

ORDINANCE 618

CITY OF LACEY

AN ORDINANCE CLARIFYING SECTIONS OF THE ZONING ORDINANCE OF THE CITY BY REPEALING CHAPTER 16.96 AND SECTION 16.15.050; AMENDING SECTION 16.12.050, 16.15.050, 16.18.040, 16.24.080, 16.27.030, 16.27.070, 16.39.050, 16.42.060; AND ADDING NEW SECTIONS, 16.15.050, 16.72.045, 16.96.010 AND 16.96.020, ALL OF THE LACEY MUNICIPAL CODE

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

Section 1. Section 16.12.050 of the Lacey Municipal Code is hereby amended to read as follows:

"A. The size and shape of lots shall be as follows:

		<u>For New Lots</u>	<u>For Lots of Record</u>
"(1)"	<u>1.</u> Minimum lot area:	9,600 sq. ft.**	7,200 sq. ft.*
"(2)"	<u>2.</u> Minimum lot width:	80 ft.	60 ft.
"(3)"	<u>3.</u> Minimum lot depth:	80 ft.	N/A
"(4)"	<u>4.</u> Minimum front yard:		
	On minor street	25 ft.	25 ft.
	On major street	35 ft.	35 ft.
	On flanking streets	15 ft.	10 ft.
"(5)"	<u>5.</u> Minimum side yards:		
	Minimum on one side	8 ft.	5 ft.
	Minimum total--both sides	16 ft.	12 ft.
"(6)"	<u>6.</u> Minimum rear yard:	25 ft.	25 ft.

		<u>For New Lots</u>	<u>For Lots of Record</u>
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"{7} 7. Maximum building coverage
for a single use or
occupancy:

<u>Lot Area</u>	<u>Maximum % Bldg. Coverage</u>	
0.25 acre or less	30%	35%
Over 0.25 acre, but less than 1.0 acre	25%	<u>35%</u>
Over 1.0 acre, but less than 3.0 acres	20%	<u>35%</u>
3.0 acres or more	15%	<u>35%</u>

"{8} 8. Maximum development coverage
for a single use or occupancy:

<u>Lot Area</u>	<u>Maximum % Dev. Coverage</u>	
0.25 acre or less	45%	N/A
Over 0.25 acre but less than 1.0 acre	35%	<u>N/A</u>
Over 1.0 acre but less than 3.0 acres	25%	<u>N/A</u>
3.0 acres or more	20%	<u>N/A</u>

"{9} 9. Maximum height of buildings:

Main building	35 ft.
Accessory building	16 ft.

"10. Accessory building setbacks

Minimum front and side yard =
as required above in 4 and 5

Minimum rear yard: 5 feet

"*Or 7,000 sq. ft. if on public sewer and water.

"**12,500 sq. ft. if on septic tank subject to Health Department
regulations and approval.

"N/A - Means Not Applicable."

Section 2. Section 16.15.050 of the Lacey Municipal Code is hereby repealed.

Section 3. There is hereby added a new section to the Lacey Municipal Code, 16.15.050, to read as follows:

"A. The size and shape of lots shall be as follows:

	<u>Lots</u>	<u>For Single-Family Lots Only</u>
"1. Minimum lot area:	9,000 sq. ft.**	6,000 sq. ft.
"2. Minimum lot width:	80 ft.	60 ft.
"3. Minimum lot depth:	80 ft.	80 ft.
"4. Minimum front yard:		
On minor street	25 ft.	25 ft.
On major street	35 ft.	35 ft.
On flanking streets	15 ft.	15 ft.
"5. Minimum side yards:		
Minimum on one side	8 ft.	5 ft.
Minimum total--both sides	16 ft.	15 ft.
"6. Minimum rear yard:	25 ft.	25 ft.
"7. Maximum building area coverage for a single use or occupancy:		
<u>Lot Area</u>	<u>Maximum % Bldg. Coverage</u>	
0.25 acre or less	30%	30%
Over 0.25 acre but less than 1.0 acre	25%	25%
Over 1.0 acre, but less than 3.0 acres	20%	20%
3.0 acres or more	15%	15%

"8. Maximum development coverage
for a single use or occupancy:

<u>Lot Area</u>	<u>Maximum % Dev. Coverage</u>	
0.25 acre or less	45%	45%
Over 0.25 acre but less than 1.0 acre	35%	35%
Over 1.0 acre but less than 3.0 acres	25%	25%
3.0 acres or more	20%	20%

"9. Maximum height

Main building	35 ft.
Accessory building	16 ft.

"10. Accessory building setbacks

Minimum front and side yard =
as required above in 4 and 5

Minimum rear yard: 5 feet

**12,500 sq. ft. if on septic tank, subject to Health Department
regulations and approval."

Section 4. Section 16.18.040 of the Lacey Municipal Code
is hereby amended to read as follows:

"The size and shape of lots shall be as follows:

	<u>For-New Lots</u>
"(1) <u>A.</u> Minimum lot area:	9,000 sq. ft.**
"(2) <u>B.</u> Minimum lot width:	80 ft.
"(3) <u>C.</u> Minimum lot depth:	80 ft.
"(4) <u>D.</u> Minimum front yard:	
On minor street	25 ft.

		<u>Lots</u>
	On major street	35 ft.
	On flanking streets	15 ft.
"(5)"	<u>E.</u> Minimum side yards:	
	Minimum on one side	10 ft.
	Minimum total--both sides	20 ft.
"(6)"	<u>F.</u> Minimum rear yard:	25 ft.
"(7)"	<u>G.</u> Maximum building coverage for a single use or occupancy:	

<u>Lot Area</u>	<u>Maximum % Bldg. Coverage</u>
0.25 acre or less	30%
Over 0.25 acre, but less than 1.0 acre	25%
Over 1.0 acre, but less than 3.0 acres	20%
3.0 acres or more	15%

"(8)" H. Maximum development coverage for
a single use or occupancy:

<u>Lot Area</u>	<u>Maximum % Dev. Coverage</u>
0.25 acre or less	45% <u>55%</u>
Over 0.25 acre but less than 1.0 acre	35% <u>50%</u>
Over 1.0 acre but less than 3.0 acres	25% <u>40%</u>
3.0 acres or more	20% <u>35%</u>

"(9)" I. Maximum height of buildings:

Main building	80 ft. or 8 stories
Accessory building	16 ft.

"J. Accessory building setbacks

Minimum front and side yard =
as required in D and E

Minimum rear yard: 5 feet

"**12,500 sq. ft. if on septic tank subject to Health Department regulations and approval."

Section 5. Section 16.24.080 of the Lacey Municipal Code is hereby amended to read as follows:

"Parcels or lots which share a common boundary with properties in a residential or ~~public~~ open space/institutional district shall, in addition to the rear or side setbacks required in Section 16.24.070, provide a ten-foot strip for landscaping along said common boundary."

Section 6. Section 16.27.030 of the Lacey Municipal Code is hereby amended to read as follows:

"Unless specifically listed as a permitted or similar use in this district, the following uses and types of uses are prohibited:

"A. Those used which are provided for in the following land use districts:

- "1. Residential, low density,
- "2. Residential, moderate density,
- "3. Residential, high density,
- "4. Mobile home subdivisions,
- "5. ~~Public~~ Open space/institutional,
- "6. Industrial,
- "7. Light industrial,
- "8. Mineral extraction.

"B. Other prohibited uses:

"1. Auto wrecking yards including junk, scrap metal, and other material salvage operations,

"2. Storage of explosives or materials of such character or in such quantities as to constitute a significantly greater hazard to persons, property or environmental health than that posed by materials commonly used or stored in the ordinary retail and service establishments permitted in this district."

Section 7. Section 16.27.070 of the Lacey Municipal Code is hereby amended to read as follows:

"Parcels or lots which share a common boundary with properties in a residential or ~~public~~ open space/institutional district shall, in addition to the rear or side setbacks required in Section 16.27.060, provide a ten-foot strip for landscaping along said common boundary."

Section 8. Section 16.39.050 of the Lacey Municipal Code is hereby amended to read as follows:

"Minimum site requirements shall be as follows:

"A. Lot area, ~~ten-thousand~~ 10,000 square feet;

"B. Lot width, ~~one-hundred~~ 100 feet;

"C. Side yard setback, ~~fifteen~~ 15 feet or ~~twenty-five~~ 25 feet if abutting a residential area;

"D. Rear yard setback, ~~twenty-five~~ 25 feet;

"E. Front yard setback, ~~twenty-feet-or~~ as required in Chapter 16.72."

Section 9. Section 16.42.060 of the Lacey Municipal Code is hereby amended to read as follows:

"Minimum site requirements shall be as follows:

"A. Lot area, five acres;

"B. Lot width, ~~three-hundred~~ 300 feet;

"C. Side yard setback, ~~twenty-five~~ 25 feet or ~~fifty~~ 50 feet if abutting a residential area;

"D. Rear yard setback, ~~twenty-five~~ 25 feet or ~~fifty~~ 50 feet if abutting a residential area;

"E. Front yard setback, ~~twenty-feet-or~~ as required in Chapter 16.72;

"F. Relationship to adjacent parcels in the same classification: Setbacks between buildings in separate ownership are exempt from the side and rear setback requirements cited in ~~subsection-B~~ this section, but shall comply with the side and rear setback requirements of the fire and building codes."

Section 10. There is hereby added to the Lacey Municipal Code a new section, 16.72.045, to read as follows:

"All parking areas located adjacent to any private street or public street right-of-way shall provide a minimum five-foot planted buffer strip between the parking area and the private street or public right-of-way."

Section 11. Chapter 16.96 of the Lacey Municipal Code is hereby repealed.

Section 12. There is hereby added to the Lacey Municipal Code a new section, 16.96.010, to read as follows:

"Amendments in Land Use Cases. Whenever public necessity, convenience or general welfare requires, the provisions of this

ordinance or the zoning map may be amended in conjunction with individual land use applications in accordance with the following procedures:

"A. Amendments--initiation. Amendments of the text of this ordinance or the zoning map may be initiated in such cases by:

"1. A verified application of one or more owners of property which is proposed to be reclassified, filed with the planning department; or

"2. The adoption of a motion by the city council requesting the hearings examiner or planning commission to set the matter for hearing and recommendation.

"B. Amendments or rezones--application forms. The planning department shall prescribe the forms to be used for amendments or rezones. The planning department may prepare and provide blanks for such purposes and prescribe the type of information to be provided. No application shall be accepted unless it complies with such requirements.

"C. Amendments and rezones--public hearings. At least one public hearing on any such proposed amendment or rezone shall be held by the hearings examiner or planning commission as required by Chapter 2.30 of this code.

"D. Amendments and rezones--notice of public hearing. Notice of public hearing shall be published in a newspaper of general circulation in the city and by written notice, addressed through the United States mail, to all property owners as recorded in the Thurston County Assessor's Office, within 300 feet of the subject

property, at least ten days before hearing. In addition, at least 10 days prior to the hearing, notice of said hearing shall be posted in the following places: on the property, at a public street intersection near the property and at city hall.

"E. Amendments--reference to city council. The hearings examiner or planning commission's recommendation shall be presented for city council consideration in accordance with Chapter 2.30 of this code."


Section 13. There is hereby added to the Lacey Municipal Code a new section, 16.96.020, to read as follows:

"Amendments of General Application. Whenever public necessity, convenience or general welfare requires, the provisions of this ordinance or the zoning map may be amended in those instances not involving individual land use applications after recommendation by the planning commission to the city council. At least one public hearing on any such proposed amendment shall be held by the planning commission."

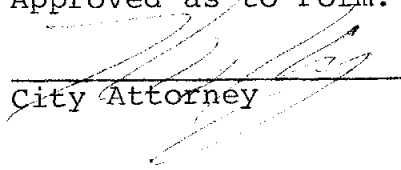
PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY,

WASHINGTON, this 23rd day of April, 1981.

Attest:


City Clerk

Approved as to Form:


City Attorney

CITY COUNCIL

By 

Mayor

Passed: April 23, 1981

Published: April 29, 1981