

ORDINANCE

989

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ADOPTING REGULATIONS NECESSARY TO CARRY OUT THE INTENT OF THE NORTHEAST AREA PLAN ELEMENT OF THE CITY'S COMPREHENSIVE PLAN BY ADDING A NEW CHAPTER 16.17 TO THE LACEY MUNICIPAL CODE RELATING TO THE INTERMEDIATE DENSITY RESIDENTIAL DISTRICT, ADDING A NEW CHAPTER 16.37 TO THE LACEY MUNICIPAL CODE RELATING TO THE HAWKS PRAIRIE BUSINESS DISTRICT, AMENDING THE CITY'S ZONING MAP TO PROVIDE FOR ZONE DISTRICTS WITHIN THE NORTHEAST AREA AND SPECIFYING THE LIMITATIONS RELATING TO USES WITHIN THAT PORTION OF SAID AREA DESIGNATED AS ZONE DISTRICT GENERAL COMMERCIAL LIMITED.

WHEREAS, the Council has previously, by passage of Resolution 701, added the Northeast Area Plan Element to the City's Comprehensive plan and has, on the date of passage of this ordinance, adopted a new resolution amending said Northeast Area Plan, and

WHEREAS, the Planning Commission of the City of Lacey has recommended, after public hearing, that in order to carry out the provisions of the Northeast Area Plan that new chapters be added to the Lacey Municipal Code, and

WHEREAS, as part of the process of determining the proper land use boundaries within the Northeast area, the Planning Commission has considered an application to zone or rezone a portion of said area as general commercial limited and it is necessary to set forth the limitations applying to said zone district, now, therefore,

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

Section 1. There is hereby added to the Lacey Municipal Code a new chapter, 16.17 entitled Intermediate Density Residential District (12/1) to read as follows:

## Chapter 16.17

### INTERMEDIATE-DENSITY RESIDENTIAL DISTRICT (12/1)

#### Sections:

- 16.17.010 Intent
- 16.17.020 Permitted uses
- 16.17.030 Prohibited uses
- 16.17.035 Density
- 16.17.040 Environmental performance standards
- 16.17.050 Lot area
- 16.17.060 Off-street parking
- 16.17.070 Landscaping
- 16.17.080 Stormwater runoff
- 16.17.090 Open space for multi-family projects

**16.17.010 Intent.** It is the intent of this chapter to:

- A. Enhance the residential quality of the city by providing a high standard of development for residential areas of intermediate density;
- B. Guide residential development to those areas where:
  - 1. Public sewers are in place prior to residential building construction, or
  - 2. Where sewers can be extended, or
  - 3. Where new technology in the processing of domestic sewerage makes residential development in unsewered areas environmentally acceptable;
- C. Permit a higher density of development as a means of achieving more economical housing;
- D. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such

as utilities, police and fire protection, streets, schools, parks and recreation;

- E. Permit a mix of single-family and multi-family residential development which will not result in further deterioration of environmentally sensitive bodies of water;
- F. Guide development in such a manner as to provide protection between noncompatible uses.

#### 16.17.020 Permitted uses.

- A. Specific types permitted in the intermediate-density residential district:
  - 1. Any residential use not exceeding twelve dwelling units per net acre;
  - 2. Duplexes and other multi-family housing types, provided they do not exceed the density requirements of this district and comply with the setback requirements of Section 16.17.020;
  - 3. Single-family structures on individual lots;
  - 4. Planned residential development in which the dwelling unit density does not exceed the density of this district except for the density bonus permitted in PRD developments;
  - 5. Housing for people with functional disabilities.
- B. Other or related uses permitted:
  - 1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as buildings or structures for storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the residents of a residential complex;
  - 2. Agricultural uses not involving retail sales on the premises;
  - 3. Home occupations as provided in Chapter 16.69;
  - 4. Special uses as provided in Chapter 16.66, subject to site plan review;

5. The keeping of common household animals or pets, provided that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;

6. Family day care homes as provided in Chapter 16.65.

**16.17.030 Prohibited uses.** Uses other than those identified or described in Section 16.17.020 are prohibited.

**16.17.035 Density.** Density exceeding two units per acre is only permitted with connection to public sewer.

**16.17.040 Environmental performance standards.**

A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of a quality or quantity not normally associated with residential use.

B. Agricultural uses shall be limited as follows:

On lots or parcels of one acre or more, poultry and/or livestock may be kept provided that the number of head of livestock shall not exceed one for each half acre of lot area, and not more than twenty birds or fowl per acre; and that barns or other structures for the housing or sheltering thereof be set back not less than thirty-five feet from all property lines.

C. Special uses shall comply with the developmental standards described for such uses in Chapter 16.66.

D. All uses shall comply with the applicable environmental performance standards of Chapter 16.57.

E. Proposed developments shall be designed and proposed buildings shall be located so as to encourage and promote the use of mass transit and other forms of transportation alternatives to the single occupancy vehicle.

**16.17.050 Lot area.** The size and shape of lots shall be as follows provided they adhere to the density requirements:

A. Minimum lot area, five thousand square feet for single-family.<sup>1</sup>

B. Minimum lot width, fifty feet.

C. Minimum front yard:

On minor street, twenty-five feet.

On major street, thirty-five feet.

On flanking streets, fifteen feet.

D. Minimum side yards:

Minimum on one side, eight feet.

Minimum total both sides, sixteen feet.

E. Minimum rear yard, twenty-five feet.

F. Maximum building area coverage, forty percent.

G. Maximum development coverage, sixty percent.

H. Maximum height:

Main building, thirty-five feet.

Accessory building, sixteen feet.

I. Accessory buildings: All accessory buildings must comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is less than one hundred twenty square feet, the following setbacks are permitted:

Front yard, twenty-five feet.

Side yard:

One side, five feet.

Total both sides, twelve feet.

Rear yard, five feet.

---

<sup>1</sup> Lots not on city water and/or sewer are subject to health department regulations and approval, and these lot sizes may not be applicable.

**16.17.060 Off-street parking.** Off-street parking shall be provided in accordance with Chapter 16.72.

**16.17.070 Landscaping.** Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing erosion, and promoting the aesthetic character of the community.

Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rain water infiltration of the soil and may include sod, ivy, bark, noncompacted gravel and the like.

**16.17.080 Stormwater runoff.** All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city and shall be subject to its review and approval, and shall moreover, comply with Chapter 15.36 of the Lacey Municipal Code pertaining to community facilities. Stormwater generated on site shall not cause pollution to any surface or ground waters, so as to violate local, state or federal standards governing the quality of such waters.

**16.17.090 Open space for multi-family projects.** For multi-family developments a minimum of twenty percent 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 usable for active as well as passive recreation opportunities. No use shall be allowed within open space that adversely affects the aesthetic appeal or usability of the open space.

- B. For the purpose of calculation of the twenty percent 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, usability, 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 for open space purposes to fulfill open space requirements within that specific parks planning area. Acceptance will be at the discretion of the city.

Section 2. There is hereby added to the Lacey Municipal Code a new chapter, 16.37, entitled Hawks Prairie Business District to read as follows:

Sections:

- 16.37.010 Intent
- 16.37.020 Permitted Uses
- 16.37.030 Prohibited Uses
- 16.37.040 Special Uses
- 16.37.050 Environmental Performance Standards
- 16.37.060 Site Requirements
- 16.37.070 Evaluation Standards and Criteria
- 16.37.080 Separation of Uses, Transition Buffers
- 16.37.090 Mixed-Use Occupancies
- 16.37.100 Site Plan Requirements
- 16.37.110 Landscaping Requirements
- 16.37.120 Stormwater Runoff
- 16.37.130 Common Open Space

16.37.010 Intent.

It is the intent of this chapter to:

- A. Implement the goals and policies of the Northeast Area Element of the Comprehensive Plan as they relate to the area to be designated Hawks Prairie Business District.
- B. Encourage development of an integrated, planned community where people will want to live and work, by permitting residential and compatible business uses to develop in close proximity to each other, with strong functional and aesthetic links, through the implementation of strict performance standards.
- C. Assure that development is site sensitive and user efficient, furthers the mixed-use policies of the Northeast Area Element of the Comprehensive Plan, and provides the flexibility necessary to accommodate changing land use patterns and conditions.
- D. Assure that early development does not unnecessarily foreclose options for later projects and that new, different uses can be added without jeopardizing uses already established or planned.
- E. Encourage originality, flexibility, and innovation in site planning and development, including architecture, landscaping, and graphic design, as well as circulation and infrastructure systems.
- F. Assure that the natural and environmental characteristics and attributes of the district are preserved and enhanced.
- G. Encourage and promote the use of mass transit and other forms of transportation alternatives to the single occupancy vehicle.

16.37.020 Permitted Uses.

- A. Residential. High density residential, 20 units per net acre (minimum) including planned residential developments.
- B. Medical Facilities. Hospitals, medical dental and optometrist offices, health care centers, rehabilitation centers, medical research and development, convalescent and nursing home facilities, outpatient care facilities, small animal veterinary clinics.
- C. Hotels. Hotels and motels, convention center facilities, eating and drinking establishments, conference facilities, exhibition halls.
- D. Cultural, Entertainment and Recreation. Museums, art galleries, motion picture and legitimate theatres.
- E. Parks, Public and Private Leisure, and Open Space Areas. Aquariums, botanical gardens, zoos, golf courses, parks, playfields.
- F. Public Services. Libraries, museums, neighborhood community centers, day care facilities, public offices, higher education facilities, vocational/retraining schools, charitable and social service organizations, post office, employment center, economic development resources center, government agencies.
- G. Retail/Commercial. General merchandise, food and food service (no drive-in windows permitted), clothing and shoes, home furnishings, home appliances/music, building materials/garden, automotive supplies, hobby/special interest, gifts/speciality, jewelry and cosmetics, liquor, drugs, proprietaries, pharmacies, personal services, professional services, and convenience stores and service stations, subject to the provisions of Section 16.37.070.I of this Chapter.
- H. Financial. Banks, savings and loans, finance companies, brokerage, insurance, real estate.
- I. Mass Transit. High speed rail facilities, bus facilities, car pool facilities, shuttle facilities, i.e., helicopter.
- J. Offices. Corporate/regional and administrative offices, professional, scientific or control instrument research and development, bio-medical research and development, analytical instruments, photo and optical goods design and development, electrical equipment research and development and assembly, computer hardware/software development and assembly, scientific research and development, conference facilities.

16.37.030 Prohibited Uses.

Uses with physical and operational requirements generating substantial truck traffic, noise, odors, dust, glare, heat or vibration, or of a character not compatible with high aesthetic standards of the area. These shall include, but are not limited to: wholesale and distribution activities, motor freight terminals, auto or truck storage or repair, activities entailing movement of heavy equipment on and off the site except during construction, and machine shops.

16.37.040 Special Uses.

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

16.37.050 Environmental Performance Standards.

It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 16.57 of this title.

Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

16.37.060 Site Requirements.

- A. Minimum District acreage, 50 (fifty) acres
- B. Minimum lot area:
  - 1. Residential. No parcel less than two (2) acres in size shall be developed with residential uses, except where contiguous to, or functionally part of, an already developed or planned residential area.
  - 2. Business/Commercial. No parcel less than ten (10) acres in size shall be developed with business/commercial uses, except where contiguous to, or functionally part of, an already developed or planned business/commercial area.
  - 3. When residential and nonresidential uses are developed on the same site, parcel size requirements may be waived by the Site Plan Review Committee where it is found that the intent of this Chapter otherwise can be met.
- C. Height Limitation. Building heights limited to eight (8) floors, excluding heating and air conditioning equipment.

16.37.070 Development Standards and Criteria.

- A. The landscaping shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and shall comply with all requirements of Chapter 14.32 of the City Code, "Tree and Vegetation Protection and Preservation."
- B. Proposed buildings shall be related harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings.
- C. The distance between buildings shall be sufficient to provide adequate light and air.

- D. Proposed developments shall be designed and proposed buildings shall be located so as to encourage and promote the use of mass transit and other forms of transportation alternatives to the single occupancy vehicle.
- E. Special attention shall be given to location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.
- F. All permanent utility lines, pipes and conduits shall be located below ground, and all other utility facilities shall be landscaped and screened with sight-obscuring vegetation.
- G. The size, location, design, color, texture, lighting and materials of all signs shall not detract from the design of proposed buildings and structures and shall comply with Chapters 16.75 and 16.78 of this title.
- H. All parking areas and structures shall comply with Chapter 16.72 of this title, with the exception that the parking requirements for multi-family developments may be reduced to 1.5 spaces per dwelling unit if the applicant demonstrates a design encouraging the use of multimodal transportation options. The reduction shall be commensurate with the anticipated reduction of single-occupancy vehicle trips as approved by the Site Plan Review Committee.
- I. Site Area Standards. The following standards shall apply to Hawks Prairie District:
  - 1. Perimeter Street Setbacks. A minimum of fifty (50) foot setback shall be maintained between structures in a development and a perimeter street. No structure shall be erected closer than seventy-five (75) feet from the center line of such a street. A structure on a corner lot shall observe the minimum perimeter street setback on both roads.
  - 2. Access and On Site Circulation. The location, design and development of access and circulation corridors shall provide for continuous pedestrian and bicycle access along public, state, or private access roads and to primary uses within the developments.
- J. Standards for Convenience Stores and Service Stations. Convenience stores and service stations are permitted in the Hawks Prairie Business District, subject to the following standards:
  - 1. Must be sized and designed to provide services to the general area and not primarily for the traveling public.
  - 2. May only be located at the intersection of arterial and/or collector streets, and vehicular access must be provided from at least two arterial or collector streets.



3. On-premises signs must be monument type, no taller than six feet in height.

16.37.080 Separation of Uses, Transition Buffers.

To assure that different land uses are adequately separated (i.e., to protect the character of residential areas and at the same time minimize interference with business operations), the following transition buffers and setbacks shall be utilized:

1. Buffers Separating New Businesses from Prior Residential Uses. Where adjacent property is developed or planned for residential use, a business use must meet the following standards:
  - a. Setbacks of thirty-five (35) feet from any property line shared with a residential site.
  - b. Landscaping within required buffer areas to a minimum width of ten (10) feet unless existing natural vegetation forms a view-obscuring screen.
  - c. No parking shall occur within a required buffer.
2. Buffers Separating New Residential Uses from Prior Business Uses. Where adjacent property is developed or planned for business uses, a residential use must meet the following standards:
  - a. Setbacks from adjacent streets equal to those specified in Chapter 16.18.040 of this title and a thirty-five (35) foot setback from any property line shared with a business site.
  - b. Landscaping within required buffers as provided in Chapter 16.37.080.1.b above.

16.37.090 Mixed Use Occupancies.

Residential units and retail business or office uses shall be permitted within the same structure, subject to the following limitations:

- A. The nonresidential uses must have vehicular access via a business street or arterial and shall front directly on an adjacent sidewalk or pedestrian walkway, or on a front or side yard from which vehicles are excluded.
- B. Where business and residential portions of the building are located on different floors, business/commercial uses shall occupy the floors below the residential uses to preserve a residential atmosphere for the residents above.
- C. Business and residential portions of the building must be separated either by a soundproofed concrete or masonry wall or two framewalls at least two (2) feet apart, each insulated or otherwise soundproofed with the intervening space unoccupied except for utility lines, heating and air conditioning ducts, and

similar devices not producing noise or vibration or requiring regular access.

16.37.100 Site Plan Requirements.

All developments in the Hawks Prairie District shall require Site Plan review and approval pursuant to Chapter 16.84 of this title.

16.37.110 Landscaping Requirements.

All developments in the Hawks Prairie District shall be required to meet the requirements of Chapter 16.80 of this title.

16.37.120 Stormwater Runoff.

All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage properties. Systems designed for runoff retention and control shall comply with specifications provided by the City and shall be subject to its review and approval, and shall moreover comply with requirements of the "Drainage Design and Erosion Control Manual for ~~Thurston Region, Washington~~" as adopted by the City of Lacey. *Lacey Entwagon*

Stormwater generated on site shall not cause pollution to any surface or ground water so as to violate local, state or federal standards governing the quality of such waters.

16.37.130 Common Open Space.

There shall be set aside for common open space not less than:

- A. Ten percent (10%) of the total site acreage of each office, commercial or other such development.
- B. Twenty percent (20%) of each multi-family residential development.
- C. Thirty percent (30%) of each residential development developed as a planned residential development.

The location of the common open space shall be consistent with the declared function of the common open space. Where possible, the common open space shall be planned as a contiguous area located for the maximum benefit of the area it was designed to serve, preserving and where possible enhancing natural features.

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 park planning area. Acceptance shall be at the discretion of the City.

Section 3. That certain zoning map entitled Zoning Map -- City of Lacey, adopted by section 16.09.020 of the Lacey Municipal Code is hereby amended to add those certain land use designations shown on Exhibit A attached hereto and made a part hereof.

Section 4. The limitations upon the general commercial limited district shown on Exhibit A incorporated by reference in section 3 of this ordinance, are as follows:

1. Consideration of restaurant proposals at the site will be limited to "high quality restaurants" as defined under category 831 of the ITE manual. These restaurants will need to meet the parameters discussed within the ITE Trip Generation Manual. The amount of employees shall range between 31 to 140, gross floor area shall range between 4,500 to 16,000, seating shall range between 161 to 488, and parking spaces shall range between 50 to 174.
2. No high turnover restaurants or fast food restaurants with or without a drive through window shall be considered for this site based on criteria established within the ITE Manual for these styles of restaurants.
3. All development proposals will be reviewed for compliance with ITE categories for restaurants.
4. One hotel/motel is permitted to be developed on a portion of the subject site as a commercial use.
5. The exclusive use of this property with the exception of one hotel/motel is limited to high quality restaurants that meet the ITE manual. No other commercial use will be permitted to be located in this zone.
6. No outside storage shall take place outside of the proposed restaurants and motel/hotel on this site as visibility is of concern on this property. However, temporary unloading of delivered goods can occur on these sites so long as they are properly stored inside the enclosed building within a 24 hour time period. This includes the shipping materials that the goods are delivered in such as crates, cardboard boxes, etc.
7. All signage for these establishments will be limited to wall signage on the building face that will be located adjacent to I-5. In keeping with Chapter 16.75.180.H of the Lacey Sign regulations, monument signs will be permitted along Quinalt Way NE based upon right-of-way frontage of each parcel.
8. The commercial designation of General Commercial shall be

limited to three years for these parcels. If at that time, none of the property is developed it shall revert back to its original zoning of High Density Residential. If a portion of the property is developed and in operation after three years have passed, then the zoning designation of General Commercial shall continue in perpetuity with the land.

9. Each proposed lot shall be required by the Department of Public Works to submit a traffic scoping letter to determine if a Traffic Impact Analysis will be required. Additionally, any site that generates traffic impacts shall participate to a proportionate degree in the required improvements to area streets and roads of identified projects as determined by prior traffic studies conducted within the Northeast Area. This participation shall be determined at a later date and implemented via the formation of a Local Improvement District (LID) assessing proportionate share of identified impacts. All applicants that develop on this property shall agree to sign a waiver of protest.
10. All required setback areas as stated in Chapter 16.27.060 of the City Zoning Code, whether they be front or side yards shall be landscaped. However, the setback areas, for this property shall be 50 percent landscaped. Additionally, all sites must meet the landscaping requirements of Chapter 16.80 and pedestrian access requirements of Chapter 16.24.120.E and 16.24.125.E.5. This shall include landscaping standards for parking lots, adjacent to structures, stormwater facilities, and within setback areas.

A pedestrian linkage shall be established between the hotel/motel and all of the proposed restaurant sites. The sidewalk shall meander in order to maintain any significant trees on any of the proposed parcels. The sidewalk shall be 6 feet in width along with a Type III landscaping directly adjacent to the path.

In regards to the rear yard area, a 15 foot vegetative buffer shall be maintained along the northern border of the subject property. This buffer area is currently sparsely populated with vegetation. However, interplanting this area with a combination of deciduous trees and conifers along with understory vegetation will provide for the required Type II landscaping in this area.

For the western portion of this property, which would abut a residential area, an additional 10 foot strip of landscaping will be required in addition to the setback area landscaping (Chapter 16.27.070). The landscaping in this vicinity shall provide for complete sight screening within a 3 year period with a minimum height at planting of 4 feet for evergreen tree species.

11. Tree preservation shall follow the requirements of Chapter

14.32 of the Tree Preservation and Protection Ordinance. When each pad site submits for Site Plan and Environmental Review, the Tree Protection Professional shall be required to do a tree evaluation of each proposal. After the Tree Protection Professional concludes his/her review, a report shall be submitted to the Landclearing Committee for final review and approval.

12. The restaurants and hotel/motel that locate in this vicinity shall provide necessary lighting for parking lots, entryways, and along pedestrian pathways. This lighting shall be activated by photo electric cells or timer.

Section 5. 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 10TH day of March, 1994.

CITY COUNCIL

By Jon W. Halverson  
Mayor

Attest:

Approved as to form:

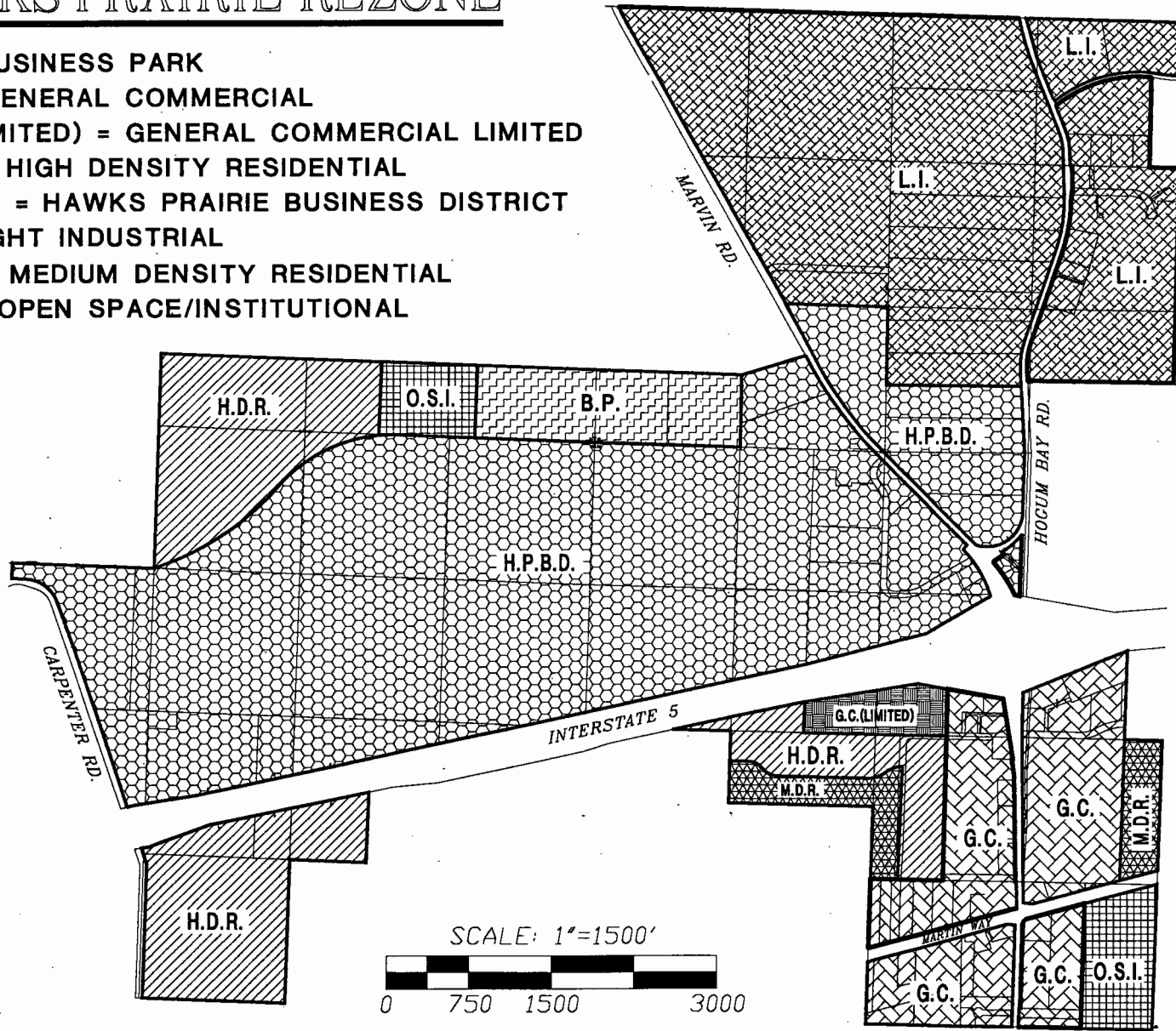
Charlotte S. Taylor  
City Clerk

[Signature]  
City Attorney

Published: March 14, 1994  
Summary - on Monday

# HAWKS PRAIRIE REZONE

- B.P. = BUSINESS PARK
- G.C. = GENERAL COMMERCIAL
- G.C. (LIMITED) = GENERAL COMMERCIAL LIMITED
- H.D.R. = HIGH DENSITY RESIDENTIAL
- H.P.B.D. = HAWKS PRAIRIE BUSINESS DISTRICT
- L.I. = LIGHT INDUSTRIAL
- M.D.R. = MEDIUM DENSITY RESIDENTIAL
- O.S.I. = OPEN SPACE/INSTITUTIONAL



SUMMARY FOR PUBLICATION

ORDINANCE 989

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on March 10, 1994, Ordinance No. 989 entitled "AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON, ADOPTING REGULATIONS NECESSARY TO CARRY OUT THE INTENT OF THE NORTHEAST AREA PLAN ELEMENT OF THE CITY'S COMPREHENSIVE PLAN BY ADDING A NEW CHAPTER 16.17 TO THE LACEY MUNICIPAL CODE RELATING TO THE INTERMEDIATE DENSITY RESIDENTIAL DISTRICT, ADDING A NEW CHAPTER 16.37 TO THE LACEY MUNICIPAL CODE RELATING TO THE HAWKS PRAIRIE BUSINESS DISTRICT, AMENDING THE CITY'S ZONING MAP TO PROVIDE FOR ZONE DISTRICTS WITHIN THE NORTHEAST AREA AND SPECIFYING THE LIMITATIONS RELATING TO USES WITHIN THAT PORTION OF SAID AREA DESIGNATED AS ZONE DISTRICT GENERAL COMMERCIAL LIMITED".

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

Section 1 adds a new chapter, 16.17, to the Lacey Municipal Code. This chapter is part of the City's zoning regulations and creates a zoning district entitled Intermediate-Density Residential District (12/1). Sections of the chapter declare its intent, set forth the permitted residential uses and other related uses within the District, specify the density of housing units within the District and specify environmental performance standards, offstreet parking, landscaping, stormwater runoff and open space for projects within areas zoned with this designation.

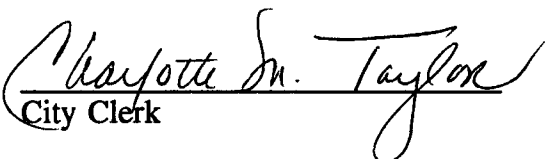
Section 2 adds a new chapter, 16.37, to the Lacey Municipal Code. This chapter creates a zoning district within the Northeast Area of the City entitled Hawks Prairie Business District. Sections of this chapter set forth the intent of this district, specify the permitted uses to include high density residential, 20 units per net acre minimum and the various commercial and business uses allowed within the district. The chapter further prohibits certain types of commercial uses and provides for special uses, environmental performance standards, site requirements, development standards and criteria, separation of uses and transition buffer requirements, special conditions for mixed use occupancies, site plan review requirements and landscaping, stormwater and common open space requirements for uses within such district.

Section 3 amends the City's Land Use Map to specify the zone districts within the Northeast Area.

Section 4 specifies the limitations upon that zone district contained within the Northeast Area which has been designated as general commercial limited.

Section 5 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.

  
City Clerk

Published: March 14, 1994.