

ORDINANCE 647

CITY OF LACEY

AN ORDINANCE RELATING TO ZONING AND AMENDING SECTIONS 16.27.020, 16.27.030, 16.39.050 AND 16.39.080 OF THE LACEY MUNICIPAL CODE

WHEREAS, the Planning Commission of the City of Lacey, after public hearing, has recommended that the amendments set forth in this ordinance be adopted by the city council, and the city council agreeing with such recommendations; now, therefore

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

Section 1. Section 16.27.020 of the Lacey Municipal Code is hereby amended to read as follows:

"A. Specific types of uses permitted in this district are those commercial activities which are more dependent on direct vehicular access than the activities permitted in other districts, including the following:

- "1. Sales and/or servicing of:
 - "a. Appliances and home furnishings,
 - "b. Automotive equipment,
 - "c. Boats and marine equipment,
 - "d. Building contractors, including plumbing, electrical, etc.,
 - "e. Campers, mobile homes and trailers,
 - "f. Car washes and service stations,
 - "g. Farm equipment and supplies,
 - "h. Lumber yards and hardware,

"i. Laundry and dry cleaning, both commercial and self-service;

"2. Eating and drinking places, including drive-ins;

"3. Commercial recreation, such as:

"a. Personal amusement or recreation establishments such as those featuring mechanical or electronic games, games of skill such as billiards, bowling, table tennis, and the like,

"b. Drive-in theaters;

"4. Recycling centers for the collection and temporary storage of materials; provided, that the storage and collection operation is conducted within an enclosed building having a maximum gross floor area of 4,000 square feet. All recycling centers must be reviewed and approved prior to operation by the site plan review committee.

"B. Similar or related uses permitted as follows:

"1. Distributive business establishments such as wholesaling, warehousing, including for example:

"a. Mail order warehouses,

"b. Automotive parts wholesalers,

"c. Hotels and motels,

"d. Transient facilities for short-term stay (e.g., overnight two weeks) of recreational vehicles,

"e. Mobile home parks;

"2. Other, unlisted, similar or related uses, and criteria for determination of similarity or relatedness, as follows:

"a. Uses similar to, or related to, those listed in subsection A above, are permitted upon a finding of the enforcing officer and/or the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the Lacey development plan.

"b. The criteria for such finding of similarity shall include but not be limited to the following:

"i. That the proposed use is appropriate in this district,

"ii. That the development standards for permitted uses can be met by the proposed use,

"iii. That the public need is served by the proposed use;

"C. Special uses may be permitted as provided for in Chapter 16.66 of this title."

Section 2. 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 uses which are provided for in the following land use district:

- "1. Residential, low density,
- "2. Residential, moderate density,
- "3. Residential, high density,
- "4. Mobile home subdivisions,
- "5. 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 with the exception of recycling centers as provided for in Section 16.27.020,

"2. Storage of explosive 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 3. 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, 10,000 square feet;

"B. Lot width, 100 feet;

"C. Side yard setback, 15 feet unless said property abuts residentially zoned property, in which case, the side yard setback shall be 25 feet ~~or-25-feet-if-abutting-a-residential-area;~~

"D. Rear yard setback, 15 feet unless said property abuts residentially zoned property, in which case, the rear yard setback shall be 25 feet;

"E. Front yard setback, as required in Chapter 16.72."

Section 4. Section 16.39.080 of the Lacey Municipal Code is hereby amended to read as follows:

"A. All required minimum yard areas shall be landscaped with suitable ground cover and deciduous or evergreen trees, not to be less than ~~forty~~ 40 percent of each yard area and the sum total of which must equal ~~fifteen~~ 15 percent of the site. Suitable ground cover may be grass, ivy, bark, river rock, and the like. Natural vegetation or stands of trees existing prior to development of the site may be acceptable to meet all or part of the landscape requirements.

"The exterior edges of yards which abut a residential use or a residentially zoned district shall be densely planted with site screening vegetation having a minimum height of four feet at the time of planting. Screening can be in lieu of the ~~forty~~ 40 percent requirement for that yard area only, and if in excess of ~~forty~~ 40 percent will not affect the percentage rate of other yard areas.

"B. The perimeters of all parking areas shall be landscaped in such a way as to create a diversion between the view of any walkways, driveways, or streets around entrances or exits to the site.

"C. All trees, flowers, lawns and other landscaping features shall be maintained in a healthy growing condition at all times.


"D. A plot plan of all proposed landscaping shall be submitted along with the site plan for review by the city."

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY,
WASHINGTON, this 8th day of April, 1982.

Attest:
Timothy McGuire
City Clerk

CITY COUNCIL
By: [Signature]
Mayor

Approved as to Form:



City Attorney

Passed: 4-8-82

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