, and public and semi-public uses, community clubs, and community facilities. If the development includes a main street commercial area, the community green shall either front upon a main street, main street shall terminate at the community green, or main street and the community green shall otherwise be incorporated into a combined community focus for the development. Nothing herein shall preclude a large tract from containing two or more separate phases with two or more separate community greens.

c. The community green should normally be centrally located and should normally be within comfortable walking distance of the majority of dwelling units in the development. This is usually within a one thousand five hundred foot radius from the outermost boundary of the community green main street commercial area. See also neighborhood design in subsection (B)(10)(a) of this section, dispersion of densities and mix of uses.

d. To the greatest extent possible, common open space shall be adjacent to environmentally sensitive areas that can enhance open space options and opportunities, such as wetlands, priority habitats, and other such critical areas as may be determined by the city.

e. Recreational facilities shall be required to serve the anticipated needs of the residents of the development, taking into account the anticipated characteristics and demographic profile of the development's population, the recreational facilities available in neighboring developments, and the relevant provisions regarding recreational facilities contained in the Comprehensive Plan.

f. The construction schedule of the development shall coordinate the improvement of the common open space with the construction of residential dwellings. At no time in the development of various phases of the village center may the total area of common open space in the developed phases be less than required to serve the developed portion.

7. Density.

a. Residential Density. The maximum allowable number of units and corresponding non-residential uses shall be determined by a development analysis considering land characteristics, neighborhood characteristics and market variables. Emphasis shall be placed upon achieving density necessary to promote transit along major transportation corridors according to the Transportation Plan; currently thought to be a minimum of seven units per acre. To the extent possible, the highest reasonable density should be allowed in development of the village center. Transfer of development rights, if available, and other bonuses should be employed when possible.

A village center is required to develop with density ranges of three to twenty-plus DU per acre.

A twenty-five percent increase in the number of units above the normal zoning designations may be allowed; provided, that a minimum of thirty percent of the total bonus units are set aside for households of moderate to low income. To the extent possible, these units should be slated for ownership with the conditional provision of subsequent sales limited to cost of living increment assigned and improvement equity according to the city's affordable housing policies as may be adopted or are hereafter amended.

b. Commercial Density and Timing. The commercial density of a village center shall be appropriate to provide commercial service to the village center and adjacent neighborhood consistent with a neo-traditional concept.

Anticipating that the commercial portion of the village center may not be economical until the residential portion is constructed, timing of the commercial portion shall be left to the discretion of the applicant(s), provided designated property for commercial use according to the binding master plan shall be reserved for such use.

8. Residential Dwellings: Functions and Types.

a. A range of residential dwelling types shall be provided in the village center. The number of single family attached and detached structures, including townhouses, shall generally range from a minimum of sixty-five percent to a maximum of ninety percent. Of the remaining number of dwellings other than single family dwellings, no more than seventy-five percent should be the same type of dwelling unit (e.g., duplexes or apartments) provided the city may approve any ratio and mixture of housing if it believes such will be consistent with the intent of the neo-traditional concept and such mixture or ratio will provide a market situation necessary or desirable for the betterment of the community.

b. Single family residences can offer a range of lot sizes and densities from larger homes with larger lots to smaller compact homes utilizing zero-lot line concepts with most of the advantages of single family homes, but at densities that are high enough to support nearby retail and transit services.

c. Duplexes are two units attached at their sides. They achieve higher densities while providing single family-style rental opportunities. With few side yards, duplexes can create a formal sense of enclosure for streets and parks. Duplexes are encouraged close to the neighborhood's center but may be allowed in any zone within the village.

d. Townhouses are attached at their sides with private front and rear yards. They lend themselves to private ownership, while achieving high densities. With few side yards, townhouses can create a formal sense of enclosure for streets and parks. Townhouses are encouraged in close proximity to the neighborhood's center but may be permitted in any zone in the village.

e. Apartments and condominiums will provide affordable rental housing or apartment-style ownership potential in close proximity to retail, transit and public amenities. Buildings should address the street in a traditional way with entry porches, porticos and bays. A pedestrian connection is required to ensure a direct walking route to retail shops. Apartments and condominiums are permitted in all zones within the village with the exception of designated low density areas.

9. Commercial Functions. Commercial uses help to form the core of the village. Office uses should be located where employees will have good access by car and can walk to the core area for shopping, restaurants, local services and recreational amenities.

The office area can provide employment opportunities within the neighborhood and balance jobs and housing in the area. The commercial and office uses should be designed to accommodate both pedestrians and automobiles, with emphasis given to the pedestrian element and, in particular, pedestrians within the village.

Village centers with a community commercial element may have more of an automobile orientation than those with a neighborhood commercial designation. However, both designations shall be designed with the major emphasis of providing a comfortable, convenient and attractive shopping experience for local pedestrians.

10. Dispersion of Densities and Mix of Uses.

a. Residential Density. Residential density shall generally decrease from the community green and/or center-core towards the periphery of the village center. However, a mix of dwelling unit types should be distributed throughout the development.

Smaller lots and higher density dwellings are generally located closer to the community green and main street commercial area. Different dwelling units may be mixed in any distribution within any single block, if desired.

A majority of the dwelling units should generally be located within a one thousand five hundred foot radius of the outermost boundary of the community green, and main street or core commercial area. Refer to Table 16T-28. In implementation of this general standard, consideration shall be given to the circumstances of the village, both internal and external.

The ultimate design should be consistent with local conditions, purposes and functions of the village. A general radius greater or lesser than one thousand five hundred feet may therefore be appropriate.

b. Commercial Location and Dispersion. Commercial components shall front on the interior streets of the village. Commercial uses can be mixed and integrated with dwelling units and public and semi-public uses, community clubs, and community facilities within the designated commercial area. The greatest concentration of commercial development should be located around a community green and/or within a main street commercial area.

If the development includes a main street commercial area the community green shall either front upon main street, the main street shall be readily accessible to the community green, or the main street and the community green shall be otherwise incorporated into a combined community focus for the development. Individual commercial uses may also be located in corner stores. Refer to Tables 16T-29 and 30.

c. Community Facilities and Location:

(1) The size, commercial use and densities of the village center designation warrant and require dedication of a grade school site. The exact location, size and arrangement of equity among multiple property owners shall be worked out with the North Thurston School District. This area shall count towards meeting identified impacts on school services. The design of the school shall be consistent and compatible with the general neighborhood themes and shall be acceptable to both the school district and the city.

(2) Each village center shall contain a community meeting facility for neighborhood recreation and meeting purposes. The facility shall be appropriately sized to meet the needs of the village center population. The building shall be dedicated to the homeowners association(s) or the city of Lacey at the city's option or other appropriate entity responsible for operation, maintenance and management.

(3) Adequate area should be designed and reserved as sites for semi-public uses such as community clubs, churches, day care and other institutional uses.

(4) Sites for semi-public uses may be located around the community green or within a main street commercial area and will generally occupy prominent or distinctive sites and act as sign posts for the community.

(5) Semi-public and public uses should normally occupy prominent or distinctive buildings; buildings that employ additional mass and height, civic architectural design, or other distinguishing features.

11. Building Presence/Appearance.

a. Buildings located at gateways entering the village center, the community green or main street commercial center shall mark the transition into such areas in a distinct fashion

using massing, additional height, contrasting materials, and/or architectural embellishments to obtain this effect.

b. Focal points, or points of visual termination, shall generally be occupied by more prominent, monumental buildings and structures that employ enhanced height, massing, distinctive architectural treatments, or other distinguishing features. Refer to Table 16T-31.

Buildings on corner lots shall be considered significant structures, since they have at least two front facades visibly exposed to the street. If deemed appropriate by the city, such buildings may be designed with additional height and architectural embellishments, such as corner towers, to emphasize their location. Refer to Table 16T-32.

12. Neighborhood Continuity.

a. Buildings shall be considered in terms of their relationship to the height and massing of adjacent buildings, as well as in relation to the human scale.

b. Buildings shall generally relate in scale and design features to the surrounding buildings, showing respect for the local context. As a general rule, buildings shall reflect a continuity of treatment obtained by maintaining the building scale or by subtly graduating changes:

- (1) by maintaining front yard setbacks;
- (2) by maintaining base courses;
- (3) building materials;
- (4) and colors used in surrounding buildings.

c. Architectural treatment such as the following provide neighborhood continuity as well:

- (1) front yard porches;
- (2) window and door fenestration;
- (3) roof breaks;
- (4) entryways;
- (5) building proportion and modulation;
- (6) eave and cornice similarity.

d. Walls and fences shall be architecturally compatible with the style, materials, and colors of the principal building on the same lot. Stone walls or brick walls with a stone or cast stone cap, wood fences, decorative metal, or cast iron fences, masonry or stucco walls, and stone piers shall be encouraged. Solid wooden fences are permitted in rear and side yards only. Highway-style guard rail, stockade, or contemporary security fencing such as barbed wire or razor wire are prohibited.

e. Similar landscaping themes shall be utilized to provide neighborhood continuity within a neighborhood or commercial area. This can be achieved by utilizing similar plant materials, planter boxes, hanging baskets, planter strips, etc.

f. Within residential neighborhoods, secondary residential uses should be designed to blend in with the existing neighborhood, i.e., height, character, scale, setbacks. Considerations should be made in regards to privacy for the secondary structure and adjacent units. Entrances to the secondary unit from the primary street should be clear.

C. Site Planning.

1. Solar Orientation.

a. Principles and guidelines of the city's solar ordinance should be considered and balanced in developing a site design layout to provide for passive solar opportunities.

b. For those lots that are developed in forested areas, the city's tree protection professional shall provide a recommendation for consideration during the normal review process. The tree protection professional may suggest tree replacement options of deciduous trees which will provide shade during the summer and allow sunlight during the winter.

2. Residential Expectations: (see Tables 16T-33, 34, 35, 36.)

a. Lot Size.

(1) Detached Single Family. Single family lots for detached homes may be as small as three thousand square feet. This use may be allowed within every zone in the village. Accessory units shall be permitted.

(2) Duplexes. Duplex lots may be as small as four thousand square feet.

(3) Townhouses. Townhouse lots should generally be between one thousand five hundred and three thousand square feet. Accessory units shall be permitted and shall be either located above the garage or integral to the building, provided all setbacks and height limits are met.

(4) Apartments and Condominiums. Apartments and condominiums will generally be built on lots of ten thousand square feet or more. However, a smaller lot size may be approved if it can be shown that such a lot size is appropriate to the scale of surrounding uses

and intended building project. Apartments and condominiums may be built at a density of up to twenty dwelling units per acre with increases for incentives or bonus such as TDR or low income housing credits.

b. Height.

(1) Detached Single Family, Duplexes and Townhouses. Units shall not exceed thirty-five feet in height within one hundred feet of existing single family residential homes. Tower elements on townhouses may extend fifty feet, but should not exceed a footprint area of four hundred square feet.

(2) Apartments and Condominiums. Apartments shall not exceed fifty feet in height within one hundred feet of existing single family homes, except tower elements, which may be sixty feet in height but shall not exceed a footprint area of four hundred square feet. Additionally, the height shall be designed to be compatible with adjacent lower structures and where necessary shall be stepped down to appear proportional and provide an appropriate transition.

c. Setbacks.

(1) Single Family Detached, Duplex and Townhouse Units. Fronts of units shall be set back between eight and twenty feet from street rights-of-way and pedestrian connections. Awnings, porches, bays and overhangs may extend up to six feet into this setback. Sides of units shall be set back at least five feet from property lines. If a zero-lot-line condition is used, a single five-foot side yard is required. No side setback is required for townhouse units. Primary structures shall be set back at least fifteen feet from the rear property line. For garage setbacks see "Garages and Driveways."

(2) Apartment Buildings. Apartment buildings shall orient to and line streets, with surface and/or "tuck under" parking located behind buildings in central courtyards.

Buildings shall be set back between eight and twenty feet from street rights-of-way. Awnings, porches, and bays may extend up to six feet into this setback. Buildings shall be set back at least ten feet from property lines abutting other uses (e.g., Village Commercial). A minimum twenty-foot separation shall be provided between apartment buildings.

d. Entries and Porches.

(1) Single Family Detached, Duplexes and Townhouses. Primary entries shall be accessed directly from a public street and must be visible from the street. Porches are required for each unit and must be located immediately adjacent to the primary entry. Porches must cover at least thirty percent of the primary facade of single family detached or fifty percent for duplex or townhouse (not including the garage) or consist of a clear space with a width of at least eight feet and depth of at least six feet, whichever is larger.

(2) Apartments. Primary entries shall be accessed directly from a public street and must be visible from the street. Secondary entries may face parking lots or loading areas. Ground floor units should have entries directly from the street; upper story units may share one or more entries. Entries shall be sheltered with an overhang or portico with a depth of at least four feet.

e. Garages and Driveways.

(1) Single Family Detached, Duplexes and Townhouses. Garages shall be placed at the rear of lots and accessed from an alley unless an alley is not available. If an alley is not available, the garage may be integrated into the front facade. No setback is required for detached garages from the rear or side property line, except where adjacent to a public street, alley, or pedestrian connection, in which case a setback of at least five feet is required.

Garages integrated into the front facade shall be recessed at least two feet behind the primary front facade of the unit or a minimum two-foot-deep trellis or bay window shall be placed above the garage opening or similar architectural feature to achieve the goal of lessening the impact of the garage on the streetscape. If integrated into the front facade, the garage shall be at least twenty feet from the street right-of-way. The garage opening and the driveway integrated into the front facade shall not exceed a width of ten feet. Tandem (end-to-end) parking is permitted.

(2) Apartment Building Parking. Apartment buildings shall orient to and line streets with surface parking located behind buildings in central courtyards or with tuck-under garages. Parking lots shall not occupy more than fifty percent of the frontage of any public street. Landscaping and pedestrian requirements of Chapters 14.23 and 16.80 LMC shall be met in parking lots. See also LMC 16.59.080 on parking.

f. Facades. To provide building articulation, structures should be modulated to prevent flat walls. This can be achieved through recessing or protruding portions of the building wall or repeating fenestration patterns.

Building facades should generally be articulated with balconies or bays. Facades shall not consist of an undifferentiated blank wall when facing a public street or pedestrian path.

Windows should be frequent and coordinate with the articulation of bays and balconies. Window frames shall provide a reveal with the exterior finish (not flush). Aluminum frame windows should be avoided. Double hung and casement windows are preferred.

Towers or other special vertical elements may be used on apartments in a limited fashion to focus access to the area from surrounding streets.

g. Fences. The maximum height of a fence shall be six feet along side and rear yards behind the front building line, and four feet forward of the front building line and along the front property line.

h. Materials. Exterior finishes shall be primarily wood and/or masonry. Rated panel siding such as T1-11 shall not be used.

i. Roofs. Hipped, gabled, or gambrel roofs are required. Flat roofs are not permitted. For long roofs on larger buildings architectural elements must be used to break up the roof line. Architecturally, a structure can contain balconies, bay windows, dormers, covered entries, chimneys and other features to break up the roof line and provide architectural interest.

j. Accessory Dwellings. Accessory dwellings include apartments integrated within single family dwellings, or those located in detached accessory buildings located on the same lot as single family dwellings. Accessory dwellings shall be limited to eight hundred fifty square feet in floor area and, for the purposes of calculating residential density, shall not count as a dwelling unit. There shall not be more than one accessory dwelling located on a lot in addition to the single family dwelling. Refer to Table 16T-37.

k. Mixed Residential/Commercial Building. Apartment dwellings located on upper floors above commercial uses for the purpose of density calculations shall not count as a dwelling unit. Refer to Table 16T-38.

l. Front Yard Treatment. A minimum of fifty percent of all dwelling units, excluding accessory dwellings and apartment dwellings located on upper floors, shall have a clearly defined front yard using landscaping, hedging, fencing, or a brick or stone wall. Front yards of attached duplexes or townhouses may be unified into one common yard and treated as a single front yard for the entire building. Refer to Table 16T-39.

m. Private Yards. All dwelling units, except apartments located on upper floors, shall have a private yard or patio enclosed by a masonry wall, wooden fence, trellis or lattice, evergreen hedge, vines, or some combination thereof. The height of such yard or patio enclosure and design of said space shall be suitable to provide privacy and screen views of neighboring uses. Each upper floor apartment dwelling shall be provided with a terrace recessed inside the exterior building wall or the dwelling or a balcony projecting on the outside of the building wall. Refer to Table 16T-40.

n. Spatial Relationships. Spatial relationships between buildings and other structures shall be geometrically logical and/or architecturally formal. On a lot with multiple buildings, those located on the interior of the site shall front towards and relate to one another, both functionally and visually. A lot with multiple buildings may be organized around features such as courtyards, greens, or quadrangles which encourage pedestrian activity and social interaction. Refer to Table 16T-41.

o. Transition Spaces. Transition spaces for residential development shall be considered at the design stage of residential and mixed use developments to define public and private spaces. This can be achieved by physical design and layout.

Defining such transition areas is important since there will be instances where residential units will be placed above commercial establishments or high density multifamily units heavily integrated with commercial uses. Alternatively, providing transition areas can reduce the opportunity or invitation of crime in some cases just by site design.

Transition spaces can be created by utilizing several different elements:

- (1) A change in pathway textures;
- (2) A low wall for plants or draping vines;
- (3) A change in pathway elevation;
- (4) Use of a trellis or arbor.

Any of the above listed elements can be used alone or in combination to create defined transitional spaces. (See Table 16T-42.)

Security should also be designed into transition areas such as:

(1) **Parking Lot Layout:** Parking lot for residents should be located so that distances to dwellings and impervious surfaces are minimal while permitting easy viewing from nearby windows.

(2) **Orientation of Windows:** Windows should be oriented so that easy viewing can occur by residents.

(3) **Location of Service and Laundry Areas:** Laundry rooms should be located in such a way that they can be observed by others. Windows and lighting should be utilized to assure viewing opportunities.

(4) **Mailboxes:** Should be placed within a central location for easy viewing.

3. Expectations for Commercial Development.

a. **Height.** Commercial structures shall not exceed fifty feet in height within one hundred feet of existing residential homes except for tower elements which may extend to sixty feet in height, but shall not exceed a footprint area of four hundred square feet.

b. **Setbacks and Configuration.** In general, retail buildings which house a series of small ancillary shops shall come to the street right-of-way; anchor stores shall face the main street. Anchor stores shall be located with arterial exposure and pedestrian connections.

Small ancillary shops located further into the village, as a whole, shall orient toward main street on pedestrian connections or the village green. In this area, arcades are encouraged and shall come to the street right-of-way or a designated pedestrian connection.

Where an arcade is not used, buildings may be set back up to a maximum of five feet; display bays may extend into this setback.

Additional setbacks of up to twenty feet may be provided for small plazas and outdoor seating. Awnings may extend up to six feet into street rights-of-way. All buildings shall be set back at least five feet from property lines abutting residential areas. Parking lots for ancillary shops shall be located to the side or behind buildings.

c. Facades. Building facades must be articulated at a minimum with windows, entries, and/or display bays. Continuous outdoor arcades are strongly encouraged.

The architectural treatment of the front facade shall be continued, in its major features, around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details.

All visibly exposed sides of a building should have an articulated base course and cornice. The base course should align with either the kickplate or sill level of the first story.

The cornice should terminate or cap the top of a building wall, may project horizontally from the vertical building wall plane, and may be ornamented with moldings, brackets, and other details.

The middle section of a building may be horizontally divided at the floor, lintel, or sill levels with belt or string courses. Refer to Table 16T-43.

The buildings facing a public street or internal open space, shall be architecturally emphasized through fenestration, entrance treatment, and details. Buildings with more than one facade facing a public street or internal open space shall be required to provide several front facade treatments. Refer to Table 16T-44.

d. Mixed Use Structures Facade Treatment and Design. Commercial uses can be contained in multi-story, mixed-use structures with commercial/retail uses on the ground level and apartment dwellings or offices on the upper levels. Such buildings may vary in terms of footprint and architectural elevations.

If buildings house second story residential uses, bays and balconies are recommended every twenty-five to thirty feet on upper floors. Facades shall not consist of an undifferentiated blank wall when facing a public street or pedestrian connection.

Towers, or other special vertical elements may be used throughout the shopping area to ensure that the entire complex functions as a unit.

In mixed-use buildings, the difference between ground floor commercial uses and entrances for upper level commercial or apartment uses should generally be reflected by differences in facade treatment. Storefronts and other ground floor entrances shall be

accentuated through cornice lines. Further differentiation can be achieved through distinct but compatible exterior materials, signs, awnings, and exterior lighting. Refer to Table 16T-45.

e. Windows. Ground floor retail, service, and restaurant uses shall have large pane display windows. Such windows shall be framed by the surrounding wall and shall not exceed seventy-five percent of the total ground level facade area.

Display windows must line facades facing public streets and pedestrian connections. Window frames shall provide reveal with the exterior finish (not flush). All windows shall occur above a stem wall at least two feet high and shall not extend to the ground level.

Windows shall be vertically proportioned wherever possible. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows. Refer to Table 16T-46.

f. Roofs. Gable, saltbox, or vegetated roofs are the preferred roof types. Flat and mansard roofs are generally discouraged. Where flat roofs are necessary for larger anchor commercial, community-oriented structures, or vegetated roof designs, gable elements and other architectural elements must be used to break up the roof line and create architectural interest consistent with the design vocabulary. Roof types should be appropriate to the building's architecture. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry chimneys, cupolas, clock towers, and other similar elements are encouraged. Refer to Table 16T-47.

g. Materials. For exterior finishes masonry or wood siding is recommended. Other building materials used locally such as concrete block and CMU are also acceptable if special consideration is given to design. Rated panel siding such as T1-11 shall not be allowed. Techniques that provide architectural interest like texturing, fenestration and modulation shall be used. Materials are not as important as the overall objectives of providing human-scaled building elements and finishes with architectural interest.

h. Entries. Primary entries shall address a public street or designated pedestrian connection. Secondary entries may face parking lots or loading areas. Anchor store entries must, at a minimum, face main street. Anchor stores shall provide continuous sidewalks that connect with adjacent streets and the pedestrian connection. Ancillary shops should normally provide entries every twenty-five to thirty feet. Upper story residential uses should have entries every fifty to seventy feet.

All entrances to a building shall be defined and articulated by architectural elements such as:

- (1) Lintels.
- (2) Pilasters.
- (3) Columns.

- (4) Porticos.
- (5) Porches.
- (6) Overhangs.
- (7) Railings.
- (8) Balustrades, and others, where appropriate.

Any such element utilized shall be architecturally compatible with the style, materials, colors, and details of the building as a whole, as shall the doors. (See Table 16T-48.)

i. Square Footage. The maximum ground level footprint of commercial uses along a main street should normally be limited to ten thousand square feet. Provided that an anchor store with arterial exposure may be of appropriate size to service the designated market area for a neighborhood commercial area or community commercial area.

j. Awnings. Fixed or retractable awnings are permitted at ground floor level, and on upper levels where appropriate, if they complement a building's architectural style, materials, colors, and details and do not conceal architectural features. Canvas is the preferred material, although other water-proofed fabrics may be used; metal or aluminum awnings are prohibited. In buildings with multiple storefronts, compatible awnings should be used as a means of unifying the structure. Refer to Table 16T-49.

k. Compatible Materials and Colors. Buildings with multiple storefronts shall be unified through the use of architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.

All materials, colors, and architectural details used on the exterior of a building shall be compatible with the building's style, and with each other.

l. Corner Stores. Corner stores may be located in residential areas of the village center away from the core, provided they are located on Type 2 or 3 residential streets. Corner store buildings shall be designed to appear semi-residential and shall be limited to one ground level commercial use not to exceed two thousand square feet in gross floor area. Apartment dwellings should be located on the upper level(s) to help integrate the building into the residential area.

The commercial use in a corner store shall be primarily oriented to serve the residents of the immediately surrounding neighborhood. Refer to Table 16T-50. A corner store building shall be set back a maximum of ten feet from the right-of-way line.

m. Restaurants. Restaurants shall be permitted to operate outdoor cafes on sidewalks, including areas within the public right-of-way and in courtyards, provided that

pedestrian circulation and access to store entrances shall not be impaired. Refer to Table 16T-51. The following standards and guidelines are applicable:

- (1) To allow for pedestrian circulation, a minimum of five feet of sidewalk along the curb and leading to the entrance to the establishment shall be maintained free of tables and other encumbrances and delineated in some fashion for visually impaired persons.
- (2) Planters, posts with ropes, or other removable enclosures are encouraged and shall be used as a way of defining the area occupied by the cafe.
- (3) Extended awnings, canopies, or large umbrellas shall be permitted and located to provide shade. Colors shall complement building colors.
- (4) Outdoor cafes shall be required to provide additional outdoor trash receptacles.
- (5) Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.
- (6) Outdoor cafes shall not be entitled to additional signage, over and beyond what is permitted for this type of establishment.
- (7) The operators of outdoor cafes shall be responsible for maintaining a clean, litter-free, and well-kept appearance within and immediately adjacent to the area of their activities.

n. Drive-thru facilities. Where a drive-thru is proposed as part of a building, the following requirements shall apply:

- (1) The drive-thru shall be accessory to the principal use of the development, which includes interior space for customers to enter the building for goods or services.
- (2) The entrance and exit for the drive-thru lane shall not be located on a public street.
- (3) The drive-thru lane and the drive-thru window shall be screened when visible from a public street. Screening shall include architectural projections, fencing, landscaping, or a combination of these elements.
- (4) Drive-thru lanes and windows shall be located a minimum of 150 feet from adjacent residential uses unless the residential use is separated from the lane or window by an arterial street. If separated by an arterial street, then no distance requirement shall apply.
- (5) A drive-thru is permitted on the same property as a residential use provided that the residential use is not located on the ground floor.
- (6) Drive-thru lanes shall not result in queuing or stacking which impedes pedestrian or bicycle access or mobility.
- (7) Drive-thru lanes for restaurant uses shall only be allowed in buildings divided into multiple tenant spaces.
- (8) Drive-thru lanes for restaurant uses shall be located more than 150 feet from a signalized intersection.

¶0. Commercial uses shall be permitted to have sidewalk displays of retail merchandise. Refer to Table 16T-52. The following standards and guidelines are applicable.

(1) Sidewalk displays of merchandise similar to merchandise sold within the store are permitted directly in front of an establishment; provided, that at least five feet of clearance is maintained at the storefront entrance and delineated in some fashion for visually impaired persons. The display must be located against the building wall not more than three feet deep, and the display area may not exceed seventy-five percent of the length of the storefront.

(2) Display cases shall be permitted only during normal business hours and shall be removed at the end of the business day. Cardboard boxes shall not be used for sidewalk displays.

(3) Sidewalk displays shall maintain a clean, litter-free, and well-kept appearance at all times and shall be compatible with the colors and character of the storefront from which the business operates.

4. Community Facilities.

a. The size, architecture, and layout of community facilities should be appropriate for the use and its function and purpose in the neighborhood.

b. Parking for such uses shall utilize on-street parking to the extent possible. Additional off-street parking, if required, should be located in the rear of the building or structure and screened from the viewshed of the street.

5. Utility Services.

a. Sewer and Water. Village centers are required to provide city sewer and water.

b. Stormwater Facilities. Detention basins, headwalls, outlet structures, concrete flow channels, rip rap channels, and other drainage improvements shall be screened with plant material and/or berms, in addition to meeting all normal landscaping and design guidelines specified in the city's Development Guidelines and this zoning code. Vegetated LID facilities are considered to be self-screening. Such drainage structures, if visible, shall be incorporated into the natural curves of the land. Detention basin embankments and the basin itself shall be extensively landscaped with wet site tolerant plant materials with the intention of recreating a seasonal and high water wet ecostructure. The detention facility shall be sized to accommodate the future growth of vegetation planted in the basin. (See Table 16T-53.)

In lieu of peripheral fencing, detention basins' edges shall be contoured and shaped to form low angles at primary water line, thereby insuring greater pedestrian safety.

c. Location of Utility Lines. All utility lines shall be undergrounded. Where alleys are present, lines shall be located in the alleys or an easement adjacent to the alley. Because of

the emphasis on getting houses closer to the front street (as close as eight feet to edge of right-of-way) every effort should be used to avoid putting utility lines in front yard easements. Where easements are required in front yards, they shall be confined to a three-foot strip immediately adjacent to the right-of-way.

6. Common Open Space.

a. Open spaces shall contain a minimum area of five thousand square feet and shall be of a distinct geometric shape, generally rectilinear or square, bounded by streets with curb side parking on a minimum of fifty percent of its perimeter. Refer to Table 16T-54. Open spaces shall be spatially enclosed by the buildings that front on the area or front upon the streets bounding the area.

The open spaces shall be landscaped such that the area is covered with trees, shrubs, lawn and groundcover. The type of trees and shrubs shall be such that vistas through the open space are largely unobstructed. Open spaces shall be landscaped using elements that enhance the character and function. Elements may include formal gardens, walkways, monuments, statues, gazebos, fountains, park benches, and pedestrian-scale lamp posts.

Depending upon the value and significance of such elements, incentives may be provided to offset the costs, including additional density, as may be agreed to by the city and applicant.

Open spaces should be designed as an active gathering place for all residents of the development in both day and evening, and include places for strolling, sitting, social interaction, and informal recreation.

b. Common open space containing existing attractive or unique natural features such as streams, creeks, ponds, woodlands, specimen trees, and other areas of mature vegetation worthy of preservation should be designed to preserve these natural features.

c. As a general principle, the preservation of undeveloped open space in its natural state is encouraged. A developer may make certain improvements such as the cutting of trails for walking or jogging, and the provision of picnic areas. In addition, the city may require a developer to make other improvements such as removal of dead or diseased trees, thinning of trees or other vegetation to encourage more desirable growth, and grading and seeding.

d. The buildings, structures, and improvements permitted in the common open space shall be appropriate to the authorized uses and shall conserve and enhance the amenities of the common open space with regard to its topography and unimproved condition.

e. When designing open space areas within the village center, consider the following information:

(1) Orient the proposed space towards the sunlight while providing good visual access to the space;

- (2) Provide nonslip surface materials for pedestrians;
- (3) Use plant materials to create human scale and a sense of enclosure within the open space;
- (4) Provide fountains, litter receptacles, bike racks, sheltered waiting areas and scaled lighting fixtures;
- (5) Provide good physical access to the area.

7. Mechanical Equipment.

a. All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing, and satellite dishes and other telecommunications receiving devices shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing, roof elements, penthouse-type screening devices, or landscaping.

b. Fire escapes shall not be permitted on a building's front facade. In buildings requiring a second means of egress pursuant to the building codes, internal stairs or other routes of egress shall be used.

c. Solid metal security gates or solid roll-down metal windows shall not be permitted. Link or grill-type security devices shall be permitted only if installed from the inside, within the window or door frames. If installed on the outside, the coil box shall be recessed and concealed behind the building wall. Security grilles shall be recessed and concealed during normal business hours. Models which provide a sense of transparency, in light colors, are encouraged. Other types of security devices fastened to the exterior walls are not permitted.

8. Signs.

a. All signs located within a village center shall comply with the sign regulations of Chapter 16.75 LMC, provided the following sign regulations shall govern.

b. In addition to other signage, restaurants and cafes shall be permitted the following, limited to one sign per business:

(1) A wall-mounted display featuring the actual menu as used at the dining table. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five feet, shall not exceed a total area of two square feet, and may be lighted.

(2) A sandwich board sign, as follows:

(a) The area of the signboard, single-sided, shall not exceed five square feet.

- (b) The signboard shall be constructed of wood, chalkboard, and/or finished metal.
- (c) Letters can be painted or handwritten.
- (d) The sign shall be located within four feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.
- (e) The information displayed shall be limited to daily specials and hours of operation.
- (f) The sign shall be removed at the end of the business day.

c. Design Standards for Signs.

(1) Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building as well as with other signs used on the building or its vicinity. Refer to Table 16T-55.

(2) Signs shall fit within the existing facade features, shall be confined to signable areas, and shall not interfere with door and window openings, conceal architectural details or obscure the composition of the facade where they are located.

(3) Whenever possible, signs located on buildings within the same blockface shall be placed at the same height, in order to create a unified sign band.

(4) Wood and painted metal are the preferred materials for signs. Flat signs should be framed with raised edges. Wood signs shall use only high-quality exterior grade wood with suitable grade finishes.

(5) Sign colors should be compatible with the colors of the building facade. A dull or matte finish is recommended, for it reduces glare and enhances legibility.

(6) Signs shall be either spot-lighted or back-lighted with a diffused light source. Spot-lighting shall require complete shielding of all light sources; light shall be contained within the sign frame and shall not significantly spill over to other portions of the building or site. Back-lighting shall illuminate the letters, characters, or graphics on the sign but not its background. Warm fluorescent bulbs may be used to illuminate the interior of display cases. Neon signs placed inside the display case shall insure low intensity colors.

9. Landscaping.

a. All landscaping requirements of Chapters 16.80 and 14.32 LMC shall be satisfied. In addition, the following requirements shall be met.

b. Extensive landscaping shall be required in accordance with a landscape plan conceived for the village center as a whole. All areas of a site not occupied by buildings, parking lots, other improvements or textured paving shall be intensively planted with trees, shrubs, hedges, ground covers, and/or grasses, unless such area consists of attractive existing vegetation to be retained. Perennials and annuals are encouraged.

c. Landscaping shall be integrated with other functional and ornamental site design elements, where appropriate, such as recreational facilities, ground paving materials, paths and walkways, fountains or other water features, trellises, pergolas, gazebos, fences, walls, street furniture, art, and sculpture.

d. Plant suitability, maintenance, and compatibility with site and construction features are critical factors which shall be considered. Plantings shall be designed with repetition, structured patterns, and complementary textures and colors, and shall reinforce the overall character of the area.

e. Removal of Debris. All stumps and other tree parts, litter, brush, weeds, excess or scrap building materials, or other debris shall be removed from the area of the site to be constructed and disposed of in accordance with the law. No tree stumps, portions or tree trunks, or limbs shall be buried anywhere in the development. All dead or dying trees, standing or fallen, shall be removed from the site unless left as part of a habitat protection program. If trees and limbs are reduced to chips, they may, subject to approval of the city, be used as mulch in landscaped areas. Areas which are to remain as open space and undeveloped, shall be cleaned of all debris and shall remain in their natural state.

f. Tree Protection. The provisions of Chapter 14.32 LMC shall be followed.

g. Slope Plantings. Landscaping of the area of all cuts, fills, and/or terraces shall be sufficient to prevent erosion, and all roadway slopes steeper than one foot vertically to three horizontally shall be planted with ground covers appropriate for the purpose, soil conditions, water availability, and environment.

h. Additional Landscaping. In addition to the required screening and street trees, additional plantings or landscaping elements shall be required throughout the village where necessary for climate control, privacy, or for aesthetic reasons.

i. Other Landscape Improvements. Landscaping and site treatment plans should consider seasonal flowers in planters, planting beds and hanging baskets.

j. Garbage and Recycling. Garbage collection, recycling areas, and other utility areas shall be screened around their perimeter by wood enclosures with a roof or by brick walls, with a minimum height of seven feet, and shall extend on three sides of such an area, with a gate or door on the third side. Such a wall shall be capped on the top. A landscaped planting strip a minimum of three feet wide shall be located on three sides of such a facility. Planting material shall be separated from the parking lots by curbing. A mixture of hardy flowering

and/or decorative evergreen and deciduous trees may be planted; the area between trees shall be planted with shrubs, ground cover, or covered with mulch.


Section 4: Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to any person, is for any reason declared invalid in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

Section 5: Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/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 24th day of
August, 2017.

CITY COUNCIL

By: 
Mayor

Approved as to form:


City Attorney

Attest:


City Clerk

SUMMARY FOR PUBLICATION

ORDINANCE NO 1513

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on August 24, 2017, Ordinance No. 1513, entitled "AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON RELATING TO THE REGULATION OF DRIVE-THRU WINDOWS IN THE COMMUNITY COMMERCIAL PORTION OF VILLAGE CENTERS, AMENDING SECTIONS 16.59.050 AND 16.59.060 OF THE LACEY MUNICIPAL CODE AND ADOPTING A SUMMARY FOR PUBLICATION."

The main points of the Ordinance are described as follows:

1. The Ordinance adopts findings of fact relating to the regulation of drive-thru windows in the community commercial portions of village centers.
2. The Ordinance amends sections 16.59.050 and 16.59.060 of the Lacey Municipal Code.
3. 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: August 28, 2017.