

ORDINANCE 852

CITY OF LACEY

AN ORDINANCE AMENDING THAT PORTION OF THE ZONING CODE OF THE CITY RELATING TO THE BUSINESS PARK DISTRICT BY AMENDING SECTION 16.41.020 OF THE LACEY MUNICIPAL CODE RELATING TO PERMITTED USES WITHIN SUCH DISTRICT

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

Section 1. Section 16.41.020 of the Lacey Municipal Code is hereby amended to read as follow:

"A. Primary Uses. Primary uses permitted in the Business Park district provide a broad range of activities including research institutions and light assembly and light manufacturing facilities. Specific primary types of uses allowable include:

"1. Assembly, manufacture, packaging, compounding or treatment of articles or merchandise from the following previously-prepared materials: cloth, glass, lacquer, leather, paper, plastics, precious or semi-precious metals or stones, wood (excluding sawmills, lumber mills and planing mills), paint, clay, sand, rubber;

"2. Printing, publishing and book binding;

"3. Manufacturing, processing and packaging of food, pharmaceuticals, toiletries, cosmetics, optical goods, scientific instruments and equipment, and precision instruments and equipment;

"4. Scientific research, testing and experimental development laboratories;

"5. Corporate headquarters, regional headquarters and administrative offices of commercial, industrial, financial, charitable or governmental institutions limited to 5,000 square feet or more in floor area. Such uses shall be limited collectively to occupying no more than 50 percent of the developable floor area of each Business Park zone.

"B. Secondary Uses. Secondary uses are uses that complement the primary uses, but do not conflict with the primary use. Secondary uses cannot be used to justify the need for additional secondary uses. Specific secondary types of uses allowable include:

"1. Warehousing and distribution facilities and the storage of goods or products clearly subordinate to, and an integral part of, the primary permitted use;

~~"2. Corporate-headquarters-and-regional-offices-in conjunction-with-a-primary-use;~~

~~"3. Engineering, development, administrative or executive offices which are part of a primary use;~~

~~"4. 3. Retail. Retail development may be permitted where it can be demonstrated that the business park will be clearly and primarily benefited by the convenience of such retail facilities. The total square footage devoted to retail development shall not exceed 10 percent of the developable floor area of the business park district. The total square footage of a retail uses may not exceed 5,000 square feet or, if incorporated within a building, the square footage may not exceed twenty-five percent of the building gross~~

floor area, and an individual retail use may not exceed 5,000 square feet. A building containing a retail use may not be located closer than 100 feet to a ~~major~~ an arterial street or 400 feet if the retail use stands alone. Signs for retail uses shall be visible only within the business park area and attached to the building wall. Retail uses include:

"a. Convenience stores, such as food and drug stores, banks and office supplies,

"b. Barber/beauty-shop Personal services such as barber and beauty shops, dry cleaning, laundry,

"c. Drug-store Business services, such as printing and copying, photo processing, postal/mail, word processing, travel agencies,

"d. Delicatessen,

"e. Restaurants, except drive-ins,

"f. Recreation facilities, (exceptions: mechanical or electronic games, theaters (live and movie) and games of skill such as bowling),

"g. Daycare centers, 1

"h. Museums and art galleries;

"5- 4. Multifamily residential. Fifteen percent of the total acreage of a business park district may be developed with multifamily residential units for the purposes of providing a transition buffer.

"Multifamily residential developments will be reviewed and

designed using the following sections of this chapter and Chapter 16.18 High Density Residential district:

- "a. 16.41.050 G. Transitional Buffer,
- "b. 16.41.050 H. Height Limitation,
- "c. 16.41.070 Landscaping,
- "d. 16.18.020 Permitted Uses,
- "e. 16.18.030 Environmental Performance Standards,
- "f. 16.18.040 (A through G) Lot Area, and
- "g. 16.18.050 Off-Street Parking.

"C. Similar, related or compatible uses permitted, and criteria for determination of similarity, relatedness or compatibility, include:

"1. Uses similar to, or related to, or compatible with those listed or described in subsections 'A' and 'B' above, are permitted upon a finding by the site plan review committee that a proposed use does not conflict with the intent of this chapter or the policies of the Lacey development plan.

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

"a. The proposed use is appropriate in this area.

"b. The development standards for permitted uses can be met by the proposed use.

"c. The public need is served by the proposed use.

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

Section 2. The summary of this ordinance, which is attached hereto, is approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY,
WASHINGTON, this 9th day of February, 1989.
CITY COUNCIL

BY Kay Boyd
Mayor

Attest:

Sherri G. Anderson
City Clerk

Approved as to form:

[Signature]
City Attorney

Published: February 16, 1989

SUMMARY FOR PUBLICATION
ORDINANCE NO. 852

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed, on February 9, 1989, Ordinance _____ entitled "AN ORDINANCE AMENDING THAT PORTION OF THE ZONING CODE OF THE CITY RELATING TO THE BUSINESS PARK DISTRICT BY AMENDING SECTION 16.41.020 OF THE LACEY MUNICIPAL CODE RELATING TO PERMITTED USES WITHIN SUCH DISTRICT."

A section by section summary of this Ordinance is as follows:

Section 1 amends Section 16.41.020 of the Lacey Municipal Code to allow as primary uses within a Business Park zone district corporate headquarters, regional headquarters and administrative offices of commercial, industrial, financial, charitable or governmental institutions with a minimum size of 5,000 square feet of floor area and limiting such uses to no more than 50 percent of the developable floor area of each business park zone. The amendment further allows certain retail uses in independent buildings as well as incorporated within a building containing a primary use as long as the square footage limitations and distances from streets contained in the ordinance are followed. Finally, the section modifies the definition of retail uses to allow certain business services such as printing and copying, photo processing, postal/mail word processing and travel agencies as well as adding museums and art galleries as permissible retail uses.

Section 2 approves this summary.

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 16, 1989.