

ORDINANCE 881

CITY OF LACEY

AN ORDINANCE RELATING TO THE OPEN SPACE REQUIREMENTS AND CONDITIONS FOR RESIDENTIAL DEVELOPMENTS WITHIN THE CITY, ADDING NEW SECTIONS 16.15.090, 16.16.090 AND 16.18.090 AND AMENDING SECTIONS 15.10.060 AND 16.60.140A ALL OF THE LACEY MUNICIPAL CODE

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

Section 1. Section 15.10.060 of the Lacey Municipal Code is hereby amended to read as follows:

"Open Space/Park. The minimum usable open space/park area for residential subdivisions shall be ten (10%) of the total site. Such open space shall at a minimum meet the following standards:

- "a) Open space area must be designed to be attractive and use-
able for active as well as passive recreation opportuni-
ties. No use shall be allowed within open space that ad-
versely affects the aesthetic appeal or useability of the
open space.
- "b) For the purpose of calculation of the 10% requirement,
open space shall be separate and distinct from buffers,
required yard areas, setbacks, and other undeveloped por-
tions of the site.
- "c) Open space area shall have convenient access for residenc-
es of the development and shall be consolidated to provide

maximum access, visibility, useability, minimization of impacts to residential uses, and ease of maintenance.

"d) Open space areas shall be designed and placed in consideration of existing and potential open space on adjacent parcels to provide consolidation or opportunities for future consolidation of neighborhood open space areas.

"e) Existing trees and significant vegetation shall be maintained in open space areas unless an alternate landscaping plan for such areas is required or approved by the site plan review committee.

"f) Cash or like value of land area and improvements may be donated to the City of Lacey for open space purposes to fulfill open space requirements within that specific parks planning area. Acceptance will be at the discretion of the City of Lacey."

Section 2. There is hereby added to the Lacey Municipal Code Section 16.15.090 to read as follows:

"Open Space for Multi-family Projects. For multi-family developments a minimum of 20% of the gross site area shall be set aside and utilized as open space area for use and enjoyment of future residents of the development. Such open space shall at a minimum meet the following standards:

a) Open space area must be designed to be attractive and useable for active as well as passive recreation opportunities. No use shall be allowed within open space that

adversely affects the aesthetic appeal or useability of the open space.

- b) For the purpose of calculation of the 20% requirement, open space shall be separate and distinct from buffers, required yard areas, setbacks, and other undeveloped portions of the site.
- c) Open space area shall have convenient access for residences of the development and shall be consolidated to provide maximum access, visibility, useability, minimization of impacts to residential uses, and ease of maintenance.
- d) Open space areas shall be designed and placed in consideration of existing and potential open space on adjacent parcels to provide consolidation or opportunities for future consolidation of neighborhood open space areas.
- e) Existing trees and significant vegetation shall be maintained in open space areas unless an alternate landscaping plan for such areas is required or approved by the site plan review committee.
- f) Cash or like value of land area and improvements may be donated to the City of Lacey for open space purposes to fulfill open space requirements within that specific parks planning area. Acceptance will be at the discretion of the City of Lacey."

Section 3. There is hereby added to the Lacey Municipal Code Section 16.16.090 to read as follows:

"Open Space for Multi-family Projects. For multi-family developments a minimum of 20% of the gross site area shall be set aside and utilized as open space area for use and enjoyment of future residents of the development. Such open space shall at a minimum meet the following standards:

- a) Open space area must be designed to be attractive and useable for active as well as passive recreation opportunities. No use shall be allowed within open space that adversely affects the aesthetic appeal or useability of the open space.
- b) For the purpose of calculation of the 20% requirement, open space shall be separate and distinct from buffers, required yard areas, setbacks, and other undeveloped portions of the site.
- c) Open space area shall have convenient access for residences of the development and shall be consolidated to provide maximum access, visibility, useability, minimization of impacts to residential uses, and ease of maintenance.
- d) Open space areas shall be designed and placed in consideration of existing and potential open space on adjacent parcels to provide consolidation or opportunities for future consolidation of neighborhood open space areas.
- e) Existing trees and significant vegetation shall be maintained in open space areas unless an alternate

landscaping plan for such areas is required or approved by the site plan review committee.

- f) Cash or like value of land area and improvements may be donated to the City of Lacey for open space purposes to fulfill open space requirements within that specific parks planning area. Acceptance will be at the discretion of the City of Lacey."

Section 4. There is hereby added to the Lacey Municipal Code Section 16.18.090 to read as follows:

"Open Space for Multi-family Projects. For multi-family developments a minimum of 20% of the gross site area shall be set aside and utilized as open space area for use and enjoyment of future residents of the development. Such open space shall at a minimum meet the following standards:

- a) Open space area must be designed to be attractive and useable for active as well as passive recreation opportunities. No use shall be allowed within open space that adversely affects the aesthetic appeal or useability of the open space.
- b) For the purpose of calculation of the 20% requirement, open space shall be separate and distinct from buffers, required yard areas, setbacks, and other undeveloped portions of the site.
- c) Open space area shall have convenient access for residences of the development and shall be consolidated to provide

maximum access, visibility, useability, minimization of impacts to residential uses, and ease of maintenance.

- d) Open space areas shall be designed and placed in consideration of existing and potential open space on adjacent parcels to provide consolidation or opportunities for future consolidation of neighborhood open space areas.
- e) Existing trees and significant vegetation shall be maintained in open space areas unless an alternate landscaping plan for such areas is required or approved by the site plan review committee.
- f) Cash or like value of land area and improvements may be donated to the City of Lacey for open space purposes to fulfill open space requirements within that specific parks planning area. Acceptance will be at the discretion of the City of Lacey."

Section 5. Section 16.60.140A of the Lacey Municipal Code is hereby amended to read as follows:

"Design Standards.

"A. Open space requirements shall be as follows:

- "1. Common Open Space. Each Planned Residential Development shall provide not less than thirty percent (30%) of the gross land area for common open space which shall be either:

- "a. Held in single ownership where such ownership assumes full responsibility for maintenance and operation; or
- "b. Held in common ownership by all of the owners in the development area; or
- "c. Dedicated for public use, if acceptable to the City.

~~"2. Common open space may be designed to provide either active or passive recreation.~~

"3. 2. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the PRD, provided that the building coverage of such building or structure combined with the building coverage of the residential structures shall not exceed the maximum permitted by the underlying zone.

"3. Under most circumstances, common open space shall meet the following additional requirements:

"a) Open space area must be designed to be attractive and useable for active as well as passive recreation opportunities. No use shall be allowed within open space that adversely affects the aesthetic appeal or useability of the open space.

"b) Open space area shall have convenient access for residences of the development and shall be consolidated to provide maximum access, visibility, useability, minimization of impacts to residential uses, and ease of maintenance.

"c) Open space areas shall be designed and placed in consideration of existing and potential open space on adjacent parcels to provide consolidation or opportunities for future consolidation of neighborhood open space areas.

"d) Existing trees and significant vegetation shall be maintained in open space areas unless an alternate landscaping plan for such areas is required or approved by the site plan review committee.

"4. Cash or like value of land area and improvements may be donated to the City of Lacey for open space purposes to fulfill open space requirements that specific parks planning area. Acceptance will be at the discretion of the City of Lacey.

"4- 5. Private open space. Three hundred (300) square feet private, usable open space having a minimum of fifteen (15) feet in depth shall be provided for each ground level dwelling unit PRD. Such private open

space is to serve as a buffer between dwelling units and common open space."

Section 6. 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 22nd day of February, 1990.

CITY COUNCIL

By Kay M. Boyd
Mayor

Attest:

Charlotte M. Taylor
City Clerk

Approved as to form:

[Signature]
City Attorney

Published: March 1, 1990

SUMMARY FOR PUBLICATION
ORDINANCE NO. 881

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed, on FEBRUARY 22, 1990, Ordinance 881 entitled "AN ORDINANCE RELATING TO THE OPEN SPACE REQUIREMENTS AND CONDITIONS FOR RESIDENTIAL DEVELOPMENTS WITHIN THE CITY, ADDING NEW SECTIONS 16.15.090, 16.16.090 AND 16.18.090 AND AMENDING SECTIONS 15.10.060 AND 16.60.140A ALL OF THE LACEY MUNICIPAL CODE

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

Section 1 amends Section 15.10.060 of the Lacey Municipal Code dealing with open space and park requirements in platted subdivisions to specify the purposes and location of open spaces within such subdivisions and allowing a donation of cash or land and improvements as one means of satisfying the open space requirements.

Section 2 adds a new Section 16.15.090 to the portion of the Zoning Code dealing with moderate density residential districts to specify that a minimum of 20% of the gross site area be set aside for open space and providing conditions similar to those specified in Section 1 of the ordinance relating to the nature, location and means of meeting such open space requirements.

Section 3 adds a new Section 16.16.090 to make the same provisions for medium density residential districts as does Section 2 for the moderate density residential districts.

Section 4 adds a new Section 16.18.090 to make the same provisions for high density residential districts as are provided in the previous two sections for moderate and medium density residential districts.

Section 5 amends a portion of Section 16.60.140 to provide similar provisions dealing with open space in planned residential developments.

Section 6 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: March 1, 1990.