



Lacey City Council Worksession Agenda

Refer to the bottom of the agenda for meeting information.

Tuesday, June 23, 2026

6:00 PM

Council Chambers and Online

1. Call to Order

2. Roll Call

3. Land Acknowledgement

We, the City of Lacey, are on the ancestral land of the Tribal People of the Treaty of Medicine Creek, including the Nisqually Indian Tribe and Squaxin Island Tribe. We acknowledge and remember those Tribal People not recognized today who were absorbed or relocated into other tribes for survival. We recognize the ancestors and their descendants who are still here. We recognize and respect the Tribal People of the Treaty of Medicine Creek as the traditional stewards of this land since time immemorial and their role today in taking care of these lands in perpetuity. We recognize and have the responsibility to call attention to the histories of dispossession, forced removal, and abridged treaty rights that allowed our nation, state, and city to develop as they have today. We recommend that community members read the Medicine Creek Treaty of 1854.

4. Approval of the Agenda

5. Public Comment

Refer to the bottom of the agenda for instructions on how to provide public comment.

6. Agenda Items

A. Community Planning Docket Briefing

Hans Shepherd, Senior Planner

Jennifer Adams, Housing Coordinator

1. Infill Residential Development Regulations

Jennifer Adams, Housing Coordinator

2. Mobile Home Park Protections - Outreach and Engagement Plan

Jennifer Adams, Housing Coordinator

3. Child-Care Centers, Parking Updates, and Conversion of Existing Buildings

Hans Shepherd, Senior Planner

7. Adjourn

Meeting Information:

Attendance (Remote or in Person)

The public may attend the meeting in person, or you may view or listen to the meeting using one of the following platforms:

In Person: Council Chambers at Lacey City Hall
420 College Street SE, Lacey, WA 98503

Zoom: https://us02web.zoom.us/webinar/register/WN_7czZiHZFQU61ySpChnWdbg

Website: <https://cityoflacey.org/government/public-meetings/>

Facebook: <https://www.facebook.com/cityoflacey>

YouTube: <https://www.youtube.com/watch?v=bAG2eoEq5No>

Phone: (888) 788-0099 or (877) 853-5247 (Webinar ID 827 7404 0326)

Verbal Public Comment

Each speaker is limited to three minutes. Comments are welcome on matters connected to City business or specific agenda items.

Prior to starting your comments, please provide your:

- a. Name
- b. City of residence or connection to the City
- c. Topic or subject matter of your comments

Those wishing to provide verbal public comment may do so in person or by Zoom:

In Person: Use the sign-up sheet located in the Council Chambers.

Zoom: Preregister using the following Zoom link no later than two hours prior to the meeting:
https://us02web.zoom.us/webinar/register/WN_7czZiHZFQU61ySpChnWdbg

Instructions and access details will be provided once registration is complete.

Written Public Comment

Public comments may also be submitted by email to PublicComment@cityoflacey.org. The commenting period will close two hours before the meeting time. Written comments will be provided to the City Council electronically prior to the meeting. Comments will not be addressed during the Council meeting; however, comments received will be added to the official record.



STAFF REPORT

Council Worksession
June 23, 2026

Subject: Community Planning Docket Briefing - Infill Residential Development Regulations - Chapter 16.52 LMC and Associated Code Amendments (Docket Items 04 & 05)

To: Lacey City Council

Prepared by: Jennifer Adams, Housing Coordinator *jad* & Ryan Andrews, CED CP Manager *RA*

Department Director: Vanessa Dolbee, CED Director *VD*

Reviewed By: Not Applicable

Final Review: Rick Walk, City Manager *RW*

Purpose: Briefing

Recommendation: Review only

Brief: Review proposed Chapter 16.52 LMC - Infill Residential Development, and associated amendments to Titles 14 and 16 implementing recent state housing legislation related to middle housing and accessory dwelling units. The proposed framework establishes a consolidated approach for regulating infill residential development while maintaining compatibility with the City's existing zoning and development standards. The Planning Commission has recommended approval of the proposed amendments to the City Council.

Alternatives:

1. No change. Continue as is. Will result in preemption by the Revised Code of Washington (RCW).
2. Update the Lacey Municipal Code (LMC) to align with recent Washington State legislative changes consistent with the Growth Management Act (GMA).

Prior Review:

- Planning Commission - 11/12/2025 [Link](#)
- Planning Commission - 1/14/2026 [Link](#)
- Planning Commission - 1/28/2026 [Link](#)
- Planning Commission - 3/11/2026 [Link](#)
- Planning Commission - 4/8/2026 [Link](#)
- Planning Commission - 5/13/2026 [Link](#)

Advisory Board Recommendation(s):

Planning Commission – Recommended Adoption

Attachments:

1. Title 16 (Zoning) chapters: 16.03.055, 16.06, 16.13, 16.14, 16.15, 16.18, 16.21, 16.23, 16.25, 16.36, 16.41, 16.52, 16.61, 16.62, 16.70, 16.73, 16.75, 16.80
2. LMC 14.23 (Design Review) chapters: 14.23, 14.23.010, 14.23.020, 14.23.035, 14.23.040, 14.23.070, 14.23.071, 14.23.072, 14.23.073, 14.23.074, 14.23.076, 14.23.080, 14.23.082, 14.23.086, 14.25

Policy or Legal Alignment:

1. [RCW 36.70A.635](#) and [ESSHB 1110](#) - Middle Housing
2. [RCW 36.70A.681](#) and [EHB 1337](#) - Accessory Dwelling Units
3. [Housing Element, Policy H-1A](#): Promote housing choice for residents of diverse household sizes and abilities by allowing a greater variety of housing types and by increasing residential densities
4. [Housing Action Plan 3.g.](#): Increase minimum residential densities

Background

Recent changes to Washington State law, including ESSHB 1110 (Middle Housing) and EHB 1337 (Accessory Dwelling Units), require cities planning under the Growth Management Act to adopt local regulations expanding housing options and increasing residential capacity within neighborhoods traditionally zoned for detached single-family residential development. Until local regulations are adopted, applicable state provisions govern implementation of these requirements.

Under ESSHB 1110, cities are required to allow middle housing types such as duplexes, triplexes, fourplexes, cottage housing, townhouses, and stacked flats within qualifying residential zoning districts. EHB 1337 additionally expanded local accessory dwelling unit (ADU) requirements, including increasing the allowable number of ADUs from one to two per residential lot in qualifying areas.

In response to legislation, staff developed proposed Chapter 16.52 LMC - Infill Residential Development, along with associated amendments to Titles 14 and 16 LMC. Rather than addressing middle housing and ADU legislation through separate regulatory processes, staff developed a consolidated infill residential development framework intended to support coordinated implementation of overlapping state housing requirements.

The proposed framework establishes a unit-based approach regulating how middle housing and ADUs may be developed on qualifying residential lots while maintaining compatibility with the City's existing zoning and development standards. The proposed chapter functions alongside existing zoning regulations and establishes an additional residential development option for qualifying properties.

The proposed framework does not replace the City's existing zoning structure. Development standards such as setbacks, height, lot coverage, and applicable design review standards would continue to be governed by the underlying zoning districts and applicable provisions of the Lacey Municipal Code.



Planning Commission Review

The Planning Commission reviewed the proposed regulations and associated code amendments over multiple study sessions and conducted a public hearing on May 13, 2026. Following the public hearing, the Planning Commission voted unanimously to recommend that the City Council consider the proposed amendments and associated code updates.

Next steps

At the June 23rd, 2026 City Council Worksession, Council Members will have the opportunity to review recommended updates to the LMC consistent with state-mandated legislation. Following this review, staff will return at a future regular meeting for consideration of an ordinance to adopt the proposed amendments.



16.03.055 Minimum density requirements.

~~In all residential zones minimum densities are required. This requirement takes effect when property is divided or developed with multifamily units and requires that plats, short plats, and multifamily units have a density within the range specified in the zone. However, this minimum density provision is not intended to prohibit the construction of a single-family structure on an existing vacant lot. If a lot legally exists, a single-family unit can be built on it whether or not the lot will conform to density requirements; provided, that the unit is located such that it does not preclude future development at the prescribed density. (Ord. 1695 §1 (Exh. A), 2025; Ord. 1539 §29, 2019; Ord. 1024 §15, 1995).~~

~~Minimum residential density requirements apply as specified for each zone. These requirements are intended to ensure that land divisions and residential developments achieve the density ranges established for the applicable zoning district.~~

~~Minimum density standards apply when property is subdivided, or developed.~~

~~Nothing in this section is intended to prohibit development of a legally established lot. A legally existing lot may be developed in accordance with the standards of the applicable zoning district and other provisions of this title.~~

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Chapter 16.06 DEFINITIONS

Sections:

16.06.010 Intent

...

16.06.055 Accessory dwelling (repeal and replace)

...

~~16.06.273 Director~~

...

16.06.278 Duplex

16.06.280 Dwelling

16.06.290 Dwelling unit

...

~~16.06.320 Family (repeal)~~

...

~~16.06.344 Fourplex~~

...

~~16.06.498 Middle housing~~

16.06.4989 Mixed use development (MUD)

...

~~16.06.532 Multifamily (Repeal)~~

...

~~16.06.698 Stacked flat~~

...

~~16.06.743 Townhouse~~

~~16.06.744 Townhouse group~~

...

~~16.06.747 Triplex~~

16.06.7478 Urban Agriculture

...

16.06.010 Intent.

...

16.06.055 Accessory dwelling. (Repeal and replace)

~~“Accessory dwelling” is a separate living unit (apartment) integrated within a single family dwelling, or one located as a detached accessory dwelling located on the same lot as a single family dwelling. Accessory dwellings shall be subordinate to the main home, limited in size and scope according to the criteria of LMC 14.23.071 and generally limited to 850 square feet in floor area or one-half the size of the main unit, whichever is smaller. Provided, the size may be adjusted based upon specific circumstances applicable to the subject site. During design review of the ADU application, an increase in size may be permitted or a decrease in the size required. Consistent with the guidance of LMC 14.23.071, the size permitted will be dependent upon the individual circumstances and design challenges of the specific lot where the ADU is proposed. For the purposes of calculating residential density, the ADU shall not count as a dwelling unit. There shall not be more than one accessory dwelling located on a lot in addition to the single family dwelling. (Ord. 1367 §1, 2011; Ord. 1024 §16, 1995).~~

~~“Accessory dwelling” means a small self-contained dwelling unit that provides complete independent living facilities for one household and that may be located within, attached to, or detached from another structure, or created through the conversion of an existing structure.~~

...

16.06.245 Cottage housing.

~~“Cottage housing” means small detached dwelling units that are typically grouped together on a site and oriented around shared open space or a common area, forming a cohesive residential development pattern.~~

...

16.06.273 Director.

“Director” shall refer to the director of the community and economic development department, or his or her designee, that is responsible for administration of limited administrative review pursuant to Section 1C of the Development Guidelines and Public Works Standards.

16.06.278 Duplex.

“Duplex” means ~~one a residential~~ building containing two ~~attached single-family~~ dwelling units, ~~totally separated from each other by a fire wall or floor.~~ (Ord. 1539 §37, 2019).

16.06.280 Dwelling

“Dwelling” means a building, or portion thereof designed exclusively for residential purposes, ~~generally including detached or attached units, including one family, two family, multiple family or apartment dwellings and manufactured homes.~~ (Ord. 1539 §38, 2019; Ord. 583 §2.09(C) (part), 1980).

16.06.290 Dwelling unit.

“Dwelling unit” means a single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. (Ord. 583 §2.09(C) (part), 1980).

...

~~16.06.320 Family (Repeal)~~

~~“Family” means an individual, or two or more persons living together in a dwelling unit as a single housekeeping unit. (Ord. 583 §2.09(C) (part), 1980).~~

16.06.344 Fourplex.

"Fourplex" means a residential building containing four attached dwelling units.

...

16.06.498 Middle housing.

"Middle housing" means residential building types that are compatible in scale, form, and character with single-family detached homes and that contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, stacked flats, townhouses and cottage housing.

16.06.4989 Mixed use development (MUD).

...

16.06.532 Multifamily.

"Multifamily" means three or more living units under the same ownership where land has not been divided, i.e., triplex, quadraplex, condominiums, housing cooperatives and apartment units. (Ord. 1539 §47, 2019; Ord. 1480 §11, 2015; Ord. 1024 §20, 1995). (Repeal)

...

16.06.691 Single Family Dwelling. (Repeal)

"Single family dwelling" means any dwelling designed and intended for use by one family. A single family dwelling may be site built or manufactured. (Ord. 1243 §15, 2005).

...

16.06.698 Stacked flat.

“Stacked flat” means a residential building containing two or more dwelling units arranged vertically, in which each unit occupies a single floor or portion of a floor and units are accessed from a common entry or shared area.

...

16.06.743 Townhouse.

“Townhouse” means a dwelling unit which is part of a group of two or more such units separated by a common party wall having no doors, windows or other provisions for human passage or visibility. Each one-dwelling unit shall be attached by not more than two party walls.

16.06.744 Townhouse group.

“Townhouse group” means a cluster or grouping of townhouse units containing not less than two nor more than six individual townhouse dwelling units contiguous to one another. (Ord. 1695 §16 (Exh. I), 2025; Ord. 691 §32 (part), 1984).

...

16.06.747 Triplex.

“Triplex” means a residential building containing three attached dwelling units.

16.06.7478 Urban Agriculture.

...

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Chapter 16.13

LOW-DENSITY RESIDENTIAL DISTRICT

Sections:

16.13.010	Intent
16.13.020	Permitted uses
16.13.030	Prohibited uses
16.13.035	Densities and infill
16.13.040	Environmental performance standards
16.13.050	Lot area
16.13.060	Off-street parking
16.13.070	Landscaping
16.13.080	Stormwater runoff

16.13.010 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;
- B. Allow a broad range of housing options;
- C. Guide residential development to those areas where:
 1. Public sewers are in place prior to residential building construction, or
 2. Sewers can be extended, or
 3. New technology in the processing of domestic sewerage makes residential development in unsewered areas environmentally acceptable;
- 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. Guide development in such a manner as to provide protection between noncompatible uses. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1612 §2, 2022; Ord. 1024 §28, 1995; Ord. 769 §1 (part), 1986).

16.13.020 Permitted uses.

A. Specific types permitted in the low density residential district:

1. Single-family detached structures on individual lots with a density of not more than six units per acre. Single-family detached structures are subject to the design criteria established in LMC [14.23.072](#);
2. Cottage housing developments as provided in Chapter [16.62](#) LMC and subject to the design criteria in LMC [14.23.072](#);
3. Planned residential developments as provided in Chapter [11.10](#) LMC;
4. Townhouse developments as provided in Chapter [16.61](#) LMC;
5. Duplexes and triplexes on individual lots, provided design requirements of LMC [14.23.073](#) are satisfied;
6. Housing for people with functional disabilities.
7. Infill residential development, including accessory dwelling units as provided in Chapter [16.52](#) LMC.

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. All such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC–[14.23.071](#) [14.23.072](#);
2. Urban agricultural uses as permitted and limited under Chapter [16.21](#) LMC;
3. Home occupations as provided in Chapter [16.69](#) LMC;

4. ~~Accessory dwelling as defined in LMC 16.06.055;~~
- ~~54.~~ Conditional uses as provided in Chapter [11.09](#) LMC;
- ~~65.~~ 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;
- ~~76.~~ Family day care homes as provided in Chapter [16.65](#) LMC. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1612 §3, 2022; Ord. 1368 §17, 2011; Ord. 1310 §23, 2008; Ord. 1192 §133, 2002; Ord. 1137 §3, 2000; Ord. 1044 §7, 1996; Ord. 1024 §28, 1995; Ord. 931 §6, 1992; Ord. 927 §5, 1992; Ord. 769 §1 (part), 1986).

16.13.030 Prohibited uses.

- A. Kennels are prohibited.
- B. Uses other than those identified or described in LMC [16.13.020](#) are prohibited. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1024 §28, 1995; Ord. 769 §1 (part), 1986).

16.13.035 Densities and infill.

~~Densities shall not exceed six units per acre; provided, that duplexes or triplexes either created by remodeling an existing single-family dwelling or constructed on an existing vacant lot of record are not subject to the maximum density limits. Every detached single-family dwelling, with the exception of an accessory dwelling meeting the requirements of LMC 16.06.055 and every duplex or triplex, shall be located on its own lot. Creation of said lot shall meet all requirements of LMC Title 15, the Lacey subdivision and short subdivision code. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1612 §4, 2022; Ord. 1310 §24, 2008; Ord. 1218 §11, 2004; Ord. 1044 §8, 1996; Ord. 1024 §29, 1995; Ord. 1024 §1, 1995).~~

~~A. Densities shall not exceed six units per acre, provided that the following development types are not subject to the maximum density limits established in this section:~~

- ~~1. Infill residential development permitted in accordance with Chapter 16.52 LMC;~~

2. Duplexes or triplexes created by either remodeling an existing single-family dwelling or constructed on and existing vacant lot of record.

B. Every detached single-family dwelling, duplex, or triplex shall be located on its own lot, unless developed in accordance with Chapter 16.52 LMC.

C. Creation of lots shall meet all requirements of LMC Title 15 Land Division.

16.13.040 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. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.~~

~~CB.~~ Conditional uses shall comply with the development standards described for such uses in Chapter [11.09](#) LMC.

~~DC.~~ All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1368 §18, 2011; Ord. 1192 §134, 2002; Ord. 769 §1 (part), 1986).

16.13.050 Lot area.

A. The size and shape of lots shall be as follows, provided they adhere to the density requirements:

1. Minimum lot area, four thousand five hundred square feet where alleys are utilized; five thousand square feet where alleys are not provided.
2. Minimum lot width, forty feet where alleys are utilized, fifty feet where alleys are not provided. In the case of infill lots, the street frontage shall also be forty feet when alleys are utilized and fifty feet if alleys are not utilized.

3. Minimum front yard:

Sixteen feet.

In addition, setbacks are encouraged to be staggered as provided in LMC [15.12.080\(F\)](#) for the purpose of modulating the streetscape and providing more convenient opportunities for offsetting windows for privacy of individual homes, ~~and other desired design outcomes.~~

Garages facing the street, twenty feet.

On front yard flanking streets, ten feet.

Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.

4. Minimum side yards:

Minimum on one side, five feet.

Minimum total both sides, ten feet.

5. Alternative lot configurations may be approved provided they comply with all of the following:

- a. Other applicable standards in this chapter.
- b. Design criteria in LMC [14.23.072](#), particularly LMC [14.23.072\(L\)](#).
- c. The design results in a ~~superior~~ land division layout ~~that~~ ~~considerings its~~ functionality and ~~character with particular consideration given to~~ privacy for individual lots, pedestrian access and convenience, and the design of public and/or private open space opportunities and natural features.

6. Minimum rear yard, fifteen feet, provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.

B. Lots intended for attached single-family development shall be reviewed and approved through a subdivision, townhouse, or PRD process where the concept is identified and the project is reviewed and approved subject to design requirements of LMC [14.23.080](#).

C. Development of lots not on sewer. Areas without sewer must be developed in a manner that maintains long-term potential to achieve minimum required densities and efficient provision of sewer once sewer becomes available. Areas developing without sewer must meet the following requirements:

1. The health department must review and approve plans for alternative sewage disposal.
2. Lots must be clustered in a configuration that results in urban size lots with one large reserve lot for future development.
3. Clustered lots must be between five thousand and ten thousand eight hundred ninety square feet.
4. Excluding the reserve parcel, clustered lots must meet density requirements of LMC [16.13.035](#).
5. Subdivisions and short subdivisions must have a statement on the face of the plat or short plat that when sewer becomes available to the area clustered lots shall hook up to sewer at each lot owner's expense. Such requirement shall also be provided for in protective covenants.

D. Other lot standards:

1. Minimum usable open space:

Where alleys are utilized, lots shall provide a contiguous open space equivalent to ten percent of the lot size. Specific open space requirements:

Shall feature minimum dimensions of fifteen feet on all sides, provided one side may be reduced to ten feet by the site plan review committee if it determines the space is designed with features that make it more inviting, private and usable. Design for reduction of the minimum dimension must include at least two of the following techniques:

- a. A pergola or other architectural feature with landscaping;
- b. An improved patio area with features for associated use such as sitting or barbeque;
- c. Other design features and improvements that add to the usability, privacy and desirability of the private space.

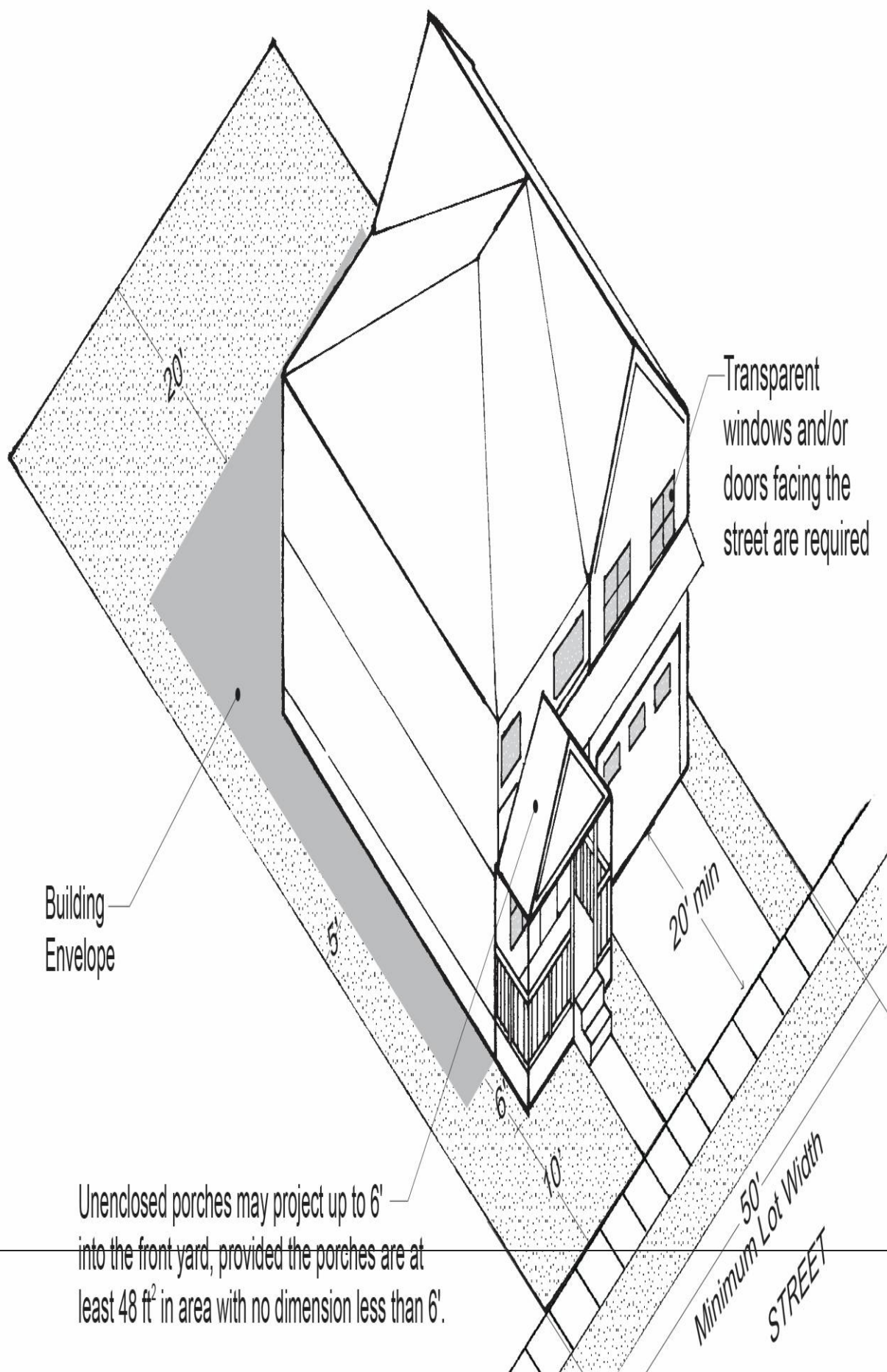
As an example, a forty-five-hundred-square-foot lot would require a contiguous open space of at least four hundred fifty square feet, or approximately fifteen feet by thirty feet in area for a standard dimension, or ten feet by forty-five feet if the dimension is reduced and design features added.

Such open space shall not be located within the front yard.

For duplexes and triplexes, each dwelling unit must have direct access to its own usable open space. (See *Tables 16T-75 and 16T-76.*)

Table 16T-75

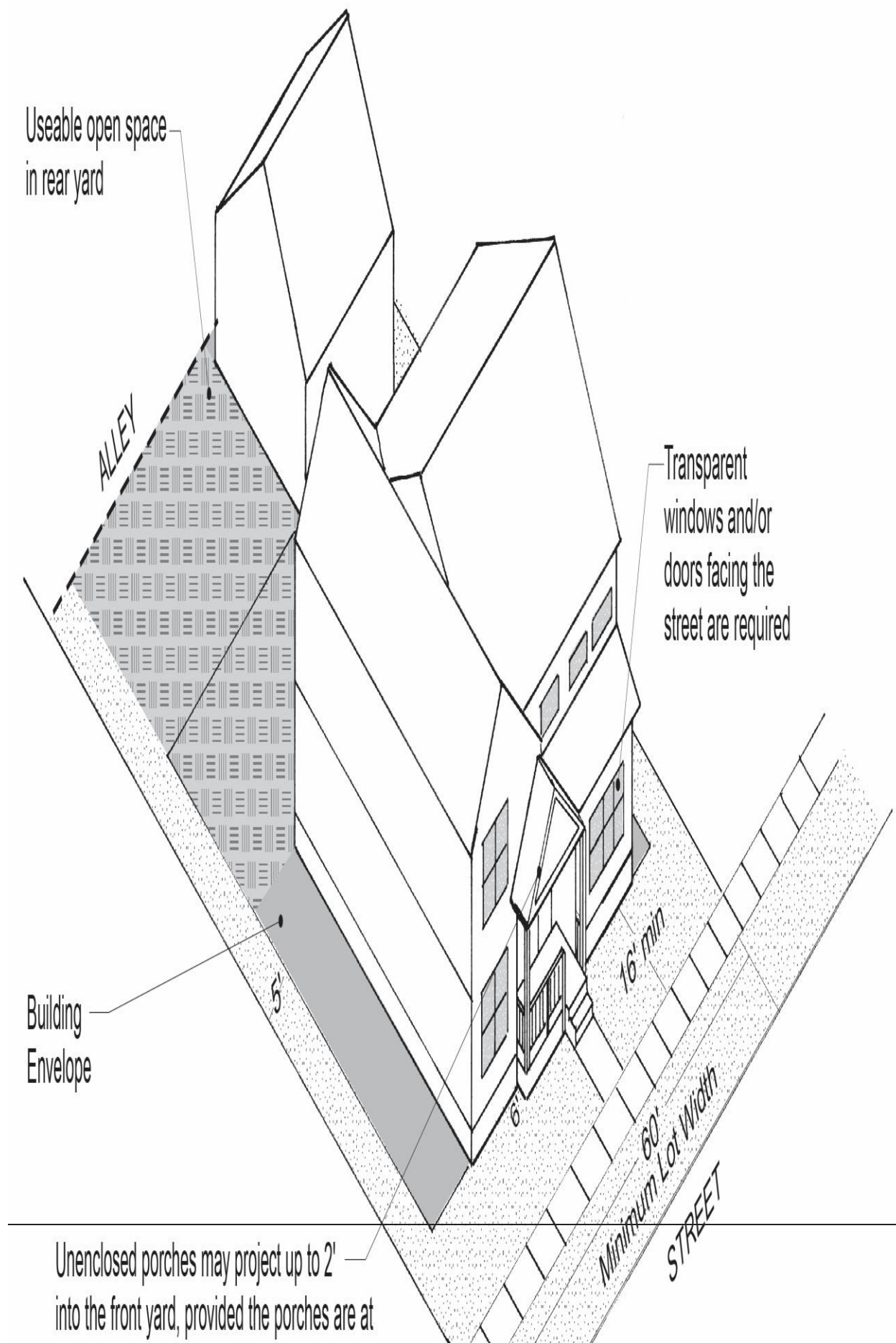
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Minimum standards for front-loaded lots in the Low Density Residential District.

Table 16T-76

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Minimum standards for alley-loaded lots in the Low Density Residential District.

2. Maximum building area coverage, fifty percent.
3. Maximum development coverage, sixty-five percent. Side and rear yard patios are exempt from development coverage restrictions provided the paving material used is considered a pervious pavement by the city of Lacey's public works department.

4. Maximum height:

Main building and accessory dwelling, twenty-five feet; thirty-five feet where the roof pitch is at least four feet vertical to twelve feet horizontal.

Townhouses, thirty feet; thirty-five feet where the roof pitch is at least four feet vertical to twelve feet horizontal.

Accessory building shall be limited to the height of the primary building, provided structures over sixteen feet in height shall require design review. Design shall demonstrate a compatibility with the primary structure and shall not dominate the site visually.

An additional two feet in height is permitted for structures with green roofs occupying at least fifty percent of the area of the roof.

5. *Accessory buildings.* Accessory buildings shall comply with the current building setbacks as stated in this chapter; provided, however, if the accessory building is less than two hundred square feet, the following setbacks are permitted:

Front yard, sixteen feet.

Side yard, five feet.

Rear yard, three feet.

~~6. Accessory dwelling units: All attached accessory dwelling units shall comply with the setback requirements contained in this chapter; provided, however, minimum setbacks for single-story detached accessory dwelling units shall be as follows:~~

~~Front yard, sixteen feet.~~

~~Side yard, five feet.~~

~~Rear yard, five feet.~~

~~Front yard flanking streets, ten feet.~~

~~If the detached accessory dwelling unit is more than a single story, minimum setbacks shall be as follows:~~

~~Front yard, sixteen feet.~~

~~Side yard, ten feet.~~

~~Rear yard, ten feet.~~

~~Front yard flanking streets, ten feet. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1612 §5, 2022; Ord. 1568 §2, 2020; Ord. 1480 §§13, 28, 29 (part), 2015; Ord. 1427 §5, 2013; Ord. 1310 §26, 2008).~~

16.13.060 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC. (Ord. 1695 §5 (Exh. C), 2025; Ord. 769 §1 (part), 1986).

16.13.070 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1496 §47, 2016; Ord. 1310 §27, 2008; Ord. 769 §1 (part), 1986).

16.13.080 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities. Stormwater generated on site shall not cause pollution to any surface or ground waters, or violate local, state, or federal standards governing the quality of such waters. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1496 §48, 2016; Ord. 1380 §1, 2012; Ord. 769 §1 (part), 1986).

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Chapter 16.14

LACEY HISTORICAL NEIGHBORHOOD

Sections:

16.14.010	Intent
16.14.020	Permitted uses
16.14.030	Prohibited uses
16.14.040	Environmental performance standards
16.14.050	Lot area
16.14.060	Off-street parking
16.14.070	Landscaping
16.14.080	Stormwater runoff
16.14.090	Special historic neighborhood design standards
16.14.100	<i>Repealed</i>

16.14.010 Intent.

The intent of this chapter is to provide for single-family residential uses in close proximity to the Central Business District and protection and preservation of structures and properties possessing historical significance. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1080 §8, 1998).

16.14.020 Permitted uses.

A. Single-family detached structures on individual lots meeting design requirements of LMC [14.23.074](#).

B. *Other Related Uses Permitted.*

1. Accessory buildings or structures clearly incidental to the residential use of the lot such as storage of personal property or for the pursuit of avocation interests. All such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC ~~[14.23.071](#)~~[14.23.072](#);

2. Housing for people with functional disabilities;
3. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC;
4. Home occupation as provided in Chapter [16.69](#) LMC;
5. ~~Infill residential development including a~~Accessory dwelling ~~units as defined in LMC–~~
~~16.06.055 and meeting design criteria of LMC 14.23.071; as provided in Chapter 16.52 LMC.~~
6. Conditional uses as provided in Chapter [11.09](#) LMC, subject to design review;
7. The keeping of common household animals or pets is permitted; 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;
8. Family day care homes as provided in Chapter [16.65](#) LMC. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1539 §59, 2019; Ord. 1368 §19, 2011; Ord. 1192 §135, 2002; Ord. 1137 §4, 2000; Ord. 1080 §8, 1998).

16.14.030 Prohibited uses.

- A. Kennels are prohibited.
- B. Uses other than those identified or described in LMC [16.14.020](#) are prohibited. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1080 §8, 1998).

16.14.040 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 quality or quantity not normally associated with residential use.
- B. ~~The construction of accessory buildings shall be required in such a manner as to make them complementary to the basic architectural character of the main building on the lot, appropriate to the accessory use, and consistent with historical character of the zone.~~

DB. Conditional uses shall comply with the development standards described for such uses in Chapter [11.09](#) LMC.

EC. All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1368 §20, 2011; Ord. 1192 §136, 2002; Ord. 1080 §8, 1998).

16.14.050 Lot area.

The size and shape of lots shall be as follows, provided they adhere to a density requirement of 2.5 units per acre:

- A. Minimum lot area, seventeen thousand four hundred twenty four square feet;
- B. Minimum lot width, fifty feet;
- C. Minimum front yard, fifteen feet;
- D. Minimum side yard, five feet on each side;
- E. Minimum rear yard, fifteen feet for main house ~~and; five feet for~~ accessory dwelling unit; ~~five feet for~~ ~~and~~ accessory structures;
- F. Maximum building coverage, fifty percent;
- G. Maximum development coverage, sixty five percent;
- H. Maximum height of buildings:
 - 1. Main building and accessory dwelling, thirty five feet;
 - 2. Accessory building, sixteen feet. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1220 §7, 2004; Ord. 1080 §8, 1998).

16.14.060 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1080 §8, 1998).

16.14.070 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1496 §49, 2016; Ord. 1310 §28, 2008; Ord. 1080 §8, 1998).

16.14.080 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1496 §50, 2016; Ord. 1380 §1, 2012; Ord. 1080 §8, 1998).

16.14.090 Special historic neighborhood design standards.

All design requirements of LMC [14.23.074](#) shall be satisfied. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1539 §60, 2019; Ord. 1080 §8, 1998).

16.14.100 Repealed

Repealed by [Ord. 1505](#). The Lacey Municipal Code is current through Ordinance 1695, passed December 16, 2025.

Disclaimer: The City Clerk's Office has the official version of the Lacey Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: CityofLacey.org](http://CityofLacey.org)

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Chapter 16.15

MODERATE-DENSITY RESIDENTIAL DISTRICT

Sections:

16.15.010	Intent
16.15.020	Types of uses permitted
16.15.030	Prohibited uses
16.15.035	Individual lots required
16.15.040	Environmental performance standards
16.15.050	Lot area
16.15.060	Off-street parking
16.15.070	Landscaping
16.15.080	Stormwater runoff
16.15.090	<i>Repealed</i>

16.15.010 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 moderate density;
- B. Permit a greater variety of housing types than are permitted in the low density residential districts;
- C. Permit a higher density of development as a means of achieving more economical housing;
- D. Permit moderate density development along arterials and collectors as a means of achieving more opportunity for mass transit;
- E. Guide moderate density residential development to those areas where:
 1. Public sewers are in place prior to residential building construction, or
 2. Where sewers can be extended at minimal cost to the city, and

3. The Regional Transportation Plan designated moderate and high density transportation corridors to enhance and promote mass transit opportunities.
- F. 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;
- G. Preserve within developments as much open space and related amenities as possible. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1024 §31, 1995; Ord. 583 §2.13(A), 1980).

16.15.020 Types of uses permitted.

A. *Specific Types Permitted in the Moderate-Density Residential District.*

1. Any residential use with a density of at least eight but not greater than sixteen units per acre and any additional bonus density that might be applicable. All parcels over ten acres in size shall provide a mix of housing types with no less than fifty percent of the units designated for ~~multifamily use.~~ residential dwellings containing multiple units. The required mix should be integrated throughout the entire site as much as possible. All residential structures are subject to the design criteria established in Chapter [14.23](#) LMC that is applicable to the particular type of residential use.
2. 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 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. All such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC ~~14.23.071~~14.23.072;
2. Home occupations as provided in Chapter [16.69](#) LMC;
3. Infill residential development including Aaaccessory dwelling units as defined in LMC~~16.06.055~~; are permitted and regulated pursuant to Chapter 16.52 LMC.

4. Conditional uses as provided in Chapter [11.09](#) LMC;
5. The keeping of common household animals or pets is permitted; 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. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC;
7. Family day care homes as provided in Chapter [16.65](#) LMC. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1493 §9, 2016; Ord. 1480 §14, 2015; Ord. 1368 §21, 2011; Ord. 1310 §29, 2008; Ord. 1192 §137, 2002; Ord. 1137 §5, 2000; Ord. 1024 §31, 1995; Ord. 931 §7, 1992; Ord. 927 §6, 1992; Ord. 691 §10, 1984; Ord. 583 §2.13(B)(1,2), 1980).

16.15.030 Prohibited uses.

- A. Kennels are prohibited.
- B. Uses other than those identified or described in LMC [16.15.020](#) are prohibited. (Ord. 1695 §5 (Exh. C), 2025; Ord. 583 §2.13(B)(3), 1980).

16.15.035 Individual lots required.

Every detached single-family dwelling, ~~with the exception of an accessory dwelling meeting the requirements of LMC [16.06.055](#), and every duplex; or triplex, or other residential building~~ shall be located on its own lot. Exception: Townhouses developed through a condominium ordinance and apartment buildings designed as a single development may be located on one lot. Creation of ~~a lot or~~ lots shall meet all requirements of LMC Title [15 Land Division](#). ~~the Lacey Land Division ordinance~~. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1310 §30, 2008; Ord. 1218 §13, 2004).

16.15.040 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. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.~~

~~CB.~~ Conditional uses shall comply with the development standards described for such uses in Chapter [11.09](#) LMC.

~~DC.~~ All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1368 §22, 2011; Ord. 1192 §138, 2002; Ord. 1024 §31, 1995; Ord. 583 §2.13(C)(1), 1980).

16.15.050 Lot area.

A. The size and shape of lots for detached single-family shall be as follows, provided they adhere to the density requirements:

1. Minimum lot area, three thousand square feet where alleys are utilized, four thousand square feet if alleys are not provided.
2. Minimum lot width, thirty feet when alleys are utilized, forty feet where alleys are not provided. Minimum lot width and street frontage for infill lots designed for construction of a single-family residence shall be thirty feet when alleys are utilized and forty feet when alleys are not utilized. Infill lots to be used for ~~buildings containing two or more units duplexes or other multifamily uses~~ shall have a minimum lot width and street frontage of fifty feet.
3. Minimum front yard:

Sixteen feet for single-family unit dwellings and duplexes. Ten feet for ~~multifamily buildings containing three or more units.~~

In addition, setbacks are encouraged to be staggered as provided in LMC [15.12.080\(F\)](#) for the purpose of modulating the streetscape and providing more convenient opportunities for offsetting windows for privacy of individual homes.

Garages facing the street, twenty feet.

On front yard flanking streets, ten feet.

Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.

4. Minimum side yards:

Minimum on one side, five feet.

Minimum total both sides, ten feet.

5. Alternative lot configurations may be approved provided they comply with all of the following additional standards and design:

- a. Other applicable standards in this chapter.
- b. Design criteria in LMC [14.23.072](#), particularly LMC [14.23.072\(L\)](#).
- c. The design results in a superior land division layout considering its functionality and character with particular consideration given to privacy for individual lots, pedestrian access and convenience, and the design of public and/or private open space opportunities and natural features.

6. Minimum rear yard, fifteen feet, provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.

B. Lots intended for ~~buildings containing multiple attached units attached single-family, condominiums and multifamily~~ shall be reviewed and approved through a subdivision, townhouse, PRD, site plan review, or building plan review process where such concept is identified and the project is designed and conditioned subject to design requirements of Chapter [14.23](#) LMC.

C. *Development of Lots Not on Sewer.* Areas without sewer must be developed in a manner that maintains long term potential to achieve minimum required densities and efficient provisions of sewer once sewer becomes available. Areas developing without sewer must meet the following requirements:

1. The health department must review and approve plans for alternative sewage disposal.

2. Lots must be clustered in a configuration that results in urban size lots with one large reserve lot for future development.
3. Clustered lots must be between four thousand and ten thousand eight hundred ninety square feet.
4. Excluding the reserve parcel, clustered lots must meet density requirements of LMC [16.15.020](#).
5. Subdivisions and short subdivisions must have a statement on the face of the plat or short plat that when sewer becomes available to the area, clustered lots shall hook up to sewer at each lot owner's expense. Such requirement shall also be provided for in protective covenants.

D. *Other Lot Standards.*

1. *Minimum Usable Open Space.* Where alleys are utilized, lots shall provide a contiguous open space equivalent to ten percent of the lot size. Specific open space requirements shall feature minimum dimensions of fifteen feet on all sides, ~~provided one~~ One side may be reduced to ten feet ~~by the site plan review committee if the design includes it—determines the space is designed with features that make it more inviting, private and useable. Design for reduction of the minimum dimension must include~~ at least two of the following techniques:

- a. A pergola or other architectural feature with landscaping;
- b. An improved patio area with features for associated use such as sitting or barbeque;
- c. Other design features and improvements that add to the usability, privacy and desirability of the private space.

As an example, a three-thousand-square-foot lot would require a contiguous open space of at least three hundred square feet, or fifteen feet by twenty feet in area for a standard dimension, or ten feet by thirty feet if the dimension is reduced and design features added.

Such open space shall not be located within the front yard.

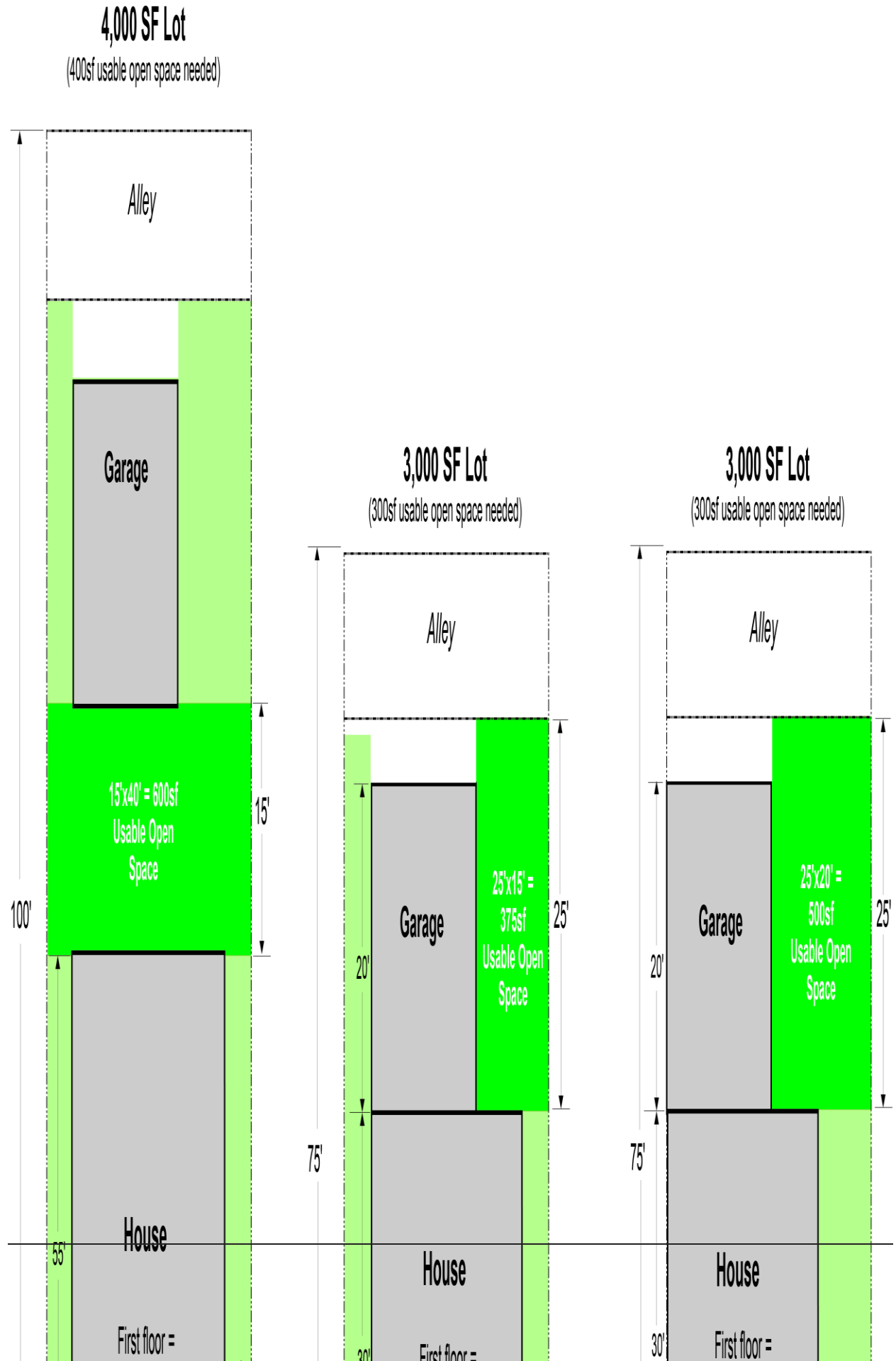
For duplexes and triplexes, each dwelling unit must have direct access to its own usable open space.

For townhouse developments, refer to LMC [14.23.080](#) and [16.61.040](#).

For ~~buildings containing four or more units multifamily developments~~, refer to LMC [14.23.080](#). (See Tables [16T-77](#), [16T-78](#), and [16T-79](#).)

Table 16T-77

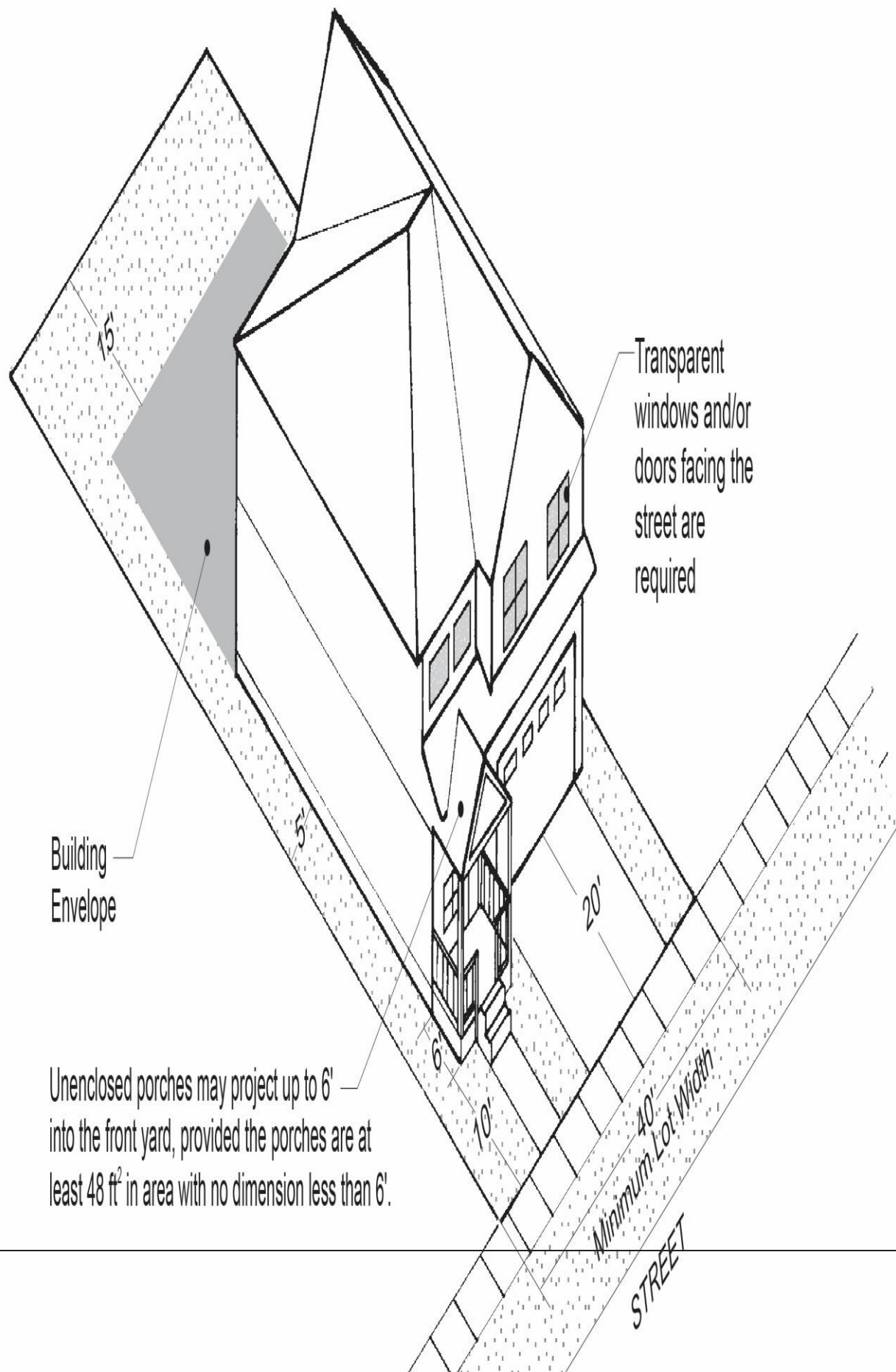
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Example configurations of usable open space on small lots.

Table 16T-78

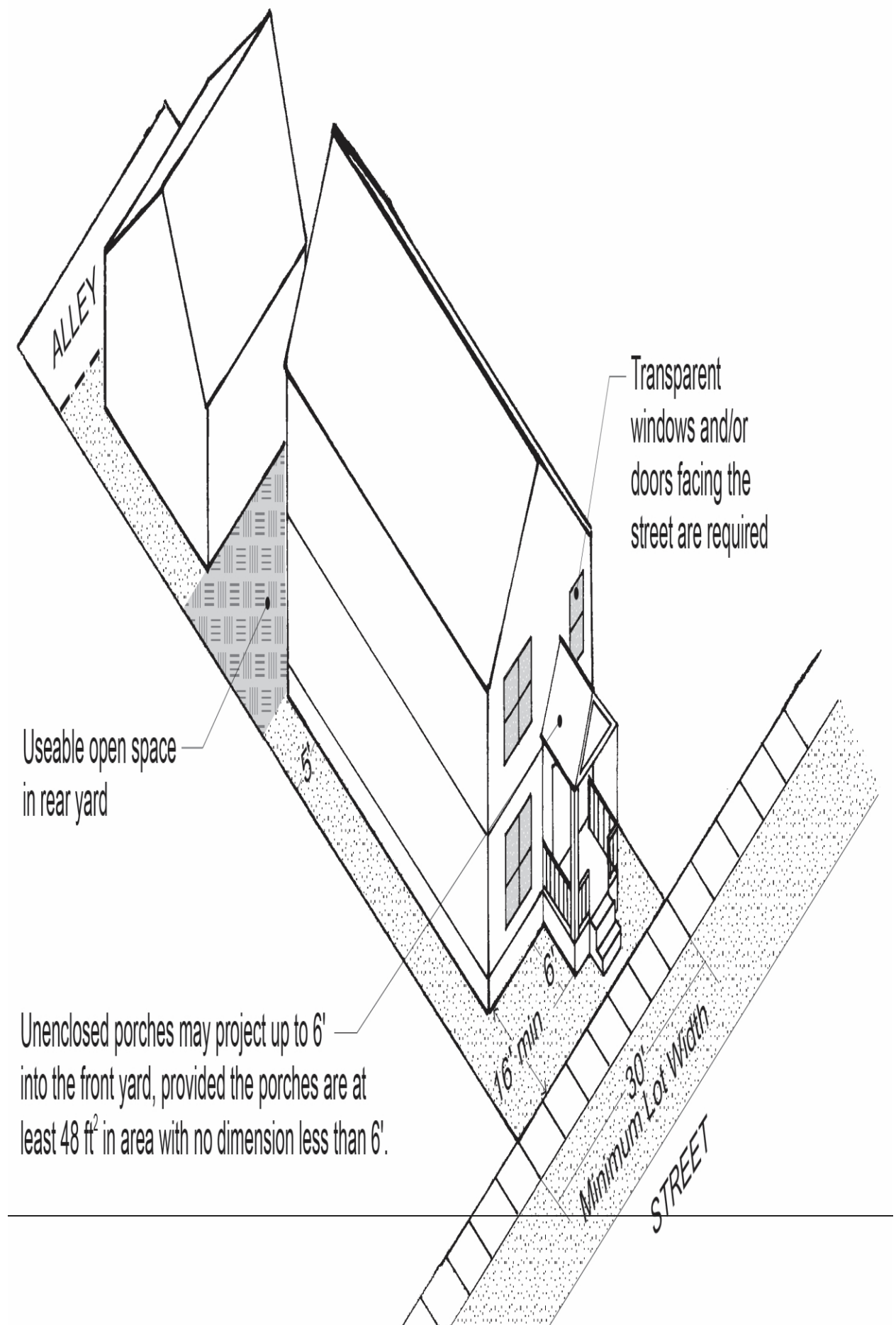
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Minimum standards for front-loaded lots in the Moderate Density Residential District.

Table 16T-79

DRAFT



Minimum standards for alley-loaded lots in the Moderate Density Residential District.

2. Maximum building area coverage, fifty percent. Undeveloped lots vested prior to May 15, 2008, shall be exempted from this standard provided they meet minimum usable open space requirements herein.
3. Maximum development coverage, seventy-five percent. Side and rear yard patios are exempt from development coverage restrictions provided the paving material used is considered a pervious pavement by the city of Lacey's public works department.
4. Maximum height: forty feet.

~~Accessory structures over sixteen feet in height are subject to design review requirements. Design shall demonstrate a compatibility with the primary structure and shall not dominate the site visually.~~

5. *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 two hundred square feet, the following setbacks are permitted:

Front yard, ten feet.

Side yard, five feet.

Rear yard, three feet. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1539 §61, 2019; Ord. 1493 §10, 2016; Ord. 1480 §§15, 28, 29 (part), 2015; Ord. 1427 §6, 2013; Ord. 1310 §32, 2008).

16.15.060 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC. (Ord. 1695 §5 (Exh. C), 2025; Ord. 583 §2.13(C)(2)(b), 1980).

16.15.070 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied. Multi-family unit projects shall also comply with the landscaping requirements of LMC [14.23.080](#). (Ord. 1695 §5 (Exh. C), 2025; Ord. 1539 §62, 2019; Ord. 1496 §51, 2016; Ord. 1310 §33, 2008; Ord. 583 §2.13(C)(2)(c), 1980).

16.15.080 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities. (Ord. 1695 §5 (Exh. C), 2025; Ord. 1496 §52, 2016; Ord. 1380 §1, 2012; Ord. 583 §2.13(C)(2)(d), 1980).

16.15.090 Repealed

Repealed by [Ord. 1310](#). The Lacey Municipal Code is current through Ordinance 1695, passed December 16, 2025.

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Chapter 16.18

HIGH-DENSITY RESIDENTIAL DISTRICT

Sections:

16.18.010	Intent
16.18.020	Permitted uses
16.18.025	Prohibited uses
16.18.030	Environmental performance standards
16.18.035	Individual lots required
16.18.040	Lot area
16.18.050	Off-street parking
16.18.060	<i>Repealed</i>
16.18.070	Landscaping
16.18.080	Stormwater runoff
16.18.090	<i>Repealed</i>

16.18.010 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 high density;
- B. Designate certain areas where high density residential development may be located;
- C. Make high density residential developments available to those persons who may prefer such housing because of personal or financial circumstances;
- D. Permit the highest acceptable density in strategic locations along arterials as a means of achieving more opportunity for mass transit;
- E. Guide high density residential development to those areas where:
 1. Public sewers are in place prior to residential building construction,
 2. Sewers can be extended at minimal cost to the city, or

3. Along moderate and high density transportation corridors as designated by the Regional Transportation Plan to enhance and promote mass transit opportunities;
- F. 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;
- G. Preserve within developments open space and related amenities. (Ord. 1695 §6 (Exh. D), 2025; Ord. 1024 §32, 1995; Ord. 583 §2.14(A), 1980).

16.18.020 Permitted uses.

A. *Specific Types Permitted in the High-Density Residential District.*

1. *Any Residential Use With a Density of at Least Twelve Units per Acre.* All parcels over ten acres in size shall provide a mix of housing types with no less than fifty percent of the units designated for ~~multifamily use.~~ residential dwellings containing multiple units. The required mix should be integrated throughout the entire site as much as possible. All residential structures are subject to the design criteria established in Chapter [14.23](#) LMC that are applicable to the particular type of residential use.
2. 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 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. All such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC [14.23.071](#);
2. Home occupations as provided in Chapter [16.69](#) LMC;
3. Accessory dwelling as ~~provided in Chapter 16.52 LMC.~~ defined in LMC 16.06.055;
4. Conditional uses as provided in Chapter [11.09](#) LMC;

5. The keeping of common household animals or pets is permitted; 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. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC;
7. Family day care homes as provided in Chapter [16.65](#) LMC. (Ord. 1695 §6 (Exh. D), 2025; Ord. 1539 §63, 2019; Ord. 1493 §11, 2016; Ord. 1480 §16, 2015; Ord. 1368 §23, 2011; Ord. 1310 §35, 2008; Ord. 1192 §139, 2002; Ord. 1137 §6, 2000; Ord. 1024 §32, 1995; Ord. 931 §9, 1992; Ord. 927 §8, 1992; Ord. 691 §12, 1984; Ord. 583 §2.14(B), 1980).

16.18.025 Prohibited uses.

- A. Kennels are prohibited.
- B. Uses other than those identified or described in LMC [16.18.020](#) are prohibited. (Ord. 1695 §6 (Exh. D), 2025; Ord. 1024 §33, 1995).

16.18.030 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. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.~~
- C. Conditional uses shall comply with the development standards described for such uses in Chapter [11.09](#) LMC.
- D. All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC. (Ord. 1695 §6 (Exh. D), 2025; Ord. 1368 §24, 2011; Ord. 1192 §140, 2002; Ord. 1024 §34, 1995; Ord. 583 §2.14(C)(1), 1980).

16.18.035 — Individual lots required.

~~Every detached single-family dwelling, with the exception of an accessory dwelling meeting the requirements of LMC 16.06.055, and every duplex, triplex or other residential building shall be located on its own lot. Exception: Townhouses developed through a condominium ordinance and apartment buildings designed as a single development may be located on one lot. Creation of a lot or lots shall meet all requirements of LMC Title 15 the Lacey subdivision and short subdivision code. (Ord. 1695 §6 (Exh. D), 2025; Ord. 1310 §36, 2008; Ord. 1218 §15, 2004).~~

16.18.040 Lot area.

A. The size and shape of ~~single-family detached~~ lots for single-family, duplexes, and triplexes on individual lots shall be as follows:

1. Minimum lot area, two thousand square feet where alleys are utilized, three thousand five hundred square feet if alleys are not provided.
2. Minimum lot width, thirty feet when alleys are utilized, forty feet if alleys are not provided. Minimum lot width and street frontage for infill lots designed for construction of a single-family residence shall be thirty feet when alleys are utilized and forty feet when alleys are not utilized. Infill lots to be used for buildings containing two or more units duplexes or other multifamily uses shall have a minimum lot width and street frontage of fifty feet.
3. Minimum front yard:

Sixteen feet for single-family dwellings and duplexes. Ten feet for multifamily buildings containing three or more units.

In addition, setbacks are encouraged to be staggered as provided in LMC [15.12.080\(F\)](#) for the purpose of modulating the streetscape, providing more convenient opportunities for offsetting windows for privacy of individual homes or other desired design outcomes.

Garages facing the street, twenty feet.

Unenclosed porches may project up to six feet into the front yard, provided the porches are at least forty-eight square feet in area with no dimension less than six feet.

4. Minimum side yards:

Minimum on one side, five feet.

Minimum total both sides, ten feet.

5. Alternative lot configurations may be approved provided they comply with all of the following additional standards and design;

- a. Other applicable standards in this chapter.
- b. Design criteria in LMC [14.23.072](#), particularly LMC [14.23.072\(L\)](#).
- c. The design results in a superior land division layout considering its functionality and character with particular consideration given to privacy for individual lots, pedestrian access and convenience, and the design of public and/or private open space opportunities and natural features.

6. Minimum rear yard, fifteen feet, provided garages may be within three feet of the rear yard line, alley easement or paved surface when adjacent to an alley.

B. Lots intended for ~~a building containing multiple attached dwelling units attached single-family, condominium and multifamily~~ shall be reviewed and approved through a subdivision, townhouse, planned residential development, site plan review or building plan review process where such concepts are identified and the project is designed and conditioned subject to design requirements of Chapter [14.23](#) LMC.

C. *Other Lot Standards for All Uses.*

1. *Minimum Usable Open Space.* Where alleys are utilized, lots shall provide a contiguous open space equivalent to ten percent of the lot size. Specific open space requirements:

Shall feature minimum dimensions of fifteen feet on all sides, provided one side may be reduced to ten feet by the site plan review committee if it determines the space is designed with features that make it more inviting, private and useable. Design for reduction of the minimum dimension must include at least two of the following techniques;

- a. A pergola or other architectural feature with landscaping;

- b. An improved patio area with features for associated use such as sitting or barbeque;
- c. Other design features and improvements that add to the usability, privacy and desirability of the private space.

As an example, a two-thousand-five-hundred-square-foot lot would require a contiguous open space of at least two hundred fifty square feet, or approximately fifteen feet by seventeen feet in area for a standard dimension, or ten feet by twenty-five feet if the dimension is reduced and design features added.

~~Such open space shall not be located within the front yard, except for those undeveloped lots vested prior to May 15, 2008.~~

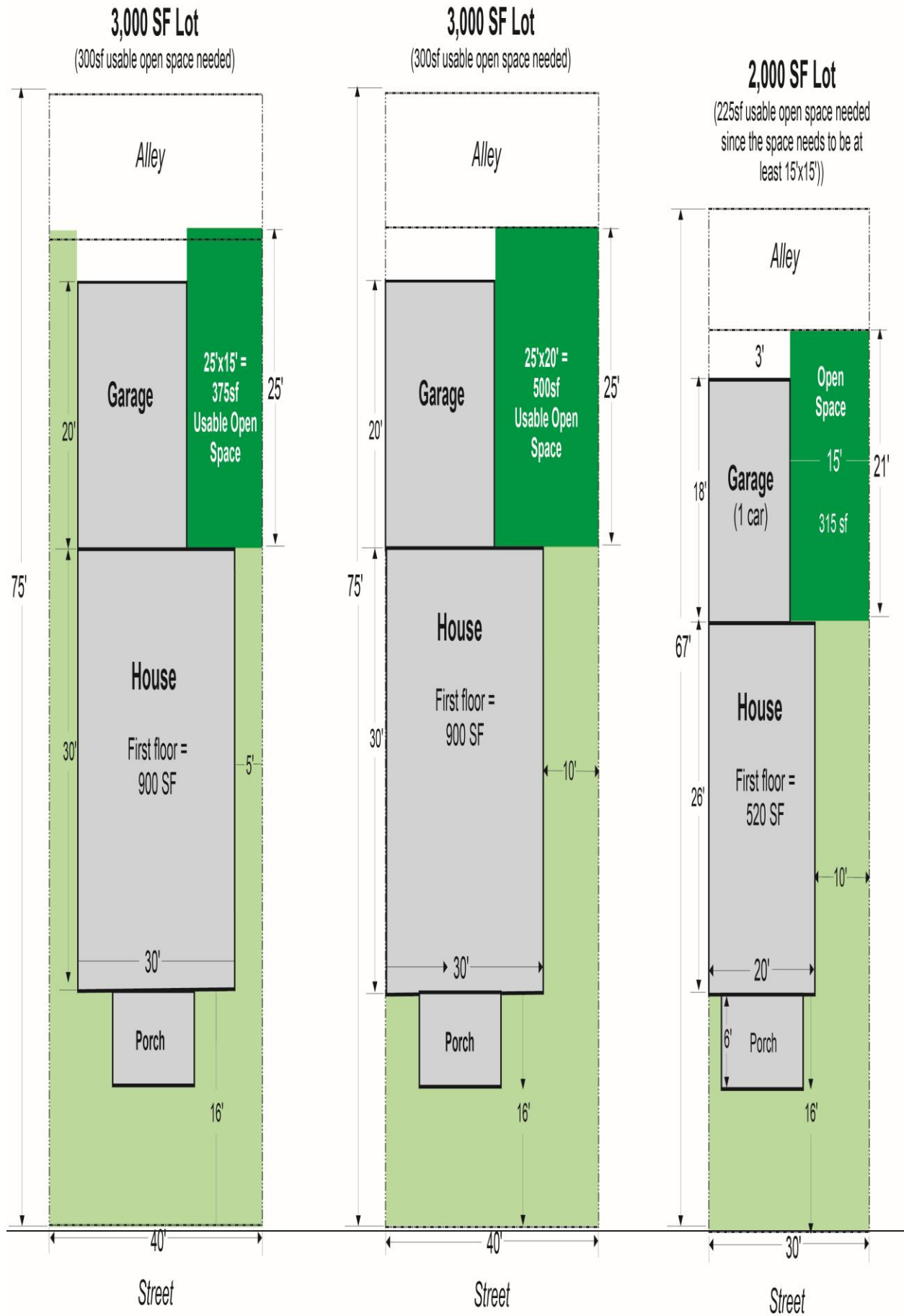
For duplexes and triplexes, each dwelling unit must have direct access to its own usable open space.

Up to twenty-five percent of the ~~homes dwelling units~~ in a subdivision in the HDR zone can meet the ten percent usable open space requirement by providing a ten-foot-wide side yard in a zero lot line or reciprocal use easement configuration per LMC [14.23.072\(L\)](#) for the length of the lot provided the subject house is only single-story in height.

For ~~townhouse developments attached dwelling units~~, refer to LMC [14.23.080](#) and [16.61.040](#).

For ~~buildings containing four or more units multifamily developments~~, refer to LMC [14.23.080](#). (See Tables [16T-80](#), [16T-81](#), and [16T-82](#).)

Table 16T-80



Conventional Lot

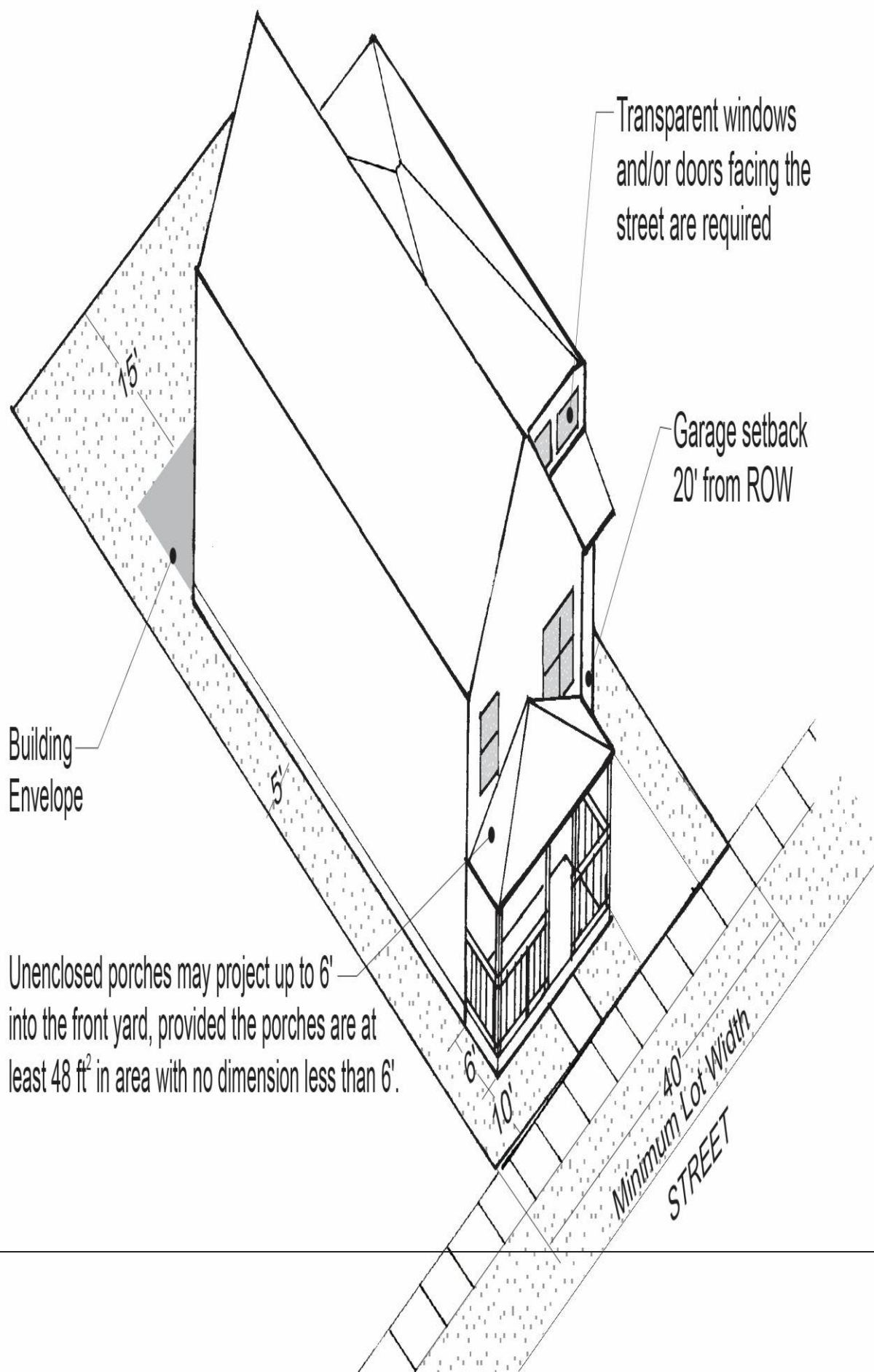
Zero Lot Line Configuration

7.5' Lot Line Configuration

Example configurations of usable open space on small lots.

Table 16T-81

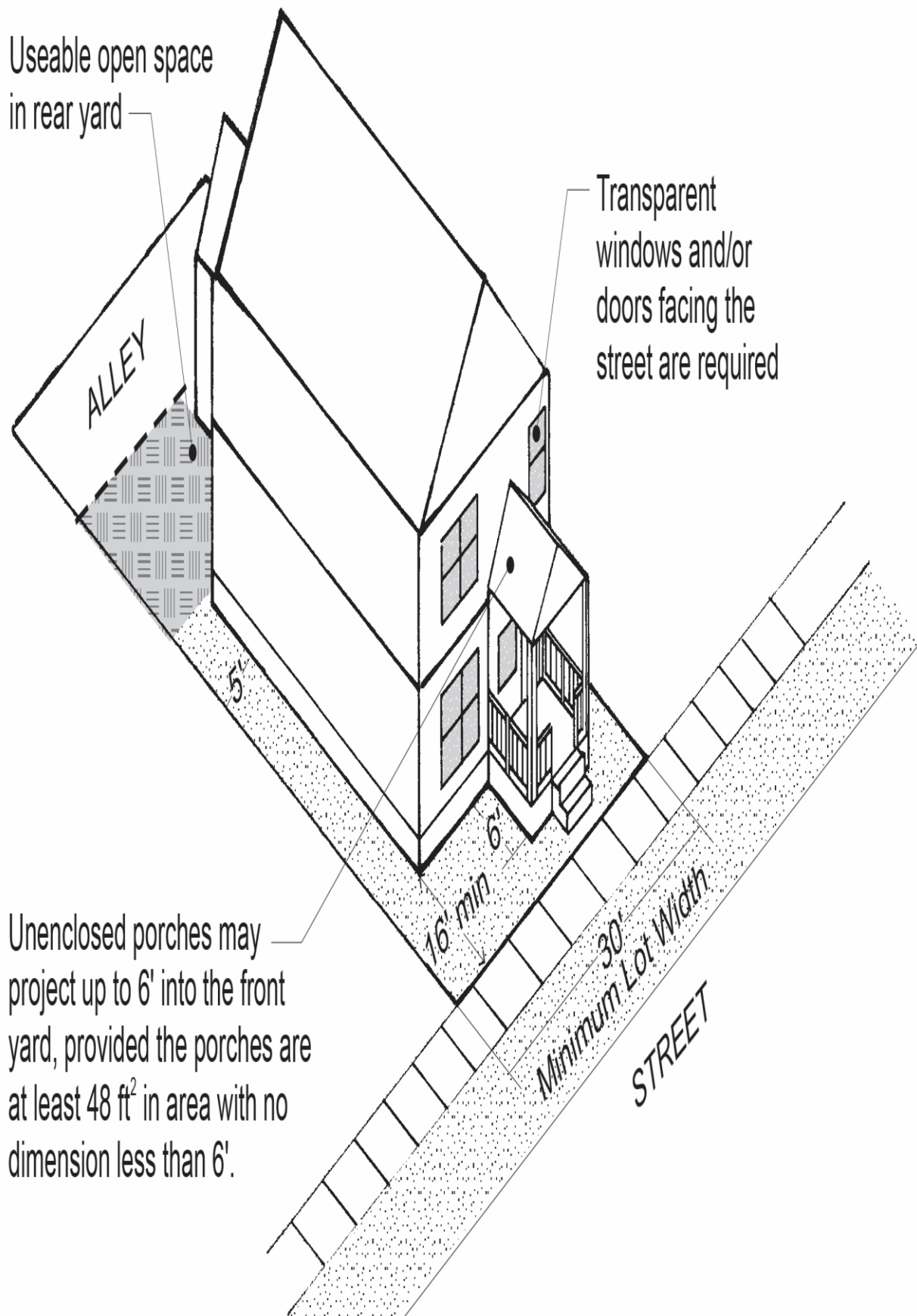
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Minimum standards for front-loaded lots in the High Density Residential District.

Table 16T-82

DRAFT



Minimum standards for alley-loaded lots in the High Density Residential District.

2. Maximum building coverage, fifty percent. ~~Undeveloped lots vested prior to May 15, 2008, shall be exempted from this standard provided they meet minimum usable open-space requirements herein.~~

3. *Maximum development coverage, eighty-five percent.* Side and rear yard patios are exempt from development coverage restrictions provided the paving material used is considered a pervious pavement by the city of Lacey's public works department.

4. Maximum height of buildings:

Eighty feet, provided the following apply where building height is greater than forty feet and within eighty feet of an existing single-family residence (measured from the foundation walls) and not separated by a street or alley:

- a. A fifteen-foot buffer of Type 1 landscaping is required between the building wall and any abutting single-family residential property line and shall include a six-foot sight obscuring wall or fence.
- b. Buildings over forty feet shall step back one foot for each one foot of additional building height above forty feet.
- c. Upper-story balconies facing existing single-family residential uses on buildings exceeding forty feet shall be constructed with opaque sides a minimum of forty-two inches high.

Accessory structures over sixteen feet in height are subject to design review requirements. Design shall demonstrate a compatibility with the primary structure and shall not dominate the site visually.

5. 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 two hundred square feet, the following setbacks are permitted:

Front yard, ten feet.

Side yard, five feet.

Rear yard, three feet. (Ord. 1695 §6 (Exh. D), 2025; Ord. 1539 §64, 2019; Ord. 1493 §12, 2016; Ord. 1480 §§17, 28, 29 (part (part)), 2015; Ord. 1310 §38, 2008).

16.18.050 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [16.72](#) LMC. (Ord. 1695 §6 (Exh. D), 2025; Ord. 583 §2.14(C)(2)(b), 1980).

16.18.060 Repealed

Repealed by [Ord. 1310](#). **16.18.070 Landscaping.**

All requirements of Chapter [16.80](#) LMC shall be satisfied. Multifamily unit projects shall also comply with the landscaping requirements of LMC [14.23.080](#). (Ord. 1695 §6 (Exh. D), 2025; Ord. 1539 §65, 2019; Ord. 1496 §53, 2016; Ord. 1310 §40, 2008; Ord. 691 §14, 1984; Ord. 583 §2.14(C)(2)(d), 1980).

16.18.080 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities. (Ord. 1695 §6 (Exh. D), 2025; Ord. 1496 §54, 2016; Ord. 1380 §1, 2012; Ord. 583 §2.14(C)(2)(e), 1980).

16.18.090 Repealed

Repealed by [Ord. 1310](#). **The Lacey Municipal Code is current through Ordinance 1695, passed December 16, 2025.**

Disclaimer: The City Clerk's Office has the official version of the Lacey Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: CityofLacey.org](http://CityofLacey.org)

[Hosted by General Code.](#)

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Chapter 16.21

URBAN AGRICULTURE

Sections:

16.21.005	Purpose
16.21.010	Intent
16.21.015	Urban agriculture activities
16.21.018	<i>Repealed</i>
16.21.020	<i>Repealed</i>
16.21.030	<i>Repealed</i>
16.21.040	Environmental performance standards
16.21.050	Lot area

16.21.005 Purpose.

The City of Lacey finds there is a need to accommodate farming activity commonly referred to as urban agriculture. This can include a range of activities, such as production of food on a single-family residential lot for a family's personal use, urban vegetable gardens on common property for community use, or a small commercial farm activity.

Urban agricultural activities managed in a responsible way, with sensitivity to urban density and land use compatibility issues, can benefit the individuals participating in the activity and the community at large by providing fresh produce, additional food choices, economic development opportunity, a more sustainable lifestyle and urban neighborhoods with more variety and interest. (Ord. 1695 §7 (Exh. E), 2025; Ord. 1368 §9, 2011).

16.21.010 Intent.

It is the intent of this chapter to:

- A. Develop opportunities for a range of urban agricultural activities, at a level and intensity that is compatible with Lacey's urban environments.

B. Establish design standards to ensure urban agricultural activities do not compromise the livability of neighborhoods by introducing nuisances that could degrade the quality of life for surrounding residents. Nuisances include, but are not limited to, such things as:

1. Noise.
2. Odors from poor care and cleanup of animal waste.
3. Pest problems from improper feeding techniques.
4. Aesthetic impacts.
5. Other issues that are disruptive to the neighborhood or distract from the quality and enjoyment of the neighborhood environment.

C. Encourage and support personal urban agricultural opportunities for individuals and families, community groups, religious organizations, homeowner associations and food co-ops.

D. Encourage the preservation of good agricultural uses for their value as economic assets as well as their value as open space, contribution to sustainability and healthy lifestyle and food choices for the community;

E. Retain the Open Space Institutional designation to serve as a place holder with a viable use pending the need for transition to other urban uses. This is intended to facilitate the orderly transition of properties that are being used for agricultural production to more intensive uses, if and when such agricultural uses are no longer feasible for economic, cultural or technical reasons. (Ord. 1695 §7 (Exh. E), 2025; Ord. 1368 §10, 2011).

16.21.015 Urban agriculture activities.

A. Urban agriculture activities are described and permitted according to expected compatibility with other urban uses. It is expected that urban agricultural uses will be located on a single-family-residential lot with space to adequately accommodate the use. However, a ~~multifamily-~~ lot ~~with five or more dwelling units~~ may accommodate an urban agricultural activity if all of the following requirements are satisfied:

- The use is approved in writing by the owner of the building(s);

- Land area is assigned in writing by the owner of the building(s) to accommodate the planned agricultural activity;
- Area assigned to accommodate the urban agricultural activity meets applicable thresholds of this title to adequately accommodate the use;
- The intent of this section to provide an urban agricultural opportunity while adequately mitigating impacts to neighbors can be fully satisfied;
- The director of community and economic development or their designee determines the use is appropriate to the context of the multifamilyunit complex given assigned area and design.

1. *Urban Agricultural Uses Permitted on Residential Lots Less Than One Acre in Size.* The following urban agricultural activity is permitted as an accessory use to a residence:

- a. All horticultural activity for personal use and incidental sales or distribution on site and off site at a farmers market or approved retail area; provided commercial sales may be accommodated subject to the FDA food code, Chapter [246-215 WAC](#), and requirements of a home occupation pursuant to Chapter [16.69 LMC](#).
- b. Limited animal husbandry of small farm animals for personal use; provided commercial sales may be accommodated subject to the FDA food code, Chapter [246-215 WAC](#), and requirements of a home occupation pursuant to Chapter [16.69 LMC](#).

This activity shall be limited to the following:

(1) Domestic fowl and rabbits:

- (a) The maximum number of all fowl permitted accessory to a ~~single-family residential home- building or use~~ on an urban lot shall be one per one thousand square feet of lot area, up to a maximum of ten.
- (b) Roosters, geese, turkeys, peacocks and exotic species are prohibited.
- (c) Rabbits kept in accordance with recommendations of the American Rabbit Breeders Association (ARBA) and a minimum three and one-half square feet of hutch space per rabbit up to a maximum of two dozen rabbits.

(d) Structures housing domestic fowl or rabbits must be located and designed as follows:

- Located ten feet away from property lines provided no such structure shall be located closer to the front property line than a dwelling.
- Designed to prevent rodents by incorporation of one of the following:
 - Raising the floor area eight to twelve inches above grade.
 - Portable pens moved every few days with cleanup of ground.
 - Other techniques that have similar results.

(2) Miniature goats commonly known as pygmy, dwarf and miniature goats provided:

- (a) Male miniature goats are neutered.
- (b) Lots accommodating miniature goats must be a minimum of seven thousand five hundred square feet and may be allowed at a ratio of four miniature goats per one acre of property.

(3) Beekeeping provided:

- (a) Beekeeping may include honey bees, mason bees, cutter bees, cavity nesting bees or similar bees used for honey or pollination purposes.
- (b) Honey bees must be registered with the State Department of Agriculture according to provisions of RCW [15.60.021](#) and meet the following restrictions:

- A maximum of four honey bee hives is permitted as ~~a residential an-~~
~~accessory use to a single-family home;~~

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Chapter 16.23

MIXED USE HIGH DENSITY CORRIDOR

Sections:

16.23.010	Intent
16.23.020	Permitted uses in all mixed high density corridor zones
16.23.024	<i>Repealed</i>
16.23.025	Conditional uses
16.23.030	Similar or related uses
16.23.040	Prohibited uses
16.23.050	Environmental performance standards
16.23.060	Site Area
16.23.070	Parking
16.23.080	Landscaping
16.23.085	Design review
16.23.090	Stormwater runoff

16.23.010 Intent.

A. Over time, that portion of the Martin Way designated mixed use high density is intended to gradually change from an area dominated by strip commercial development, light industry, warehousing, and other low intensity or non-pedestrian uses into mixed use, high density residential and commercial area with an established street grid where people enjoy walking, shopping, working and living.

B. To create two mixed high density corridor zones designed to reflect a desire to move away from traditional commercial strip development to a mixed high density corridor. The two zones are intended to reflect an emphasis on existing uses which are already established within the area to help promote a healthy business climate for existing uses.

C. Create a specific mixed high density corridor zone for the western portion of Martin Way (areas west of Marvin Road) that will make the transition away from strip commercial auto-oriented development. Low intensity and motor-vehicle-oriented uses are not desirable within

this area. Low intensity and motor vehicle-related uses are considered to be those which are relatively large in scale and which primarily serve patrons arriving by motor vehicle because:

1. The uses primarily sell products of such size or weight as to require motor transport by necessity, such as boats; and/or
2. They require substantial areas for outdoor storage of product or equipment or they are not pedestrian-oriented at all, such as warehousing or light industry;
3. Exception may be made for food and general merchandise stores where design of the site is integrated to serve local pedestrian traffic and compatible and complementary to adjacent uses.

D. Create a mixed high density corridor zone for the eastern portion of Martin Way (areas east of Marvin Road) that will make the transition away from classic strip commercial development to a full range of commercial uses with attractive street fronts, multimodal improvements and a design which is compatible in an environment where residential uses and commercial uses are located adjacent to one another.

E. Allow for commercial uses and other mixed use development in a way that serves the needs of the neighborhood and the community and enhances the appearance and identity of the mixed high density corridor.

F. Provide for a type, configuration, and density of development that will entice pedestrian shoppers to frequent the area, encourage pedestrian traffic between businesses, facilitate efficient mass transit, and require less reliance on motor vehicles.

G. Encourage a variety of businesses which offer retail goods or consumer services that appeal to pedestrians and/or serve the needs of the surrounding neighborhood.

H. Integrate new development with existing uses to achieve a better environment for pedestrians and to maintain or enhance the livability of the adjacent residential neighborhood.

I. Provide development standards which require direct, convenient pedestrian and vehicular access to businesses.

J. Balance the needs of motorists and businesses serving a community-wide market with the needs of pedestrians and neighborhood residents. (Ord. 1695 §9 (Exh. F), 2025; Ord. 1220 §15, 2004; Ord. 1098 §13(A), 1999; Ord. 1024 §38, 1995).

16.23.0210 Permitted uses in all mixed high density corridor zones.

A. *Commercial Uses and Public Administration.* The following uses are permitted as an allowed use or by conditional use permit as noted if they have a gross floor area of no more than fifteen thousand square feet and require no outside storage. The square footage limitation may be waived by the site plan review committee for general merchandise stores, food stores, hotels and motels, rooming houses, educational services, and museums. To waive this requirement the site plan review committee must find that the proposed use can conform to other requirements of the high density corridor, is designed to accommodate the pedestrian emphasis and is compatible and complementary to surrounding uses in the zone. Noted conditional uses may also be approved with a greater or lesser square footage under the same conditions of pedestrian emphasis, compatibility and complementary design.

Uses allowed include:

1. *Retail Uses.* Preferred retail activities are those that promote a shopping experience for pedestrians and can accommodate design that is easily integrated into the corridor's mixed use vision. Preferred retail uses include activities such as:

- a. General merchandise;
- b. Food;
- c. Apparel and accessories;
- d. Eating and drinking establishments;
- e. Drug and proprietary;
- f. Shopping goods stores.

2. *Finance, Insurance and Real Estate.* Preferred uses include finance, insurance and real estate servicing needs of surrounding neighborhood and community residents. Such uses will have a design that promotes the immediately surrounding mixed use high density corridor. Such uses include:

- a. Finance depository institutions, non-depository institutions, holding companies, other investment companies, brokers and dealers in securities and commodity contracts and security and commodity exchanges;

- b. Insurance, including carriers of all types of insurance and insurance agents and brokers;
- c. Real estate, including owners, lessors, lessees, buyers, sellers, agents and developers of real estate.

3. *Services.* Preferred service uses are establishments primarily engaged in a variety of services for individuals, business and government establishments and other organizations and have a design promoting the service needs of the mixed uses within the corridor.

Preferred service uses include activities such as:

- a. Hotels and lodging places;
- b. Personal services: laundry, photo studios, beauty shops, shoe repair and funeral service;
- c. Business services: advertising agencies, commercial art and computer programming;
- d. Repair services: radio and TV repair;
- e. Theaters;
- f. Amusement and recreation: physical fitness facilities and health clubs;
- g. Health services: office and clinics of doctors, dentists, health practitioners, veterinarian clinics and medical laboratories;
- h. Educational services: establishments involved in academic and technical instruction and libraries;
- i. Social services: childcare and residential care;
- j. Museums, art galleries and botanical and zoological gardens;
- k. Membership organizations;
- l. Engineering, accounting, research, management and related services.

4. *Public Administration.* Preferred uses include activities involving the executive, legislative, judicial, administrative and regulatory activities of federal, state, local and international governments. However, activities of the state of Washington shall be allowed only if such location and use also conform with the state's current Preferred Leasing Areas Plan provided said Preferred Leasing Areas Plan meets the city's adopted goals and policies and further is endorsed by the city of Lacey.

Preferred public administration uses are those promoting the mixed use of the corridor by servicing the residents of the neighborhoods and within the corridor. Such uses include activities like a post office, satellite police stations and fire stations.

5. *Transportation Activities.* Preferred uses are transportation activities which promote a multi-modal environment or can be easily integrated into the mixed use vision for the corridor. Such uses include activities such as:

- a. Bus terminals;
- b. Taxi cab services;
- c. Transportation services;
- d. Travel agencies;
- e. Tour operators;
- f. Commercial parking facilities may be allowed provided they are limited to twenty-five cars. Commercial parking facilities shall be prohibited on corner lots.

B. *Residential Uses.* Multifamily Residential uses are permitted provided they are generally mixed use and/or located away from primary district frontages and high activity corners. A minimum density of at least twelve units per acre is required. No density maximum shall be imposed provided any density beyond twenty units per acre shall be obtained by purchase of transfer of development rights; low income housing density bonuses or other incentive density bonuses as may be available or determined in the best interest of the community by the site plan review committee.

C. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC. (Ord. 1695 §9 (Exh. F), 2025; Ord. 1539 §68, 2019; Ord. 1368 §26, 2011; Ord. 1220 §16, 2004; Ord. 1098 §13(B), 1999; Ord. 1045 §1, 1996; Ord. 1024 §38, 1995).

16.23.024 Repealed

*Repealed by [Ord. 1695](#). **16.23.025 Conditional uses.***

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Chapter 16.25

CENTRAL BUSINESS DISTRICTS AND ST. MARTIN'S UNIVERSITY

Sections:

16.25.010	Statement of intent
16.25.020	Permitted uses
Table 16T-06	
16.25.030	Similar or related uses
16.25.040	Prohibited uses
16.25.050	Nonconforming uses
16.25.060	Dimensional requirements
Table 16T-07	Dimensional Requirements in CBD and SMU Districts
16.25.070	Environmental performance standards
16.25.090	Pedestrian circulation requirements
16.25.100	Landscaping requirements
16.25.110	Off-street parking
16.25.120	Design review
16.25.130	Stormwater runoff
16.25.140	Woodland Creek protection

16.25.010 Statement of intent.

The Central Business District is the financial and business hub of the community. It is to be developed as an aesthetically attractive area of intense use. Toward this end, the city shall encourage the development of regional retail shopping facilities, and major office complexes along with specialty retail, business support services, urban residential, hotel and institutional uses. Development must enhance people orientation, and provide for the needs, activities and interests of people. The city will encourage land uses that emphasize variety, mixed uses and unity of form within buildings or complexes. Specific land use districts in the form of sub-areas have been established within the Central Business District (CBD) to permit variation in use and development standards in order to implement the CBD goals and policies of the Lacey Comprehensive Plan.

A. *Transitional Business District (TBD)*. The purpose of this land use district is to provide an area for general commercial and limited business activities. This district also serves as a transition area between more intensive core area activities and neighboring residential areas.

B. *Depot Business District (DBD)*. The purpose of this land use district is to provide an area for general commercial activities along with mixed use activities, office complexes and public facilities.

C. *Martin Business District (MBD)*. The purpose of this land use district is to provide an area for general commercial activities, along with mixed-use activities, office complexes, hotels and public facilities.

D. *Saint Martin's University*. The purpose of the Saint Martin's University land use district is to provide an area for college campus activities, such as classrooms, dormitories, pavilions, athletic fields and facilities, and associated uses and activities. (Ord. 1695 §9 (Exh. F), 2025; Ord. 1355 §2, 2010; Ord. 1131 §1 (repeals), 3, 2000; Ord. 1098 §14(A), 1999; Ord. 1080 §9, 1998; Ord. 965 §1, 1993; Ord. 871 §2 (part), 1989).

16.25.020 Permitted uses.

Specific categories of permitted uses are listed, by land use district, in Table [16T-06](#). In addition to such listings, child day care centers will be allowed subject to the provisions of Chapter [16.65](#) LMC as a permitted use. Also, within the Saint Martin's University zoning district, churches, religious institutions, and monasteries are permitted uses. (Ord. 1695 §9 (Exh. F), 2025; Ord. 1539 §78, 2019; Ord. 1368 §28, 2011; Ord. 1355 §3, 2010; Ord. 1220 §21, 2004; Ord. 1131 §1 (repeals), 3, 2000; Ord. 1098 §14(B), 1999; Ord. 965 §3, 1993; Ord. 927 §10, 1992; Ord. 902, 1990; Ord. 871 §2, 1989).

Table 16T-06

...

Category: Residential

(Not Listed in SIC Codes)

SIC CODES	MAJOR GROUP/ESTABLISHMENTS	TBD	DBD	MBD	SMU
	Single-Family	P1			
	<u>Multifamily (2-4 Units) Duplexes, Triplexes, Fourplexes</u>	P1			
	<u>Multifamily (Attached Dwellings of 5+ Units)</u>	P1	P1	P1	
	Other Households		P1		

NOTES TO GENERALIZED LAND USES IN CBD ZONE: Land Use Code Category

Manufacturing: Notes applicable to all manufacturing activities in CBD zones:

- 1 Manufacture of flammable, dangerous or explosive materials is excluded in CBD districts.
- 2 Office space is permitted only if accessory and subordinate to a manufacturing use in DBD. No more than twenty-five percent of the gross floor area of the structure shall be devoted to non-manufacturing uses.

Transportation and Public Utilities: Notes specific to those uses as notated in the chart:

- 1 Permitted only as a subordinate use to a permitted or conditional use.

Wholesale and Retail Trade: Notes specific to those uses as notated in the chart:

- 1 Display and sales only; limited on-site inventory storage.
- 2 Drive-through as an accessory use to a pharmacy, bakery, cafe, or coffee shop with indoor seating (not permitted between the street and building, or in locations where vehicles would impede pedestrian access to storefront).

Finance, Insurance, and Real Estate:

Services and Public Administration: Notes applicable to all Services and Public Administration uses in CBD districts:

- 1 Permitted only as a subordinate use to a permitted use.

2 Commercial lots and garages are those lots which provide vehicular parking for the public generally for a fee and do not include lots and garages which provide the required parking for other uses.

3 The location of any off-site parking facility must be approved by the enforcing officer and/or site plan review committee.

4 All types of commuter pooling facilities shall be regulated as a park-and-ride. A park-and-ride providing no more than twenty-five parking spaces, and utilizing the parking area of an existing use, shall be regulated as an accessory use. Any other park-and-ride requires a conditional use permit.

5 Excludes zoos.

6 Excludes drive-in theaters.

7 To reserve prime retail commercial buildings and sites for retail commercial use, government offices shall not be permitted in binding site plans, subdivisions or building complexes designed for commercial retail use unless the original design specifically included a mixed use concept anticipating such use. Provided, however, the city may consider government offices in commercial retail buildings and sites through a conditional use permit process if it can be demonstrated the use is complementary to adjacent commercial retail activity, enhances the retail environment and will develop strategies for the zone in which it is located. Provided further existing structures that have been used for government offices shall be considered to have been determined appropriate for such use under original approvals and will require only normal site plan review approval when new government tenants are proposed.

Residential: Multifamily rR Residential where permitted as a secondary use to listed commercial uses within this chapter. Residential uses shall be located above ground floor commercial and/or away from primary district frontages and high activity corners:

1 Density and standards must comply with Chapter [16.18](#) LMC.

(Ord. 1695 §9 (Exh. F), 2025; Ord. 1539 §78 (part), 2019; Ord. 1474 §§3 (Exh. B), 4 (Exh. C), 2015; Ord. 1395 §3 (Exh. A), 2012; Ord. 1380 §2, 2012; Ord. 1355 §5, 2010).

16.25.030 Similar or related uses.

A. Uses similar to, or related to, those listed in LMC [16.25.020](#) are permitted upon a finding of the enforcing officer and/or the site plan review committee that a particular unlisted use is consistent with the intent of this chapter and compatible with the policies of the Lacey

Comprehensive Land Use Plan. The officer and/or committee shall make the determination according to the characteristics of the operation of the proposed use and based upon the Standard Industrial Classification Manual and/or the North American Industry Classification System.

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

1. The proposed use is appropriate in this area.
2. The development standards for a similar or related use can meet those of a permitted use.
3. The public need is served by the proposed use.

C. Any decision of the community and economic development department or the site plan review committee may be appealed in accordance with Chapter [11.05](#) LMC. (Ord. 1695 §9 (Exh. F), 2025; Ord. 1539 §79, 2019; Ord. 1220 §22, 2004; Ord. 1131 §1 (repeals), 3, 2000).

16.25.040 Prohibited uses.

Uses other than those specifically identified or described in LMC [16.25.020](#) are prohibited; provided, however, that the enforcing officer and/or site plan review committee may consider uses similar to, or related to, those of LMC [16.25.020](#) upon a finding that a particular unlisted use is consistent with the general intent of this chapter and is compatible with other land uses. (Ord. 1695 §9 (Exh. F), 2025; Ord. 1131 §1 (repeals), 3, 2000).

16.25.050 Nonconforming uses.

Nonconforming uses shall be regulated by Chapter [16.93](#) LMC. (Ord. 1695 §9 (Exh. F), 2025; Ord. 1131 §1 (repeals), 3, 2000; Ord. 871 §2 (part), 1989).

16.25.060 Dimensional requirements.

Area and dimensional requirements by land use district are identified in *Table 16T-07*. Any specific exemptions or variations to the requirements in the chart are given in subsection [A](#) of this section. All parcels and structures shall conform to these requirements. In addition to the requirements of *Table 16T-07*, the following additional standards shall also apply:

A. *Upper-Level Setbacks*. An upper-level setback of ten to twenty feet from all street property lines shall be required for all buildings between forty and sixty feet in height and an additional upper level setback of ten to twenty feet for each additional forty-foot to sixty-foot interval shall be required.

Additional upper-level setbacks may be imposed at the discretion of the enforcing officer and/or site plan review committee to preserve significant views and vistas. An owner/developer may appeal such a decision to the hearings examiner following procedures and requirements specified in Chapter [11.07](#) LMC.

B. *Dimensional Requirements in CBD Districts*. See *Table 16T-07*.

C. *Maximum Building Heights*. See *Table 16T-08*. (Ord. 1695 §9 (Exh. F), 2025; Ord. 1220 §23, 2004; Ord. 1131 §1 (repeals), 3, 2000; Ord. 965 §4,5, 1993; Ord. 871 §2 (part)), 1989).

Chapter 16.36

NEIGHBORHOOD COMMERCIAL DISTRICT

Sections:

16.36.010	Permitted uses
16.36.015	Prohibited uses
16.36.020	Environmental performance standards
16.36.030	Building scale
16.36.040	Public right-of-way, frontage
16.36.050	Parking
16.36.060	Landscaping
16.36.070	Architectural compatibility and site design
16.36.080	Stormwater runoff

16.36.010 Permitted uses.

A. The following uses are permitted in the Neighborhood Commercial zone provided the use meets the requirements of this chapter and the design review standards of Chapter [14.23](#) LMC:

1. Neighborhood Commercial zones within the designated McAllister Springs Geologically Sensitive Area shall be limited to those uses the Thurston County Health Department determines are appropriate to the sensitive area.

Residential Uses above ground floor commercial (consistent with LMC [14.23.080](#))

Ground Floor ~~Multifamily~~ Residential Uses (consistent with LMC [14.23.080](#)) are permitted within Neighborhood Commercial Districts with a minimum of 15,000 square feet of commercial space.

- 20% of all residential units are required to meet affordable housing definitions as identified within RCW [36.70A.030\(5\)](#).
-

<ul style="list-style-type: none"> o Units must be maintained as affordable for at least 50 years and record a covenant or deed restriction that ensures continued affordability.
<ul style="list-style-type: none"> • All residential uses within these districts shall comply with LMC 14.23.086; any exemption listed in LMC 14.23.086 shall not apply.
<ul style="list-style-type: none"> • Required commercial space of a district containing ground floor residential uses shall be constructed within the initial phase of any proposed project.
<p>Live/work, home occupations (the “work” component in live/work is limited to those uses permitted within this district). The commercial component of live/work units may account for up to one-third of required ground floor commercial minimums necessary for ground floor multifamily residential uses.</p>
<p>Medical and health services</p>
<p>Community and civic facilities</p>
<p>Commercial uses, professional services, offices</p>
<p>Brewpub and public house (consistent with RCW 66.24.580)</p>
<p>Drive-through as an accessory use to a pharmacy, bakery, café, or coffee shop with indoor seating (not permitted between the street and building, or in locations where vehicles would impede pedestrian access to storefront). These uses are exempt from LMC 14.23.082(I)(4).</p>
<p>Eating and drinking establishment (non-drive-through)</p>
<p>Grocery stores and supermarkets</p>

Retail (retail uses are required to primarily conduct in-person, direct customer sales along the designated pedestrian street storefront)

Services (all activities must occur within buildings)

Rooftop Community Solar (as accessory to permitted use)

Gasoline fueling stations existing or vested on the effective date of the ordinance codified in this section. These existing uses are exempt from Chapter [16.93](#) LMC.

B. Uses similar to those listed above may be approved by the site plan review committee upon finding the use is consistent with the remaining sections of this chapter and the design standards of LMC [14.23.080](#), [14.23.082](#), [14.23.084](#), and [14.23.086](#). (Ord. 1695 §11 (Exh. G), 2025; Ord. 1662 §2, 2024).

16.36.015 Prohibited uses.

...

16.36.020 Environmental performance standards.

...

16.36.030 Building scale.

The size of buildings shall be as follows:

A. Maximum gross floor area of an individual building for single commercial use, six thousand square feet;

1. Full-service grocery stores have a maximum building coverage of thirty thousand square feet provided they remain consistent with all other elements of this chapter.
 2. Preschools have a maximum gross floor area of ten thousand square feet provided they remain consistent with all other elements of this chapter.
- B. Maximum gross floor area of individual buildings for multi-commercial, seventeen thousand square feet; maximum individual building coverage of eight thousand five hundred square feet.
- C. Maximum gross floor area of individual buildings for ~~multifamily~~ residential uses, twenty-five thousand square feet; maximum individual building coverage of eight thousand five hundred square feet.
- D. Maximum gross floor area of individual buildings for mixed-uses (commercial and residential), forty thousand square feet; maximum individual building coverage of ten thousand square feet.
1. For districts greater than five acres, maximum gross floor area of individual buildings for multi-commercial and ~~multifamily residential~~, thirty thousand square feet; maximum individual building coverage of ten thousand square feet.
 2. For districts greater than five acres, maximum gross floor area of individual buildings, for mixed-uses (commercial and residential), sixty thousand square feet; maximum individual building coverage of fifteen thousand square feet.
- E. Maximum total building coverage, fifty percent;
1. *Fifteen Percent Bonus*. Projects providing a shared pedestrian-oriented plaza of at least one hundred fifty square feet along a pedestrian walkway, at an intersection, corner, bus stop, or other key pedestrian area approved by the site plan review committee.
 - a. Such areas shall contain seating for at least six people, a trash and recycling receptacle, drinking fountain, bike rack, pedestrian scale lights, pavers or textured walkways, trees, and landscaping.
 2. Maximum total building coverage may be increased by up to twenty-five percent proportional to the amount of required parking located on street, within the building, or below grade at a ratio of 2:1 consistent with the following table:

Table 16T-87.

...

16.36.040 Public right-of-way, frontage.

...

16.36.050 Parking.

...

16.36.060 Landscaping.

- A. Requirements of Chapters [14.32](#) and [16.80](#) LMC shall be satisfied.
- B. A fifteen-foot buffer of Type 1 landscaping is required between the building wall and any abutting single-family residential property line and shall include a six-foot sight obscuring wall or fence.
- C. Create common open spaces that are inviting to district patrons, residents, and the neighborhood in which it is located.
- D. A plan of all proposed landscaping shall be submitted along with the site plan for review by the site plan review committee.
- E. *Minimum Tree Threshold.* **Multifamily lot Residential** standards consistent with Table [14T-18](#) shall apply to all portions of the district.
 - 1. When evaluating sites with existing trees, site and project design shall be consistent with LMC [16.80.040](#), Preservation of significant trees. (Ord. 1695 §11 (Exh. G), 2025; Ord. 1662 §2, 2024).

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Chapter 16.41

COMMUNITY OFFICE DISTRICT

Sections:

16.41.010	Intent
16.41.020	Permitted uses
16.41.030	Prohibited uses
16.41.040	Environmental performance standards
16.41.050	Site requirements
16.41.060	Off-street parking and loading
16.41.070	Landscaping
16.41.080	Stormwater runoff

16.41.010 Intent.

It is the intent of this chapter to:

- A. Provide an environment conducive to a broad range of office uses including administrative facilities, research institutions, professional offices, and medical offices;
- B. Provide the opportunity for specialized manufacturing operations, subject to appropriate controls, to protect nearby land uses;
- C. Allow for a broad range of complementary uses including multifamily residential, limited retail uses, and commercial recreation uses;
- D. Retail uses in this zone shall be limited because of the community office district's proximity to zoning districts that provide retail services;
- E. Provide development standards to enhance the compatibility of the district adjacent to commercial or residential areas. (Ord. 1695 §11 (Exh. G), 2025; Ord. 1539 §89, 2019; Ord. 1493 §15, 2016; Ord. 770 §1 (part), 1986).

16.41.020 Permitted uses.

- A. 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;
- B. Printing, publishing and book binding;
- C. Manufacturing, processing and packaging of food, pharmaceuticals, toiletries, cosmetics, optical goods, scientific instruments and equipment, and precision instruments and equipment;
- D. Scientific research, testing and experimental development laboratories;
- E. Corporate headquarters, regional headquarters and administrative offices of commercial, industrial, financial, or charitable institutions;
- F. Warehousing and distribution facilities and the storage of goods or products clearly subordinate to, and an integral part of, the primary permitted use. Such warehousing and distribution facilities shall meet the definition of accessory use in LMC [16.06.070](#);
- G. *Professional Services*. The following professional service uses are allowed:
1. Offices and clinics for businesses such as medical, dental, chiropractic, optical, etc.;
 2. Professional offices offering direct business or professional services to consumer/clients, including but not limited to: real estate and security agents and brokers, accountants, attorneys, engineers, planners, architects, financial planners, travel agencies, etc.;
- H. Daycare centers;
- I. Indoor commercial recreation facilities such as indoor soccer, ice skating, playgrounds, athletic clubs, and gymnasiums; provided, that any use exceeding ten thousand square feet requires approval of a conditional use permit as provided in Chapter [11.09](#) LMC;
- J. Retail uses are permitted only on the ground floor of multistory buildings where the upper floors are used for office and/or residential uses;

- K. Long-term residential care facilities for elderly individuals including assisted living facilities, memory care, continuing care retirement communities, and skilled nursing facilities;
- L. ~~Multifamily r~~Residential as a secondary use to other listed commercial uses within this chapter subject to the standards of Chapter [16.18](#) LMC, High Density Residential District, and generally located above ground floor commercial and/or away from primary frontage and activity corners of parcel;
- M. 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 this section 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 Comprehensive 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;
- N. Conditional uses may be permitted as provided for in Chapter [11.09](#) LMC.

The city may consider administrative offices of governmental institutions as a conditional use. However, before the city approves such use, it must be demonstrated the use is complementary to adjacent uses, enhances the marketability of the community office zone and will not adversely impact the city's economic development strategies for the zone. (Ord. 1695 §11 (Exh. G), 2025; Ord. 1493 §16, 2016; Ord. 1380 §1, 2012; Ord. 1368 §37, 2011; Ord. 1284 §1, 2007; Ord. 1192 §147, 2002; Ord. 1066 §3, 1997; Ord. 1044 §21, 1996; Ord. 852 §1, 1989; Ord. 835 §11, 1988; Ord. 770 §1 (part), 1986).

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Chapter 16.52

Infill Residential Development

- 16.52.010 Applicability**
- 16.52.020 Density and Unit Allowance**
- 16.52.030 Affordability Requirements**
- 16.52.040 Development Standards**
- 16.52.050 Middle Housing**
- 16.52.060 Accessory Dwelling Units**

16.52.010 Applicability

- A. *Purpose.* This chapter establishes standards for infill residential development, including provisions for a range of residential dwelling unit types.
- B. The provisions of this chapter shall apply to lots located within the following zoning districts:
 - 1. Low-Density Residential District
 - 2. Moderate-Density Residential District
 - 3. Lacey Historical Neighborhood District
- C. *Residential development framework.* Residential development shall be regulated as follows:
 - 1. *Development under underlying zoning standards.* Dwelling units may be developed in accordance with the permitted uses and density requirements of the applicable zoning district.
 - 2. *Development under Chapter 16.52 (Infill Residential Development).* Where development utilizes the provisions of this chapter, all dwelling units on the lot shall comply with the standards of this chapter.
 - 3. *Accessory dwelling Units.* Accessory dwelling units shall be regulated in accordance with this chapter.
- D. *Relationship to underlying zoning.* Except where modified by this chapter, infill residential development shall comply with all applicable standards of the underlying zoning district. Where standards conflict, the standards of this chapter shall apply.

- E. *Administrative review.* Development regulated under this chapter shall be subject to limited administrative review in accordance with LMC 11.04.030.

16.52.020 Density and Unit Allowances

- A. Infill density and unit standards. Infill residential development shall comply with the density and unit allowance standards set forth in Table 16.52-1.

Table 16.52-1: Infill residential standards

Standard	Infill Residential Development
Maximum dwelling units per lot permitted	Up to four (4) dwelling units per lot, provided that when four units are proposed, the fourth unit shall comply with Section 16.52.030 (Affordability Requirements). Bonus: Up to six (6) units per lot may be permitted only when all dwelling units comply with Section 16.52.030 (Affordability Requirements)
Permitted housing types	Single-family detached dwellings; middle housing; accessory dwelling units
Unit Combinations	Any combination of permitted housing types, not to exceed the maximum units per lot

- B. Unit counting.
1. For the purposes of applying Table 16.52-1, each dwelling unit shall count as one (1) unit, regardless of housing type or configuration.
 2. Dwelling units created through new construction, redevelopment, conversion, or addition shall be included in the total unit count per lot.
 3. Existing dwelling units located on a lot shall also be included in the total unit count.

16.52.030 Affordability Requirements

- A. *Affordability standard.* Affordable dwelling units required under this chapter shall be occupied by households with incomes at or below eighty percent (80%) of the area median income (AMI), adjusted for household size, for the Olympia-Tumwater-Lacey Metropolitan Statistical Area as published annually by the U.S. Department of Housing and Urban Development (HUD).

- B. *Duration.* Affordable dwelling units shall remain subject to the affordability requirements of this chapter for a period of not less than fifty (50) years from the date certificate of occupancy is issued.
- C. *Affordable housing covenant.* Prior to the issuance of a building permit for development subject to the affordability requirements of this chapter, the applicant shall record an affordable housing covenant or deed restriction against the property in a form approved by the City. The covenant shall, at a minimum:
 - 1. Ensure continued compliance with the affordability requirements of this chapter for the required affordability term; and
 - 2. Provide standards for maintaining the public benefit if an affordable dwelling unit is converted to another use.
- D. *Ownership and rental units.* Affordability requirements may be satisfied through either rental or ownership housing.

16.52.040 Development Standards

- A. Except where modified by this chapter, development shall comply with the following:
 - 1. All applicable development standards of the underlying zoning district, including but not limited to building height, setbacks, and development coverage; and
 - 2. All applicable residential design review standards in Chapter 14.23 LMC.
- ~~B.~~ *Access and driveways.*
 - ~~3.1.~~ Access to the lot shall be limited to a single access point and provided in accordance with applicable City standards.
 - ~~4.2.~~ Where an existing driveway is present, access for additional dwelling units shall be consolidated.
 - ~~5.3.~~ Where alley access is available, driveway access from a public street is not permitted.
- ~~B.C.~~ *Pedestrian access.* A pedestrian connection shall be provided from a public street or alley to the primary entrance of each dwelling unit. Pedestrian access may be shared among dwelling units or combined with a driveway.
- ~~C.D.~~ *Parking.* Off-street parking shall be provided in accordance with Chapter 16.72 LMC.

16.52.050 Middle Housing

- A. *Middle housing types.* Middle housing includes the following housing types as defined in Chapter 16.06 LMC:
 - 1. Duplex
 - 2. Triplex
 - 3. Fourplex

4. Townhouse
 5. Stacked flats
 6. Cottage housing
- B. *Development standards.* Middle housing development shall comply with the development standards in Section 16.52.040 of this chapter.

16.52.060 Accessory Dwelling Units

For the purposes of this title, an accessory dwelling unit is a distinct dwelling unit type and is not required to be located on a lot containing any other specific housing type.

- A. *Permitted forms.* An accessory dwelling unit may be established in any of the following forms:
1. Located within or attached to another dwelling unit;
 2. Detached in a separate structure; or
 3. Located above a garage.
- B. *Size.* The floor area of an accessory dwelling unit shall not exceed 1,000 square feet.
- C. *Conversion of existing structures.*
1. An accessory dwelling unit may be established through the conversion of any existing legal structure or a portion thereof.
 2. An accessory dwelling unit may be created within an existing legal nonconforming structure, provided that conversion does not increase the degree of nonconformity, in accordance with Chapter 16.93 LMC.
- D. *Detached accessory dwelling units abutting alleys.* A structure may be located with a zero-foot setback along a lot line that abuts a public alley, unless the Public Works Department has identified the alley as part of the City's routine snow plow network.
- E. *Ownership and conveyance.* An accessory dwelling unit may be sold or otherwise conveyed independently, subject to applicable state law and local land division regulations. The independent conveyance of such units shall not be conditioned on the fact that the unit was created as an accessory dwelling unit.
- F. *Development standards.* Accessory dwelling units shall comply with the development standards in Section 16.52.040 of this chapter.

Chapter 16.61

TOWNHOUSE DEVELOPMENT

Sections:

16.61.010	Intent
16.61.020	Definitions
16.61.0320	Where permitted
16.61.0430	Development standards
16.61.05040	Review and approval procedure

16.61.010 Intent.

It is the intent of this chapter to:

- A. Encourage infilling of skipped-over parcels in developed areas of the city;
- B. Provide for the development of townhouses within residential neighborhoods which may be conveyed as individually owned, separately platted lots;
- C. Encourage within low, moderate and high density residential districts the development of townhouse structures built to standards designed to include amenities usually associated with conventional single-family detached housing, and to ensure their compatibility with the surrounding neighborhood;
- D. Provide for favorable housing, efficient use of land and energy, and the availability of a variety of housing types in a variety of locations to serve a wide range of individual homeowner requirements;
- E. Provide a guide for developers and city officials in meeting the purpose and provisions of this chapter. (Ord. 1695 §16 (Exh. I), 2025; Ord. 691 §32 (part), 1984).

~~16.61.020—Definitions.~~

~~These definitions shall be in addition to the definitions set forth in Chapter 16.06 LMC and shall apply solely to townhouse developments.~~

~~A. "Townhouse" means a one-family dwelling unit which is part of a group of two or more such units separated by a common party wall having no doors, windows or other provisions for human passage or visibility. Each one-dwelling unit shall be attached by not more than two party walls.~~

~~B. "Townhouse group" means a cluster or grouping of townhouse units containing not less than two nor more than six individual townhouse dwelling units contiguous to one another. (Ord. 1695 §16 (Exh. I), 2025; Ord. 691 §32 (part), 1984).~~

16.61.0320 Where permitted.

~~A.~~ Townhouse developments may be permitted in the following land use districts, consistent with the development standards in this chapter:

- ~~1. A.~~ Low Density Residential District;
- ~~2. B.~~ Moderate Density Residential District;
- ~~3. C.~~ High Density Residential District. (Ord. 1695 §16 (Exh. I), 2025; Ord. 1612 §9, 2022; Ord. 1380 §1, 2012; Ord. 691 §32 (part), 1984).

16.61.0430 Development standards.

A. *Density*. The density of the underlying zone governs unless a density increase is granted as provided in this chapter.

B. *Density Increase*. The city may approve an increase in the dwelling unit density of up to fifteen percent in the Low Density District, twenty percent in the Moderate Density District and twenty-five percent in the High Density District, rounded up to the nearest whole number; provided, the applicant demonstrates compliance with at least four of the following amenities: ~~that four of the five following environmental and recreational amenities are implemented:~~

1. *Recreational Amenities.* ~~Develop and equip significant recreational areas within the~~
~~Common open space~~ includes developed recreational amenities such as active or passive recreation areas, which may include but is not limited to facilities such as play areas, sports and tennis courts, swimming pools, or with such features as, but not limited to, swimming pools, tennis courts, bike or pedestrian path systems, children's play areas.
2. *Vegetation Retention.* ~~Substantial retention of natural ground cover, bushes and trees.~~
Existing trees and native vegetation are retained to the extent practicable and incorporated into the site design.
3. *Low Impact Development (LID) Integration.* ~~Vegetated low impact development (LID) facilities are~~
incorporated into the site design and integrated with landscaped areas or open space. included in the design and serve as a visual amenity.
4. *Water Access.* ~~The development provides physical or visual access to a~~
~~access to a lake, river, stream or other natural water body~~ where such features are located on or adjacent to the site.
5. *Landscaping Enhancements.* Landscaping exceeds minimum code requirements through additional plantings, preservation of existing vegetation, or enhanced site design.
~~Provide substantial and exceptional landscaping treatment either as an adjunct to or in natural landscaping beyond the minimum required.~~

C. *Lot Area and Width of Each Townhouse Unit.* Townhouse units may either be condominiumized, provided the city has adopted an ordinance providing this option, or subdivided into individual lots. Lot configurations shall be governed by density, setbacks, open space, and other requirements and guidelines herein.

D. *Height.* The maximum height of any townhouse shall not exceed that allowed in the district in which the development is located.

E. *Right-of-Way Setback.* Right-of-way setbacks shall be the same as those specified in the applicable zoning district.

F. *Rear Yard Requirements.* For front loaded units, the minimum rear yard requirement shall be fifteen feet to the rear property line. Townhouses with a rear load may have garages within three feet of the rear lot line or paved alley.

G. *Private Yard Area.* Every lot containing a townhouse must provide a private yard of at least three hundred square feet. Acceptable private yard space may include landscaped front or rear yards, porches, balconies, and rooftop decks (where designed to accommodate outdoor pedestrian uses). Up to fifty percent of the required private yard area can be included as additional common open space provided for the applicable townhouse group. Such common open space must be above and beyond minimum open space requirements of LMC [15.12.120](#).

H. *Side Yard Requirements.* The minimum side yard requirement shall be the same as the underlying zone.

I. Maximum number of townhouses in one building: Six.

J. *Minimum Distances Between Townhouse Groups.* No portion of a townhouse, accessory structure or other building type in or related to one group or cluster of contiguous townhouses shall be nearer than twenty feet to any portion of a townhouse or accessory structure of another townhouse building or cluster.

K. *Access.* When the only driveway is from the street, each pair of units must share a common curb cut. Alternative configurations may be considered through the design review process, provided they mitigate negative safety, visual, and compatibility impacts.

L. *Design.* Townhouses are subject to design criteria established in LMC [14.23.080](#).

M. *Conversion.* Conversion of existing structures to a townhouse project will be permitted provided all townhouse development standards as outlined in this section can be satisfied. (See [Table 16T-84](#)) (Ord. 1695 §16 (Exh. I), 2025; Ord. 1612 §10, 2022; Ord. 1496 §96, 2016; Ord. 1380 §1, 2012).

16.61.0540 Review and approval procedure.

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Chapter 16.62

COTTAGE HOUSING

Sections:

16.62.010	Intent
16.62.020	Where permitted
16.62.030	Development standards

16.62.010 Intent.

It is the intent of this chapter to:

- A. Provide an opportunity for small, detached housing types, clustered around an open space.
- B. Provide traditional cottage amenities and proportions to ensure that cottage housing developments contribute to the overall community character.
- C. Provide centrally located and functional common open space that fosters a sense of community.
- D. Provide semi-private area around the individual dwellings to enable diversity in landscape design and foster a sense of ownership.
- E. Ensure minimal visual impact from vehicular use and storage areas for residents of the cottage housing development as well as adjacent properties, and to maintain a single-family character along public streets.
- F. Take advantage of existing natural features on the site including topography and vegetation, where desirable.
- G. Provide the opportunity for more affordable housing units.
- H. Promote conservation of natural resources by clustering smaller dwelling units on lots. (Ord. 1310 §48, 2008).

16.62.020 Where permitted.

~~A.~~ Cottage housing development shall be permitted in the following land use districts, consistent with the development standards in this chapter:

1. ~~A.~~ Low Density Residential District.
2. ~~B.~~ Moderate Density Residential District.
3. ~~C.~~ High Density Residential District.

~~DB.~~ Cottage housing developments are intended to be integrated with other housing types. Specifically, no more than five clusters of cottages are permitted in any individual development, except for large developments where cottages represent less than twenty-five percent of the total number of dwelling units. (Ord. 1612 §11, 2022; Ord. 1310 §48, 2008).

16.62.030 Development standards.

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Chapter 16.70 STREET MERCHANTS

Sections:

16.70.010	Intent
16.70.020	Definitions
16.70.030	Licensing, review, and approval of street merchant application required
16.70.040	Design and development standards for retail stands
16.70.045	Approved retail stand merchandise
16.70.050	General location standards
16.70.060	Specific location standards
16.70.065	Location and leasing of city property for retail stand activities
16.70.070	Insurance
16.70.080	Permit limitations
16.70.090	Permit revocation
16.70.110	Appeals

16.70.010 Intent.

It is the intent of this chapter to:

- A. Provide an opportunity for street merchants in zones where the use would enhance the pedestrian experience and be supportive of the intent and vision of the commercial zone in which it is located.
- B. Provide regulations for the appropriate siting and design of street merchant activities to provide for the compatibility of such use with adjacent retail activities.
- C. Provide standards that protect the public's health, safety and welfare with operation of these activities. (Ord. 1695 §19 (Exh. L), 2025; Ord. 1163 §1, 2001).

16.70.020 Definitions.

A. "Approving authority" means the site plan review committee or the director according to the provisions of LMC [16.70.030\(B\)](#) (process for approval).

~~B. "Director" shall refer to the director of the community and economic development department, or his or her designee, that is responsible for administration of limited administrative review pursuant to Section 1C of the Development Guidelines and Public Works Standards.~~

~~CB.~~ "Designated food vehicle zone" is an area within a street designated for location of a food vehicles(s) by the director of public works.

~~DC.~~ "Food vehicle" means a licensed and operable motor vehicle or trailer used to serve, vend, or provide food or nonalcoholic beverages for human consumption from a fixed location or along a route in a public place.

~~ED.~~ "Handcrafted goods" means goods produced or created by the vendor from raw or basic materials.

~~FE.~~ "Original art" means art crafted by the vendor or by artists the vendor acts as agent to on consignment of the art work.

~~GE.~~ "Outdoor shopping center activities and events" means activities normally taking place in parking lots of shopping centers from time to time on a temporary basis. Activities include, but are not limited to, promotions or special showings and sale of boats and recreation vehicles or miscellaneous activities such as pony rides and carnival activities. Such activities attract consumers to the shopping center, both the traveling public and pedestrians in the area, and add flavor to the shopping experience. Activities do not significantly impede parking or circulation at the site or adversely affect permanent businesses in the area.

~~HG.~~ "Outdoor food court" means one location (parking lot, plaza, or lot) where more than four street merchants selling food have located offering a choice of foods and vendors.

~~IH.~~ "Public place" means public right-of-way and the space above or beneath its surface, whether or not opened or improved, including streets, avenues, ways, boulevards, drives, places, alleys, sidewalks, planting strips, squares, triangles, and plazas that are not privately owned.

JL. "Retail stand" means a vending cart, street merchant structure, food vehicle or temporary seasonal structure used for retail sale of approved street merchant merchandise. The retail stand is operated from a fixed location within a parking lot, pedestrian plaza, public property, or right-of-way and designed and sized to be readily moved.

KJ. "Street fair, outdoor food court or market" means a location where multiple street merchants and activities are organized as one function, including but not limited to one site, lot or parking lot designed or converted to accommodate multiple street vendors on a permanent or seasonal basis, the Lacey Fun Fair or a seasonal farmers' market.

LK. "Street merchant" means a merchant selling goods from a fixed location within a parking lot, pedestrian plaza, public property or right-of-way using a vending cart, food vehicle, street merchant structure or temporary seasonal structure.

ML. "Street merchant structure" means a structure typically larger than a vending cart that is not intended to be moved by one vendor. Such structure is intended to be set up and stationary in one location, is less than two hundred square feet and is not permanently affixed to its location by a permanent foundation. Examples include an espresso stand, year-round fruit and vegetable stand, or other similar building intended to be used for street merchant activity as defined in this chapter.

NM. "Temporary/seasonal retail stand" means a stand to sell seasonal retail items on a temporary basis. These include fireworks stands, if allowed, Christmas tree stands and local agricultural fruit stands.

ON. "Vending cart" means a movable cart that is used to serve, vend, or provide food, nonalcoholic beverages, or flowers. (Ord. 1695 §19 (Exh. L), 2025; Ord. 1539 §115, 2019; Ord. 1435 §1, 2014; Ord. 1163 §1, 2001).

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Chapter 16.73

ELECTRIC VEHICLE INFRASTRUCTURE

Sections:

16.73.010	Intent
16.73.015	General provisions
16.73.020	Definitions
16.73.030	Where permitted
16.73.032	Required facilities
Table 16T-86	Required Number of Electric Vehicle Charging Stations
16.73.035	Process for review for battery exchange stations
16.73.040	Design Criteria and Guidelines

16.73.010 Intent.

- A. To provide adequate and convenient electric vehicle charging stations to serve the needs of the traveling public;
- B. To provide opportunities for Lacey residents to have safe and efficient personal electric charging stations located at their place of residence;
- C. To provide the opportunity for commercial and industrial projects to supply electrical vehicle charging station services to their customers and employees;
- D. To create standard criteria to encourage and promote safe, efficient and cost effective electric vehicle charging opportunities in a full range of zones and settings for convenience of service to those that use electric vehicles. (Ord. 1695 §19 (Exh. L), 2025).

16.73.015 General provisions.

- A. *Use of Specially Designated Charging Stalls.* Electric vehicle charging stations should be reserved for parking and charging electric vehicles only.

B. *Electric Vehicles Parking*. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that would apply to any other vehicle that would park in that space. (Ord. 1695 §19 (Exh. L), 2025).

16.73.020 Definitions.

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16.73.030 Where permitted.

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16.73.032 Required facilities.

A. Electric vehicle charging station(s) level 2 or higher shall be provided for the land uses in Table [16T-86](#); provided, that one of the following occurs:

1. A new building or a new off-street parking facility is developed;
2. The parking capacity of an existing building, site, or parking facility is increased by more than fifty percent. The fifty percent threshold shall be cumulative over the most recent five years, including calculations of all previously exempt expansions. (Ord. 1695 §19 (Exh. L), 2025; Ord. 1615 §2, 2022).

Table 16T-86 Required Number of Electric Vehicle Charging Stations

Land Use Type	Percentage of Parking Spaces*
Multifamily Residential, 10 or more attached units	5%

Land Use Type	Percentage of Parking Spaces*
Lodging	5%
Office, institutional, municipal, medical	3%
Industrial	1%
Recreational/entertainment/cultural	1%

* Percentage shall be rounded to the nearest whole number of spaces. For example, if two and four-tenths spaces are calculated, two spaces would be required. If two and six-tenths spaces are calculated, three spaces would be required. For percentages equaling one-half space or less, no spaces are required.

(Ord. 1695 §19 (Exh. L), 2025; Ord. 1615 §3, 2022).

16.73.035 Process for review for battery exchange stations.

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Chapter 16.75

SIGN REGULATIONS

Sections:

16.75.010	Intent
16.75.020	Definitions and abbreviations
16.75.030	Applicability
16.75.040	Administration
16.75.050	Prohibited signs
16.75.060	General sign provisions
16.75.070	Permitted signs
16.75.080	Sign type standards
16.75.090	Residential district sign standards
16.75.100	Temporary signs
16.75.110	Legal nonconforming signs
16.75.120	Enforcement and sign removal
16.75.130	Severability

16.75.010 Intent.

The intent of this chapter is to promote public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards and requirements, including the following purposes:

- A. Promote the goals and policies of the Comprehensive Plan;
- B. Promote economic vitality of the city's business districts and corridors;
- C. Ensure that signs are compatible with the desired character and identity of Lacey and its various districts and corridors;
- D. To recognize free speech rights by regulating signs in a content-neutral manner;

- E. To promote the free flow of traffic and protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting, and/or illegible signage;
- F. To prevent property damage, personal injury, and litter from signs which are improperly constructed, poorly maintained, or of flimsy materials;
- G. To protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the streetscape;
- H. To provide consistent sign design standards;
- I. To promote signs that are designed appropriate to the site's existing and planned context, including the size and characteristics of the site, the speed limit of the fronting street, and the envisioned character of the applicable area per adopted plans;
- J. To provide an improved visual environment for the citizens of and visitors to the city and to protect prominent viewsheds within the community; and
- K. To enable the fair and consistent enforcement of these sign regulations. (Ord. 1695 §19 (Exh. L), 2025; Ord. 1454 §2 (part), 2015).

16.75.020 Definitions and abbreviations.

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16.75.030 Applicability.

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16.75.040 Administration.

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16.75.050 Prohibited signs.

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16.75.060 General sign provisions.

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16.75.070 Permitted signs.

This section identifies the permitted types of signs by use and/or district.

A. *Permitted Types of Signs by Use and/or District.* Permitted types of signs by use and/or district. An "X" in the table indicates that the particular type of sign is allowed for the applicable land use and/or zone. See applicable sign type provisions in LMC [16.75.080](#) for possible exceptions to the provisions below.

Table 16.75.070

Land Use and/or Zone	SIGN TYPE					
	Freestanding LMC 16.75.080(A)	Wall Sign LMC 16.75.080(B)	Marquee/Awning LMC 16.75.080(C)	Projecting Sign LMC 16.75.080(D)	Under-Canopy LMC 16.75.080(E)	Internal Wayfinding LMC 16.75.080(F)
Nonresidential Uses						

Land Use and/or Zone	SIGN TYPE					
	Freestanding LMC 16.75.080(A)	Wall Sign LMC 16.75.080(B)	Marquee/Awning LMC 16.75.080(C)	Projecting Sign LMC 16.75.080(D)	Under-Canopy LMC 16.75.080(E)	Internal Wayfinding LMC 16.75.080(F)
Any nonresidential use	X	X	X	X	X	X
Multi-occupancy building	X	X	X	X	X	X
Multi-building complex	X	X	X	X	X	X
Large shopping center	X	X	X	X	X	X
Freeway-oriented business	X	X	X	X	X	X
Residential Uses						
Single-family subdivision	X*					
Mixed residential or multifamily	X	X				X

Land Use and/or Zone	SIGN TYPE					
	Freestanding LMC 16.75.080(A)	Wall Sign LMC 16.75.080(B)	Marquee/Awning LMC 16.75.080(C)	Projecting Sign LMC 16.75.080(D)	Under-Canopy LMC 16.75.080(E)	Internal Wayfinding LMC 16.75.080(F)
<u>residential</u> complex						
Home occupation		X*				
Manufactured home subdivisions and parks	X*	X*				

X = Permitted sign

* Subject to the standards contained in LMC [16.75.090](#).

B. One bulletin board limited to fifty square feet in area is allowed for each public, charitable or religious institution where the same is located on the premises of said institution. A sign permit is required. (Ord. 1695 §19 (Exh. L), 2025; Ord. 1539 §124, 2019; Ord. 1454 §2 (part), 2015).

16.75.080 Sign type standards.

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16.75.090 Residential district sign standards.

- A. *Nonresidential Uses within Residential Districts.* Each use is permitted one monument sign as described in Table [16.75.080\(A\)\(6\)](#). Internally lit signs in residential districts are prohibited.
- B. *Home Occupations.* Home occupation signs relate to home occupation as defined in the zoning ordinance. The sign shall be flush-mounted and shall not exceed two square feet in area, and cannot be internally illuminated, but may be indirectly illuminated.
- C. *Single-Family Subdivisions and Manufactured Home Parks or Subdivisions.* Two signs may be permitted per entrance from an access street, provided said signs do not exceed eighteen square feet in sign area each and five feet in height. Such signs can be low profile monument or fence-mounted, and can be placed anywhere on the property along access streets, not necessarily at entrances.
- D. ~~Residential Multifamily~~ *Complex.* ~~Multifamily~~ *Residential* complexes shall be permitted freestanding, wall, and internal wayfinding signage in accordance with LMC [16.75.080](#). (Ord. 1695 §19 (Exh. L), 2025; Ord. 1539 §126, 2019; Ord. 1454 §2 (part), 2015).

16.75.100 Temporary signs.

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16.75.110 Legal nonconforming signs.

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16.75.120 Enforcement and sign removal.

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16.75.130 Severability.

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Chapter 16.80

LANDSCAPING REQUIREMENTS

Sections:

16.80.010	Statement of intent
16.80.020	General requirements
16.80.030	Special requirements
16.80.040	Preservation of significant trees
16.80.050	Types of landscaping
16.80.060	Alternative landscaping option
16.80.070	Species choice
16.80.080	Maintenance of plant materials
16.80.090	Performance assurance
16.80.100	Landscape features
16.80.110	<i>Repealed</i>

16.80.010 Statement of intent.

The purpose of this chapter is to establish minimum requirements and standards for landscaping and screening where needed to promote safety, to provide screening between incompatible land uses, to safeguard privacy and to protect the aesthetic assets of the city. (Ord. 1695 §20 (Exh. M), 2025; Ord. 871 §2 (part), 1989).

16.80.020 General requirements.

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16.80.030 Special requirements.

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16.80.040 Preservation of significant trees.

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16.80.050 Types of landscaping.

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16.80.060 Alternative landscaping option.

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16.80.070 Species choice.

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16.80.080 Maintenance of plant materials.

A. It shall be the responsibility of the property owner/developer to ensure the provision of healthy, growing landscaping. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape development proposal and shall maintain all landscape material.

B. Unless entirely landscaped with significant trees preserved under LMC [16.80.040](#), all areas where new landscaping is being required, excepting new single-family lots, shall be provided

with irrigation systems designed by a licensed landscape architect, Washington-certified nurseryperson, Washington-certified landscaper or professional engineer. Said irrigation systems shall be designed, installed and operated to maintain the plant materials to the standards detailed in subsection [A](#) of this section. The city may waive landscape irrigation provided an alternative method to irrigate the plantings for three years is approved by the city and a maintenance assurance device in the amount of one hundred percent of the replacement cost of the landscape materials is provided.

C. The city shall require a maintenance assurance device to insure compliance with the requirements of this chapter. The value of a maintenance assurance device must equal at least twenty percent of the replacement cost of the landscape materials, and shall be utilized by the city to perform any necessary maintenance, and to reimburse the city for documented administrative costs associated with action on the device. The maintenance assurance shall be for a minimum period of two years from the completion of planting; however, for Type I landscaping, the period shall be three years. The community and economic development director or their designee –may adjust the period of maintenance assurances on a case-by-case basis. A separate financial guarantee for maintenance associated with landscaping in the right-of-way and stormwater facilities shall be submitted to the public works department in accordance with Section 3.090 of the Public Works Standards.

D. The city may accept, as an alternative to a maintenance assurance device, a contractual agreement or bond between the owner/developer and a licensed landscape architect, Washington-certified nurseryperson, or Washington-certified landscaper, along with a rider or endorsement specifically identifying the city as a party to the agreement for purposes of enforcement. Nothing in this alternative shall be interpreted to in any way modify the conditions of subsection [B](#) of this section.

E. If a maintenance assurance device or evidence of a similar device is required under subsections [B](#) and [C](#) of this section, the property owner shall provide the city with an irrevocable notarized agreement granting the city and its agents the right to enter the property and perform any necessary work.

F. Upon completion of the two-year maintenance period (three years for Type I landscaping), and if maintenance is not required, the city shall promptly release the maintenance assurance device or evidence thereof.

G. All trees, plant materials and landscaped areas shall receive sufficient water to be kept in a healthy and growing manner. (Ord. 1695 §20 (Exh. M), 2025; Ord. 1539 §129, 2019; Ord. 1496 §108, 2016; Ord. 1480 §26, 2015; Ord. 1310 §54, 2008; Ord. 1179 §11, 2002; Ord. 965 §17, 1993; Ord. 871 §2 (part), 1989).

16.80.090 Performance assurance.

A. The city may accept, as an alternative to a performance assurance device, a contractual agreement or bond between the owner/developer and a licensed landscape architect, Washington-certified nurseryperson, or Washington-certified landscaper, along with a rider or endorsement specifically identifying the city as a party to the agreement for purposes of enforcement. Nothing in this alternative shall be interpreted to in any way modify the conditions of this subsection A.

B. If a performance assurance device or evidence of a similar device is required under subsection [A](#) of this section, the enforcing officer shall determine the specific type of assurance device required in order to insure completion of the required landscaping in accordance with the approved landscaping plan. The value of this device must equal one hundred fifty percent of the estimated cost of the landscaping to be performed, and shall be utilized by the city to perform any necessary work, and to reimburse the city for documented administrative costs associated with action on the device. If costs incurred by the city exceed the amount provided by the assurance device, the property owner shall reimburse the city in full, or the city may file a lien against the subject property for the amount of any deficit.

C. The performance assurance shall be held for a maximum period of one year from the date of acceptance by the city until the landscaping has been installed to the satisfaction of the community and economic development director or their designee. Any landscaping not installed after the period of one year shall be grounds for the city to utilize the device to install the necessary landscaping.

D. If a performance assurance device or evidence of a similar device is required under subsection [A](#) of this section, the property owner shall provide the city with an irrevocable notarized agreement granting the city and its agents the right to enter the property and perform any required work remaining undone at the expiration of the assurance device.

E. Upon completion of the required landscaping by the property owner, at or prior to expiration of the assurance device, the city shall promptly release the performance assurance device or evidence thereof. (Ord. 1695 §20 (Exh. M), 2025; Ord. 1539 §130, 2019; Ord. 1208 §72, 2003; Ord. 1179 §12, 2002; Ord. 1044 §27, 1996; Ord. 965 §18, 1993; Ord. 871 §2 (part), 1989).

16.80.100 Landscape features.

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16.80.110 Repealed

Repealed by [Ord. 1480](#). The Lacey Municipal Code is current through Ordinance 1695, passed December 16, 2025.

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14.23.010—Purpose. (Repeal)

The purpose of this chapter is:

- A. ~~To promote the health, safety and welfare of the public;~~
- B. ~~Ensure that development is designed in a manner that is compatible with surrounding uses and site conditions To encourage the development of visually sensitive functional and pedestrian-oriented commercial and residential developments;~~
- C. ~~To encourage commercial and residential developments that will contribute to the stability and integrity of a safe and attractive neighborhood and planning area;~~
- D. ~~To recognize that aesthetic and functional considerations along with environmental review contribute toward an enhanced environment;~~
- E. ~~To recognize that aesthetic considerations are appropriate in order to protect property values of adjacent properties and to ensure that multi-family developments contribute to desirable neighborhood character.~~
- F. ~~To provide opportunity for higher residential densities and smaller lot sizes through superior design standards.~~
- G. ~~To contribute, through the use of design review, to the city's economic development by promoting healthy, vibrant and attractive residential, commercial and industrial areas that will attract additional private investment. (Ord. 1264 §1, 2006; Ord. 944 §1 (part), 1992).~~

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14.23.0210 Definitions.

Terms used in this chapter that are not defined herein shall have the meanings set forth in Chapter 16.06 LMC.

~~A. "Arcade" means a covered walk with shops along one side and a line of arches or columns on the other side.~~

BA. "Architectural features" means a prominent or significant part or element of a building, structure, or site.

CB. "Blank wall" means a wall that meets the following criteria: a ground floor street wall or building wall or segment of a wall which is within fifty feet of the public right-of-way and which is longer than fifteen horizontal feet without having a ground level window door, or building facade modulation at least one foot in depth, or other architectural feature lying wholly or in part within that fifteen feet length.

~~DC. "Buffer" means a land area used to visibly separate one use from another or to shield or block noise, lights, or other nuisances.~~

ED. "Building prominence" includes the size, scale and bulk of a building or similar features.

~~FE. "City" means city of Lacey, Washington.~~

GE. "Compatibility" means harmony in the appearance of two or more external design features in the same vicinity.

HG. "Continuity" means unity of composition between design elements or a building or a group of buildings and the landscape development.

IH. "Development" means the erection, alteration, enlargement, demolition, maintenance, or use of any structure or the alteration or use of any land above, at or below ground or water level, and all acts authorized by a city of Lacey regulation.

JL. "Director" or "director of community and economic development" means the director of community and economic development or designee.

~~K. "Duplex" means a structure on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.~~

~~L. "Dwelling unit" means one or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.~~

MJ. "Harmony" means a quality that represents an appropriate and congruent arrangement of parts, as in an arrangement of varied architectural and landscape elements.

NK. "Human scale or pedestrian scale" means the relationship between dimensions of the human body and the proportion of the spaces which people use. This relationship is underscored by surface texture, activity patterns, colors, materials and details. Places which respect pedestrian/human scale offer walks through visually interesting streets and spaces with opportunity for positive interaction and comfort. Respect is given to normal walking distances, spatial perception in placement of buildings and the physical layout of individual sites and the entire community. The relationship of building height to street width, the placement of buildings with comfortable, protected access and interaction respecting human scale are crucial to a successful pedestrian environment.

OL. "Key multimodal intersections" means key intersections of roads and pedestrian systems that serve as a focus for pedestrians, bike and transit opportunities. Map designations for key multimodal intersections emphasize such opportunities showing conceptual pedestrian links with key components of each neighborhood. Such intersections are to be placed at strategic junctures along the multimodal corridors where they can be the most advantageous to the function and purpose of promoting multimodal activities. Designated intersections are intended to provide guidance or location of pedestrian and other multimodal improvements which may include such things as street furniture, transit improvements, bike racks, drinking fountains, street merchant pads and other similar amenities to improve and enhance pedestrian and multimodal activities. The exact location of such intersections is based upon guidance provided on the zoning map and site specific analysis at the time of development applications.

PM. "Mixed Use Zones" means zoning designations which allow both commercial and residential uses.

~~Q. “Multi-family” means three or more living units under the same ownership where land use has not been divided, i.e., triplex, quadraplex, condominiums, housing cooperatives and apartment units.~~

~~RN. “Natural features” means vegetation indigenous to the site.~~

~~S. “Open space” means any parcel or area of land or water essentially unimproved or improved with recreational facilities and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.~~

~~TO. “Performance guarantee” means any security that may be accepted by a municipality as a security that improvements required as part of an application for development are satisfactorily completed.~~

~~UP. “Proportion” means balanced relationship of parts of a building, landscape, structures, or buildings to each other and the whole.~~

~~V. “Single-family” means a dwelling unit which is designed for and occupied by not more than one family and under separate ownership. “Single-family detached” means a dwelling unit which is designed for and occupied by not more than one family and surrounded by yards, which is not attached to any other dwelling unit.~~

~~WQ. “Site plan review committee” means the director of public works, director of community and economic development, and the city manager or designee.~~

~~XR. “Street wall” means a building wall that faces or is parallel to the street frontage.~~

~~YS. “Transition areas” shall be that portion of property used to mitigate adverse impacts of proposed development on adjacent, existing developments with incompatible uses. Within the transition area, heights shall be restricted to those compatible with adjacent uses. This height restriction shall apply to that property adjacent to the required landscaping buffer. Beyond this, heights may increase up to the maximum height and density permitted in the underlying zone.~~

~~Such impacts may employ the following techniques: buffers, clustering, height limitations, landscaping, landscaping berms and fences.~~

~~ZI. “Tree protection professional” is a licensed professional with academic and/or field experience that makes him or her a recognized expert in tree preservation and management.~~

The tree protection professional shall be a member of the Society of American Foresters, the Association of Consulting Foresters, and shall have specific experience with tree management in the state of Washington. Additionally the tree protection professional shall have the necessary training and experience to use and apply the International Society of Arboriculture's guide to evaluation and management of trees, and to successfully provide the necessary expertise relating to management of trees specified in this chapter.

AAU. "Visually integrated" means the use of elements which connect a development to existing environments.

BBV. "Visual linkage" means the usage of building and landscape elements which interconnect with existing ~~housing single- or multi-family~~ developments.

CCW. "Visual relief" is the act of providing building or landscaping variations that add interest to a site.

DDX. "Zones with pedestrian emphasis" means zoning designations based upon Comprehensive Plan language with expressed intent of emphasizing pedestrian-friendly development. This includes all CBD zones, the mixed use corridor zones, the Hawks Prairie Business District, the neighborhood and community commercial zones, and the moderate and high density residential zones. (Ord. 1539 §5, 2019; Ord. 1124 §1, 2000; Ord. 1024 §2, 1995; Ord. 944 §1 (part), 1992).

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14.23.035 Consideration Of Design And Modifications To Standards.

The director or their designee may approve modifications to the standards of this chapter where the applicant demonstrates that the proposed development achieves a functionally equivalent or superior outcome consistent with the applicable standards of this chapter.

Any modification to the requirements of Ordinance 1124 shall be subject to the following considerations:

Consideration for approval and conditioning or design review shall be based on and interpreted in light of the conformance of the development with the intent and requirements of Ordinance 1124, and the Comprehensive Land Use Plan goals and policies.

These standards and requirements are normally to be considered the minimum necessary design criteria to accomplish development objectives of the city. The city may require more stringent standards, or less demanding standards, based upon the specific and unique nature of the site and the surrounding areas. Such decision shall be at the sole discretion of the city, in determining standards necessary to protect the health, safety, and welfare of the citizens of the city and to further the purposes and intent of Ordinance 1124 and the Land Use Element of the Comprehensive Plan. Any modification of the requirements of Ordinance 1124 shall be subject to the following considerations:

- A. The proposed modification results in a development that is consistent with the purpose of this chapter. The design and improvement of the proposal shall be in harmony with the purpose and intent of Ordinance 1124 and the Comprehensive Land Use Plan.
- B. The proposed modification provides a level of site design, building design, and pedestrian accessibility that is equal to or better than that achieved through strict application of the standards. The design and improvement of the proposal shall generally enhance the site plan, or in any case not have an adverse impact on its physical, visual, or spatial characteristics.
- C. The proposed modification does not reduce the usability, safety, or accessibility of the site or adjacent rights-of-way. The design and improvement of the proposal shall generally enhance

~~the streetscape and neighborhood, or in any case not have an adverse impact on the streetscape and neighborhoods.~~

~~D. The proposed modification does not result in site or circulation patterns that are impractical or unsafe. The modification shall not result in configurations of the site or street systems which shall be impractical or detract from the appearance or functionality of the design.~~

~~E. The applicant demonstrates that the requested modification is the minimum necessary to achieve the desired outcome. Design review principles and other methods, prepared by a certified design professional, shall be used to ensure compliance with the intent of Ordinance 1124.~~

~~F. The proposed modification does not result in adverse impacts to adjacent properties or the surrounding area, including impacts to public safety, access, or site functionality.~~

~~F. The proponent shall demonstrate that the proposed modification will allow for equal or better results and represents the minimum modification necessary.~~

~~G. The modifications shall not detract from the ability of pedestrians to walk in or through the proposal and their access to public transportation.~~

~~If the city determines that the applicant has met these standards, it may grant a modification of the requirements of Ordinance 1124 as part of the normal review process. In granting modifications, the city may impose such conditions as will, in its judgment, secure the objectives and purposes of Ordinance 1124. (Ord. 1539 §6, 2019; Ord. 1124 §2, 2000).~~

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14.23.040 Design Review Process.

A. The design review process shall be conducted administratively by the director of community and economic development. Decisions will be determined pursuant to LMC [14.23.071](#) through [14.23.110](#). The director *or their designee* shall implement design review concurrent with the underlying planning review process or building permit application *consistent with 11.03.030 LMC*. An example of concurrent review for design review and site plan review can occur as follows:

1. *Presubmission Conference.*
 - a. Land use meeting with SPR Committee.
 - b. Design review meeting with assigned staff member. Drawings can be conceptual.
2. *Site Plan Review Meeting.*
 - a. Approval of project for land use and environmental review. Subject to completion of meetings for design review approval.
 - b. If design review is not completed prior to SPR approval, a second design review meeting to determine approval of formalized design plans may be requested as necessary.

B. The decision shall accompany the underlying land use approval. Any person aggrieved by a decision by staff may appeal pursuant to LMC [14.23.090](#). (Ord. 1539 §7, 2019; Ord. 1218 §1, 2004; Ord. 1124 §3, 2000; Ord. 1024 §2, 1995; Ord. 944 §1 (part), 1992).

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14.23.070 Submittal Requirements.

At the presubmission conference, the site plan and landscaping plan may be conceptual in form. After presubmission, the application for the following design review meeting shall contain the following items:

A. *Plans.* Four copies of the set of plans are required. The license stamps of the architect and landscape architect shall be on each appropriate page.

1. *Site Plan.* A site plan is required containing the following information:

- a. Scale and north arrow;
- b. Address of site;
- c. Vicinity map showing location of site and surrounding landmarks;
- d. Property dimensions and names of adjacent roads;
- e. Existing and finished grades at two-foot contours;
- f. Location and dimensions of existing and proposed structure(s), accessory structures with appropriate setbacks, parking dimensions, and driveways. Also, include ingress and egress patterns through the site with directional arrows;
- g. General location of trees as determined by the Lacey tree protection professional;
- h. Location, dimensions, and nature of any proposed easements or dedications;
- i. Location, dimensions, and description of common open space and recreation areas;
- j. For all **multifamily residential dwellings containing multiple unit** proposals a description of compliance with crime prevention through environmental design techniques (CPTED).

2. *Landscaping and Irrigation Plan.* The landscaping and irrigation plan shall contain the following information:

- a. Existing vegetation to be retained;

- b. Proposed vegetative materials to be placed on site. The type, size, number and spacing of plantings must be illustrated;
 - c. Proposed irrigation system to be installed including general location of irrigation main lines and sprinkler head locations;
 - d. Stamp from a licensed landscape architect or nursery person shall be placed on the plan.
3. *Elevations*. Complete elevations of all proposed construction and related elevations of existing structures (if any) are required containing the following information:
 - a. Dimensioned elevations of building drawn at 1/8" = 1' or a comparable scale. Elevations should show the type of exterior materials;
 - b. Color and exterior finishes for buildings and accessory structures;
 - c. Location and elevations of exterior lighting for buildings and parking areas;
 - d. Perspective drawings, photographs, color renderings or other graphics which accurately represent the proposed project.
4. *Section Profiles*. Two section profiles through the site are required containing the following information:
 - a. Scale;
 - b. Building(s) details;
 - c. Landscaping against the building when installed;
 - d. Lighting fixtures and standards;
 - e. Signs.
5. *Design Vocabulary*. A design vocabulary shall be established for each application subject to these design requirements and shall include the general design qualities as well as the specific architectural standards to be used. Provided a design vocabulary may be waived by the director or their designee if building plans and other application materials are detailed enough to review compliance with the provisions of Chapter [14.23](#) LMC. The design

vocabulary shall respond to the general and specific design standards as specified in this chapter.

A listing of significant compatible features that will be incorporated into the design of the buildings and streetscape shall be prepared in matrix form or other form approved by the director. Photographs, colored images, drawings, or a combination can be used. The horizontal axis of the matrix shall include all the categories of residential, commercial, parks and open space, and industrial if used. The vertical axis of the matrix shall include the following:

- a. Building mass and style--which includes the bulk, mass or size of the selected building types and the style selected;
- b. Roofs and roof materials--the various types and pitches of roofs;
- c. Facade treatment and facade materials--the types of materials, textures and colors;
- d. Entry and doors--door openings and the area immediately surrounding;
- e. Windows--window types with detailing;
- f. Eaves, porches and arcades--decorative building elements, like pergolas, cupolas, shutters, etc.;
- g. Decorative trim;

Details of these features in elevation and section that reflect the architectural styles selected both vertical and horizontal:

- h. Towers;
- i. Cross gables and dormers;
- j. Gutters;
- k. Chimneys;
- l. Walls, fences, and hedges (front yard);
- m. Walls, fences, and hedges (side yards);

- n. Colors;
- o. Driveway;
- p. Pavement materials and textures;
- q. Curb treatment;
- r. Streetlights;
- s. Street signs;
- t. Street furniture.

Under each category specific written instructions can be included. See *Table 14T-10*. (Ord. 1539 §10, 2019; Ord. 1124 §4, 2000; Ord. 1024 §2, 1995; Ord. 944 §1 (part), 1992).

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~~14.23.071 — Design Criteria For Accessory Dwelling Units (ADU)...~~

(Repeal)

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14.23.072 Design Criteria For Detached Single-Family Dwelling Units And Cottage Housing.

~~A. *Intent.* To ensure that new development contributes to the visual character of the city; to create developments that promote walking and bicycling; to create variety and interest in the appearance of streets; to encourage interaction among neighbors; to minimize impacts of vehicular access on the streetscape; to ensure privacy of residents and adjacent properties; to provide usable yard space for residents; to provide design details that add visual interest; to provide flexibility where unique site conditions exist. (See [Table 14T-20.](#))~~

~~BA. *Roof Design.* Provide pitched or articulated roof line, or other roof element such as eyebrow roof forms or dormers that emphasize building form. ~~and help it fit in with neighboring structures with prominent roofs.~~ Pitched roofs shall utilize a minimum slope of four feet vertical to twelve feet horizontal. Encourage rooflines along the side yard that maximize solar access to adjacent homes and/or private open space. (See [Table 14T-21.](#))~~

~~CB. *Architectural Details.* Buildings shall ~~provide proportioned, human scale architectural details and for architectural details that add visual interest to the neighborhood and are well-proportioned to achieve good human scale.~~ Specifically, incorporate at least three of the following detail elements into the facade of the house:~~

- ~~1. Decorative porch design, including decorative columns or railings.~~
- ~~2. Bay windows or balconies.~~
- ~~3. Decorative molding/framing details around all ground floor windows and doors.~~
- ~~4. Decorative door design including transom and/or side lights or other distinctive feature.~~
- ~~5. Decorative roofline elements including brackets, multiple dormers, and chimneys.~~
- ~~6. Decorative building materials, including decorative masonry, shingle, brick, tile, stone, or other materials with decorative or textural qualities.~~
- ~~7. Landscaped trellises or other decorative elements that incorporate landscaping near the building entry.~~
- ~~8. Distinctive paint schemes.~~

9. Other decorative facade elements or details that ~~meet the intent of criteria.~~ are similar to the elements listed above. (See [Table 14T-22.](#))

DC. Side Facade Treatments. In order to create a separation between yards ~~and beautify private space~~ where zero lot line or reciprocal use easement concepts are used, ~~utilize the following treatments: one or more of the following features shall be provided.~~

1. Use horizontal wood siding or other similar exterior material, ~~that provides visual interest.~~ T-111 siding is not permitted along the privacy wall.
2. A planting strip with native and drought-tolerant vegetation, vegetated LID facilities, and/or a pergola or other similar features that provide comparable privacy treatments, as determined by the director or their designee. ~~that adds visual interest along the privacy wall is encouraged.~~ (See [Table 14T-23.](#))

ED. Entries. Provide clearly defined building entries which face the street and are well lighted and easily accessible. Specific standards:

1. Weather protection shall be provided at least four feet deep along the width of the building entry for each dwelling unit. Exceptions may be granted by the director or their designee for the use of regional housing styles that do not traditionally ~~contain incorporate covered such~~ entries.
2. At least fifty percent of houses in a development shall have entries that face the street and are clearly visible from the street. ~~Undeveloped lots vested prior to May 15, 2008, are exempt from these requirements.~~
3. Raised entries and porches are recommended, particularly where front yard setbacks have been reduced. ~~Raised porches help define private space yet create a pedestrian-friendly streetscape.~~
4. Exterior stairways are prohibited on the facade, except for stairs leading to the front porch or entry. Such stairways shall ~~be simple, bold projections of stairways to~~ fit with the architectural massing and form of the building and the neighborhood. ~~Thin-looking, open~~ metal, prefabricated stairs and railings are discouraged. (See [Table 14T-24.](#))

FE. Garages and Driveways. Design streetscapes in a way that garages and driveways do not dominate the street and facade of the residential building:

1. Rear-loaded lots with garages off of alleys are encouraged.
2. For lots less than four thousand square feet in size, garages shall be located off of alleys, behind or in back of residences, stepped back from the front facade of the dwelling, or other techniques used to ensure the garage does not dominate the streetscape.
3. For all lots, garage doors facing the street may not occupy more than sixty percent of the ground level facade of the house. For example, in a forty-foot-wide lot with a thirty-foot-wide house, a garage door facing the street shall not be greater than eighteen feet in width. (See *Table 14T-25*.)
4. Three-car garages are allowed provided the garage doors take up less than sixty percent of the ground level facade of the house, the garage is separated into at least two doors, one of the doors is set back/modulated at least two feet behind the other door, and a planting strip (at least two feet wide) separates at least one of the drive lanes. (See *Table 14T-26*.)
5. Driveways shall be as narrow as possible designed to minimize impervious surfaces and shared where possible to minimize disruption of the sidewalk by curb cuts.
6. No more than one driveway is permitted per lot, per dwelling unit.
7. Garage sidewalls that face the street (e.g., as a result of garages being aligned at an angle or perpendicular with the house) shall appear to contain habitable space. This can be accomplished by incorporating windows and other design elements into the garage wall that are in-character-consistent with the remainder of the dwelling.
8. For front loaded lots where the garage faces the street and the garage is located in front of the facade of the house, at least two of the following design details shall be utilized. For front loaded lots where the garage faces the street and the garage is even with the facade of the house or less than five feet behind the front facade of the house, at least one of the following design details shall be utilized:
 - a. A decorative trellis over the entire garage.
 - b. A balcony that extends out over the garage and includes columns.
 - c. Two separate doors for two-car garages instead of one large door.

- d. Decorative windows on the garage door.
- e. Decorative details on the garage door. Standard squares on a garage door will not qualify as a decorative detail.
- f. A garage door color (other than white) that matches or complements the color of the house.
- g. Other design techniques that meet the intent, achieve a similar level of visual articulation and garage de-emphasis as the features listed above, as determined by the director or their designee. (See *Table 14T-27.*)

GE. Privacy Standards.

- ~~1. *Window Placement.* Placement of windows shall consider privacy so residents from one unit to the next cannot look directly into another unit.~~
- ~~2. *Location and orientation of dwelling units shall consider privacy.*~~
- ~~3. *Side Yard Screening Options.* All developments shall utilize one of the following screening methods in side yards:
 - ~~a. *Provide Type I, II, or III landscaping (as defined in LMC 16.80.050) between adjacent homes.*~~
 - ~~b. *Provide solid wood fence or masonry wall, or combination of wood and masonry, six feet in height and located along the property line.*~~
 - ~~c. *Provide a zero-lot line configuration or other similar treatment whereby one side of a home does not feature transparent windows or other openings and thus maximizing privacy on the side yard of the adjacent dwelling unit.*~~
 - ~~d. *Other treatments that meet the intent of the criteria as approved by the director. Examples can include lower fencing and/or reduced or alternative landscaping treatments. (See Table 14T-28.)*~~~~
- 1. *Development shall provide privacy between adjacent dwelling units through building placement, window placement, or screening elements.*
- 2. *Development shall comply with one or more of the side-yard screening options listed below:*

- a. Types I, II, or III landscaping as defined in LMC 16.80.050.
- b. Solid wood fence, masonry wall, or combination thereof, at least six feet in height.
- c. Zero-lot-line configuration without transparent windows on the privacy wall.
- d. Other screening treatments that are functionally equivalent to the options listed above.

HG. *Exterior Materials.*

1. Traditional materials consistent with local and regional architectural styles are encouraged (horizontal wood siding and brick).
2. Stucco and other troweled finishes should be trimmed in masonry or wood.
3. Mirrored glass and exposed concrete block (except for foundation/crawl space walls where not visible from the street) are not in keeping with the desired character of Lacey and are prohibited.
4. T-111 siding and other plywood types of siding (board and batten is an exception) shall not be used for facades adjacent to or directly viewable from a street.

HH. *Windows and Transparency.*

1. Transparent windows and/or doors facing the street are required. To meet this requirement, at least ten percent of the facade must be transparent. The facade is measured from the base of the house to the start of the roofline and any other vertical walls facing the street, except for gabled portions of the facade not containing livable floor area (see [Table 14T-29](#) for clarification). Garages facing the street shall count as part of the facade. Undeveloped lots vested prior to May 15, 2008, are exempt from this requirement.
2. Building facades visible from a public street shall employ techniques to recess or project individual windows above the ground floor at least two inches from the facade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. ~~Alternative treatments that provide comparable faced articulation may be permitted. Exceptions will be considered where buildings employ other distinctive window or facade treatment that adds depth and visual interest to the building.~~ (See [Table 14T-30](#).)

J. *Architectural Variety.* Developments shall achieve architectural variety by accommodating a variety of architectural styles, variations of the same architectural style, and through the use of multiple design elements. Specifically:

1. Duplicative house designs adjacent to each other are prohibited. Simple reverse configurations of the same house design on adjacent lots are not sufficient to meet architectural variety goals. Exceptions may be granted by the director or their designee where the applicant demonstrates that a consistent architectural design contributes to a cohesive development pattern, such as clustering around common open space or along a defined streetscape. ~~in special circumstances where similar architectural consistency provides a distinct character for a cluster of homes surrounding an open space or on a particular street (cottage homes around a common open space are an example).~~

2. Generally, the more houses in a subdivision, the greater the number of different facade elevations will be required. Specifically:

- a. Ten to nineteen homes, a minimum of four different facade elevations shall be used.
- b. Twenty to thirty-nine homes, a minimum of five different facade elevations shall be used.
- c. Forty to sixty-nine homes, a minimum of six different facade elevations shall be used.
- d. Seventy or more homes, a minimum of seven different facade elevations shall be used.

e. Alternatives compliance may be achieved where the design demonstrates comparable variation in building form, materials, and layout. ~~will be considered provided the design and configurations of the subdivision meet the intent.~~ (See [Table 14T-31.](#))

3. In order to qualify as a different facade elevation, dwellings shall have different roofline configurations, different color palettes, and different porch/entry design. In addition, a minimum of two of the following alternatives shall be utilized:

- a. Different window openings (location and design).

- b. One- and two-story houses.
- c. Different exterior materials and finishes.
- d. Different garage location, configuration, and design.
- e. Other ~~different~~ design elements that provide a comparable level of visual differentiation between helps to distinguish one facade elevations as the features listed above, as determined by the director or their designee. from another as determined by the director.

~~4. Variation in lot size within a subdivision is encouraged for single-family lots. For example, larger corner lots can provide more visual interest, and also allow for more usable open space for such residents, as those lots have two street frontages.~~

~~5. Variation in house sizes is encouraged within developments. A combination of one- and two-story structures is attractive to a wider demographic (particularly seniors).~~

4. Residential subdivisions and developments shall avoid uniform development patterns by incorporating variation in lot size, building size or building form. This standard may be satisfied through a range of lot areas, dimensions, building heights, floor areas, footprints, or through an alternative design approach that archives a functionally equivalent level of variation.

KJ. Corner Lots. Structures on corner lots are encouraged to take advantage of the dual frontage, make an architectural statement, and create interest in architecture and human activity on the street. This could be accomplished by providing one or more of the following:

1. Wrap around porches.
2. Bay windows or turrets.
3. Varied exterior materials, roof feature, colors, and/or articulation. Varied materials shall complement each other. (See [Table 14T-32.](#))

LK. Encourage Alternative Lot Configurations. A land division and its internal access roads, pedestrian connections and overall lot configuration should be designed to allow placement of homes to address functional design issues. As much as the configuration allows, placement and orientation of homes should consider privacy, solar orientation, access, location and access to

open space and other factors that can contribute to the overall livability of the home and its relationship to the surrounding environment. Flexibility in spatial orientation of homes may be permitted to address site-specific conditions. shall be encouraged in spatial orientation of homes on lots to address these issues and create interesting and attractive streetscapes with homes having a high functional value that might not otherwise occur with a less flexible approach.

To maximize site efficiency and usable open space, small lot developments are encouraged to utilize zero lot line and courtyard access configurations as described below:

1. *Zero Lot Line*. This is a configuration where the house and/or garage is built up to one of the side property lines, providing the opportunity for more usable side yard space.

Standards:

- a. Dwelling units and accessory structures may be placed on one interior side property line. The opposite side yard shall be at least ten feet.
- b. *Privacy Wall*. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls along a zero lot line structure are allowed except for windows that do not allow for visibility into the side yard of the adjacent lot. Examples include clerestory or obscured windows. See *Table 14T-33* for an example of a privacy wall for a zero lot line house.
- c. Eaves along a zero lot line may project a maximum of eighteen inches over the adjacent property line.

2. *Reciprocal Use Easement Lots*. This works similar to the zero lot line configuration, except that the homes and accessory structures that meet the standard setbacks and easements are granted on one side yard to allow consolidated use of the side yards by the adjacent property (see *Table 14T-34* for example). Also, configurations providing for reciprocal use easements in the rear yard are allowed to maximize usable open space (see *Table 14T-35*).

Standards/provisions:

- a. Reciprocal easements shall be noted on the plat.
- b. *Privacy Wall*. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls of a structure along a reciprocal use easement are allowed except for windows that do not allow for visibility into the side

yard of the adjacent lot. Examples include clerestory or obscured windows. (See [Table 14T-23](#) for an example of a privacy wall.)

c. Areas within reciprocal use easements may count towards usable open space requirements for applicable lots.

3. *Courtyard Access Lots*. This includes a series of lots clustered around a private internal roadway. Standards:

a. Maximum number of lots served by a courtyard access: Five (this includes lots fronting the street on either side of the courtyard access).

b. Maximum length of a courtyard access: One hundred feet (or deeper if approved by the local fire department).

c. Surface width of courtyard access: Twelve feet. Due to the limited length, wider drives are unnecessary (safety and function) and undesirable (aesthetics).

d. An easement of twenty feet in width shall be secured over the applicable parcels to allow lots legal access to the public street. A maintenance agreement shall be required for all applicable lots and must be recorded on the final plat. (See [Table 14T-36](#).)

4. *Pedestrian-Only Entry Lots*. This includes configurations where one or more lots are clustered around a pedestrian easement and/or common open space and do not front on a street (see [Table 14T-37](#) for an example). Standards:

a. A pedestrian entry easement shall be provided to all homes that do not front on a street, alley, or common open space.

b. Pedestrian entry easements shall be a minimum of fifteen feet wide with a five-foot minimum sidewalk.

c. These lots must contain private detached or shared garages off an alley or other access if approved by public works and reviewed for conflicts with existing codes.

5. *Protective Covenants*. ~~The styles of developments discussed above require special consideration to ensure conflicts between neighbors are minimized and that opportunities are provided for a home owners association to deal with unique issues created by these development forms. Covenants for these development styles shall be written to address~~

~~issues unique to small lot developments that use reciprocal use and easement agreements. Great latitude shall be allowed the city in reviewing and requiring covenant elements that deal with identified issues. The development types described in this section may involve shared access, easements, and other features that require coordinated management. Covenants shall be provided, as applicable, to address operational and maintenance responsibilities associated with these development configurations, including shared access, reciprocal use easements, and common elements. Covenants may include additional provisions necessary to address site-specific conditions and shall be recorded and apply to all affected properties.~~

ML. Alley Design. Alleys shall be designed to incorporate landscaping and lighting elements. Specifically:

1. Landscaping elements may be used as an alternative to fencing to separate private yard space from the alley.
2. Fences shall be set back at least three feet from the alley (pavement) to provide for landscaping to soften the view of the fence.

See *Table 14T-38* for a good example of how landscaping can enhance the design of an alley.

3. Garages shall feature building-mounted lighting to provide illumination of alleys for safety. (Ord. 1539 §12, 2019; Ord. 1496 §8, 2016; Ord. 1310 §5, 2008).

~~**M. Accessory structures over sixteen feet in height shall comply with the roof design, siding type and color requirements contained within this chapter and are subject to design review. Accessory structures shall demonstrate scale and design compatibility with the primary structure, or an alternative approach that achieves a functionally equivalent result.**~~

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~~14.23.073 Design Criteria For Duplexes And Triplexes In Areas Predominantly Built Out With Single-Family Detached Structures.~~

~~To locate duplex and triplex units in areas developed with single-family structures will be controversial because of perceptions that rental units could potentially devalue traditional single-family units. One way to allay these perceptions is to provide duplex and triplex units that blend in with the environment. This can enrich the architectural standards and appearance of the surrounding subdivision or neighborhood. To do this, special guidelines are needed to promote outstanding design and quality of such units.~~

A. ~~Similarity to Relationship to Single-Family Design Standards. Detached Structures.~~ To accomplish this, ~~d~~Duplex and triplex units in single-family residential areas shall comply with the design criteria for detached single-family dwellings in LMC [14.23.072](#) unless otherwise noted below. (See Table [14T-39](#).)

B. *Supplemental Design Criteria.* Where ~~there is a conflict exists with the detached single-family design criteria set forth in~~ between this section and LMC [14.23.072](#), the provisions of this section design criteria herein shall apply.

1. *Entry Design.*

a. ~~Use either a single entry providing access to multiple units with appearance of a single entry to a single-family house or separate distinct covered entries Buildings shall provide either a shared entry or individual covered entries for each dwelling unit;~~

b. For duplexes located on street corners, entries shall be provided on different sides of the structure so only one entry is visible from any one street.

2. *Location of Garages.* Garages ~~for each of the serving individual dwelling units shall be separated from one another by~~ habitable space, or designed as single or tandem configurations. living units of one or more of the units, except where designed with adjacent single or tandem garages. No more than two single or tandem garages may be placed in a row.

3. *Architectural Variety.* When reviewing developments with multiple adjacent duplexes, each duplex structure shall ~~be reviewed as an individual home or building in terms of~~

~~compliance with~~ comply with the architectural variety requirements set forth in LMC 14.23.072(J).

C. *Design Option.* Duplexes and triplexes ~~can shall either~~ be designed to ~~look appear as a single unit containing one entry or multiple distinct units containing more than one entry. like one single family house (containing one distinct entry) or designed to look like two or three distinct dwelling units (each with their own individual covered entry).~~ Both design options shall utilize complementary design elements as described in subsection (D) of this section.

D. *Complementary Design.* Units shall ~~incorporate complementary design features from the following list:~~ that have a design that provides significant architectural interest and is complementary to single-family units in the subdivision. A number of techniques can be used to achieve architectural interest such as:

1. Roof breaks, ~~use of~~ dormers, masonry chimneys;
2. Modulation of facades and fenestration;
3. ~~Use of~~ balconies, decks and porches.

E. *Landscaping.* Utilize native and drought-tolerant landscaping and/or vegetated LID facilities that ~~are integrated with the overall site design. complement the architecture of the unit.~~

F. *Privacy Standards.*

1. ~~Window Placement.~~ Placement of windows shall consider privacy so residents from one unit to the next cannot look directly into another unit. ~~Development shall provide privacy between adjacent dwelling units through building placement, window placement, or screening elements.~~

~~2. Location and orientation of dwelling units shall consider privacy.~~

~~3.~~ *Side Yard Screening Options.* All developments shall utilize one of the following screening methods in side yards:

- a. ~~Provide~~ Type I, II, or III landscaping (as defined in LMC [16.80.050](#)) between adjacent homes.
- b. ~~Provide~~ A solid wood fence or masonry wall, or combination ~~of wood and masonry~~ thereof, six feet in height and located along the property line.

- c. ~~Provide a~~ A zero-lot line configuration or other similar treatment in which one side of a structure does not include transparent windows or openings, hereby one side of a home does not feature transparent windows or other openings and thus maximizing privacy on the side yard of the adjacent dwelling unit.
- d. Other screening treatments that ~~meet the intent of the criteria~~ are functionally equivalent to the options listed above as approved by the director ~~or their designee~~. Examples can include lower fencing and/or reduced or alternative landscaping treatments. (See Table [14T-28](#).)

G. *Frontage Improvements.* Duplexes and triplexes shall comply with the street frontage improvement requirements of Chapter 4B of the Development Guidelines and Public Works Standards. (Ord. 1612 §15, 2022; Ord. 1539 §13, 2019; Ord. 1496 §9, 2016; Ord. 1310 §6, 2008; Ord. 1124 §7, 2000; Ord. 1024 §3, 1995).

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14.23.074 Design Criteria For Lacey Historical Neighborhood.

To recognize and preserve the historical values and neighborhood character of the Lacey Villas area, special development standards are necessary. These standards should allow reasonable infill while maintaining the older neighborhood historical characteristics, including large lot sizes and single-family traditional housing styles.

~~A. Each lot may have one single-family detached structure and one accessory dwelling unit that meets the design criteria of LMC 14.23.071. Home occupations meeting requirements of Chapter 16.69 LMC may also be permitted. (See Table 16T-06.2.)~~

BA. A neotraditional, single-family detached housing style is required, with the following features:

1. A ~~pedestrian scale usable~~ front porch;
2. A ~~focused, predominant~~ clearly defined entryway;
3. ~~An alternative garage style, including a detached or recessed garage; Garages shall be detached, recessed, or otherwise designed to minimize visual prominence from the street;~~
4. A pitched roof ~~which may include with architectural interest~~; dormers, chimneys and roof breaks; ~~recommended~~;
5. Horizontal lap siding shall be used on the front, back and all sides.

CB. Narrow local access streets with ~~out no~~ sidewalks, ~~typical of existing streets consistent with existing neighborhood patterns~~, are permitted.

DC. ~~If street lights are used, they~~ ~~Where street lighting is provided, fixtures~~ shall be of decorative design and pedestrian scale (twelve to eighteen feet in height). (Ord. 1539 §14, 2019; Ord. 1480 §2, 2015; Ord. 1124 §8, 2000; Ord. 1024 §3, 1995).

D. ~~Accessory structures shall be designed to be architecturally compatible with the primary structure on the lot and consistent with the established historic character of the neighborhood.~~

Compatibility may be demonstrated through building form, materials, roof style, and architectural detailing.

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14.23.076 Design Criteria For **Townhouses Fourplexes**.

The following criteria will be utilized by staff in review of a project's design. Additional design strategies may be considered if they meet the intent of this section to provide for an attractive development that is complementary to the existing neighborhood and addresses functional components of design in the context of the needs of future residents and surrounding neighbors. Townhouses are also subject to the multi-family design criteria in this section and other design criteria in LMC 14.23.080; the townhouse design criteria herein shall apply. Fourplex development shall comply with the standards of this section and applicable provisions of LMC 14.23.080, where specifically referenced.

A. ~~Intent.~~

- ~~1. To ensure that townhouse developments enhance the character of the street.~~
- ~~2. To reduce the impact of garages and driveways on the pedestrian environment.~~
- ~~3. To reduce the apparent bulk and scale of townhouse buildings.~~
- ~~4. To promote architectural variety that adds visual interest to the neighborhood.~~
- ~~5. To promote infill development compatible and complementary to the surrounding neighborhood.~~
- ~~6. To promote attractive, safe and functional design that addresses the needs of future residents and is properly integrated into the surrounding neighborhood environment. (See Table 14T-40.)~~

BA. Street Access. ~~Townhouse Fourplexes~~ fronting a street ~~must all have individual~~ shall provide individual ground-related entries accessible from the street. Configurations where enclosed rear yards back up to a street are prohibited. The director or their designee may allow departures from these provisions ~~exceptions to these rules~~ depending on the nature of the site and where design treatments have been included to enhance the ~~character of the~~ street view. ~~Such departure must meet the intent of the guidelines and goals and objectives of the Comprehensive Plan in terms of desired character of the area and pedestrian access.~~

CB. Pedestrian Entries. ~~New developments~~ must shall emphasize individual pedestrian entrances over private garages ~~to the extent possible~~ by incorporating using both of the following measures:

1. Enhance entries with a trellis, small porch, or ~~other similar~~ architectural feature that provides cover for a person entering the unit and a transitional ~~space~~ between the exterior and interior outside and inside of the dwelling.
2. ~~Provide a rain garden, where feasible, or planted area in front of each pedestrian entry of at least twenty square feet in area, with no dimension less than four feet. Provide a combination of native and drought tolerant shrubs or groundcover and a street tree. A planted area in front of each pedestrian entry of at least twenty square feet, with no dimension less than four feet, consisting of native or drought-tolerant vegetation.~~ (Refer to city arborist or street tree list.)

DC. Garage Configuration. For any ~~townhouse fourplex~~ configuration where the primary pedestrian access is off the same facade as vehicular access, developments shall incorporate single-width parking configurations for at least fifty percent of the units. This will minimize the impact of garage doors on the pedestrian environment. The director or their designee may grant departures ~~to from~~ this provision where alternative garage configurations incorporate design features that achieve a comparable reduction in the visual prominence of garage doors along the street frontage, provided design treatments effectively minimize the impacts of garage doors on the pedestrian environment. (See *Table 14T-41.*)

ED. Driveways on Private Internal Streets. Where ~~townhouse fourplex~~ units are served by private internal streets, ~~developments are encouraged to limit the depth of driveways between the streets and the garage wall to de-emphasize vehicular access.~~ Driveway depths shall be between of five to ten feet are appropriate to allow the to accommodate vehicular maneuverability and provide space to include ~~the~~ required landscaping and entry ~~elements~~ features for each unit. ~~The shallow width also discourages residents from parking cars in their driveways. By default, this encourages residents to keep their vehicles in their garages.~~ Additional surface guest parking spots shall be provided around the development, should be scattered around the development to provide space for guests. (See *Table 14T-42.*)

FE. Building Articulation. ~~Townhouse Fourplex~~ buildings shall be articulated to emphasize individual units. Thus, if individual units are fifteen feet wide, the building shall include at least

three articulation features per Guideline LMC [14.23.080\(D\)\(2\)](#) for all facades facing a street, common open space, and common parking areas at intervals no greater than fifteen feet.

GF. Repetition with Variety. ~~Townhouse~~ ~~fourplex~~ developments shall ~~employ~~ ~~incorporate at least two or more~~ of the following ~~“repetition with variety” guidelines: design strategies to provide variation in building form and appearance:~~

1. Reversing the elevation of two out of four dwellings for ~~townhouse fourplexes~~.
2. Providing different building elevations for external ~~townhouse fourplex~~ units (versus internal units) by changing the roofline, articulation, windows, and/or building modulation patterns.
3. Adding a different dwelling design or different scale of the same design, such as a one-story version of the basic dwelling design where two stories are typical (or a two story design where three stories are typical).
4. ~~Other design treatments that add variety or provide special visual interest.~~ While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual ~~interest differentiation~~, color changes alone ~~do not sufficiently provided variety. are not sufficient to meet the intent of the criteria.~~ (See *Table 14T-43.*) (Ord. 1496 §10, 2016; Ord. 1310 §7, 2008).

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14.23.080 Design Criteria For More than Four Attached Units Multi-Family Projects, Condominiums And Townhouses.

The following criteria will be utilized by staff in review of a project's design. Additional design strategies may be considered if they meet the intent of this section to provide for an attractive development that is complementary to the existing neighborhood.

A. *Site Design and Parking.*

~~1. Intent.~~

- ~~a. To create safe and vital streets by encouraging development to enhance the street environment.~~
- ~~b. To create new development that contributes to natural surveillance and provides for the personal safety of residents.~~
- ~~c. To ensure that new development reinforces the existing or desired spatial characteristics of the neighborhood.~~
- ~~d. To promote infill development compatible and complementary to the surrounding neighborhood.~~
- ~~e. To promote attractive, safe and functional design that addresses the needs of future residents and is properly integrated into the surrounding neighborhood environment.~~

21. *Building Location and Orientation.* All residential buildings must be oriented towards streets, interior private roadways, or common open space and not parking lots or adjacent properties. Specifically:

- a. Pedestrian building entrances shall face the street and be clearly visible from the street.
- b. Building entries that face onto a common open space that is oriented towards the street are acceptable.

- c. Buildings shall also provide windows that face the street to provide ~~“eyes on the street” for safety.~~ visibility and natural surveillance. See ~~Guideline~~ LMC [14.23.080\(E\)\(3\)](#) for ~~applicable standards specific requirements.~~ (See Table [14T-44](#).)
- d. ~~Avoid locating parking spaces directly in front of the building entrance or in such a way as to interfere with visibility and access. Parking shall not be located directly in front of the building or where it would interfere with visibility or pedestrian access.~~
- e. Provide diversity in the layout of multi-building developments. For example, avoid linear arrangement and utilize offset building footprints.

~~32.~~ *Surface Parking Location.* Parking lots shall be located to the side or rear of buildings. Parking lots may not be located adjacent to street corners. (See Table [14T-45](#).)

~~43.~~ *Parking Garages.*

- a. Parking ~~G~~garage ~~E~~entries: shall be designed and located to minimize their visual prominence relative to primary pedestrian entrances. ~~Parking garage entries (both individual private and shared parking garages) must not dominate the streetscape. They should be designed and sited to complement, not subordinate, the pedestrian entry.~~ This applies to both public garages and any individual private garages, whether they front on a street or private interior access road.
- b. *Common Parking Garage Design Guidelines.* Buildings containing above-grade structured parking shall screen such parking areas with Type II or III landscaping (as defined in LMC [16.80.050](#)) or incorporate ~~contextual~~ architectural elements that complement adjacent consistent with surrounding buildings in the area, as approved by the director or their designee. ~~or buildings in the area to the satisfaction of the director.~~ Upper level parking garages ~~must use~~ shall incorporate articulation or fenestration treatments to reduce the appearance of large blank walls. that break up the massing of the garage and/or add visual interest. (See Table [14T-46](#).)

B. *Vehicular Access and Connectivity.*

~~1.~~ *Intent.*

- a. ~~To provide for visual continuity of the street.~~
- b. ~~To minimize conflicts with pedestrian access to the buildings on site.~~

~~21. Minimize the number of vehicular access points shall be minimized through the use of shared by sharing driveways and connections between adjacent sites, where feasible. linking parking lots between adjacent uses.~~

~~32. On-site parking areas spaces (on-site) shall be designed to reduce conflicts with pedestrian circulation and primary building entrances. should be separated from major drives, and the circulation patterns of such drives should be clean.~~

43. Coordinate circulation drives and staging areas to accommodate routes needed by fire, refuse collection, delivery vehicles, moving vans, etc.

54. Consideration shall be given to load/unload parking zones near the entry of the building. These spaces shall be located in such a manner as to minimize interferences with the entryway.

65. A bus pullout and shelter may be required by Intercity Transit or North Thurston School District. The shelter shall meet the guidelines of Intercity Transit and the development guidelines. The director ~~or their designee of community and economic development~~ may require additional bus shelter design features ~~where necessary to ensure consistency with applicable transit agency standards or to address site-specific conditions related to safety, accessibility, or integration with the development.~~

~~76. Developments are encouraged to consider the needs of individuals with physical limitations in the layout and design of buildings. For example, developments could provide some units available with street level access or other provisions to provide for accessibility.~~

87. Meet all requirements of LMC [14.23.086](#).

C. *Pedestrian Access and Amenities.*

~~1. Intent.~~

- ~~a. To orient developments to the pedestrian by making pedestrian access convenient, safe, and inviting.~~
- ~~b. To encourage walking.~~
- ~~c. To enhance the character of multi-family development.~~
- ~~d. To minimize impacts to residents' privacy.~~

~~e. To provide accessible, safe, convenient, and usable on-site open space for the enjoyment of residents of the development.~~

~~f. To create open spaces that enhance the residential setting.~~

~~21.~~ *Internal Paths and Circulation.* An on-site pedestrian circulation system meeting the following standards shall be provided:

a. Pathways ~~shall connect dwelling units to the street and be direct where feasible.~~ ~~between dwelling units and the street are required. Such pathways between the street and buildings fronting on the street should be in a straight line.~~ Exceptions may be allowed by the director ~~or their designee~~ where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space. (See Table [14T-47](#).)

b. The pedestrian circulation system shall connect all main entrances on the site. For ~~street fronting dwelling units the sidewalk may satisfy this requirement.~~ ~~townhouses or other residential units fronting on the street, the sidewalk may be used to meet this standard.~~ For multiple-family developments, ~~p~~pedestrian connections ~~shall be provided between building and common areas, including parking areas, recreational areas, and shared open space.~~ ~~to other areas of the site, such as parking areas, recreational areas, common outdoor areas, and any pedestrian amenities shall be required, where applicable.~~

c. Elevated external stairways or walkways which provide pedestrian access to dwelling units located above the ground floor are prohibited. The director ~~or their designee~~ may allow exceptions for external stairways or walkways located in or facing interior courtyard areas provided they do not compromise visual access from dwelling units into the courtyard. (See Table [14T-48](#).)

d. ~~Appropriate~~ Screening or buffering ~~shall be provided~~ to create a physical separation between pedestrians ~~pathways, and~~ vehicle access areas, and ~~ground floor residential unit windows.~~ ~~the windows of residential units shall be provided.~~

Acceptable treatments include:

- (1) Landscaped beds that separate the pathway from the building facade featuring windows (see Table [14T-49](#)); and/or

(2) Site ~~or building design techniques that provide privacy for windows to maximize privacy while allowing for surveillance from dwelling unit. For example, where~~ ground floor units, ~~including elevating finished floors are raised~~ three or more feet above the level of ~~adjacent~~ walkways, ~~pedestrians have limited views into dwelling units.~~

e. Pedestrian walkways ~~should~~ may be defined ~~by~~ with Type II or Type III landscaping (as defined in LMC [16.80.050](#)) for a combination of overstory and understory vegetation.

f. Provide signage to identify pedestrian/bicycle routes according to the department of public works development guidelines.

g. Minimize grades on site to allow ease of access for pedestrians and persons with disabilities.

h. ~~Development shall comply with~~ Meet all requirements of LMC [14.23.086](#).

3. *Materials Standards for Pathways.*

a. The pedestrian circulation system must be cement concrete or permeable paving and at least five feet wide. ~~Segments of the circulation system that provide access to no more than four residential units may be three feet wide.~~

b. Except as allowed in subsection ~~(C)(3)(c)~~ of this section, the pedestrian circulation system shall be clearly ~~distinguished defined and designed so as to be separated~~ from driveways and parking/loading areas through the use of raised curbs, elevation changes, bollards, landscaping, ~~distinct different~~ paving materials, and/or other similar method. Striping ~~alone~~ does not meet this requirement. If a raised path is used it must be at least four inches high and the ends of the raised portions must be equipped with curb ramps. Bollard spacing must be no further apart than five feet on center.

c. The pedestrian circulation system may be located within an auto travel lane if the ~~auto travel~~ lane provides access to sixteen or fewer parking spaces and ~~the entire auto travel lane~~ is surfaced with paving blocks, bricks, or other enhanced special paving materials that clearly distinguish the shared travel surface from standard vehicle drive aisles, as approved by the director or their designee. Trees and other landscaping

elements shall be ~~incorporated~~ ~~integrated~~ into the design of a shared auto/pedestrian court. (See Table [14T-50](#).)

4. *Bicycle Racks*. Bicycle racks shall be located near recreational facilities and apartment buildings and shall meet the requirements of Chapter [16.72](#) LMC.
5. *Covered Entrance*. The main public entrances of all ~~multi-family~~ buildings must provide weather protection with at least thirty-six square feet of weather cover and a minimum depth of six feet. Exception: The weather protection feature for the primary entries of individual ground-level residential units may be reduced to a minimum depth of four feet and twelve square feet in area.
6. *Common Open Space*. ~~Multi-family d~~Developments of two acres or greater must provide at least twenty percent of the gross site area for common open space purposes. The following ~~standards special requirements shall be considered to~~ qualify ~~as for various~~ types of allowable open spaces:
 - a. Common open space designed ~~primarily~~ for use by residents ~~may satisfy of the development may be used to meet~~ up to fifty percent of the open space requirement. ~~Common open space may include landscaped courtyards, front porches, internal gardens with pathways, children's play areas, and other shared recreational or green space areas. Internalized open spaces not visible from a street may be included. While this is not intended to encourage gated or closed off open spaces, it can include internalized open spaces that may not be visible from a street. This can include landscaped courtyards, front porches, internal gardens with pathways, children's play areas, or other internal multi-purpose recreational and/or green spaces. Special requirements and recommendations for common open spaces include~~ Common open spaces shall be designed to comply with the following:
 - (1) Required setback areas shall not count towards the open space requirement, except for spaces that meet the dimensional and design requirements and guidelines herein.
 - (2) Space shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than fifteen feet in width (except for front porches). Alternative configurations may be approved ~~considered~~ by the director or their designee where the applicant ~~can successfully~~

demonstrates that the common open space ~~meets the intent of the standards. provides usable area(s) for recreational or leisure activity and is comparable in function to the required dimensional standard.~~

(3) Spaces (particularly children's play areas) shall be visible from dwelling units and positioned near pedestrian activity.

(4) Spaces shall feature paths, landscaping, seating, and lighting. ~~Other amenities that make the area more functional and enjoyable are encouraged.~~

(5) Individual ~~ground floor dwelling units entries~~ shall be provided ~~onto~~ common open space ~~from adjacent ground floor residential units, where applicable. Small, Ssemi-private open spaces serving for adjacent ground floor units may be provided where they that~~ maintain visual ~~connection to the common areas. access to the common area are strongly encouraged to enliven the space.~~

(6) Common open space shall be separated from ground floor windows, streets, service areas and parking lots with landscaping, low-level fencing, and/or other treatments ~~that provide a physical or visual buffer to limit direct views and enhance safety and privacy, as approved by the director or their designee. that enhance safety and privacy (both for common open space and dwelling units).~~

(7) Space ~~shall should~~ be oriented to receive sunlight, ~~where feasible. facing east, west, or (preferably) south, when possible.~~

(8) Stairways, stair landings, above grade walkways, balconies and decks shall not encroach into the common open space. An atrium roof covering may be built over a courtyard to provide weather protection provided it does not obstruct natural light inside the courtyard. Front porches are an exception.

(9) Front porches qualify as common open space provided:

No dimension is less than eight feet.

"Cave" porches are not included in calculations for common open space. "Cave" porches are porches that are entirely inset into the building. Porches set into the corner of a building are an exception.

b. *Natural Areas*. Retention of existing natural areas with mature trees may count for up to fifty percent of the required common open space provided the subject area is located outside of the minimum required setback and buildings are configured to use the natural area as an amenity. For example, private patios or a trail bordering the natural area would meet this objective. (See Table [14T-51](#).)

7. *Private Open Space*. In addition to the common open space requirements noted in subsection ~~(C)(6) of this section, multi-family uses must~~ at least fifty percent of the required open space shall be provided as private open space. ~~Private open space~~ This may include ~~private~~ balconies, porches, decks, or patios. Semi-private open space ~~areas concepts, designed to service specific blocks serving groups~~ of units, or portions of a complex (where such space is not included in the calculations for the required common open space), may qualify for up to fifty percent of the private open space requirement. (See Table [14T-52](#).)

D. *Architectural Character and Scale*.

~~1. Intent.~~

- ~~a. To promote development that is compatible and visually integrated within the existing development if surrounding development is consistent with goals and policies of the Comprehensive Plan and design review standards.~~
- ~~b. To reduce the apparent bulk and scale of large buildings.~~
- ~~c. To enhance the pedestrian environment.~~
- ~~d. To promote architectural variety that adds visual interest to the neighborhood.~~

~~21.~~ *Articulation*. All residential buildings and residential portions of mixed-use buildings shall include at least three of the following articulation features at intervals of no more than thirty feet along all facades facing a street, internal access road, and common open space:

- a. Repeating distinctive window patterns at intervals no more than thirty feet.
- b. *Vertical Building Modulation*. Minimum depth and width of modulation are eighteen inches and four feet (respectively) if tied to a change in color or building material and/or roofline modulation as defined below. Otherwise, minimum depth of

modulation is ten feet and minimum width for each modulation is fifteen feet.

Balconies may not be used to meet modulation requirements ~~option~~ unless they are recessed or projected from the facade and integrated with the building's architecture to create visible variation in massing and façade depth, ~~as determined by the director or their designee. For example, "cave" balconies or balconies that appear to be "tacked on" to the facade will not qualify for this option.~~

c. *Horizontal Modulation (Upper Level Step-Backs).* To qualify for this measure, the minimum horizontal modulation shall be five feet.

d. *Articulation of the Building's Top, Middle, and Bottom.* This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.

e. *Change of Roofline.* To qualify for this measure, the maximum length of any continuous roofline shall be thirty feet and comply with the treatments below:

(1) For flat roofs or facades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or one-tenth of the wall height (finish grade to top of wall).

(2) For gable, hipped, or shed roofs--a minimum slope of five feet vertical to twelve feet horizontal.

(3) Other roof forms consistent with the design standards herein may satisfy this standard if the individual segments of the roof with no change in slope or discontinuity are no more than thirty feet in width (measured horizontally).

f. Change in building material or siding style, coordinated with building modulation and/or color variation. ~~(perhaps coordinated with horizontal building modulation and a change in color):~~

g. Alternative methods may be as approved by the director or their designee where the applicant demonstrates that the proposed design achieves a level of façade articulation and building scale consistent with the requirements of this section. ~~that effectively reduce the perceived bulk and scale of the buildings and add visual interest. For example, buildings using high quality materials such as brick and special facade~~

~~detailing may not need much modulation to provide visual interest.~~ (See Tables [14T-53](#) and [14T-54](#).)

3. *Facades of Large Buildings.* Buildings visible from the street must use design techniques to break up long continuous building walls, reduce the architectural scale of the building, and add visual interest. ~~Specifically, A~~any building facade longer than one hundred twenty feet in width ~~shall use must employ~~ design techniques to limit the length of individual facades. To meet this requirement, buildings must utilize a combination of vertical and/or horizontal building modulation with a change in building materials or finishes, a clear change in building articulation and/or fenestration technique sufficient ~~to create visual breaks in building massing and reduce the appearance of long, continuous facades, to meet the intent of the standards~~ as determined by the director ~~or their designee~~. (See Table [14T-55](#).)

4. *Diversity of Building Types.* Multi-building developments shall employ techniques to provide architectural variety. ~~This Techniques~~ may include alternating building materials, roofline treatments, building heights, building modulation, entry design, window treatment, color, and/or other architectural treatments. The director ~~or their designee~~ may require ~~additional façade variation where buildings are substantially similar in design and do not provide sufficient visual differentiation between structures. changes to the facades, when necessary, to meet the intent of the standards.~~ (See Table [14T-56](#).)

5. *Roofline Standards.* Single-purpose residential buildings ~~shall incorporate roofline variation. must provide a P~~pitched roofs ~~shall have with~~ a minimum ~~slope roof pitch~~ of five feet vertical to twelve feet horizontal. Alternative roof designs ~~including such as~~ vegetated roofs are ~~permitted allowed, provided design elements are included to help the building and its where elements are used to provide visual variation and articulation. roofline fit into the site's context.~~ (See Table [14T-57](#).)

6. *Raised Ground Floor.* ~~Where feasible, Developments are encouraged to raise the ground floor dwelling units located within fifteen feet of of residential buildings at least thirty-six inches above the sidewalks or common parking areas, or in neighborhoods with established raised dwelling units, shall incorporate elevation changes or design features to enhance residents' privacy. This is particularly important when dwelling units are within fifteen feet of a sidewalk or common parking area or for buildings in established neighborhoods that have an established pattern with raised dwelling units.~~

7. *Street Corner Buildings*. Buildings located at street corners ~~shall be encouraged to incorporate design features to utilize prominent building elements~~ to emphasize the corner, these highly visible locations. This could include a corner facing building ~~entrance, entry, change variation~~ in building materials, ~~distinct special~~ roofline feature, or rounded or octagonal building shape at the corner.

E. *Building Details, Materials, and Color*.

~~1. Intent.~~

- ~~a. To encourage the incorporation of design details that are attractive at a pedestrian scale into building facades.~~
- ~~b. To promote the use of durable materials that are appropriate for residential use and that reduce long-term maintenance costs and depreciation.~~
- ~~c. To utilize colors that complement those of nearby established neighborhoods and reduce the perceived scale of the building.~~

~~21. Details Toolbox~~. All ~~multi-family~~ buildings shall be enhanced with appropriate details. Each of the types of details listed below are worth one point unless otherwise noted. ~~Multi-family b~~ Buildings must achieve the equivalent of four points worth of architectural details. Chosen details must be compatible with the chosen architectural style. All new residential buildings shall include at least two of the following elements on their facades:

- a. Decorative porch design with distinct design and use of materials.
- b. Decorative treatment of windows and doors, such as decorative molding/framing details around all ground floor windows and doors, bay windows, decorative glazing, door designs, and/or unique window designs.
- c. Landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries.
- d. Decorative light fixtures with a diffuse visible light source, such as a globe or "acorn" that is non-glaring or a decorative shade or mounting for each building entry on the facade.
- e. Brick or stonework covering more than ten percent of the facade (two points).

- f. Decorative building materials ~~that add visual interest,~~ including:
- (1) ~~Individualized patterns or continuous Patterned or detailed~~ wood ~~elements.~~ details.
 - (2) Decorative moldings, brackets, wave trim or lattice work.
 - (3) Decorative brick or stonework. ~~(may be in addition to the brick or stonework credits noted above if they are arranged in a decorative manner that adds visual interest to the facade).~~
 - (4) Other materials with decorative or textural qualities that provide visual interest and variation in building facades, as approved by the director or their designee. The applicant must submit architectural drawings and material samples for approval.
- g. Decorative roofline design, including multiple gables and/or dormers or other design that adds distinct visual interest, including decorative railings, grille work, or terraced landscape beds integrated along the facade of the building.
- h. Decorative balcony design, such as distinctive railings.
- i. Decorative paint schemes.
- j. Other detailing work that provides a comparable level of architectural detail as the elements listed above adds visual interest to the building as approved by the director or their designee. (See Table [14T-58.](#))

32. Windows.

- a. Transparent windows or doors shall be provided on facing the street facing facades are required. To meet this requirement, at least fifteen percent of the facade must shall be transparent. The facade is measured from the base of the building to the start of the roofline and any other vertical walls facing the street, except for gabled portions of the facade not containing livable floor area (see Table [14T-29](#) for clarification). Garages facing the street shall count as part of the facade.

- b. Windows facing the street ~~shall be should aligned to reflect floor levels and shall not be located between floors. indicate floor levels and should not occur between floors.~~ Exceptions may be granted for stairwells.
- c. Building facades shall ~~incorporate at least one of the following employ~~ techniques:
- ~~i. _____ Windows to-recessed or projected individual windows above the ground floor—~~ at least two inches from the facade ~~above ground floor; or~~
 - ~~ii. _____ or incorporate W>window trim at least four inches in width that contrasts features-color that contrasts-with the base building color; or-~~
 - ~~i.iii. _____ Alternative window or façade treatments that provide comparable depth or articulation Exceptions will be considered as approved by the director or their designee. where buildings employ other distinctive window or facade treatment that adds visual interest to the building. (See Tables 14T-58 and 14T-59.)~~

~~43.~~ Exterior Materials.

- a. ~~Exterior Traditional~~ materials ~~shall be~~ consistent with ~~commonly used~~ local and regional ~~materials, including architectural styles are encouraged (horizontal wood siding, and brick, or similar materials).~~
- b. Stucco and other troweled finishes ~~shall should~~ be trimmed in masonry or wood.
- c. Mirrored glass and exposed concrete block ~~are prohibited~~ (except for foundation/crawl space walls where not visible from the street), ~~are not in keeping with the desired character of Lacey and are prohibited.~~
- d. T-111 siding and other plywood-based types of siding ~~materials are prohibited. (Bboard and batten siding is permitted. is an exception)-shall not be used.~~

~~54.~~ Colors. ~~Building facades shall incorporate variation in color to avoid large areas of uniform appearance. Color changes may be used in conjunction with building modulation, material changes, or architectural detailing.~~

- ~~a. Continuity of colors and materials should be considered, particularly for infill projects that require special sensitivity for preservation of existing neighborhood character. Colors and materials should complement and act as an amenity to the neighborhood.~~

~~b. The overall color scheme and materials used should create the appearance of reducing building prominence and complementing the natural environment.~~

~~c. Innovative usage of colors and materials can be encouraged in areas devoid of any existing development.~~

F. *Service Elements and Outdoor Storage.*

~~1. Intent. To minimize impacts of service and storage elements on the pedestrian environment and adjacent uses.~~

21. All multi-family developments shall provide a designated area spot for service elements (refuse and disposal). Such elements shall meet the following requirements:

a. Service elements shall be sited adjacent to an off of the alley, where available. Where ~~there is~~ no alley is available, service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on- and off-site) residents or other uses, and pedestrian areas.

b. Service elements shall be sited and designed to provide sufficient visibility for safety and security. ~~to prevent hiding places for unwanted persons.~~

c. The designated spot for service elements shall be paved.

d. Service elements shall be enclosed using materials and design features consistent with the primary structure and shall incorporate screening such as fencing, walls and/or landscaping. Appropriate enclosure of the service elements shall be required, as determined by the director or their designee may approve alternative enclosure methods that provide equivalent screening and compatibility. Enclosures shall be designed to meet the following standards: Requirements and considerations:

(1) ~~The design of any detached service enclosure shall be compatible with the design of the primary structure or structures on the site. This could include similar building materials and/or detailing. The six-foot fence~~ Required fencing may be constructed of concrete block, brick, or wood. Coordination with the current franchise hauler is required.

2. The sides and rear of the enclosure ~~must shall~~ be screened ~~by with~~ Type I landscaping ~~(as defined in accordance with LMC 16.80.050).~~

~~(23) Service enclosures shall be located to maintain separation from adjacent residential units where feasible. Enclosures are particularly important for corner-lots, where that portion of the alley is more visible from the adjacent street.~~

~~(3) Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment.~~

(4) ~~Preferably, s~~Service enclosures ~~are~~ may be integrated into the building itself. (See Table [14T-60](#).)

~~32.~~ Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation in accordance with Chapter [16.80](#) LMC or by architectural features. (See Tables [14T-61](#) and [14T-62](#).)

~~43.~~ *Rooftop Mechanical Equipment.* All rooftop mechanical equipment shall be organized, proportioned, detailed, landscaped (with vegetated roofs, decks or terraces) and/or colored to be an integral element of the building.

~~54.~~ If storage is provided on site for recreational items such as boats, RVs, etc., these items shall be ~~located placed~~ adjacent to the parking areas. If recreational storage is utilized, it shall be screened by a six-foot fence that matches the architectural style of the buildings on site. The six-foot fence may be constructed of concrete block, brick, or wood.

G. *Privacy and Relationship to Adjacent Sites.*

~~1. Intent.~~

~~a. To enhance privacy between dwelling units.~~

~~b. To minimize impacts between multi-family developments and established single-family areas.~~

~~2.1~~ *Privacy and Relationship to Adjacent Sites.* Adequate solar access and privacy for ~~multi-family~~ dwelling units shall be provided along the side yard. Specific standards and guidelines:

- a. Buildings or portions thereof containing dwelling units whose solar access is only from the side of the building (facing towards the side property line) shall be set back from the property line at least fifteen feet.
- b. Transparent windows shall occupy no more than ten percent of any facade within fifteen feet of the side property line.
- c. Balconies or rooftop decks located within fifteen horizontal feet of a side property line ~~must~~ shall utilize opaque guard rails to ~~minimize~~ enhance privacy ~~impacts~~ to adjacent properties. (See Tables [14T-62](#) and [14T-63](#).)

~~3. *Developments Adjacent to Single-Family Areas.*~~

~~a. Extra attention shall be given to proposed developments that are located adjacent to existing single-family detached developments. This consideration shall ensure that proposed developments minimize impacts onto adjacent, lower density uses. Submitted proposals may be reviewed for the following items:~~

~~(1) Clustering.~~

~~(2) Height.~~

~~(3) Landscaping, berms and fences.~~

~~(4) Setbacks.~~

~~(5) Number of units in a building.~~

~~(6) Transition of units on proposed sites.~~

~~b. The proposed development shall be designed to complement or improve the aesthetic character of the neighborhood.~~

~~c. Sensitivity in regard to building setbacks, massing of structures, spacing between buildings, scale of buildings, facade proportions and building materials shall be observed when placing developments adjacent to single-family detached neighborhoods.~~

~~4.2. The design shall incorporate crime prevention through environmental design (CPTED) techniques.~~

~~53. Where development is located adjacent to Low Density Residential or non-residential zones, a buffer shall be provided along the side and/or rear property lines using one or more of the following options: Side and rear yards buffer requirements between multi-family and non-residential developments shall incorporate one or more of the following design options. This requirement also applies between multi-family and single-family residential development.~~

- a. ~~Provide~~ Type I landscaping (as defined in LMC [16.80.050](#)) at least ten feet deep along side and/or rear property lines, ~~where a strong visual buffer to the adjacent use is desired.~~ A screen fence up to six feet ~~tall in height~~ may be used in conjunction with the landscaping.
- b. ~~Provide~~ Type II or III landscaping (as defined in LMC [16.80.050](#)) at least ten feet deep along side and rear property lines, ~~where a visual separation of uses is desired.~~ The width of the planting strip may be reduced to five feet if used in conjunction with a screen fence approximately six feet ~~tall in height~~.
- c. Other treatments ~~may be that meet the intent of the criteria as~~ approved by the director ~~or their designee where they achieve functionally equivalent screening and separation as the options listed above and address factors such as views, applicable uses, connectivity, and privacy. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy.~~ Some options include:
 - (1) ~~A s~~Shared pathway along or adjacent to the property line with landscaping; ~~This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of the space. This treatment requires a recorded agreement with applicable adjacent property owner(s).~~
 - (2) ~~Tall~~ ~~A~~ privacy fence or hedge (up to six feet ~~tall~~). ~~in height; or~~
 - (3) ~~A l~~ow screen fence or hedge (up to three feet ~~tall~~). ~~in height. This may be a more attractive option where a taller fence might provide negative visual impacts.~~
 (See Table [14T-64](#).)

H. Landscaping and Natural Features.

~~1. Intent.~~

~~a. To provide for visual linkages between the proposed development and the existing neighborhood or natural environmental.~~

~~b. To encourage development that respects natural features of the land.~~

21. Landscaping shall meet the requirements of Chapter [16.80](#) LMC.

3.2 Trees shall be preserved in accordance with Chapter [14.32](#) LMC (Tree and Vegetation Protection and Preservation).

~~43. Existing topographic patterns shall be preserved and enhanced. This shall ensure that indiscriminate grading and vegetation removal does not occur. Site grading shall comply with applicable City standards and shall minimize unnecessary disturbance of existing topography.~~

5.4 Any wetlands and associated buffers shall be saved in accordance with the Wetland Protection Ordinance, Chapter [14.28](#) LMC.

65. Storm drainage and erosion control for ~~multi-family all~~ developments shall meet the requirements of the "Drainage Design and Erosion Control Manual for Lacey" included in Lacey's development guidelines.

76. *Foundation Planting.* All street-facing elevations ~~must shall include have~~ landscaping along any exposed foundation. ~~The~~ ~~landscaped area~~ may be ~~located~~ along the outer edge of a porch instead of the foundation. This ~~landscaping~~ requirement does not apply to portions of the building facade that provide ~~building~~ access for pedestrians or vehicles. ~~to the building.~~ The foundation landscaping ~~must shall~~ meet the following standards:

a. The landscaped area must be at least three feet ~~wide in width~~.

b. ~~There must be a~~ At least one three-gallon shrub ~~shall be provided~~ for every three lineal feet of foundation.

c. Ground cover plants must fully cover the remainder of the landscaped area. (See Table [14T-65](#).)

87. *Parking Lot Landscaping Buffer.* Surface parking lots adjacent to the street shall ~~feature include~~ a ten-foot minimum landscape buffer with Type III landscaping (as defined in LMC [16.80.050](#)). Exceptions:

- a. ~~Preservation of e~~ Existing native ~~or desirable~~ vegetation ~~may be retained is preferred,~~ where applicable.
- b. The ~~planting strip required buffer width~~ may be reduced to five feet ~~if when~~ a decorative masonry wall (approximately three feet in height) is incorporated with the landscaping. ~~bed (preferably behind the landscaping).~~
- c. Other landscaping types ~~may be approved by the director or their designee, will be considered by the director~~ provided they ~~achieve the same or greater level of screening and visual separation as the standards above. meet the intent of the criteria.~~

I. *Site Lighting.*

~~1. Intent. To integrate lighting into the overall design of a multi-family project.~~

~~21.~~ Lighting shall be required for entryways, parking lots, carports, swimming pools, play areas, and along pedestrian pathways. The on-site pedestrian circulation system must be lighted to a level where pedestrians can identify faces from a reasonable distance.

~~32.~~ Lighting shall be activated by photo electric cells or timer.

~~43.~~ Directional signage should be lit by either internal or external illumination.

~~54.~~ Lighting fixtures shall complement project design and shall be oriented to avoid direct glare onto adjacent properties while providing adequate safety for pedestrians.

J. *Sign Guidelines.* All signs shall meet the requirements of Chapter 16.75 LMC.

~~1. Intent. To incorporate signs that are designed to be complementary to the building design.~~

~~2. All signs shall meet the requirements of Chapter 16.75 LMC.~~

~~3. Style Elements.~~

~~a. Use sign shapes, lettering styles and materials that reflect architectural features of the multi-family development.~~

~~b. Locate building identification signs so that building details will not be covered or obscured.~~

~~c. Sign illumination shall be oriented to reduce glare and shall only be white or yellow in accordance with LMC 16.75.060(C).~~

K. *Fence Standards.*

~~1. Intent. To minimize negative impacts on the pedestrian environment.~~

21. Fences located within ~~the a~~ required front yard setback area and between any street and buildings shall not exceed three feet ~~high~~ in height and ~~shall~~ be no more than seventy percent solid, ~~to maintain views into the street for security~~. Exception: Fences up to six feet in height may be permitted no closer than ten feet from the sidewalk, provided they allow pedestrian visibility into the site and are complemented with landscaping features.

32. Fences taller than three feet six inches in height and visible from a street shall be screened with Type I, II, or III landscaping (as defined in LMC [16.80.050](#)) to mitigate the visual impact of a wall on the street.

43. Chain link fences are prohibited. (Ord. 1539 §15, 2019; Ord. 1496 §11, 2016; Ord. 1310 §9, 2008).

The Lacey Municipal Code is current through Ordinance 1695, passed December 16, 2025.

Disclaimer: The City Clerk's Office has the official version of the Lacey Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: CityofLacey.org](http://CityofLacey.org)

[Hosted by General Code.](#)

14.23.086 Design Requirements For Zones With Pedestrian Emphasis And Key Multimodal Corridors And Intersections.

~~A major emphasis of the Comprehensive Plan is to create more opportunities for pedestrians and multimodal transportation. Key multimodal corridors and intersections designated in the Comprehensive Plan and zoning map will be the heart of the city's circulation system. If the city's goals of a more pedestrian-friendly city are to be realized, these multimodal corridors and intersections and surrounding road networks must develop with amenities and designs that will entice pedestrians, bicyclists and transit riders.~~

A. *Applicability.* Standards listed under subsections **B** and **C** of this section apply to all zones with pedestrian emphasis. Standards for circulation and design for multimodal corridors and key pedestrian intersections apply to all zones along such corridors and at key pedestrian intersections. Provided ~~multifamily condominium and townhouse~~ residential development with less than five units and all single-family short plats and permits for individual single-family detached homes and accessory uses shall be exempt.

B. *General Requirements.*

1. Increase pedestrian amenities and function along key multimodal corridors, at intersections, and in pedestrian-oriented zones.
2. Provide a network of ~~comfortable and interesting~~ pedestrian streets which link residential areas with commercial zones throughout the growth area.
3. Reduce dependence on the automobile in zones with pedestrian emphasis by providing increased emphasis on other modes of transportation, such as walking, bicycling and transit through the provision of pedestrian-oriented, multimodal streets.
4. Provide ~~a high quality,~~ compact pedestrian-oriented street environment that is ~~easily and pleasantly~~ traversed on foot.
5. Increase architectural continuity and compatibility within and between zones.
- ~~6. Encourage business and pedestrian areas and spaces that are active throughout the day and evening.~~
- ~~7. Improve sidewalk and building integration, which increases human comfort and activity.~~

86. Incorporate “human-scaled” elements into building design.

97. Provide direct visual contact between activities occurring inside buildings and the street environment. (See also subsection (C)(4) of this section, Blank Wall Limitation.)

C. *Specific Pedestrian Requirements.*

1. *Reduced Setbacks.* Placement of building walls shall be such that they enclose and define the street space. The location, height, and massing of walls shall provide human-scaled street enclosure and building edge continuity on pedestrian-oriented streets (multimodal corridors). To provide a more continuous building edge, buildings shall be placed forward on lots adjacent to designated multimodal corridors. Street wall location adjacent to the sidewalk shall bring building activities into physical and visual contact with the sidewalk environment. **and increase the liveliness of the street.**

a. Key commercial designations with pedestrian emphasis (central business districts, neighborhood commercial and mixed use corridors) have maximum front yard setbacks of fifteen feet and allow zero feet. Residential zones allowing moderate to high densities also provide for reduced setbacks.

b. *Exceptions to Reduced Setbacks.* The street wall may be set back to provide transition to residential neighborhoods, to provide more separation of public and private space in residential development, to meet centerline setback requirements, for building entrances, for pedestrian plazas, and to allow existing setback buildings as conforming uses.

(1) *Building Entrances Allowance.* Large entryways which are integral to a building design may be set back more than fifteen feet.

(2) Pedestrian plazas.

2. *Pedestrian Plazas.* Pedestrian plazas are intended to be open to the public (but are not required to be). They are spaces which people will use along intensively developed streets (multimodal corridors) and in some commercial and all mixed use corridors. Facilities and buildings can be grouped around small pedestrian plazas to create places where people may congregate.

All commercial subdivisions or binding site plans in mixed use zones or zones with pedestrian emphasis ~~shall provide plazas, unless the city determines that site conditions or project constraints make such provision infeasible or inconsistent with the applicable standards of this chapter. are expected to provide plazas unless the city determines the provision of such is not consistent with the intent of this chapter due to special circumstances of the site or project.~~

Commercial or ~~multifamily residential~~ building projects in the mixed moderate or high density corridors may provide plazas to obtain bonus building or development coverage. Pedestrian plaza designs must meet the following criteria:

- a. *Size and Dimension.* The maximum width of the pedestrian plaza shall normally be sixty feet. (See Table [14T-13.](#))
- b. *Access.* The surface of all pedestrian plazas must be visually and physically accessible from the public right-of-way. Allowances may be made for sites with steep topography.
- c. *Surface.* Paved walking surfaces must be provided.
- d. *Landscaping.*
 - (1) At least ten percent of the plaza area must be landscaped with living plants.
 - (2) The landscaping must be planted and maintained according to Chapter [16.80](#) LMC.
 - (3) Landscaping shall not block visual access to the pedestrian plaza.
- e. *Seating.*
 - (1) Seating shall be provided in all pedestrian plazas.
 - (2) Tops of walls and steps may be considered seating if designed to accommodate this function.
- f. *Exposure to Sunlight.* (See Table [14T-13.](#))
 - (1) Southern locations are encouraged to allow direct sunlight to enter the space and strike the plaza floor.

- (2) Pedestrian plazas shall be designed to allow some direct sunlight to enter the plaza.
- (3) Pedestrian plaza landscaping shall be designed in a manner that does not block the entrance of direct sunlight.

g. *Plaza Edges.*

- (1) *Plaza Enclosure.* All pedestrian plazas must be enclosed on at least two sides by a structure or by landscaping which creates a wall-like effect.
- (2) *Prohibited Edge Conditions.*
 - (a) Unscreened parking lots, chain link fences and other inhibiting conditions are prohibited adjacent to pedestrian plazas.
 - (b) Blank walls in pedestrian plazas are subject to the blank wall limitation standards of subsection (C)(4) of this section.

h. *Uses in Pedestrian Plazas.*

- (1) Permitted uses: playground equipment, fountains, waterfalls, pools, sculptures, works of art, arbors, trellises, benches, trees, planting beds, trash receptacles, drinking fountains, bicycle racks, open air cafes, kiosks, vending carts, outdoor furniture, lighting, flagpoles, public telephones, temporary exhibits, canopies, awnings, and similar uses to support which encourage pedestrian use of these spaces.
- (2) *Allowed Motor Vehicle Use.* Motor vehicle use of pedestrian plazas for passenger drop off and pick up at plaza edge. All other loading or motor vehicle access is prohibited.

- i. *Exceptions.* The site plan review committee may grant exceptions to the pedestrian plaza standards if the proposed design is functionally equivalent to the standards set forth in section 14.23.086(C)(2). meets the intent of this chapter.

3. *Awnings, Marquees and Arcades.* Continuous canopies, awnings, marquees, and arcades keep pedestrians out of the rain and contribute to overall integration of individual buildings

within the streetscape. This pedestrian weather protection also helps define the pedestrian zone on the sidewalk.

a. *Requirements.*

- (1) All commercial uses in zones with pedestrian emphasis shall provide some weather protection for their patrons.
- (2) Awnings, marquees, and arcades must meet the city's adopted Building Code requirements.
- (3) Awnings, marquees, and arcades are encouraged along the street wall, or that portion of the street wall that abuts or is parallel to the sidewalk. The maximum depth (projection from street wall) is regulated in the applicable section of the city's adopted Building Code.
- (4) The lower edge of all awnings, marquees, and arcades must be between the heights of eight and twelve feet above finished grade. Awnings on a given block shall be the same or similar height.
- (5) Canopies, awnings, marquees and arcades may project into the public right-of-way with approval of the site plan review committee.

4. *Blank Wall Limitation.* ~~Blank walls shall be limited along streets and pedestrian areas to ensure building facades incorporate features that support pedestrian activity and visual continuity. A successful pedestrian environment will provide varied, pedestrian-friendly building facades and sidewalk activities. Blank walls and dull building facades can degrade a pedestrian streetscape and the business environment as they deaden the surrounding space and break the continuity of the building edge. Therefore, the construction of blank walls shall be limited to prevent the disruption of existing building patterns and to avoid an uninviting street environment. The regulations in this section are intended to reduce blank wall impacts on the pedestrian and business environment.~~

a. *Blank Wall Limitation Requirements.*

- (1) All commercial ground level walls within fifty feet of a street or pedestrian area shall feature pedestrian-friendly facades. Sixty percent of the street wall facade within fifty feet of the street or pedestrian area is regulated between two and eight

feet in height. (See Table [14T-14](#).) This dimension applies to all options for blank wall treatments (transparent windows, art and architectural treatment, and trellis and planting techniques).

(2) At least sixty percent of a wall facing a street shall consist of transparent window area or display windows which provide visibility into building interiors.

~~Maximum wall coverage with windows is recommended.~~

(3) In addition to subsections [\(C\)\(4\)\(a\)\(1\)](#) and [\(2\)](#), ~~at least two of the following features shall be incorporated into non-window wall areas; of this section, two or more of the following techniques shall be employed to provide interest on non-window areas:~~

- ~~(a) Integrated artwork or architectural detailing applied to the wall surface; Sculpture, mosaic, glass block opaque art glass, bas-relief artwork, or similar features of visual interest which are incorporated into the street wall or blank building wall. Structural architectural elements may be acceptable if the design meets the intent of this section.~~
- ~~(b) Installation of a permanent vertical trellis in front of the wall with climbing plants or plant materials.;~~
- ~~(c) Pedestrian plazas adjacent to the wall area; may meet this requirement if the design complies with the intent of this section.~~
- ~~(d) Other façade treatments that provide a level or articulation functionally equivalent to the features listed above. Any other architectural techniques that meet the intent of this section to provide a pedestrian-friendly, comfortable street environment with architectural interest.~~

b. *Retaining Walls.* Retaining walls on pedestrian streets are considered blank walls and are subject to the regulations in this section with the exception of subsection [\(C\)\(4\)\(a\)\(2\)](#) of this section. Retaining wall treatment may include a stone wall, landscaping treatment, special texture or design. Blank concrete is prohibited.

c. *Exceptions.* Where this section is in conflict with the city's adopted Fire Code, the Fire Code shall govern.

5. *Primary Building Entrance.* Primary building entrances are required on the street or pedestrian and transit access from street to allow people to arrive by foot, by transit, or by other means (in addition to the car), and to increase pedestrian and street activity. For buildings adjacent to a sidewalk entrances shall meet the following minimum requirements:

- a. The primary entrance to all buildings shall face the street or central pedestrian plaza.
- b. All primary building entrances shall be clearly visible from the sidewalk or pedestrian plaza.
- c. Direct access shall be provided either:
 - (1) From the sidewalk if the building facade is adjacent to the sidewalk; or
 - (2) From a pedestrian plaza if the building facade is not directly adjacent to the sidewalk. (See Table [14T-13.](#))

D. *Circulation and Design for Multimodal Corridors and Key Pedestrian Intersections.*

1. Multimodal corridors and key pedestrian intersections shall provide a connected pedestrian circulation system linking residential uses, nonresidential uses, common open space, transit stops, and other key destinations within the development. ~~are intended to provide a focus for multimodal activity in each neighborhood. The corridor shall provide an area of convergence for the pedestrian sidewalk network that interconnects all dwelling units with other units, non-residential uses, common open space, bus stops and sensitive-area tracts. Mid-block crossings shall be utilized where necessary to promote more efficient or strategic interconnections with pedestrian corridors or trail systems. Sidewalk systems shall be separate and distinct from motor vehicle circulation to the greatest extent possible, provide a pleasant route for users, promote enjoyment of the development, and encourage incidental social interaction among pedestrians. Sidewalks shall be of barrier-free design.~~

2. Pedestrian pathways shall be physically separated from motor vehicle circulation where feasible.

3. Mid-block crossings shall be provided where necessary to maintain direct and continuous pedestrian connections.

4. All pedestrian facilities shall be designed to meet applicable accessibility standards.

5. Pedestrian circulation areas shall include features such as seating, landscaping, or street furniture in locations that support pedestrian use.

~~The pedestrian circulation system shall include gathering/sitting areas and provide benches, landscaping, and other street furniture where appropriate. Sidewalks along the corridors and at key intersections shall promote pedestrian activity.~~

2. Sidewalks shall be a minimum of six feet in width, expanding to eight feet or more along major pedestrian routes. Sidewalks in commercial areas shall normally be ten to fifteen feet in width depending upon location of major pedestrian routes and significance of the sidewalk for pedestrian use. The specified sidewalk dimensions shall be in addition to land area used for street functions or the placement of objects in the sidewalk area.

Standard material for sidewalk construction is acceptable; provided, however, key pedestrian intersections shall use special materials. See subsection (D)(5) of this section.

3. Bikeways.

a. Bikeways shall be provided to connect key destinations within the development to designated multimodal corridors. Key destinations may include residential areas, open space, and nonresidential areas.

b. Bikeways are not required on local residential streets with low average daily traffic.

c. Bikeways shall be provided along multimodal corridors, collectors, and arterials.

d. Bikeways shall meet the minimum width and design standards for Class 1,2 or 3 facilities as specified in the Regional Transportation Program and the Lacey Transportation Plan.

e. Bikeways shall be constructed using asphalt, porous asphalt, or other approved surface.

f. Bicycle parking shall be provided at key destination areas, including commercial uses, open space, and other activity areas.

~~— shall be provided to link key components of each neighborhood with the corridor. Bikeways do not have to be marked on local residential streets with low~~

~~average daily traffic. Bikeways are required on portions of multimodal corridor designations, collectors and arterials. The width of bikeways shall be in accordance with the minimum dimensions specified for Class 1, 2, and 3 bikeways as defined in the Regional Transportation Program and the Lacey Transportation Plan. Bikeways shall use asphalt paving, porous asphalt, or other approved surface. Bike racks shall be provided at strategic destination locations along the corridors such as commercial areas, open spaces and other neighborhood focus points.~~

4. Key pedestrian intersections shall be located at the focal point of neighborhoods as shown on the Lacey Comprehensive Plan Land Use Map. All key pedestrian intersections shall have street furniture as well as other significant pedestrian areas along the corridor.

Elements of street furniture, such as benches, waste containers, drinking fountains, planters, phone booth, bus shelters, bicycle racks, and bollards, should be carefully selected to ensure compatibility with the architecture of surrounding buildings, the character of the area, and with other elements of street furniture. Consistency in the selection and location of the various elements of street furniture is critical for maximum effect and functional usage. Street furniture shall meet all city guidelines for strength, durability, maintenance and safety.

5. At key pedestrian intersections and other areas of special significance to pedestrians along corridors, sidewalks shall be constructed of permeable pavers, brick, colored/textured concrete pavers, concrete containing accents of brick, colored stamped concrete or some combination thereof that is compatible with the style, materials, colors and details of the surrounding buildings and neighborhood. The functional, visual, and tactile properties of the paving materials shall be appropriate to the proposed functions of pedestrian circulation in the immediate area. Such techniques are also recommended for public or semi-public plazas, courtyards, or open spaces along the corridor.

6. Bus stops shall be located along collectors and arterials on the corridor in consultation with Intercity Transit and North Thurston School District and shall be integrated as part of the pedestrian network. Bus stops may also be provided along strategic sections of local access streets if the city of Lacey, North Thurston School District and Intercity Transit determine such location will provide the most convenient coverage for residents. Locations for bus stops shall be designed to make transit services accessible to all residents of the neighborhood.

7. Transit passenger pads and shelters may be provided at focal points in the neighborhood along corridors, such as commercial areas and key pedestrian intersections, if deemed necessary by the city in consultation with Intercity Transit and North Thurston School District. Design and size of shelters and pads will be determined in consultation with Intercity Transit.

8. Bus stops shall be illuminated at night to enhance passengers' safety and sense of security.

9. Pedestrian-scale lighting.

a. Pedestrian-scale lighting shall be provided along local access streets, pedestrian walkways, sidewalks, courtyards, community greens, internal open spaces and designated corridors.

b. Lighting shall be arranged to provide continuous illumination along pedestrian routes. Light poles may be arranged in a staggered pattern on both sides of the street.

c. Lighting fixtures and poles shall be between twelve and twenty-four feet in height.

d. Lighting poles and fixtures shall be constructed of durable materials, including steel, cast iron, aluminum, or other approved materials.

~~Decorative human scale lighting is recommended on all local access streets, pedestrian walkways, sidewalks, courtyards, community greens, internal open spaces and along corridors at intervals adequate to provide pedestrians with safe and comfortable lighting. Light poles may use a staggered pattern when measured and spaced using both sides of the street. Lighting fixtures and poles shall generally be between twelve to twenty-four feet in height and constructed from steel, cast iron, or aluminum, with poles and fixtures complementing the human scale and architectural character of the neighborhood.~~

10. Street lights should be decorative and blend with the architectural style of the plat or development project. (See Design Vocabulary in Table [14T-10](#).) (Ord. 1539 §17, 2019; Ord. 1496 §13, 2016; Ord. 1208 §54, 2003; Ord. 1154 §4, 2001; Ord. 1124 §12, 2000; Ord. 1024 §5, 1995).

The Lacey Municipal Code is current through Ordinance 1695, passed December 16, 2025.

Disclaimer: The City Clerk's Office has the official version of the Lacey Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: CityofLacey.org](http://CityofLacey.org)

[Hosted by General Code.](#)

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Chapter 14.23

DESIGN REVIEW

Sections:

14.23.010	Purpose (Repeal)
14.23.0210	Definitions
14.23.0320	Applicability
14.23.035	Consideration Of Design And Modifications To Standards
14.23.040	Design Review Process
14.23.050	Length Of Approval
14.23.060	Extensions
14.23.070	Submittal Requirements
14.23.071	Design Criteria For Accessory Dwelling Units (ADU) (Repeal)
14.23.072	Design Criteria For Detached Single-Family Dwelling Units And Cottage Housing
14.23.073	Design Criteria For Duplexes And Triplexes In Areas Predominantly Built Out With Single-Family Detached Structures
14.23.074	Design Criteria For Lacey Historical Neighborhood
14.23.076	Design Criteria For Townhouses Fourplexes
14.23.080	Design Criteria For More than Four Attached Units Multi-Family Projects, Condominiums And Townhouses
14.23.082	Commercial Design Guidelines
14.23.083	Industrial Design Guidelines
14.23.084	Public Transportation And Pedestrian Circulation Design Requirements For Commercial Development
14.23.086	Design Requirements For Zones With Pedestrian Emphasis And Key Multimodal Corridors And Intersections
14.23.087	<i>Repealed</i>
14.23.088	Open Space
14.23.089	Design Standards And Design Review Checklist For Development In The Retail/Commercial Portion Of The Hawks Prairie Business District
14.23.090	Appeals
14.23.100	Enforcement
14.23.110	Conflicts

14.23.120

Severability

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Chapter 14.25 IMPACT FEES

Sections:

14.25.010	Title
14.25.020	Authority
14.25.030	Additional definitions
14.25.040	Service areas
14.25.050	Assessment of impact fees
14.25.060	School impact fees
14.25.070	Independent fee calculations
14.25.080	Exemptions
14.25.090	Credits
14.25.100	Tax adjustments
14.25.110	Appeals
14.25.120	Authorization for school interlocal agreement and establishment of school impact account
14.25.130	Refunds
14.25.140	Deferral of impact fees
14.25.150	Use of funds
14.25.160	Administrative guidelines
14.25.170	Review
14.25.180	Administrative fees

14.25.010 Title.

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14.25.020 Authority.

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14.25.030 Additional definitions.

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14.25.040 Service areas.

...

14.25.050 Assessment of impact fees.

- A. The city shall collect impact fees based on the adopted city impact fee schedule or an independent fee calculation as provided for in LMC [14.25.070](#) and the applicable interlocal agreement pursuant to LMC [14.25.120](#), from any applicant seeking development approval from the city for development activity within the city limits of Lacey, where such development activity requires the issuance of a building or occupancy permit for new residential development. This shall include the expansion of existing structures that increase the number of dwelling units.
- B. For mixed-use developments, impact fees shall be imposed for the proportionate share of the residential land use, based on impact fee rates in the city impact fee schedule.
- C. Impact fees shall be assessed at the time the complete building permit application is submitted for each unit in the development, using either the impact fee schedules in effect or an independent fee calculation, at the election of the applicant and pursuant to the requirements set forth in LMC [14.25.060](#). The city shall not accept an application for a building permit if short plat, final plat, binding site plan, site plan review or planned community approval is needed and has not yet been granted by the city. Furthermore, the city shall not accept an application for a building permit unless prior to submittal or concurrent with submittal, the fee payer submits complete applications for all other discretionary reviews needed.

D. Applicants that have been awarded credits prior to the submittal of the completed building permit application pursuant to LMC [14.25.090](#), shall submit, along with the complete building permit application, a copy of the letter or certificate prepared by the director pursuant to LMC [14.25.090](#) setting forth the dollar amount of the credit awarded.

E. A feepayer may identify in the application information regarding fees that the feepayer has paid or will be required to pay under the State Environmental Policy Act (Chapter [43.21](#) RCW), or that are being assessed upon the feepayer by other municipalities, in either case which the feepayer believes would duplicate the impact fee. The director will respond to the information in writing, determining whether collection of the impact fee under the circumstances would be lawful under RCW [82.02.100](#) or other applicable law, and the determination may be appealed through procedures provided under this title.

F. Impact fees, as determined after the application of appropriate credits, shall be collected from the feepayer prior to the time the building permit is issued for each unit in the development, unless payment of fees is deferred pursuant to LMC [14.25.140](#). (Ord. 1507 §7 (part), 2017).

G. Impact fees for accessory dwelling units shall be assessed at fifty percent of the rate applicable to detached single-family dwellings.

14.25.060 School impact fees.

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14.25.070 Independent fee calculations.

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14.25.080 Exemptions.

A. The following shall be exempted from the payment of impact fees:

1. Alteration of an existing nonresidential structure that does not expand the usable space or add any dwelling units;
2. Miscellaneous improvements, including but not limited to, fences, walls, residential swimming pools, mining, dredging, filling, grading, paving, excavation, or drilling operations, storage of equipment or materials, and signage;
3. Demolition or moving of a structure or dwelling unit;
4. Expansion of an existing residential structure that does not increase the number of residential units;
5. Replacement of a structure with a new structure of the same use at the same site or lot when such replacement occurs within six years of the demolition or destruction of the prior structure;
6. Dwelling units located in housing developments intended for and solely occupied by persons fifty-five years and older, including nursing homes and retirement centers, shall be exempt from the payment of school impact fees as long as those uses are maintained, and the necessary covenants or declarations of restrictions in a form approved by the city attorney and the school district attorney, required to ensure the maintenance of such uses, are recorded on the property;
- ~~7. The creation of an accessory dwelling unit including but not limited to family member units, shall be exempt from the payment of school impact fees;~~
- ~~87.~~ A single room occupancy dwelling shall be exempt from the payment of school impact fees;
- ~~98.~~ A partial exemption of not more than eighty percent of school impact fees for any form of low-income housing occupied by households whose income when adjusted for size, is at or below eighty percent of the area median income, as annually adjusted by the U.S. Department of Housing and Urban Development; provided, that a covenant approved by the school district to assure continued use for low-income housing is executed, and that the covenant is an obligation that runs with the land upon which the housing is located and is recorded against the title of the property.

B. The director shall be authorized to determine whether a particular development activity falls within an exemption identified in this section. Determinations of the director shall be subject to the appeals procedures set forth in LMC [14.25.110](#). (Ord. 1507 §7 (part), 2017).

14.25.090 Credits.

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14.25.100 Tax adjustments.

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14.25.110 Appeals.

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14.25.120 Authorization for school interlocal agreement and establishment of school impact account.

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14.25.130 Refunds.

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14.25.140 Deferral of impact fees.

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14.25.150 Use of funds.

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14.25.160 Administrative guidelines.

The director or their designee shall be authorized to adopt forms, applications, brochures, and guidelines for the implementation of this title which may include the adoption of a procedures guide for impact fees. (Ord. 1507 §7 (part), 2017).

14.25.170 Review.

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14.25.180 Administrative fees.

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STAFF REPORT

Council Worksession
June 23, 2026

Subject: Community Planning Docket Briefing - Mobile Home Park Protections - Outreach and Engagement Plan (Docket Item 10)

To: Lacey City Council

Prepared by: Jennifer Adams, Housing Coordinator *JA*
Ryan Andrews, CED CP Manager *RA*

Department Director: Vanessa Dolbee, CED Director *VD*

Reviewed By: Not Applicable *VD*

Final Review: Rick Walk, City Manager *RW*

Purpose: Briefing

Recommendation: Review only

Brief: Staff will brief the City Council on a proposed stakeholder outreach and engagement framework related to manufactured home parks located within the City and Urban Growth Area. The purpose of this briefing is to present the proposed engagement approach for review. No policy changes, program implementation, funding requests, or regulatory actions are being recommended at this time.

Alternatives:

1. This is Docket Item 10, adopted in the Community Planning 2026 Docket List - staff to incorporate feedback from City Council work session and move forward with the engagement process.

Prior Review:

Planning Commission – 6/6/2023 [Link](#)
Planning Commission - 10/3/2023 [Link](#)
Planning Commission - 05/13/2026 [Link](#)

Fiscal Impact:

Budgeted Item: Budgeted item using existing staff resources.

Attachments:

1. Manufactured Home Parks - Outreach and Engagement Plan (2026) Executive Summary

Policy or Legal Alignment:

1. Implementation of Community Planning Docket List, Item 10, Mobile Home Park Protections.
2. Housing Element (2025) [Link](#) - **Goal 7:**

<p>2. Map - MHPs in City Limits and Urban Growth Area</p> <p>3. 2023 Staff Study for Lacey MHP</p> <p>4. 2023 MPH Survey Results</p>	<p>Mitigate housing displacement and the loss of naturally occurring affordable housing units.</p> <p>2. Housing Element (2025) Link - Policy H-7B: Develop tools to support the preservation of manufactured home communities by considering strategies such as financial assistance, tax benefits, or voluntary agreements that foster long-term affordability, and prioritize the preservation of naturally occurring affordable housing units.</p> <p>3. Housing Action Plan (2021) Link - 1.n.: Establish a program to reserve and maintain healthy and viable manufactured home parks; 2.c.: Rezone manufactured home parks to a manufactured home park zone to promote their preservation.</p>
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Purpose of Briefing

The purpose of this briefing is to present the proposed stakeholder outreach and engagement framework and provide City Council with an overview of the proposed approach.

At this stage, staff is not seeking direction on specific preservation strategies, policy changes, regulatory amendments, program implementation, funding requests, or additional staffing resources. Rather, the proposed engagement effort is intended to improve the City's understanding of manufactured home park conditions, stakeholder perspectives, opportunities and constraints - to inform what future City action may be warranted.

Background:

Manufactured home parks (MHPs) represent an important component of Lacey's housing supply, historically providing some of the most affordable housing options within the community. These communities often serve a diverse population, including seniors, individuals on fixed incomes, and working households seeking lower-cost homeownership opportunities.

In recent years, manufactured home parks have come under increasing pressure due to a combination of market forces and broader housing trends. Rising land values, limited new park development, and the growing presence of private equity investment in the manufactured housing market have contributed to increased risks of displacement and loss of existing parks statewide.



In 2023, the Planning Commission explored this issue and received a staff study (attachment 3) examining the conditions and vulnerabilities of manufactured home parks in Lacey and the Urban Growth Area (UGA), including factors that may influence long-term community viability and preservation.

The Planning Commission also reviewed results of an initial resident survey (attachment 4), which provided additional insight into resident demographics, tenure, and housing cost burden. Survey findings indicated that many residents experience significant rent burden and have limited housing alternatives, reinforcing the importance of manufactured home communities as a source of affordable housing.

As part of the City's 2025 Housing Displacement Analysis, targeted engagement was conducted with potentially vulnerable populations, including manufactured home community residents. The effort utilized a variety of engagement techniques designed to reduce participation barriers, including translation services, video-base participation opportunities, and participant incentives. Findings from this engagement helped identify recurring themes related to housing stability, displacement concerns, and manufactured home community preservation.

While this previous effort provides valuable context and a foundation for continued work, the proposed outreach and engagement plan is intended to expand participation opportunities, engage both residents and park owners, and gather additional information specific to manufactured home communities within Lacey and the Urban Growth Area.

Current Effort

This work has been incorporated into the approved Community and Economic Development Department's Community Planning 2026 docket list (docket item-10) and is intended to improve the City's understanding of manufactured home park conditions, stakeholder perspectives, and potential opportunities and constraints related to long-term community viability. The results of this effort will be used to best determine recommendations for park preservation including potential zoning overlays, code amendments, and other regulatory approaches to reduce displacement.

As a next step, staff has developed a draft stakeholder outreach and engagement plan intended to:

- Gather input from manufactured home park residents and owners regarding their experiences, perspectives, and concerns;
- Improve understanding of community conditions, community strengths and priorities, and challenges affecting manufactured home parks; and
- Establish an information base to help inform potential areas of City involvement including regulatory approaches to manufactured home park preservation.

Proposed Engagement Framework



The proposed engagement plan reflects a two-track approach designed to gather input from both manufactured home park residents and manufactured home park owners.

- **Resident engagement** focused on understanding lived experiences, housing challenges, community strengths, and resident perspectives;
- **Owner engagement** focused on understanding operational considerations, opportunities, challenges, and perspectives regarding long-term community viability.

The engagement process is proposed to occur in phases and includes a combination of outreach methods such as open house events, online participation opportunities, resident survey, and one-on-one owner discussions.

Next Steps

Following City Council review of the proposed engagement framework, staff anticipates refining the outreach and engagement plan as appropriate and preparing outreach materials and engagement tools for implementation.

The engagement effort is anticipated to occur over several months. Information gathered through the engagement process will be synthesized to help develop code amendments and/or zoning changes to support long term preservation of mobile home parks and could inform future park preservation considerations and potential areas of City involvement.

Any future policy considerations, or regulatory amendments would be developed separately and brought forward for City Council consideration at a later date.



Outreach & Engagement Plan

Manufactured Home Parks



Community & Economic
Development
2026

Executive Summary | Manufactured Home Park Outreach and Engagement Plan

Manufactured home parks (MHPs) provide an important source of housing in the City of Lacey and the urban growth areas, offering both lower-cost rental opportunities and access to homeownership. At the same time, these communities face a range of challenges related to long-term stability, infrastructure deficits, and redevelopment pressure.

The City is initiating a targeted outreach and engagement effort to better understand the needs, experiences, and perspectives of both residents and property owners. Information gathered through this process will assist the City's understanding of manufactured home park conditions, stakeholder perspectives, and potential opportunities for City involvement.

Two-Track Engagement Plan

Recognizing the distinct roles, perspectives, and participation considerations within manufactured home communities, the City proposes a two-track engagement plan designed to support meaningful participation from both residents and manufactured home park owners.

Separate engagement tracks allow outreach methods, communication materials, and engagement activities to be tailored to the unique experiences and interests of each stakeholder group while helping ensure that both perspectives are represented through the process.

Engagement Element	Resident Engagement	Owner Engagement
Primary Focus	Understand lived experiences, housing related concerns, community strengths and resident priorities	Understand operational realities, financial challenges, and interest in voluntary strategies
Primary Engagement Format	Open house events, online participation options	One-on-one interviews
Participation Style	Broad community participation (voluntary and anonymous options)	Voluntary participation
Outreach Method	Community-wide outreach and survey distribution	Direct owner outreach
Key Engagement Tools	Surveys, guided participation stations/topics, written feedback opportunities,	Semi-structured interviews, exploratory discussions, follow-up coordination

	one-on-one conversations, small-group discussions	
Engagement Intent	Help inform future planning related efforts related to long-term community needs, resident priorities, and potential areas of City support	Help inform future discussions related to operational feasibility, voluntary strategies, and long-term park viability

Engagement Approach

This outreach and engagement plan is designed to balance:

- Established community engagement methods
- Practical considerations, including staff capacity, facility availability, accessibility, and coordination challenges

While localized, on-site engagement is often identified as preferred, the City is proposing a layered engagement model designed to support:

- Accessible and flexible participation opportunities
- Consistent messaging and information sharing
- Structured and well-facilitated engagement activities
- Efficient use of staff time and available resources

The City will make best efforts to provide an engagement environment that is welcoming, inclusive, and focused on constructive dialogue.

Engagement efforts will prioritize identifying:

- Key concerns, needs, and areas of interest among residents and owners; and
- Areas where the City can play a meaningful and feasible role

Potential Areas for Future Exploration

This engagement effort is intended to help the City better understand whether there may be opportunities to explore options such as:

- Land use and zoning tools that support long-term community viability
- Voluntary preservation or reinvestment incentives
- Expanded notification times for rent increases
- Resident and owner communication
- Resource-sharing and educational opportunities
- Other options identified through stakeholder engagement

This process will also clearly communicate the limits of City authority, helping to distinguish between issues that can and cannot be addressed at the local level.

Implementation Resources

While this proposal does not establish a specific budget at this stage, successful implementation of the engagement strategy may require modest resources to support:

- Outreach materials and distribution
- Open house events and online participation logistics
- Accessibility needs (e.g., translation, accommodations)
- Participation support (e.g., transportation, childcare, incentives, refreshments)

The scale of engagement will be influenced by available resources, and additional detail may be provided as the effort moves forward.

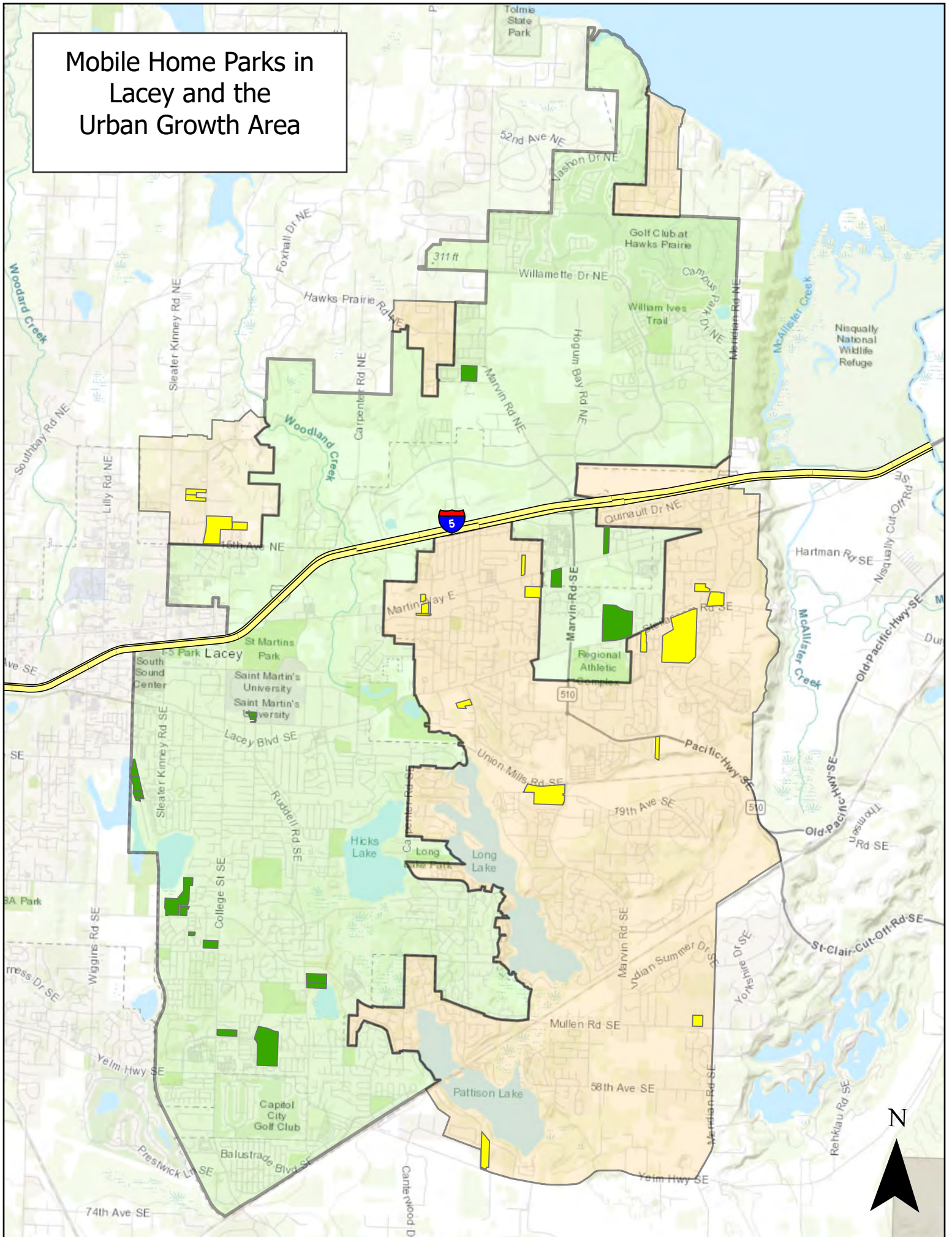
Coordination and Oversight

Implementation of this outreach and engagement effort will involve coordination with the City's Communications Team, Planning Commission, and Commission on Equity to support effective outreach, inclusive engagement practices, and ongoing and community discussion.

Following review and refinement of the proposed framework, the City may proceed with development of outreach materials, implementation of engagement activities, and synthesis of engagement findings.

Ultimately, this effort is intended to help the City better understand how it can support the long-term stability and viability of manufactured home communities while recognizing the perspectives and needs of both residents and property owners.

Mobile Home Parks in Lacey and the Urban Growth Area





LACEY MANUFACTURED HOME STAFF STUDY

COURSE OF ACTION RECOMMENDATION FOR MHP PRESERVATION

- INTRODUCTION
- WHY MHP'S?
- FACTS AND ASSUMPTIONS
- RISK TO LOSS
- COURSE OF ACTION ANALYSIS
- COURSE OF ACTION COMPARISON
- COURSE OF ACTION RECOMMENDATION
- CONCLUSION



INTRODUCTION



While the City's economic and demographic growth over the past twenty years has provided a welcome boon to the coffers of Thurston County, it has come with unintended consequences for lower income individuals and families. Less educated and historically marginalized populations have found it increasingly difficult to procure affordable housing. This gap is directly tied to rising housing costs compounded with stagnating real wages. Adding to the problem, developers have not invested in MHP's for the past twenty years; they instead focused on single family and multi-family housing that has increased 171% while household income increased by only 16%. The lack of affordable housing is unsustainable; it has supplemented the homeless problem and has increasingly constricted family budgets for basic living requirements. Taking no action will only exacerbate this problem; the City must act. What is the best way forward?

Lack of New MHPs

Since 2000, only one new MHP has been constructed. Developers have instead focused on single family plats and apartment complexes.

Rapid Increase of Housing and Land Prices

Since 2003, new house prices have increased 171%, concomitantly increasing rent for all.

Opportunity Cash Flow

Developers are incentivized to build large multifamily homes for far greater cash flow per square foot.

Nimbyism

Residents are resistant to new MHP's in their neighborhoods.





WHY MHP'S?



Serving as a “middle rung” between traditional single-family homes and apartment type dwellings, manufactured homes provide a low cost housing solution that also builds equity for the homeowner. While talking to residents of every park they described some of the reasons as to why MHP's work for them.

- **Low Cost.** The majority of the residents inside MHP's are either on a fixed income (disabled or retired) or they are part of a disadvantaged group. Of the latter, many lack education and/or skills, are immigrants who speak English as a second language, or have a large family to support.
- **Autonomy.** Having their own home provides residents a modicum of privacy not found in a traditional apartment. Residents typically have their own attached garage and adjoining space to store items too large for the home. Ambient noise from neighbors is less than that of an apartment, giving them a better sense of privacy.
- **Sense of Community.** More often seen in the 55+ MHP's, there is a feeling of pride in some of the nicer parks, especially those with a club house or central meeting area.

Rising rents are a common worry amongst most park residents. Lacey MHPs fall within a general range of \$575 to \$675 a month for rent and rates typically demonstrate a linear relationship to the park condition. However, many have seen yearly raises, exacerbated by the rapid rise in inflation over the past two years. All residents are aware of their rents increasing within the next 6 months, with most increases tied to the CPI. Wildwood MHP, next to COSTCO, has seen its rent rise almost 70% in eight years (\$400 in 2015; now \$675).



FACTS AND ASSUMPTIONS



FACTS

- There are 28 MHP's in Lacey+UGA. 12 MHP's are within the city limits
- Rent control is unconstitutional
- There has not been a new MHP constructed since 2011
- The City's portion of property tax is the only portion that can be leveraged
- MHP's provide the lowest housing cost in Lacey, averaging \$653 per month in rent
- Housing Prices have increased 171% since 2003
- Losing a MHP to another use will cause enormous financial strain (\geq \$15,000) on residents to relocate

ASSUMPTIONS

- Property (land) values will continue to rise faster than wages
- New MHP development will continue to follow past trends
- MHP's are under significant pressure from developers to sell
- Property tax abatement is the only *financial* lever the city has to influence MHP ownership



RISK TO LOSS



Lacey Manufactured Home Park List

Park Title	Address	City Limit / UGA	# of Units	Rent (Avg)	Approx Cash Flow (MM/YR)	Condition (1-5)	Property Value (MM)	Financial Risk	Total Risk	Tax Paid FY22*	Year Built	Property Size	Zone	55+
Wooded Village	4401 37th Ave	City Limit	82	\$570	0.561	2	3.93	7.01	3.50	\$2,879	1976	14.02	MD-R	N
College Terrace	3805 College St SE	City Limit	90	\$650	0.702	2.5	4.17	5.94	2.38	\$4,357	1987	14.10	MD-R	N
Rainier Vista Mobile Park	8530 Steilacoom Rd SE	City Limit	151	\$585	1.06	2.5	5.95	5.61	2.25	\$3,050	1980	39.55	LD-R (3-6)	N
Emerald Park Manufactured Homes	5250 College St SE	City Limit	33	\$570	0.226	4.5	2.00	8.85	1.97	\$1,465	1988	4.97	MD-R	Y
Wildwood MH Park	8510 Martin Way	City Limit	46	\$675	0.376	3	2.18	5.80	1.93	\$1,596	1962	5.95	MHDC	N
Martin Way Mobile Park	8103 Martin Way E	City Limit	68	\$675	0.553	2.5	2.67	4.83	1.93	\$1,958	1950	7.53	GC	Y
Alpine Mobile Estates	7300 32nd Ave	City Limit	50	\$700	0.420	3.5	2.72	6.48	1.85	\$1,991	1972	9.62	MD-R	Y
Crestwood MH Park	4500 Ruddell Rd SE	City Limit	60	\$600	0.432	4	2.83	6.55	1.64	\$2,070	1986	11.82	LD-R (URBCON)	N
Meadow Green	4830 Pacific Ave SE	City Limit	20	\$625	0.150	3.5	0.85	5.67	1.62	\$482	1966	1.6	CBD 5	N
Edge Lake MH Park	3928 21st Ave SE	City Limit	99	\$650	0.772	3.5	4.07	5.27	1.51	\$2,980	1970	10.12	MD-R	N
Mountain Greens MH Estates	5280 55th Ave SE	City Limit	174	\$900	1.88	4.5	11.75	6.25	1.39	\$8,602	1973	32.03	LD-R (3-6)	N
Lakeview Meadows	4300 37th Ave SE	City Limit	82	\$639	0.628	5	3.71	5.91	1.18	\$2,718	2011	14.67	MD-R	Y

The risk to MHP loss is not predicated upon a single factor, but rather three key metrics:

- Cash Flow
- Condition
- Property Value

1 By far the highest rent, Mountain Greens switched from 55+ to all ages late 2022.

2 Emerald Park is raising its rent to \$600 in JUL23.

3 The newest MHP, Lakeview Meadows, is quasi-subsidized (\$639 rent) as all homes are bought from the MHP owner, DeTray's.

Cash Flow:

Cash Flow = Rent x Spaces x Occupancy %

$$CF = R \times S \times O$$

Financial Risk:

Assessed Value / Cash Flow = Financial Risk

$$AV / CF = FR$$

Total Risk:

Financial Risk / Park Condition = Total Risk

$$FR / PC = TR$$

Condition Defined:

- 1- Bad
- 2- Poor
- 3- Fair
- 4- Good
- 5- Excellent

Factors Influencing Condition:

- Cleanliness (roofs, walls, windows, rubbish)
- Average Home Age
- Aesthetics (lawns, décor)
- Uniformity (size, type of homes)
- Roadways (cracking, potholes)
- Ambient Noise (industrial, vehicular)
- Amenities (clubhouse, playground)

* Tax portion paid to City



COURSE OF ACTION ANALYSIS



With a mandate to focus on continuity of the MHP's within city limits, the following Courses of Action (COA) are considered:

- **COA 1: Property Tax Break Incentives for MHP Exclusivity**
- **COA 2: Right of First Refusal to Non-Profits/Public Entities or HOA's**
- **COA 3: Change Zoning Laws**

COA 1: Tax Breaks for Exclusivity

Pro:

- Ensures that in the event of sale, the MHP will remain as a MHP

Cons:

- The available financial leverage is disproportional to cash flows
- Reduces tax income to the City

COA 2: Right of First Refusal

Pro:

- Sale to a non-profit or public entity would better stabilize rent increases

Cons:

- Both non-profits and MHP owners need to agree (corporations have more \$)
- Requires financial incentive for MHP owner buy-in

COA 3: Zoning Change

Pros:

- No cost to the City
- Guarantees land use will not change with sale

Cons:

- Strips property freedoms from current MHP owners
- Prospective buyers will be reluctant if land use is prohibitive



COURSE OF ACTION COMPARISON



The following chart will compare each COA against each other utilizing four criteria. While each criterion impacts the outcome, they don't do so equally. Weights are applied to each relative to their impact.

Weight	3	2	2	4	Total
Criteria	Cost to City	Infringement of Rights	Time to Implement	Duration of Effectiveness	
Course of Action					
COA 1 (Tax Break)	1 (3)	4 (8)	2 (4)	3 (12)	27
COA 2 (First Refusal)	2 (6)	3 (6)	3 (6)	3 (12)	30
COA 3 (Rezoning)	3 (9)	1 (2)	3 (6)	4 (16)	33

Weight	Values reflect the relative advantages or disadvantages of each criterion for each COA. The <u>higher values signify a more favorable advantage</u> (the higher the number, the more favorable score).
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Now that the most feasible COA has been identified, it is now imperative to decide which MHP(s) to apply this COA to. The following slide will identify the primary candidates.



COURSE OF ACTION RECOMMENDATION



There are four high risk MHP's that make the most sense to apply the selected COA against. However, since this COA has not yet been utilized within the City, it is recommended to treat this as a *Proof of Principle* and limit the scope of implementation. To limit the scope, it is recommended that this COA be applied to two properties.

Lacey Manufactured Home Park List

Park Title	Approx Cash Flow (MM/YR)	Condition (1-5)	Financial Risk	Total Risk
Wooded Village	0.561	2	7.01	3.50
College Terrace	0.702	2.5	5.94	2.38
Rainier Vista Mobile Park	1.06	2.5	5.61	2.25
Emerald Park Manufactured Homes	0.226	4.5	8.85	1.97
Wildwood MH Park	0.376	3	5.80	1.93
Martin Way Mobile Park	0.553	2.5	4.83	1.93
Alpine Mobile Estates	0.420	3.5	6.48	1.85
Crestwood MH Park	0.432	4	6.55	1.64
Meadow Green	0.150	3.5	5.67	1.62
Edge Lake MH Park	0.772	3.5	5.27	1.51
Mountain Greens MH Estates	1.88	4.5	6.25	1.39
Lakeview Meadows	0.628	5	5.91	1.18

★ Wooded Village is the riskiest MHP in Lacey. The overall poor condition relative to its income makes it the best candidate to be purchased and repurposed by a developer. Rezoning this property would protect it and ensure that the approximately 200 people living there do not have to relocate.

★ While there are two properties with an overall higher risk, Emerald Park carries a 26% higher financial risk than Wooded Village. This location will raise its rent by 5.2% in July, but is not enough to significantly reduce its financial risk. Combined with its location, Emerald Park is an extremely high risk property to be repurposed.



CONCLUSION



Throughout this study, residents freely shared their concerns, and those concerns center around two primary fears.

First, they are greatly concerned about rents increasing year over year. Almost all asked what could be done to bring them down or at least freeze them. Assuring them that the City cannot legally dictate either, the purpose behind this study was described to them. Some frowned, as, in their opinion, the City has over-promised or not listened in the past. Others were happy that the City is aware of their concerns and looking at ways to address them.

Second, they hear rumors of the MHP owners open to selling their property. True or not, it puts a great deal of worry on their minds. With the all the other issues in their lives, worrying about their home shouldn't be one of them.

Applying one or more of the COAs to the MHP's is an important step to ensure MHP residents continue to have a place to call home.



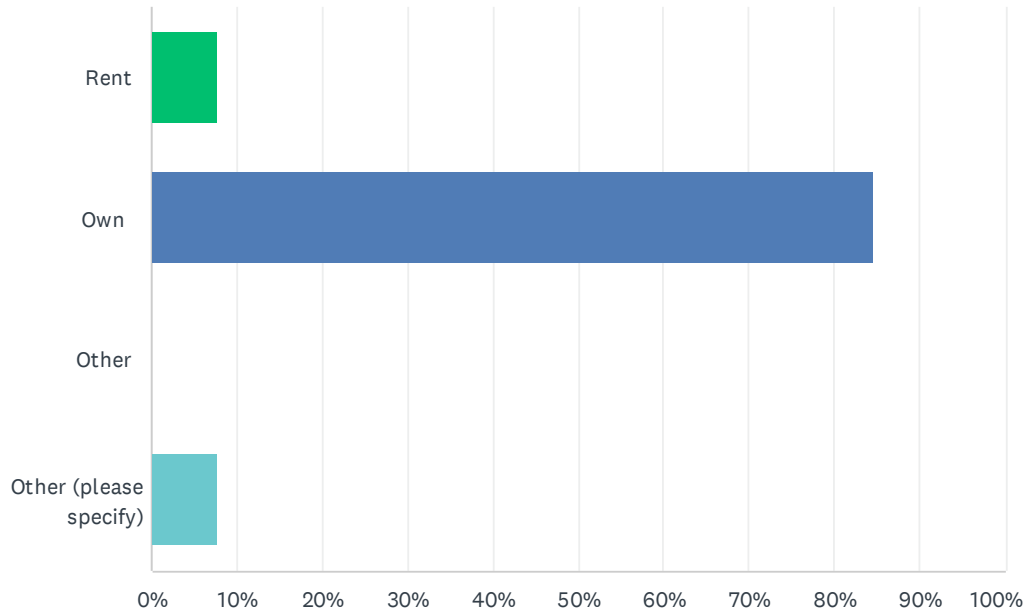
WAY FORWARD



- Refinement
- Deeper Dive: Utilities
- Staff Study White Paper (first draft complete)
- Development of Measures of Effectiveness (MoE)
- UGA MHP's

Q1 Do you rent or own your home?

Answered: 118 Skipped: 0

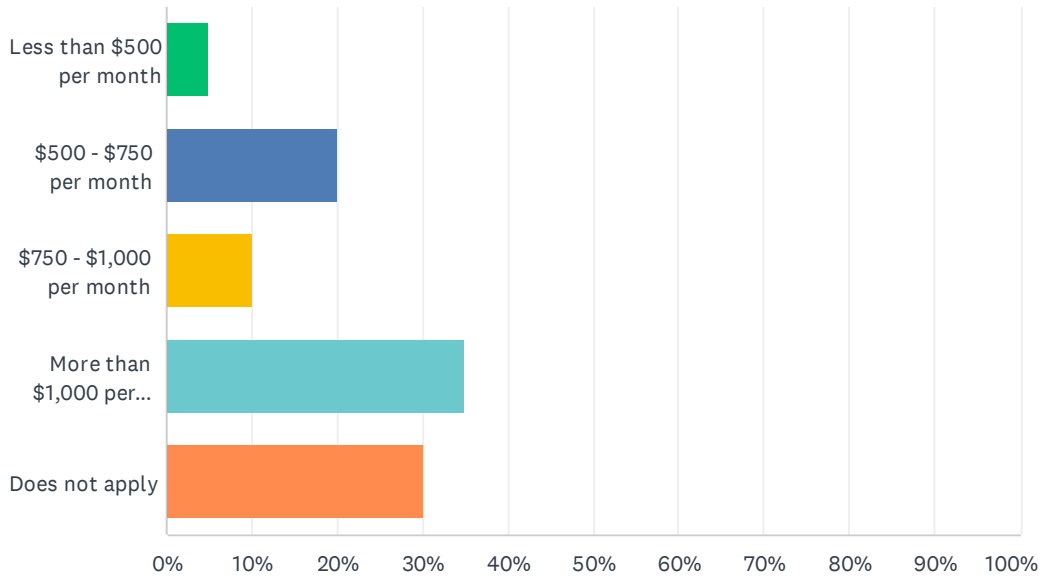


ANSWER CHOICES	RESPONSES
Rent	7.63% 9
Own	84.75% 100
Other	0.00% 0
Other (please specify)	7.63% 9
TOTAL	118

#	OTHER (PLEASE SPECIFY)	DATE
1	Own home, rent the lot its on	7/25/2023 5:05 PM
2	I own my mobile home but rent the space	7/16/2023 10:22 AM
3	Own Mobile, rent space	7/15/2023 9:17 AM
4	I rent a room	7/14/2023 3:27 PM
5	own home, rent the land	7/14/2023 10:38 AM
6	i own the home but rent the lot in a mobile park	7/12/2023 6:16 PM
7	Own trailer, rent space	7/11/2023 7:18 PM
8	Own mobile home, rent space	7/11/2023 6:29 PM
9	own home rent lot	7/11/2023 12:19 AM

Q2 What is your monthly payment excluding space rent and utilities?

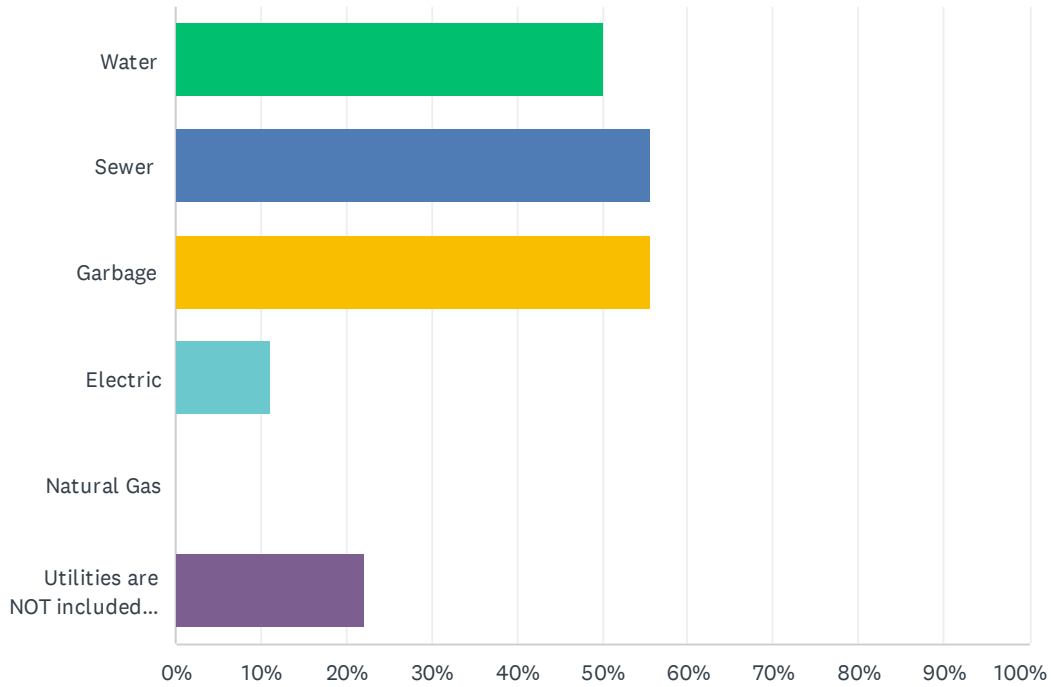
Answered: 20 Skipped: 98



ANSWER CHOICES	RESPONSES	
Less than \$500 per month	5.00%	1
\$500 - \$750 per month	20.00%	4
\$750 - \$1,000 per month	10.00%	2
More than \$1,000 per month	35.00%	7
Does not apply	30.00%	6
TOTAL		20

Q3 Please select all utilities that are included in your SPACE RENT.

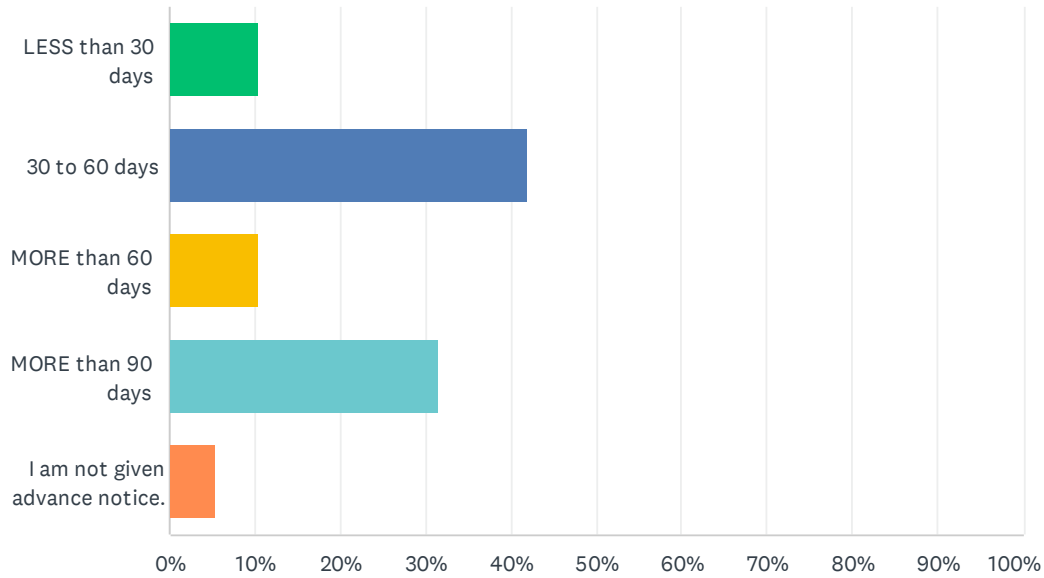
Answered: 18 Skipped: 100



ANSWER CHOICES	RESPONSES	
Water	50.00%	9
Sewer	55.56%	10
Garbage	55.56%	10
Electric	11.11%	2
Natural Gas	0.00%	0
Utilities are NOT included in my monthly space rent.	22.22%	4
Total Respondents: 18		

Q4 How much notice do you receive for rent increases?

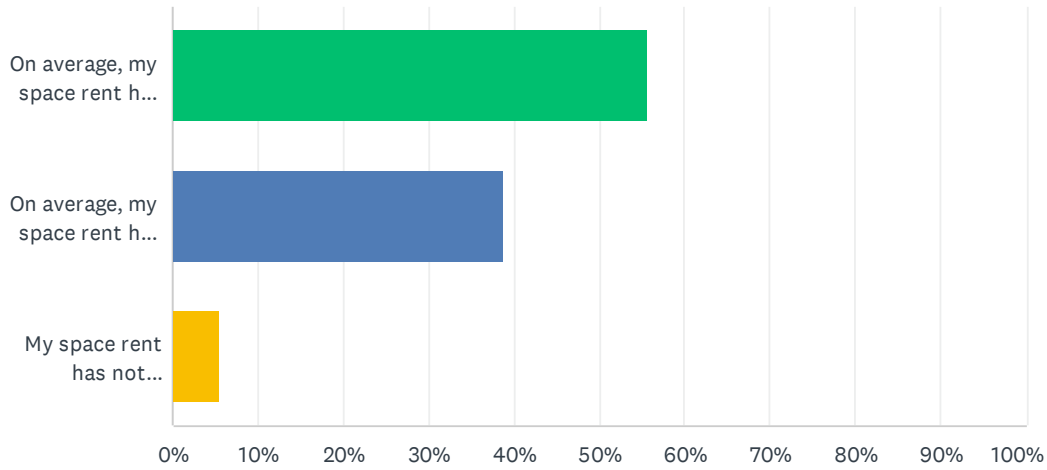
Answered: 19 Skipped: 99



ANSWER CHOICES	RESPONSES	
LESS than 30 days	10.53%	2
30 to 60 days	42.11%	8
MORE than 60 days	10.53%	2
MORE than 90 days	31.58%	6
I am not given advance notice.	5.26%	1
TOTAL		19

Q5 Please select one of the following options.

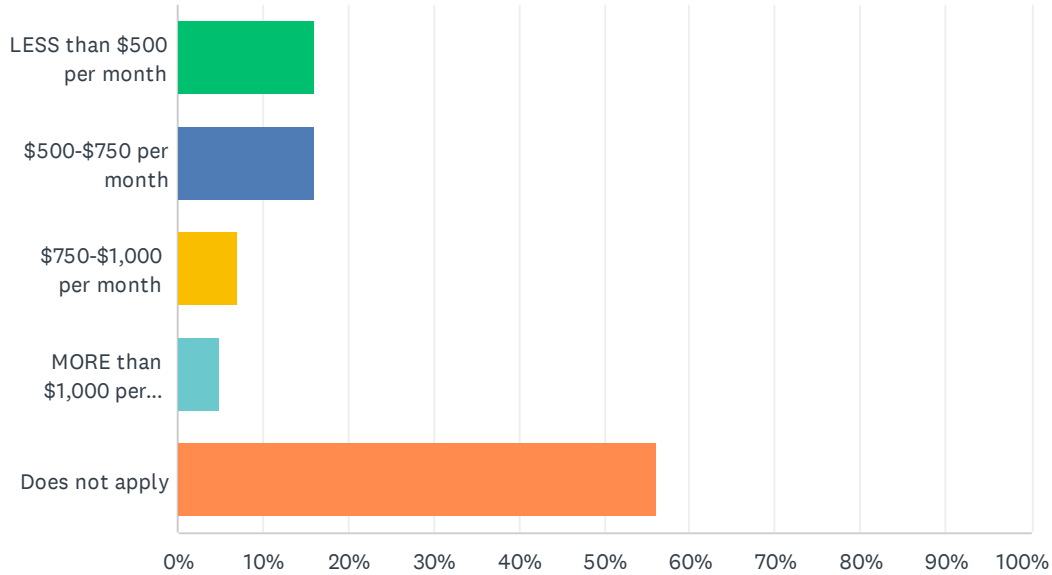
Answered: 18 Skipped: 100



ANSWER CHOICES	RESPONSES	
On average, my space rent has increased MORE than 5% each year.	55.56%	10
On average, my space rent has increased LESS than 5% each year.	38.89%	7
My space rent has not increased in the last five years.	5.56%	1
TOTAL		18

Q6 If you OWN your home, what is your monthly payment excluding space rent and utilities?

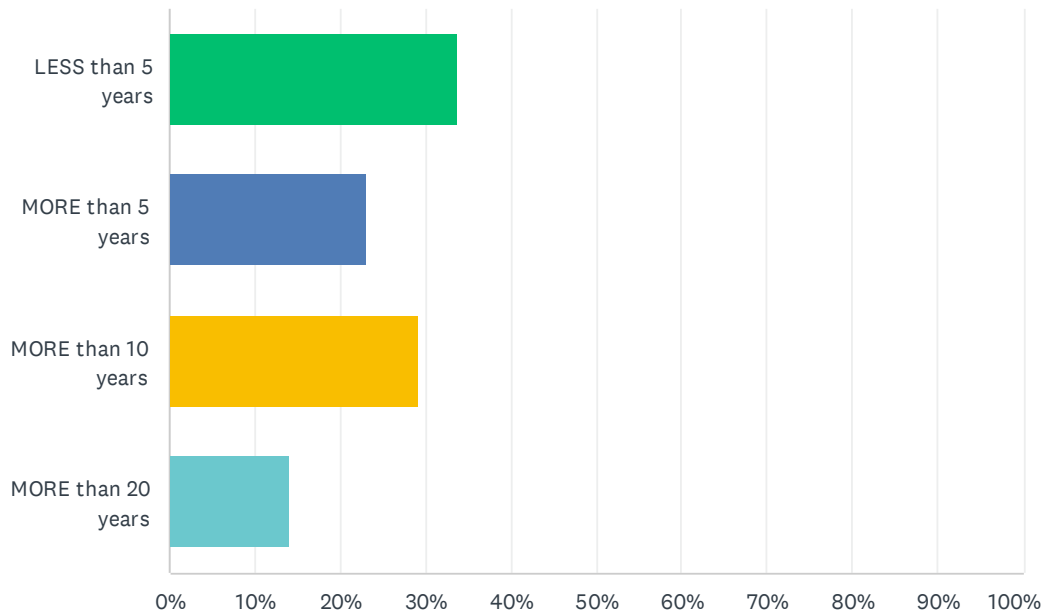
Answered: 100 Skipped: 18



ANSWER CHOICES	RESPONSES	
LESS than \$500 per month	16.00%	16
\$500-\$750 per month	16.00%	16
\$750-\$1,000 per month	7.00%	7
MORE than \$1,000 per month	5.00%	5
Does not apply	56.00%	56
TOTAL		100

Q7 How long have you lived at this park location?

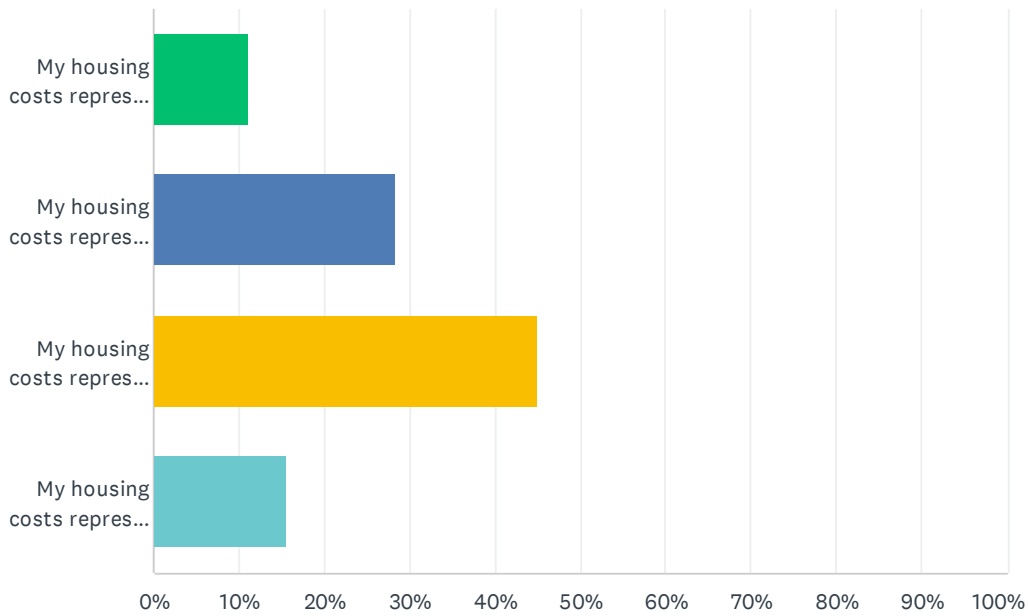
Answered: 113 Skipped: 5



ANSWER CHOICES	RESPONSES	
LESS than 5 years	33.63%	38
MORE than 5 years	23.01%	26
MORE than 10 years	29.20%	33
MORE than 20 years	14.16%	16
TOTAL		113

Q8 What percentage of your income goes toward your cost of housing?

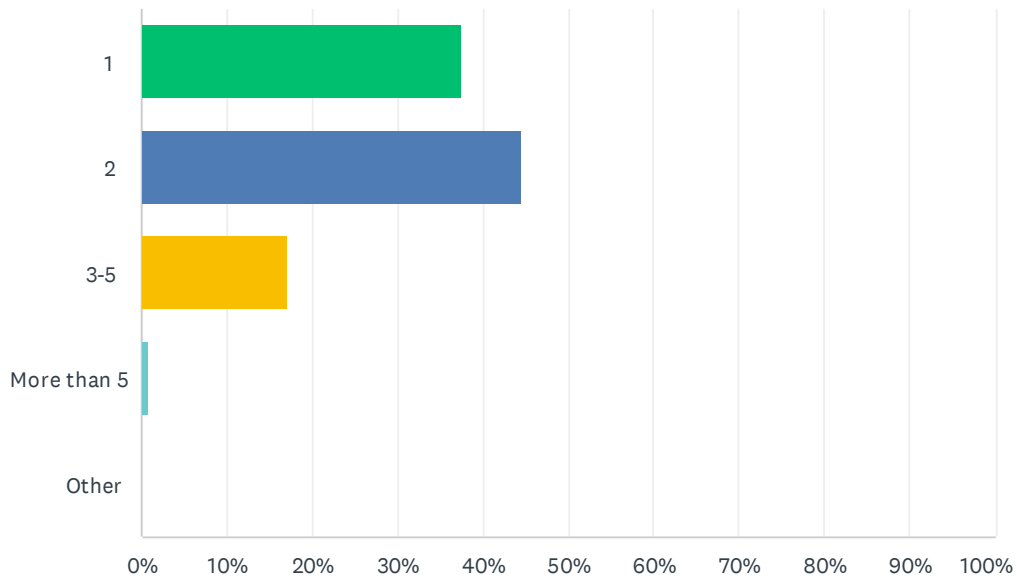
Answered: 109 Skipped: 9



ANSWER CHOICES	RESPONSES	
My housing costs represent 75% or more of my income	11.01%	12
My housing costs represent 50% or more of my income	28.44%	31
My housing costs represent 30% or more of my income	44.95%	49
My housing costs represent 20% or more of my income	15.60%	17
TOTAL		109

Q9 How many people occupy your home?

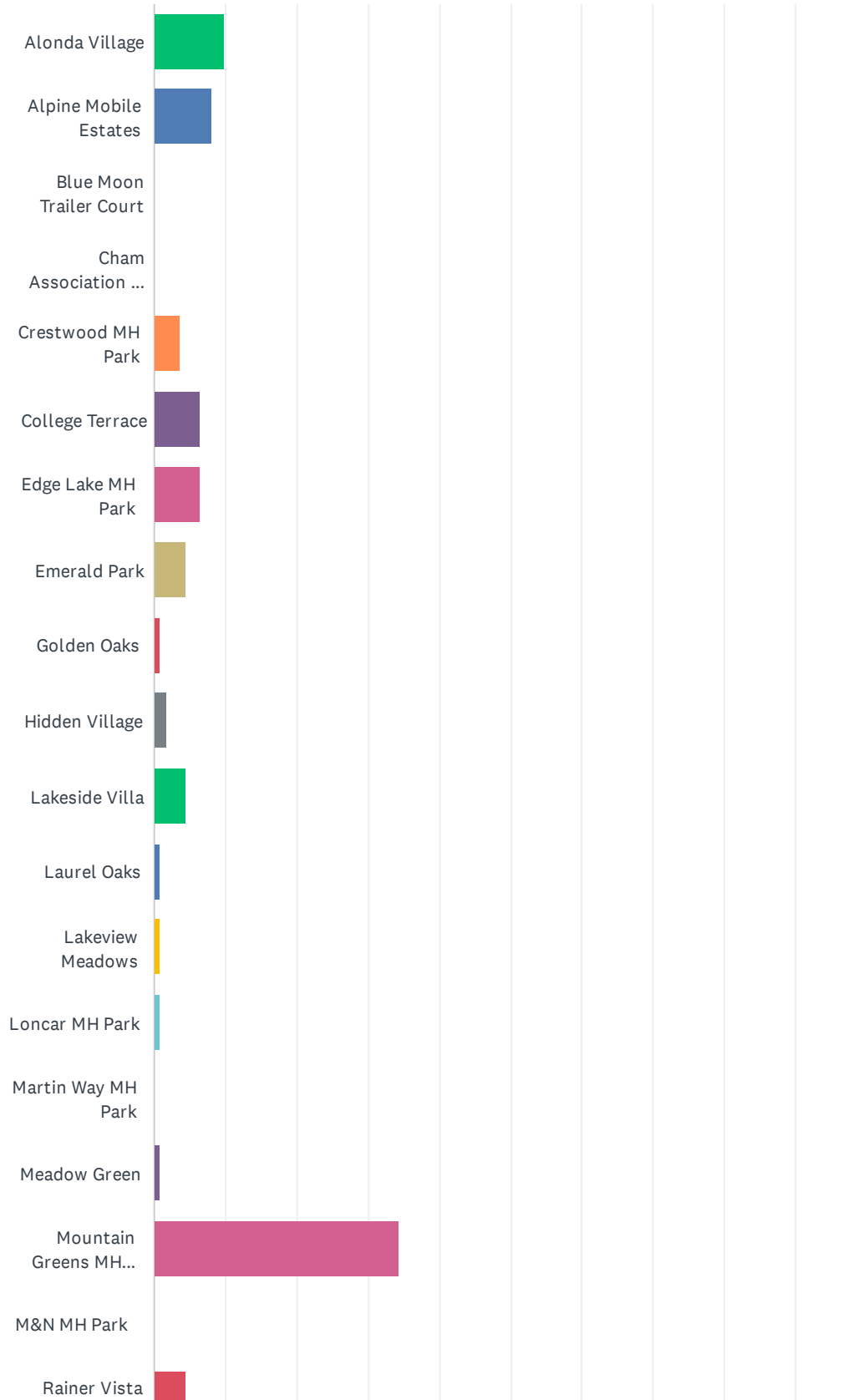
Answered: 112 Skipped: 6



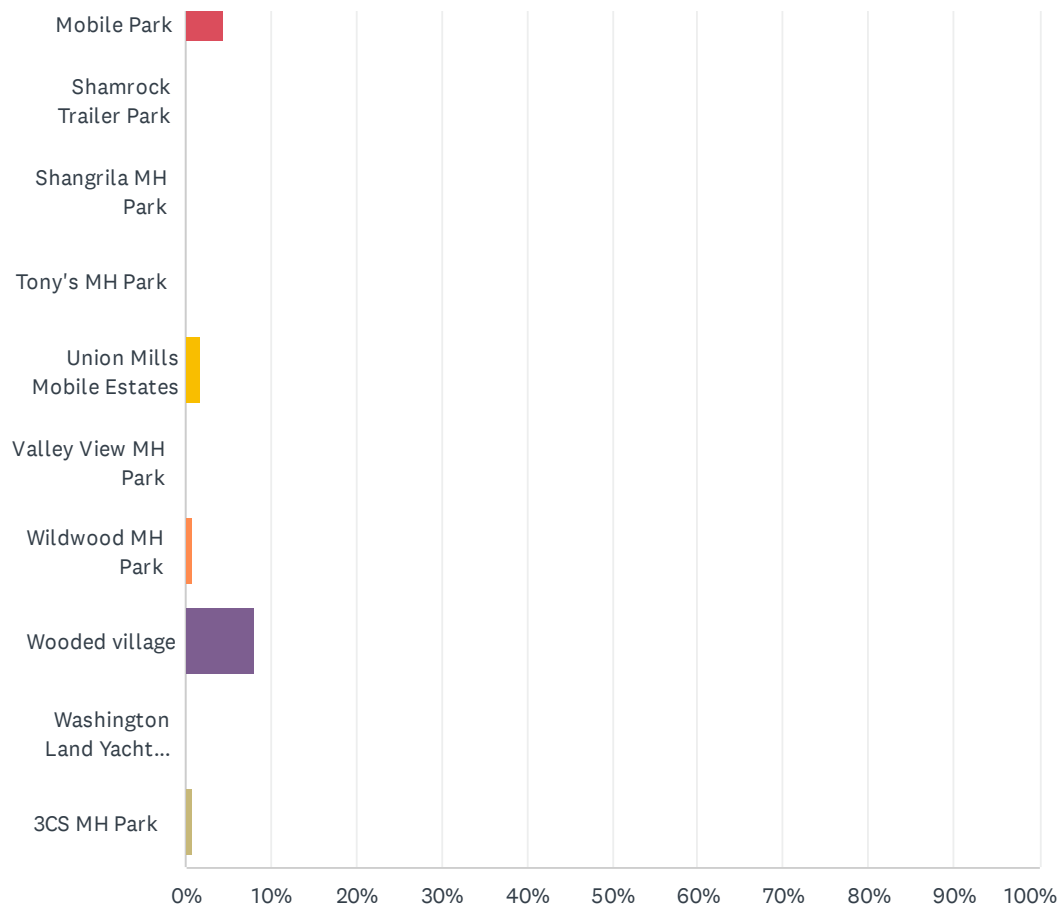
ANSWER CHOICES	RESPONSES	
1	37.50%	42
2	44.64%	50
3-5	16.96%	19
More than 5	0.89%	1
Other	0.00%	0
TOTAL		112

Q10 Please select your park from the drop down menu.

Answered: 111 Skipped: 7



Manufactured Home Parks



Manufactured Home Parks

ANSWER CHOICES	RESPONSES	
Alonda Village	9.91%	11
Alpine Mobile Estates	8.11%	9
Blue Moon Trailer Court	0.00%	0
Cham Association MH Park	0.00%	0
Crestwood MH Park	3.60%	4
College Terrace	6.31%	7
Edge Lake MH Park	6.31%	7
Emerald Park	4.50%	5
Golden Oaks	0.90%	1
Hidden Village	1.80%	2
Lakeside Villa	4.50%	5
Laurel Oaks	0.90%	1
Lakeview Meadows	0.90%	1
Loncar MH Park	0.90%	1
Martin Way MH Park	0.00%	0
Meadow Green	0.90%	1
Mountain Greens MH Estates	34.23%	38
M&N MH Park	0.00%	0
Rainer Vista Mobile Park	4.50%	5
Shamrock Trailer Park	0.00%	0
Shangrila MH Park	0.00%	0
Tony's MH Park	0.00%	0
Union Mills Mobile Estates	1.80%	2
Valley View MH Park	0.00%	0
Wildwood MH Park	0.90%	1
Wooded village	8.11%	9
Washington Land Yacht Harbor	0.00%	0
3CS MH Park	0.90%	1
TOTAL		111

Q11 Do you have any questions, comments or concerns?

Answered: 73 Skipped: 45

#	RESPONSES	DATE
1	I am concerned that the corporation that bought our park raised my monthly lot rent by 27% effective a year after I moved here in 2022. Continued high yearly increases will make this home unaffordable for me within a few years. I am equally concerned that this corporation may sell the park as has happened already to many parks. I invested all my retirement savings into purchasing this home.	9/2/2023 3:17 PM
2	Home was bought outright w cash in 2010 (mortgages usually unavailable for singlewides on rented lots), so no monthly payment besides lot rent & utilities (\$560/mo +).	8/29/2023 1:52 PM
3	they may start charging for garbage and recycle pick up, They have rules that force us to spend money keeping our yard up, whether we are physically able or not. If we decide to walk within the parks boundaries there is no place to sit down and gather your strength. They do not keep raccoons out of the park. I am very afraid they will keep raising costs so that we have to move out so they can sell the land and make money for their LLC	8/15/2023 3:22 PM
4	Similar concerns as other in park owners that the property will be sold leaving no practical way to move our homes and/or even if that was possible no place to relocate them that is affordable.	8/13/2023 6:51 AM
5	Always concerned about the park being sold and told to move.	8/9/2023 7:55 AM
6	Not right now	8/8/2023 4:50 PM
7	Please help keep our park open. Most of us cannot afford to move our homes to another property. It would be a terrible hardship and could result in additional homelessness. Thank you for helping us.	8/5/2023 3:45 PM
8	Housing costs include space rent - currently 570.00 per month and to increase to 640.00 as of 10/1/23, also includes water/sewer - 57.00, electric - 169.00, trash- 32.00, house insurance which is required - 62.00 and car insurance - also required - 70.00. This doesn't include phone or internet. So, my housing costs that I pay are 1,030.00 per month. My income from Social Security and a part time job is \$2,184.00. I am a 76 yo widow. I realize I live fairly cheaply compared to having to pay for a 1 or 2 bedroom house or apartment in this area - which I could not do on my income. I don't qualify for low income housing because I make too much with my part time job - which buys all the other necessities of life. I am not upset over my situation. But, would like to see some protection given for those of us who are in the low income category and feel threatened by the greed of the people who own the mobile home parks we live in. Thank you for allowing me to participate in a survey that helps you to understand better our situation.	8/4/2023 4:13 PM
9	The manager has raised the rent the last 2 years extremely highly than she ever has and so a lot of my neighbors are having people live with them that are not allowed and not on the lease. It has created more crime this past 2 years in my neighborhood.	8/4/2023 3:28 PM
10	What's to be done about the rent gouging opportunists who own this park? Like selling water in a drought.	8/4/2023 2:55 PM
11	The lack of maintenance in common areas with over grown foliage.dogs and cats are allowed to roam freely and use other people's property as their toilet areas even though it is against park rules. Unauthorized pets. Park rules are no dogs over 16lbs but there are German Shepherds living here. People are out for walks in the nice weather and when you walk past the residence with the German Shepherds they growl and bark at the people in an aggressive way. Shrubs have been allowed to grow around and engulf fire hydrants so they are not accessible to fire departments. There are units that have garbage piled up on their property attracting rodents like rats, mice,ratcoons, ants, etc. Tree maintenance is the responsibility of the tenants to maintain which doesn't make sense, since we are renting the lot not the trees. They should be the owners responsibility to maintain them. Yards are not maintained and are overgrown. When I moved in over ten years ago the rating was 5.0 but has since dropped to	8/4/2023 12:20 PM

Manufactured Home Parks

3.0 due to the issues listed above. Rent continues to rise and has been raised \$70 this year. Also if you want a one year lease it has to be October first to October first regardless of when you moved in. According to State RCW the lease is from date of move in. Manager/owner wants everyone on October first for everyone so the bookkeeping is easier.

12	They just raised my lot lease \$70 per month. Did the property taxes go up that much with the multi condo development that just went in in the old cow pasture? Insane	8/4/2023 10:50 AM
13	Given that most for many Americans a mobile home represents their only pathway to home ownership, and that many residents in mobile parks are seniors on fixed incomes trying to make sure they use their incomes wisely, I'd like to see a bigger push towards better tenancy laws regarding mobile homes. I understand that this is more of a state legislature power, however officials can play a key role in presenting information to legislative authorities. Things like the right of first refusal for park buyouts, or stipulations on rent increases, would go a long way to providing stability for these home owners. Generally seeing more parity with renter and home ownership laws would be ideal. Often when parks are bought out, the space to move the homes simply does not exist within the wider community, in addition to some of the homes simply not being able to be moved (despite the name) due to age, modification/repairs, cost, etc. And often in those situations, tenants are forced to sell far below value to the park owners because there are few alternatives. I believe its better, safer, cheaper and healthier for the community as a whole to help keep these avenues of home ownership stable and fair and perhaps the city can play its part in making it so at a higher level.	8/4/2023 10:10 AM
14	Yes I have concerns about the space rent going up in larger amounts every year and I am concerned about the potential for the park to be sold and I would have no where to go.	8/4/2023 9:37 AM
15	Rent increases and what happens if owner sells and we are told to move our homes? Would like to see more restrictions on this	7/31/2023 2:13 PM
16	I recently moved here and it is a much better situation then my previous apartment that cost me \$500 more per month altogether. MHP are a vital element of keeping low income housing available.	7/28/2023 1:22 PM
17	What benefits does our space fee of 907\$ per month cover?	7/26/2023 2:00 PM
18	Please put a rent cap on Apartments and mobile home parks	7/25/2023 5:07 PM
19	I am glad to know that Lacey is seriously studying the ever-increasing lack of affordable housing as well as low-income housing. It should matter to all of us not just those who are struggling.	7/21/2023 3:49 PM
20	How can park owners switch from a 55+ community to all ages with no notice	7/19/2023 7:21 PM
21	Privately owned MHPs line the pockets of the owners at the expense of residents. We need more funds available to help home owners fund the purchase of their parks so that rent can be controlled and the affordability of this housing to be maintained. Hidden Village is a resident owned park and is one of the few remaining parks with space rent below 600 dollars a month. Many privately owned park residents face annual rent increases just because there are no laws preventing owners from increasing rent without cause.	7/19/2023 9:57 AM
22	None	7/17/2023 6:00 PM
23	I am concerned about the prices of old mobile homes going up and space rent going up. Affordable housing is becoming unaffordable.	7/17/2023 12:46 PM
24	We are all seniors with limited income. i was just priced out of my last 3 apartments. the most recent raised rent from \$700.00 with utilities to \$1,250 plus utilities in less than 1.5 years. there is no place left to live that is affordable.	7/17/2023 12:07 PM
25	There was a bill before the State Legislature this year that would have been great for MHP residents but the landlords and their lobby killed it.	7/17/2023 11:14 AM
26	With so many town-home type apartment complexes going up, and even the idea of building micro apartments, there is a fear that MHP owners might sell or redevelop the land to put more people onto to increase their revenue while making the excuse that they are helping the housing crisis. Compared to maybe 80 homes or occupants in the park, there could potentially be over 100 - 200 townhomes/apartments/occupants living there instead. This could be a potential desire to increase revenue on their land. When only 80 people are maybe paying \$800 a month for their lot lease, the land owner could be making \$1500 - \$2500 a month from over	7/16/2023 5:16 PM

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100 occupants instead. (For example, The Chambers Reserve Townhomes are being leased between \$2,745 - \$3,195 a month. - One website suggested to afford that monthly payment, someone would have to be making around \$100k annually. With a lot of military families moving in and out of the area, the average resident could not afford that kind of payment.) There are lease agreements for MHPs that have a clause stating if the land owners sell, they will not guarantee the new buyers will keep the land the same as a MHP. This means each home owner in the park would have the ultimatum to either move their house off the property which would cost them between \$3,000 to \$14,000; or if the mobile home would not survive the move, to leave it on the property and have it demolished and lose all the money the house would be worth if they decided one day to sell (between \$20k - \$150k or more). The more these kinds of ideas of 'more people to an acre ratio' continues to be the 'solution' to the lack of housing, the threat for home owners in MHPs become more of a reality.

27	I would not be able to live on my own if not for my current living arrangement. If mobile home park closed down I would lose my investment.	7/16/2023 10:27 AM
28	rezoning will work	7/16/2023 9:24 AM
29	Call 619- 577- 6207	7/15/2023 3:57 PM
30	Please keep manufactured parks for older people like me who want their own space	7/15/2023 1:20 PM
31	Our "space rent" increased from \$825/mo when we moved in (May 2022) to \$907/mo in June 2023. This amount does not include basic cable (\$28.80/mo) and Storm Water & Garbage/Recycling (\$33.74/mo). ALSO - internet is not included which means we pay an additional \$99/mo to Comcast for a utility that for most people has become a necessity.	7/15/2023 11:43 AM
32	My concern has to do with the space rent in the mobile parks. The cost increases every year. Eventually, without having a set ceiling on the maximum dollar amount for the space rent. Those of us who live on a fixed income could become homeless because we can no longer afford to pay the space rent for our home. Also, the ability to borrow money on mobile homes is very limited and that limits some unable to get major repairs done on our homes. There are lots of disadvantages to owning a mobile home, even if mobile homes are considered affordable housing.	7/15/2023 12:27 AM
33	No	7/14/2023 5:51 PM
34	MHP parks for long-term residents are a necessity due to astronomical housing costs in this area. We are approaching retirement age in a one-income family and I worry about losing the park and not having the means to live in another area that has all the necessities (stores, hospital, pharmacies, etc) so close to us.	7/14/2023 5:07 PM
35	This used to be a 55+ park but in a fit of greed it was changed to an all ages park. I feel it isn't an appropriate location for children for many reasons such as space for them to play and be kids. Noise is a big factor when dealing with seniors.	7/14/2023 4:07 PM
36	Rent increases are high.	7/14/2023 2:19 PM
37	I own my home, no payment. I pay lot rent and utilities, which is about 60% of my monthly income, and that's half the cost. I have a roommate that pays the other half. This is the only way I can afford a place to live.	7/14/2023 12:12 PM
38	I appreciate having a place to live that doesn't leave me completely homeless and fear complaining about mobile home living because I don't want the option to be taken away, but the truth is that mobile homes (at least the one I live in) are old and not well insulated. This makes it hard to keep cool in hot weather and also difficult to keep warm in the winter. Mobile homes have their place, but would be nice to have upgraded without it adding cost to landlords that would just offshore the cost to renters. I don't know how, but it would be nice. Maybe help by city buying older units to be moved to be put in place for a homeless shelter rather than those little boxes being touted as tiny homes for homeless people. Help mobile home parks upgrade to new manufactured homes via tax credits or something. If you can give wealthy developers all kinds of tax breaks for developing faux luxury unaffordable housing you can find a way to help update mobile home parks without it costing landlords or those who live in the parks. This should include an option for people who own and rent space. Give them DEEP discount/tax breaks for upgrading to newer manufactured homes. Otherwise since they are old and already paid for multiple times over from collecting years and years of rent, force the landlords to DROP rent prices they are being allowed to pass the cost of their investment to the people who are already poor so they can be even more wealthy.	7/14/2023 11:41 AM

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39	Water usage is mimimul, yet the two lot charges are obsurd	7/14/2023 11:03 AM
40	The only excuse used for the land rent increase has been a water rate increase. It would be nice if the water utility would let mobile home owners in the parks know what the increase will be so we can verify what the park owners are telling us.	7/14/2023 10:42 AM
41	Not at this time...	7/14/2023 10:28 AM
42	Recently, our owners decided, without any notification to current residents, to change our "adult/senior" park into a family park. Needless to say, most of us were very upset with this decision. We purchased our homes believing that this would remain an adult/senior park and out of the blue we learn otherwise. I do not know if this is a breach of contract to us current residents or not; but it is certainly disconcerting, to say the least.	7/13/2023 7:35 PM
43	This park is the only place we can live on Social Security. We cannot pack up the mobile and move it to another park.	7/13/2023 6:58 PM
44	Will my park be here next year, next month? Person feels very vulnerable. Where would I go? There aren't a lot of options for an older person. This is my home.	7/13/2023 6:23 PM
45	This property is owned by an investment group from California. The residents within this family park are subject to their decision to sell, or not. raising the rent whenever they think their investment is able to add cash to their 'pockets'. Those of us who have chosen Mobile Home Park living chose it as affordable housing for our present and future living. I can speak for myself as a senior citizen, If controls are not addressed to keep the rent at a lower rate, many of us will be adding to the homeless population. some of the residents here have multiple families living in their home, or have some kind of assistance to pay the rent.	7/13/2023 4:04 PM
46	Only that I am concerned about the annual space rent increases, which I don't think this survey addresses.	7/13/2023 3:58 PM
47	Yearly lot rent increases.	7/13/2023 3:44 PM
48	I've paid hundreds for cable TV connection that I've never, ever had. To this day, I still do not have a TV connected anywhere in my home, yet I am forced to pay for this service.	7/13/2023 3:39 PM
49	I think there should be a cap on how much the space rent can be raised annually by the owner of the park. I was protected in California --- but not here.	7/13/2023 3:21 PM
50	This is not a senior park and there is no area for kids to play.	7/13/2023 3:15 PM
51	There should be rent regulation in these mobile home parks, or individual should be able to buy their lot.	7/13/2023 1:29 PM
52	The Taxes, Lot Rent, Utilities, etc. increased multiple times in the 7 years that we owned our home.	7/13/2023 1:11 PM
53	How come Washington doesn't dot rent increases every two yrs for Senior? Hard to see rent increase every year in Washington. Lived in Real Northern California before moving up here to Washington.	7/13/2023 12:59 PM
54	These homes are affordable and have been here for over 30 years which makes it almost impossible to move and there are no places to move it to.	7/13/2023 12:09 PM
55	No	7/13/2023 10:26 AM
56	yes, a lot of issues here.... they keep raising the rent, almost every year a hundred dollars when i moved here 13 yrs ago it was 350 a month plus cable, no garbage.. they charged extra for cable and water.. and they said in contract that it would only increase 5 dollars per year..now..? they have raised it to 640 dollars ... when i feel it should of only been raised 60 dollars... and, i get no help for tree trimming... yard debri..(i have way too many trees over growing on my house.., i have asked the manager here..she won't 'do anything, i have asked or sent letters to the owner- Evan's management , with no answer.. and its overwhelming... i can barely pay the rent... i am behind right now.. and soon t be on retirement income and i don't know how i can afford to live here. .. Yes can you help? I never thought they could raise it so much so fast.. , i will be on fixed income..., and as a retiree in a year, i will have to move.. or unless, you can help to limit how fast they can increase the rent, where as i haven't had a raise in 3 yrs, and the cost of living has gone way up... gas food, and taxes... i can't even barely afford pet food now. tonight for dinner i had frozen fish i caught a year a go.. with 1 corn on the cob... when corn has gone to 2 ears for a dollar... gas at nearly 5 dollars a gallon..and	7/12/2023 6:25 PM

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my income not increased.. How am i gonna make it in retirement when i have a full time job now but, can't afford to live on social security of around 2000 a month??

57	Annual space rent increases, no rental cap.	7/12/2023 11:38 AM
58	My park is not listed	7/12/2023 8:04 AM
59	My biggest worry is that the owners will sell to a developer. It keeps me up at night. I am 67 years old. Where would I go? Where can I rent for \$600/ month with a yard for my dog?	7/11/2023 7:21 PM
60	This park has no amenities at all. My carport and shed leak the shed has humous holes in the walls. Puget power meter is falling away from the wall because of this. I can't store anything but gardening equipment in it.	7/11/2023 6:53 PM
61	I like it here and don't want to be put out on the street with the other homeless people who can't afford rent	7/11/2023 6:34 PM
62	A few years ago when talking to thurston county assessors office I was told this park can not be sold of to any developers, because it is listed by the state as a mobile home park only. Therefore it can not be sold for.any reason, and must stay a mobile homepage Is this still true?	7/11/2023 3:37 PM
63	This is the most affordable housing I have found as a single mother with a child and grandchild. I am also a state employee of 20 years and this is a struggle to stay housed without it being over 50% or 40%. This is a wonderful park and if this affordable housing is take away this will put me and my family on the street.	7/11/2023 2:19 PM
64	We hope manufactured home parks are protected from closure and redevelopment.	7/11/2023 8:34 AM
65	This is a very affordable option for Seniors. Some people living in here are just getting by. There needs to be an ordnance that MHP can't be sold and used for apartment buildings. You will be taking away affordable housing for many.	7/11/2023 8:21 AM
66	AlondaVilla owned by Private Individual..Managed by Property Management Firm..recently increased space rent & dictated " auto withdrawl" be payment mode @\$799 vs previous check / auto payment. If Residents refuse Auto Withdrawl they are charged \$50 extra..Some Residents feel Auto Withdrawl gives Property Management control over bank account	7/11/2023 5:39 AM
67	Don't know how to figure percent of rent increases . Rent has increased from \$10per month each year except for during Covid (3 years?) and a question as to who was responsible for storage bldg & carport canopy (1 year). The increases started at \$10 per month in May of 2011and this years increase was \$50 effective May 1, 2023. Occasionally tenants have had to move because their income doesn't cover their rent and other living expenses. Inflation has caused an increase of a minimum income requirement for prospective tenants at least 3 times in the last 12 years, possibly more. This is an aging park with infrastructure issues and aging tenants less able to financially and physically do their own repairs to maintain safe living conditions.	7/11/2023 1:24 AM
68	No	7/10/2023 8:51 PM
69	I keep hoping that our rent doesn't continue to go up. With the maintenance I spend on my house, I'm soon not going to be able to afford it! Example: Heat pump, roof, power washing, roof cleaning and painting!	7/10/2023 6:24 PM
70	No	7/10/2023 3:37 PM
71	No	7/10/2023 2:54 PM
72	Hi Jennifer! This is Kelly testing the survey. It looks like we might benefit from making the rental questions hidden from those who click OWN. And there are some formatting quirks I see. With your permission, I can login to SurveyMonkey and help.	6/26/2023 9:46 AM
73	Question 7 did not auto advance and the button to do so says "50", as does the one on this question.	6/22/2023 11:36 AM



STAFF REPORT

Council Worksession
June 23, 2026

Subject: Community Planning Docket Briefing - LMC Amendments Child-Care Centers, Parking Updates, and Conversion of Existing Buildings (Docket Items 02, 03, 08)

To: Lacey City Council

Prepared by: Hans Shepherd, CED Senior Planner & Ryan Andrews, CED CP Manager HS
RA
10

Department Director: Vanessa Dolbee, CED Director

Reviewed By: Not Applicable

Final Review: Rick Walk, City Manager RW

Purpose: Briefing

Recommendation: Review only.

Brief: City Council will receive a briefing on state-required amendments to city regulations pertaining to limits on minimum parking, permitted locations for daycare centers, and the conversion of existing buildings into housing. On May 27th, 2026, the Lacey Planning Commission recommended draft code updates to City Council to maintain compliance with recent state legislation. Draft amendments are included as an attachment to this report.

Alternatives:

1. No change: Continue as is. Will result in preemption by the Revised Code of Washington (RCW).
2. Update the Lacey Municipal Code (LMC) to align with recent Washington State legislative changes consistent with the Growth Management Act (GMA).

Prior Review:

Planning Commission – 3/25/2026 [Meeting Link](#)
 Planning Commission – 4/22/2026 [Meeting Link](#)
 Planning Commission – 5/27/2026 [Meeting Link](#)

Advisory Board Recommendation(s):

Planning Commission - Recommended Adoption

Fiscal Impact:

Budgeted Item: Yes
 Budgeted item utilizing staff resources from General Fund.

Attachments:

1. Definitions Code Updates
2. General Provisions Code Updates
3. Parking Code Updates
4. Daycare Center Code Updates
5. Department of Commerce Residential Parking Checklist

Policy or Legal Alignment:

1. 2026 Community Planning Docket List
 - a. Docket-02 Child-Care Centers
 - b. Docket-03 Parking Updates
 - c. Docket-08 Conversion of Existing Buildings

Background:

The Washington State Legislature has passed several bills over the last few years related to parking standards, the development of multi-unit housing, and the siting of daycare centers. These bills resulted in changes to [Chapter 36.70A](#) of the RCW – relating to the continuance and implementation of the Growth Management Act (GMA). To remain in compliance with the GMA and avoid preemption by the State Legislature, municipalities planning under the GMA (such as Lacey) must update their municipal codes to reflect these legislative changes. Below is a list of the specific bills included as part of this review:

1. [1042](#) Use of Existing Buildings for Residential Purposes (Code Cities)
2. [1757](#) Existing Buildings Used for Residential Purposes - Various Provisions
3. [5509](#) Child Care Centers Zoning
4. [5655](#) Child Care Centers – Existing Buildings-Occupancy Load Calculation
5. [1183](#) Building Codes and Development Regulations – Various Provisions
6. [6015](#) Minimum Parking Requirements - Residential Development
7. [5184](#) Parking Reform and Modernization Act

A summary of these bills has been included below:

HB 1042 - Use of Existing Buildings for Residential Purposes (2023 Session)

This bill was intended to promote the conversion of existing commercial and mixed-use buildings to multi-family housing through a range of implementation mechanisms. Local ordinances and regulations are required to incorporate key provisions of HB 1042, which include:

- Allow a 50% density increase above what is permitted in the underlying zone if the housing is constructed entirely within the envelope of an existing building;
- No required parking on the addition of dwelling units within existing buildings;
- No additional permitting and design standards can be required on the use of existing buildings beyond those applicable to all residential development in the zone, with the exception of emergency and transitional housing;

- No exterior design or architectural requirements can be imposed on residential conversions of existing buildings beyond those necessary to preserve character-defining streetscapes;
- Housing units shall be permitted in all portions of a building except ground floor commercial or retail that is along a major pedestrian corridor as defined by the city;
- Building permit applications for the addition of housing units within an existing building cannot be denied due to nonconformity regarding parking, height, setbacks, or modulation, unless the city official with decision-making authority makes a written determination that such nonconformity poses a detriment to the surrounding area;
- Transportation concurrency and environmental studies cannot be required for the additions of residential units within an existing building.

Within the Lacey Municipal Code (LMC), the attached draft updates to Title 14 – Buildings and Construction and Title 16 Zoning have been recommended to ensure consistency with these provisions.

HB 1757 - Existing Buildings Used for Residential Purposes - Various Provisions (2025 Session - RCW [35.21.990](#), [35A.21.440](#))

This bill expands existing sections of the RCW to include existing buildings in residential zones. Key provisions include:

- A change of use permit may not be required for a proposed conversion of an existing building for residential uses.
- Unchanged portions of an existing building being converted for residential uses will not be required to meet current energy code as a result of the remodel;

Within the Lacey Municipal Code (LMC), the attached draft updates to Title 14 – Buildings and Construction have been recommended to ensure consistency with these provisions.

SB 5509 – Child Care Centers Zoning (2025 Session – RCW [35.21.996](#))

To facilitate the development of child care facilities in more places throughout the state, SB 5509 requires cities, towns, and code cities to allow child care centers outright (permitted without special review and approval) in all zones except industrial zones, light industrial zones, and open space zones.

Additionally, cities must provide for a conditional use approval of an on-site child care center in industrial or light industrial zones, except in or around high-hazard facilities.

Within the Lacey Municipal Code (LMC), the attached draft updates to Title 16 Zoning have been recommended to ensure consistency with these provisions.



HB 1183 - Energy Efficient and Affordable Housing (2025 Session – RCW [36.70A.810](#), [36.70A.812](#), [36.70A.813](#), [36.70A.815](#), [36.70A.817](#), [36.70A.819](#), [36.70A.820](#), [36.70A.620](#))

This bill prohibits cities from requiring façade modulation and upper-level setbacks for [passive house](#), [mass timber](#), [modular construction](#), conversions of existing buildings to [affordable housing](#), and new affordable housing developments. Key provisions include:

- Retrofits for existing buildings for residential housing and the construction of new housing meeting passive housing requirements, must be permitted to encroach on adopted setbacks and exceed roof height requirements to accommodate additional insulation;
- Façade modulation, off-street parking, and upper-level setbacks will not be required for (a) Affordable housing; (b) New construction or the retrofit of existing buildings meeting passive house requirements; (c) Modular construction; or (d) Mass timber construction.

Within the Lacey Municipal Code (LMC), draft updates to Title 14 - Buildings and Construction and Title 16 - Zoning have been recommended to ensure consistency with these provisions.

SB 6015 - Minimum Parking Requirements - Residential Development (2024 Session – RCW [36.70A.622](#))

Recognizing the benefits of parking deregulation as it relates to the development of housing, the legislature passed the state’s first standalone parking bill, which provides flexibility for parking configurations through a range of new requirements. Key provisions include:

- Garages and carports can’t be required as a way to meet minimum parking requirements for residential development;
- The existence of non-conforming gravel parking areas may not be a reason for prohibiting the use of these spaces to meet local parking standards;
- Parking spaces may not be required to exceed 8 feet by 20 feet, except for required parking for people with disabilities;
- Applicants may apply for a reduction in minimum parking requirements if it can be demonstrated that meeting applicable minimum off-street parking and tree retention standards makes a proposed residential development infeasible.

Within the Lacey Municipal Code (LMC), draft updates to Chapter 14.19 - Standards for Parking Lot Construction have been recommended to ensure consistency with these provisions.

SB 5184 - Parking Reform and Modernization Act (2025 Session – RCW [35.21.994](#))

Building on SB 6015, this bill sets the following limits on local government development regulations regarding parking:



- No more than 0.5 off-street stalls per multifamily unit.
- No more than 1 stall per single-family unit.
- No more than 2 stalls per 1,000 square feet of commercial space.
- No parking may be required for residences under 1,200 square feet, commercial spaces under 3,000 square feet, affordable housing, senior housing, child care centers, ground level non-residential space in mixed-use buildings, or for buildings changing use.

This bill does not apply to parking spaces designated for the exclusive use of individuals with disabilities in compliance with the Americans with Disabilities Act (ADA).

Within the Lacey Municipal Code (LMC), draft updates to Chapter 14.19 - Standards for Parking Lot Construction have been recommended to ensure consistency with these provisions. Primary updates include reductions in parking minimums for the listed uses with a proportional increase in bicycle parking consistent with SB 5184 and the Comprehensive Plan's Vehicle Miles Traveled and Transportation goals.

Planning Commission Review and Public Hearing:

The Lacey Planning Commission reviewed these legislative changes and proposed updates to the LMC at three meetings held between the months of March and May, 2026. On May 27th, 2026, a public hearing was held to receive public testimony on proposed amendments (Attachments 1-4) to the Lacey Municipal Code. Following the conclusion of the Public Hearing, the Planning Commission unanimously recommended the draft amendments to the Lacey City Council for further review and adoption.

Next Steps:

At the June 23rd, 2026 City Council Worksession, Council Members will have the opportunity to review recommended updates to the LMC consistent with state-mandated legislation. Following this review, staff will return at a future regular meeting for consideration of an ordinance to adopt the proposed amendments.



Chapter 16.06 DEFINITIONS

...

16.06.313 Façade modulation

"Façade modulation" a change in building plane, that changes the shape of the exterior massing of the building.

...

16.06.325 Family home ~~child care~~ provider.

"Family home ~~child care~~ provider" and "family day care provider" means a child care provider who regularly provides early childhood education and early learning services facility licensed by the state where child care is provided for twelve or fewer children in the family living quarters where the licensee resides ~~as provided in RCW 43.215.010(1)(c), except as provided for in RCW 43.216.692.~~

...

16.06.391 Key multimodal corridors.

"Key multimodal corridor" and "Major Pedestrian Corridor" ~~means denote~~ streets designated as key multimodal corridors ~~on the comprehensive land use plan map or within the latest zoning map, or as defined within 14.23.020 "Zones with pedestrian emphasis", and as identified within the Comprehensive Plan "Strategy Corridors" section of the Transportation Element.~~ These corridors are intended to provide a range of ~~options for interconnected~~ transportation ~~options~~ including pedestrians, bikes, transit and automobiles ~~travel~~. Corridors are strategically located to provide an interconnected network of streets that serve and connect key areas of each neighborhood and have special design review requirements under Chapter 14.23.

...

16.06.495 Major pedestrian corridor.

"Major pedestrian corridor" means 6th Avenue SE between College and Sleater Kinney Streets. See "Key multimodal corridor".

...

16.06.625 Pedestrian ~~scale-oriented frontage.~~

"Pedestrian scale" or "human scale" refers to the proportional relationship between people and the built environment, emphasizing dimensions, walking distances, and design elements that can be comfortably perceived, accessed, and interacted with via the sidewalk and other pedestrian gathering spaces. A key component of pedestrian scale relies on "pedestrian oriented frontage," that includes design elements such as varied surface textures, massing articulation, awnings, street separation, murals, wall sculptures, street trees, and the display windows of adjacent buildings. "Pedestrian oriented frontage" means a building frontage devoted to uses that stimulate pedestrian activity, or to visually interesting features at the pedestrian level. Uses are typically sidewalk-oriented and physically or visually accessible by pedestrians from the sidewalks. ~~Uses that comprise pedestrian-oriented~~

Commented [HS1]: Will need to combine with Infill Housing work

Commented [HS2]: Key Multimodal Corridor layer will need to be updated.

Phase 1: Corridor alignment based on constructed streets
Phase 2: Larger review as part of PBP Update

frontage include, but are not limited to, specialty retail stores, delicatessens, drug stores, shoe repair shops, cleaning establishments, floral shops, beauty shops, barber shops, department stores, apparel shops or boutiques, travel agencies and other services, restaurants and theaters. Banks and financial institutions are not pedestrian-oriented uses. Visually interesting features include, but are not limited to, murals, wall sculptures and display cases.

16.06.626 Pedestrian scale.

"Pedestrian scale" means the proportional relationship between an individual and the individual's environment.

...

16.06.498 Mass timber construction Mixed-use development (MUD)

"Mass timber construction" a building with structural components primarily made of mass timber products.

16.06.498/499 Mixed use development (MUD)

"Mixed use development (MUD)" means the development of a tract of land or building or structure with two or more different uses such as, but not limited to, residential, office, manufacturing, retail, public or entertainment in a compact urban form.

...

16.06.502 Modular construction

"Modular construction" a multistory building constructed of standardized components produced off-site.

...

16.06.621 Passive house requirements

"Passive house requirements" the criteria for certification as a passive house by the International Passive House Institute.

...

16.06.695A Solar access.

"Solar access" refers to providing an opportunity for sunlight to fall on a property.

16.06.695B Solar energy panel

"Solar energy panel" means a panel device or system or combination of panel devices or systems that relies on direct sunlight as an energy source, including a panel device or system or combination of panel devices or systems that collects sunlight for use in:

- a) The heating or cooling of a structure or building;
- b) The heating or pumping of water;
- c) Industrial, commercial, or agricultural processes; or

Commented [HS3]: Consolidate with definitions for "Human scale" "pedestrian scale" and "Pedestrian oriented frontage"

Commented [HS4]: Will need to verify/realign references within LMC

Commented [HS5]: Will need to verify/realign references within LMC

~~a)d) The generation of electricity.~~

16.06.696695d Solar skyspace.

“Solar skyspace” means the space between a solar energy device and the sun which must be free of obstructions.

...

16.06.747 Upper-level setback Urban Agriculture.

~~“Upper-level setback” and “Upper-level setback” means the required distance between lot line and building façade applied to portions of building above a specified height.~~

16.06.747-748 Urban Agriculture.

“Urban Agriculture” means and includes a range of agricultural activities at various intensities. Agricultural activities falling under this definition include both “Horticulture” and “Limited Animal Husbandry” uses. Urban Agriculture is permitted under limitations considering compatibility with other land uses in the context of the urban environment and associated land use/zoning designations; See Chapter 16.21 LMC Urban Agriculture.

Commented [HS6]: Will need to verify/realign references within LMC

Commented [HS7]: Will need to verify/realign references within LMC

Chapter 14.23.020 Definitions

~~N. “Human scale or pedestrian scale” means the relationship between dimensions of the human body and the proportion of the spaces which people use. This relationship is underscored by surface texture, activity patterns, colors, materials and details. Places which respect pedestrian/human scale offer walks through visually interesting streets and spaces with opportunity for positive interaction and comfort. Respect is given to normal walking distances, spatial perception in placement of buildings and the physical layout of individual sites and the entire community. The relationship of building height to street width, the placement of buildings with comfortable, protected access and interaction respecting human scale are crucial to a successful pedestrian environment.~~

...

O. “Key multimodal intersections” means key intersections ~~of roads and pedestrian systems within multimodal corridors~~ that serve as a focus for pedestrians, ~~bike-bicycle,~~ and transit opportunities. ~~Map designations for key multimodal intersections emphasize such opportunities showing conceptual pedestrian links with key components of each neighborhood. Such intersections are to be placed at strategic junctures along the multimodal corridors where they can be the most advantageous to the function and purpose of promoting multimodal activities. Designated intersections are intended to will provide guidance or location of enhance pedestrian crossings and other offer expanded multimodal improvements which may include amenities such things as street furniture, transit improvements, bike racks, drinking fountains, street merchant pads, shade canopies, and other similar amenities to improve and enhance pedestrian and multimodal activities. Generally, these intersections are located within districts as defined within 14.23.020 “Zones with pedestrian emphasis” and as identified within the Comprehensive Plan “Strategy Corridors”.~~ The exact location of such intersections is based upon

Commented [HS8]: Will need to combine with Infill Housing work

Commented [HS9]: Incorporated into 16.06.625/6. Number of Title 14 definitions will need to be updated/reference this definition.

guidance provided on the zoning map and ~~site-specific~~site-specific analysis at the time of development applications as determined by the site-plan review committee.

...

DD. **“Zones with pedestrian emphasis”** means zoning designations based upon Comprehensive Plan language ~~with expressed intent of~~ emphasizing pedestrian-friendly developments, human scale, major pedestrian corridors, or character-defining streetscapes. ~~This~~These includes all ~~CBD~~Central Business District zones, the Woodland District, mixed use corridor zones, the Hawks Prairie Business District, ~~the~~ neighborhood ~~and community~~ commercial ~~zones~~districts, General Commercial Districts, and the moderate and high density residential zones.

Chapter 16.03 GENERAL PROVISIONS

Sections:

16.03.010 Title

16.03.015 Lacey Comprehensive Plan

16.03.016 Map Overlay

16.03.020 Intent

16.03.030 Interpretation and application

16.03.040 Exemptions

16.03.045 Prior limited rezones

16.03.050 Permitted intrusions into required yards

16.03.055 Minimum density requirements

16.03.060 Manufactured Housing

16.03.065 Residential swimming pools

16.03.070 Fencing standards

16.03.080 Reasonable accommodation

16.03.010 Title.

This title shall be known as the zoning ordinance of the city of Lacey.

16.03.015 Lacey Comprehensive Plan.

A. Purposes of Plan.

1. The primary purpose of the Comprehensive Plan is to define and establish the goals and policies relating to the development of the community as a whole; to indicate the principles and objectives which shall guide the establishment, development and implementation of definite and precise plans, public and private; to provide for the coordination of the many separate plans which govern the development of this community; to officially adopt a program and guide which will enable the city to attain the principles and objectives set forth in Chapter 35.63 RCW and the Growth Management Act (Chapter 36.70A RCW) in the manner provided.
2. Additional purposes of the Comprehensive Plan are:
 - a. To improve the physical and social environment of the City as a setting for human activities; to make it more functional, beautiful, decent, healthful, interesting and efficient;
 - b. To ensure acceptable levels of access, utilities and other public services to future growth and development;
 - c. To promote the public interest, and the interest of the city at large;

- d. To facilitate the democratic determination and implementation of city policies and development;
- e. To effect coordination in development;
- f. To inject long-range considerations into the determination of short-range actions;
- g. To provide professional and technical knowledge in the decisions affecting development of the city;
and
- h. To guide future development and growth in the city that is consistent with the goals and objectives of the Growth Management Act as defined in RCW 36.70A.020.

B. Description of Plan. The planning horizon for the Comprehensive Plan is twenty years. The Plan is, of necessity, general in its proposals. It must be flexible, since it is impossible to predict all future events which may affect the community. The Plan is not a development regulation, although it makes significant recommendations for future land use. It does not present engineering accuracy, nor does it claim to predict exactly the future use of every parcel of property. It is not intended to retroactively impose compliance with goals, objectives and policies upon existing developed property, but voluntary compliance is encouraged.

C. Plan Elements.

1. Required Elements. The Comprehensive Plan shall contain the following mandatory planning elements as required by the Growth Management Act:

- a. A land use element designating the proposed distribution, location and extent of the uses of land.
- b. A transportation element that is consistent with the land use element and includes land use assumptions, an inventory of facility and service needs, service standards, financing needs and a reassessment of land use, if service standards cannot be met.
- c. A housing element containing an inventory of needs, policies for protection and development of housing for all economic segments of the community and identifying sufficient land for housing.
- d. A climate change and resiliency element that is designed to result in reductions in overall greenhouse gas emissions and that must enhance resiliency to and avoid the adverse impacts of climate change, including efforts to reduce localized greenhouse gas emissions and avoid creating or worsening localized climate impacts to vulnerable populations and overburdened communities.

The climate change and resiliency element shall include the following sub-elements:

- (1) A greenhouse gas emissions reduction sub-element;
- (2) A resiliency sub-element.
- e. A utilities element consisting of an inventory of needs and policies for the development of utilities and the location, proposed location and capacity of all existing and proposed utilities.
- f. A capital facilities element that includes an inventory of all capital facilities, forecast of future needs, proposed location of new or expanded facilities, a six-year funding plan and a reassessment of the land use element, if funding falls short.

2. Optional Elements. The Comprehensive Plan may include additional elements, relating to the physical development within the City; including, but not limited to, economic development, parks and recreation, subarea plans, each of which is consistent with the other elements of the Comprehensive Plan.

3. Future Land Use Map. Illustrates in broad and general terms the desired development of the city during the twenty-year planning period.

D. Adoption. The Comprehensive Plan including elements, maps, technical appendices, and any amendments and associated subarea plans are adopted by ordinance of the city council following a public hearing. Amendments are construed to be consistent with the Comprehensive Plan.

The Comprehensive Plan Future Land Use Map as digitally depicted and publicly accessible through the city of Lacey GIS mapping platform shall be the official Comprehensive Plan--Future Land Use Map. The land use designations shown on this map for the various properties located within the city's urban growth area are hereby the land use designations for those properties. Comprehensive Planning--Future Land Use Map amendment ordinances adopted after the ordinance codified in this chapter shall amend the official Comprehensive Planning--Future Land Use Map.

16.03.016 Map Overlay.

The City of Lacey Shoreline Master Program and its requirements for land use within shoreline areas has been integrated into the Lacey Comprehensive Land Use Plan and zoning code by reference and use of a "Shoreline Master Program overlay" on the official Plan map and zoning map. This map overlay provides shoreline designations and development standards that will be applied consistent with the Lacey Shoreline Master Program. This is intended to be a seamless method of bringing together the Shoreline Master Program and Lacey's other long-range planning and implementation documents, to provide the integration required under the state Growth Management Act.

16.03.020 Intent.

It is the intent of this title to:

- A. Facilitate orderly growth and development of the Lacey urban growth area, consistent with the policies, goals and objectives of the Lacey Comprehensive Plan for the Lacey urban growth area;
- B. Protect the health and general welfare of residents of the Lacey urban growth area;
- C. Promote sound economic development and protect property values;
- D. Preserve and protect vital aspects of the natural environment;
- E. Designate land use districts and provide for compatibility between the several districts;
- F. Provide flexible regulations and controls for the intensity and character of land use;
- G. Provide for the administration and enforcement of the regulations within the Lacey urban growth area.
- H. Provide integration between the Shoreline Management Program and Lacey's Comprehensive Land Use Plan and zoning ordinances.

16.03.030 Interpretation and application.

In their interpretation and application, the provisions of this title shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and general welfare. Nothing in this title is intended to impair, annul or abrogate any easement, covenant or other agreements between parties, public or private; however, whenever the requirements of this title are at variance with the requirements of any lawfully adopted rules, regulations, or ordinances, the most restrictive or those imposing the higher standards shall govern; provided further, that within the shorelines of the city, as defined in the Shoreline Management Act, the provisions of the Shoreline Management Act and the Lacey Shoreline Master Program shall govern; provided, however, that the substantive regulations of this title shall be applicable where they are more restrictive than those of the Shoreline Management Act or the Lacey Shoreline Master Program.

16.03.040 Exemptions.

A. The following structures and uses shall be exempt from the regulations of this title:

1. Wires, cables, conduits, vaults, laterals, pipes, mains, valves or other similar equipment for the distribution to consumers of telephone or other communications, electricity, gas, or water or the collection of sewage, or surface or subsurface water, operated or maintained by a governmental entity or a public utility or other city franchised utilities including customary meter pedestals, telephone pedestals, distribution transformers and temporary utility facilities required during building construction, whether any such facility is located underground or aboveground; but only when such facilities are located in a street right-of-way or in an easement less than twenty-five feet in width. This exemption shall not include any substation located on or above the surface of the ground or any such distribution facility located in an easement of twenty-five feet or more in width which shall be regulated by the provisions of Chapter 11.09 LMC;
2. Railroad tracks, signals, bridges and similar facilities and equipment located on a railroad right-of-way, and maintenance and repair work on such facilities and equipment. This exemption shall not include any facilities and equipment listed as special uses.

B. The enforcing officer may exempt the following from the minimum setback requirements set forth in this title when the structures are located outside the public right-of-way and are obviously intended to serve the public interest: telephone booths and pedestals; utility equipment; mailboxes; bus shelters; public bicycle shelters; or any similar structure or device.

C. Façade modulation and upper-level setbacks are not a required condition of permitting the following types of residential projects:

1. Affordable housing as identified or later amended within RCW 36.70A.030(5);
2. New construction meeting passive house requirements;
3. The retrofit of existing buildings meeting passive house requirements;
4. The conversion of existing buildings to housing or mixed-use development that includes housing;
5. Modular construction; or
6. Mass timber construction.

D. Within commercial, mixed use, and residential zones, when new housing is proposed within an existing building:

1. Exterior design and architectural requirements shall apply to residential additions consistent with health and safety requirements for the use of interior spaces, to preserve character-defining streetscapes, and in situations where the building is a designated landmark or is within a historic district established through a local preservation ordinance;
2. Residential uses are permitted in all parts of the building except ground floor commercial or retail that is along a major pedestrian corridor, or when the addition of the units would violate applicable building codes or health and safety standards;
3. Non-conformity of the existing building to parking, height, setbacks, or modulation are only grounds for permit denial of residential additions when the director of the department of community and economic development or the director of the department of public works or their designees provide written findings that the nonconformity is causing a significant detriment to the surrounding area; or
4. A transportation concurrency study under RCW 36.70A.070 or an environmental study under chapter 43.21C RCW will not be required solely based on the addition of residential units within the existing building.

For the purpose of this section, "existing building" means a building that received a certificate of occupancy at least three years prior to the permit application to add housing units.

16.03.045 Prior limited rezones.

A. All uses approved in a limited zoned district prior to the passage of the ordinance codified in this title shall remain a valid use of the property notwithstanding a change to a more restrictive zoning classification by the passage of the ordinance codified in this title.

B. All property located within a limited zoned district prior to the passage of the ordinance codified in this title shall be allowed those additional uses permitted within the new zoning classification of said property under the terms of the ordinance codified in this title.

C. All limitations and conditions imposed upon properties located in a limited zoned district prior to the passage of the ordinance codified in this title, not relating to the type of uses, shall remain in effect notwithstanding a change in the underlying zoning classification by the passage of the ordinance codified in this title.

16.03.050 Permitted intrusions into required yards.

A. Cornices, eaves and other similar architectural features may project from the foundation wall into any minimum yard setback requirement a maximum distance of two and one-half feet.

B. Open, unwallled and uncovered steps and ramps, not more than four feet in height, may extend into the required front or rear yard setback requirement not more than five feet.

C. Decks and patio covers may be permitted to encroach into all residential district rear yard setbacks, provided a minimum setback of five feet is retained, and provided such deck be not more than thirty inches above existing natural grade measured at deck floor from the highest point, and provided that such patio cover is not enclosed in any manner. A building permit is required.

Commented [HS1]: Aligned language to LMC 14.23.086 Design Requirements for "Zones with Pedestrian Emphasis"

<https://lacey.municipal.codes/LMC/14.23.086>

Commented [HS2]: Aligned definition consistent with 14.23.086 Design Requirements For Zones With Pedestrian Emphasis And Key Multimodal Corridors And Intersections.

<https://lacey.municipal.codes/LMC/14.23.086>

D. LID facilities are allowed within front, side, and rear yard setbacks.

E. Awnings and marquees may be allowed within required front yards and over sidewalks or public right-of-way in commercial and industrial zones if all the following requirements are satisfied:

1. The director of the department of community and economic development and the director of the department of public works or their designees determine that placement of the awning or marquee within the setback areas or over the public sidewalk does not impede vehicular or pedestrian traffic flow or create any other type of hazard to the public.
2. The awning or marquee is specifically designed to benefit pedestrians by the providing of shelter and creating a friendlier pedestrian environment.
3. That development of an awning or marquee within the setback area or over public sidewalk is consistent with goals of the Comprehensive Development Plan, the standards of the specific zone in which it is proposed to be located and consistent with the character of the surrounding neighborhood.
4. The city's building codes and fire codes are satisfied for the structure and location.

F. For buildings meeting passive house requirements or retrofits of existing buildings to be used for residential housing:

1. The portion of exterior wall assemblies that includes insulation may project up to eight inches into the setbacks on all sides;
2. The building must be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation and 48 inches to accommodate a roof-mounted solar energy panel; and
3. Gross floor area must be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.
4. Nothing in this section limits the director of Community and Economic Development and or the director of Public Works or their designees from requiring a minimum setback of 36 inches between residential dwelling units.

16.03.055 Minimum Residential density requirements.

A. In all residential zones minimum densities are required. This requirement takes effect when property is divided or developed with multifamily units and requires that plats, short plats, and multifamily units have a density within the range specified in the zone. However, this minimum density provision is not intended to prohibit the construction of a single-family structure on an existing vacant lot. If a lot legally exists, a single-family unit can be built on it whether or not the lot will conform to density requirements; provided, that the unit is located such that it does not preclude future development at the prescribed density.

B. Within commercial, mixed use, and residential zones, where multifamily housing is permitted, a 50 percent residential density increase above what is identified within the underlying zone, may be permitted provided the additional housing is constructed entirely within an existing building envelope and all applicable health and safety standards, including but not limited to building code, fire, life safety, and design standards, can be met within the building.

16.03.060 Manufactured Housing.

Based upon state law a manufactured home will be considered as any other single-family residence for the purposes of zoning considering allowed uses and required standards. From the standpoint of the city zoning code a manufactured home shall be permitted to be placed anywhere a site-built home is permitted. This provision does not limit whatever protective covenants may apply to properties that may legally prohibit or limit placing of different types of housing. Manufactured housing must meet the same standards and design requirements as any other single-family residence within the same zone. Manufactured housing shall also meet any other requirements specified with the Lacey Municipal Code as permitted and allowed by state law.

16.03.065 Residential swimming pools.

All residential swimming pools, both above and in-ground, shall be located outside of required front yard setbacks and be set back at least five feet from rear and side property lines. Residential swimming pools shall comply with the International Residential Code including structural and barrier requirements.

16.03.070 Fencing standards.

A. Maximum Height.

1. Front Yards. The maximum height of free-standing walls, fences, or hedges placed in the front yard of residential buildings shall be three feet unless a taller masonry wall is required, per the responsible official, to mitigate significant noise impacts.
2. Side or Rear Yard. The maximum height of free-standing walls, fences, or hedges placed in the side or rear yard of residential buildings shall be seven feet unless a taller masonry wall is required, per the responsible official, to mitigate significant noise impacts.
3. Transparent Fencing. The maximum height of any decorative wall or fence which allows visibility, such as wrought iron or split rail fences, shall be eight feet.

B. Chain Link Fencing.

1. All chain link fences shall be set back at least three feet from the back of the sidewalk to allow for landscaping elements to screen the fence.
2. Temporary construction fences are exempt from the above requirements.

C. Prohibited Material. Electrified and other dangerous fences are prohibited. Barbed and razor wire is prohibited in all zones except for light industrial or light industrial/commercial zones where the barbed and razor wire shall be placed on security fences at a minimum height of six feet from the ground. No portion of any barbed or razor wire located on a security fence shall extend into the right-of-way.

16.03.080 Reasonable accommodation.

A. Purpose and Intent. The Federal Fair Housing Act (FFHA) requires that reasonable accommodations be made in rules, policies, practices, or services, when such accommodations may be necessary to afford persons with disabilities equal opportunity to use and enjoy a dwelling in conformance with the Federal Fair Housing Act and the Washington Housing Policy Act.

B. Applicability.

1. A request for reasonable accommodation may be made by any person with a disability, the person's representative, or any entity, when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities.

2. A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of his or her choice.

C. Application Requirement.

1. A request for reasonable accommodation shall be submitted on an application form provided by the community and economic development department and shall contain the following information:

- a. The applicant's name, address, telephone number, and email address;
- b. Address of the property for which the request is being made;
- c. The current use of the property;
- d. The basis for the claim that the individual is considered under the Acts;
- e. The code provision, regulation, or policy from which reasonable accommodation is being requested;
- f. What specific accommodation is requested and why the accommodation is necessary to make the specific property accessible to the individual.

D. Review Authority.

1. If no approval is sought other than the request for reasonable accommodation, the request shall be reviewed by the community and economic development director or designee as outlined in provisions in LMC 11.04.030.

2. If a request for reasonable accommodation is submitted for review with a land use application requiring a higher level of review, the review authority making the final land use decision shall concurrently review and make a decision on the request.

E. Review Findings.

1. The written decision to grant, grant with modifications or deny a request for reasonable accommodation shall be based on the following findings:

- a. The housing, which is the subject of the request, will be used by a disabled individual;
- b. The accommodation requested is necessary to make specific housing available to a disabled individual;
- c. Potential impact on surrounding uses;
- d. Physical attributes of the property and structures;
- e. Alternative accommodations which may provide an equivalent level of benefit;

f. The requested accommodation would not require a fundamental alteration in the nature of a city policy or law, including but not limited to the Lacey Comprehensive Plan and zoning;

g. The requested accommodation would not impose an undue financial or administrative burden on the city.

2. In granting a request for reasonable accommodation, the reviewing authority may impose conditions of approval deemed reasonable and necessary to ensure that the accommodation complies with the findings.

F. Appeal of Determination. A determination by the reviewing authority to grant, grant with modifications or deny a request for reasonable accommodation may be appealed pursuant to Chapter 11.05 LMC.

Chapter 16.72 OFF-STREET PARKING AND LOADING

Sections:

~~16.72.010 Intent~~

16.72.020-010 General requirements

16.72.025-020 Maintenance

16.72.030 District parking requirements

Table 16T-13

16.72.040 Repealed

16.72.045 Repealed

16.72.050 Development standards

~~16.72.010 Intent.~~

~~It is the intent of this chapter to:~~

~~A. Assure that space is provided for the parking, loading and unloading of motor vehicles on the site of premises or uses which attract said motor vehicles;~~

~~B. Provide minimum and maximum standards of space and parking arrangements, and for the movement of motor vehicles into and out of such spaces;~~

~~C. Promote implementation of the city of Lacey Transportation Plan policies to support commute trip reduction programs and more use of transportation choices;~~

~~D. Provide alternatives and incentives to reduce parking needs by utilizing transportation demand management (TDM) strategies;~~

~~E. Reduced parking has benefits, particularly considering opportunities for alternative use of valuable land resources. Less space utilized for parking means additional area for retail space, additional building pads, or more pervious surface and landscaping. Increased retail space can help promote a healthy retail tax base. More pervious surface and landscaping can reduce drainage impacts, and promote more attractive cityscape;~~

~~F. Calm traffic for pedestrian comfort and security on public streets and parking lots by:~~

~~1. Controlling access to sites; and~~

~~2. Allowing parking on the streets in zones with a pedestrian emphasis for separation between the sidewalk and moving automobiles;~~

~~G. Enhance safety for pedestrians and motor vehicle operators;~~

~~H. Encourage the creation of an aesthetically pleasing and functionally adequate system of off street parking and loading facilities.~~

16.72.020 General requirements.

- A. Off-street parking spaces and driveways shall not be used at any time for purposes other than their intended use, i.e., the temporary storage of motor vehicles used by persons visiting or having business to conduct on the premises for which the parking is provided. Provided, however, the site plan review committee may approve other uses it deems reasonable that will not adversely impact parking requirements for the primary use of the property such as street merchant pads, temporary seasonal merchandise displays, pedestrian refuge islands, and pocket parks for pedestrian seating and use.
- B. Parking space required and intended for use by occupants or users of specific premises shall not be leased or rented to others, nor shall such space be made unavailable through other means to the users for whom the parking spaces are intended. This, however, does not preclude shared parking arrangements approved by the city or other activities approved by the site plan review committee.
- C. Except where specifically permitted in certain zoning districts, off-street parking spaces shall not be used for loading or unloading of commercial vehicles larger than those vehicles for which the parking spaces are intended.
- D. Whenever a building or a piece of land is put to a use different from the immediately preceding use, or when a building is remodeled, reconstructed or expanded, adequate off-street parking shall be provided consistent with the new use, reconstruction or expansion of the premises (except as permitted within Table 16T-13(6)(e)).
- E. Proposed large projects that are defined as major employers or worksites (RCW 70.94.524) shall provide an assessment of the cost of parking space separate from the cost of the area used for building purposes. This information will help the applicant, the city of Lacey and Intercity Transit evaluate opportunities for parking reduction and TDM strategies.

16.72.025 Maintenance.

- A. It shall be the responsibility of the property owner to ensure that all off-street parking spaces and areas required by this chapter are maintained for the duration of the improvement or use requiring the parking area.
- B. All parking facilities, including curbs, directional markings, handicapped symbols, landscaping, pavement, signs, striping, and wheel stops, shall be permanently maintained by the property owner/tenant in good repair, free of litter and debris, potholes, obstructions, and stored material.
- C. Drive aisles, approach lanes, and maneuvering areas shall be marked and maintained with directional arrows and striping to expedite traffic movement. Any area not intended for parking shall be signed as such, or, in areas where curb exists, the curb may be painted red in lieu of signs.

16.72.030 District parking requirements.

- A. The requirements for any use not listed herein shall be those of the listed use most similar to the unlisted use. When similarity is not apparent, the enforcing officer and/or the site plan review committee shall determine the minimum and maximum for the unlisted use.
- B. For conditional uses, as identified and described in Chapter 11.09 LMC, the parking requirement shall be as provided in that chapter or as determined by the site plan review committee.

C. Residential District. Off-street parking requirements for residential districts are located in Table 16T-13.

D. Commercial, Community Office and Industrial Uses.

1. General Parking Standards--Parking Standard Table.

a. In the several commercial, industrial, community office, and mixed use districts, off-street parking requirements shall be as shown in Table 16T-13; provided, that all of the property is controlled by a single person or corporation, or written agreements for shared parking, acceptable to the city, are filed with the enforcing officer.

~~b. Phased Reduction of Maximum Parking Standards. One technique for transportation demand management (TDM) is to reduce maximum allowable parking spaces. This can be done by slowly phasing down the maximum allowable number of parking spaces over a period of years. This technique has advantages of reducing vehicle trips and conserving urban commercial land that can be used for other purposes. However, this technique has the potential to have a significant adverse impact on the jurisdiction's economic development if other reasonable forms of alternative transportation are not available. This technique should be periodically revisited to consider its viability but should not be implemented until its viability for Lacey is established.~~

~~eb.~~ Minimum Optional Guidelines and Maximum Standards. To promote parking reduction, the optional minimum guideline serves as a suggested parking number but is not mandatory for automobiles except for single-family residential development. Applicants are encouraged to provide less automobile parking than the minimum listed whenever possible based upon being located within one-half mile of a fixed transit route with thirty-minute headway or less, available on-street parking, shared parking within walking distance, on-site vehicle sharing programs, and other factors. The minimum number listed for bicycle parking shall be provided as indicated in the table for both commercial and residential development.

If the number of parking spaces is less than the minimum required, this shall be demonstrated at the time of application to the site plan review committee based upon a parking plan. Upon justification to the satisfaction of the committee, whatever number of parking spaces agreed upon shall be the number required, and this shall be an enforceable condition of the approval.

The maximum parking standards may be increased if the site plan review committee finds compelling reasons to do so. Such determination shall be at the sole discretion of the committee based upon such factors as unique site or use requirements, historical data of a particular use or other relevant factors indicating additional parking is necessary to properly serve a use or uses at a site.

Shared parking agreements are encouraged if the physical relationship between the premises is within convenient walking distance and makes such sharing possible.

2. If more parking spaces than the maximum permitted by Table 16T-13 exist on the subject property, an owner/developer may lease those excess spaces or convert excess spaces into LID facilities where feasible, such as permeable paving or bioretention, until conformance with Table 16T-13 is reached.

a. Shared parking ~~is particularly encouraged~~ arrangements shall be established when:

- (1) The total number of parking spaces provided is sufficient to meet expected demand; or
 - (2) The uses are operating during different hours and the number of spaces needed for all uses at any one time is satisfied. If permitted, the total number of spaces for a shared arrangement should be no greater than the maximum number of spaces permitted for all uses operating at the same time.
- b. Where adjoining parking facilities of two or more ownerships are developed and designed as one parking facility, a reduction of required parking spaces may be permitted based upon the increased potential opportunity for shared parking and other parking reduction techniques.
 - c. The continuation of joint or shared facilities should be assured by a sufficient legal document such as a covenant or reciprocal easement agreement or by participation in a local improvement district or parking association. Joint or shared parking associated with multi-tenant retail and commercial uses will be considered to be a shared parking facility. Lease agreements will satisfy the requirement for a sufficient legal document. However, any new tenant whose parking requirement reduces the total parking available in the shared parking facility below seventy-five percent of the requirements for all uses sharing the facility will be required to provide additional parking (except as permitted within Table 16T-13(6)(e)).
 - d. For large projects where a traffic study is required under Chapter 14.21 LMC (Traffic Mitigation and Concurrency) and the proposal has one hundred or more employees, a comprehensive TDM strategy may be proposed to achieve a reduction in minimum parking listed in the parking table. Additionally, a bonus credit towards transportation impact fees may be awarded for reducing parking area pursuant to this section. The reduction in parking permitted and the incentive bonus shall be commensurate with the permanence, effectiveness and demonstrated reduction in off-street parking demand effectuated by such alternative programs.

Alternative programs that may be considered by the enforcing officer and/or site plan review committee under this provision include, but are not limited to, the following:

- (1) Private vanpool operation;
- (2) Transit/vanpool fare subsidy;
- (3) Imposition of a charge for parking;
- (4) Provision of subscription bus services;
- (5) Flexible work hour schedule;
- (6) Capital improvements for transit services;
- (7) Preferential parking for carpools/vanpools;
- (8) Participation in the ride-matching program;
- (9) Reduction of parking fees for carpools and vanpools;
- (10) Establishment of a transportation coordinator position to implement carpool, vanpool and transit programs;

(11) Bicycle parking facilities including associated shower and changing facilities;

(12) Compressed work week;

(13) Telecommuting;

(14) Advancements in technology including autonomous vehicles;

(15) Other techniques and strategies approved by the site plan review committee.

e. Parking reduction under this subsection (D)(2) must provide information regarding the administration of the program to the site plan review committee. The information must include:

(1) Address each individual TDM strategy as part of the transportation impact analysis;

(2) Provide the city with an estimate of peak hour employees as part of their site plan review application and traffic impact analysis;

(3) Provide estimated parking occupancy rates for the development as part of the transportation impact analysis showing average weekday use;

(4) Demonstrate how TDM strategies will be used to minimize the need for parking.

3. The city is hereby authorized to develop parking requirements specific to certain geographic locations or districts rather than individual sites by pooling parking supply in desired locations. Any parking requirements established as part of these programs may deviate from the typical standards contained herein and would be binding on the properties within these locations.

E. Transportation Demand Management Incentives. The site plan review committee shall determine whether the applicant can receive a traffic impact mitigation fee reduction for implementation of TDM strategies that reduce parking needs. Such incentives will be as listed in the following schedule as well as any traffic mitigation credit allowed under LMC 14.21.030. The incentive bonus is as follows:

1. Any developer who builds at the minimum amount of parking allowed shall receive a five percent trip reduction in the calculation of traffic impacts.

2. Any developer who builds at or below the minimum and includes significant strategies from subsection (D)(2)(d) of this section is eligible for an additional five percent trip reduction bonus.

3. Additional bonuses will be allowed under the provisions of LMC 14.21.030.

Table 16T-13

Use	Unit Measure	Optional	Max	Required Bicycle Parking Spaces
		Min		
BUSINESS PARK				
General business park ¹	Per 1,000 square feet	2	4	See offices
COMMERCIAL⁶				
Banks	Per 1,000 gross square feet	2	3	See offices
Billiard halls	Per table	1	2	1 per 20 auto stalls. Minimum of 4
Bowling alleys	Per alley	3	5	1 per 20 auto stalls. Minimum of 4
Commercial recreation	Per 1,000 square feet	3	5	1 per 20-15 auto stalls. Minimum of 4
Daycare, preschools, nursery schools	Per teacher plus 1 drop-off loading area per 7-6 students	0.5	1	1 per 25 auto stalls 5 students. Minimum of 18 .
Hotels, motels	Per room or suite	1	2	See retail
Medical offices	Per 1,000 square feet of GFA	2	4	See offices
Mini storage	Per 100 units or a minimum of 3 spaces plus 2 for permanent on-site managers	1		None
Mortuaries, funeral homes	Per 4 seats	1	2	None
Neighborhood commercial shopping area	Per 1,000 square feet	1	2	See retail
Office building	Per 1,000 square feet of GFA			1 per 15 auto stalls. Minimum of 28 .
	• With on-site customer service	2	4	
	• Without on-site customer service	1.5	3	
Regional shopping centers, food and drug stores	Per 1,000 square feet of GFA	3	6	See retail

Commented [HS1]: Options available for adding dedicated staff and carpool stalls and areas for temporary/time restricted parking (drop-off/loading).

Restaurants	Per 100 square feet of dining area	1	4	See retail
Retail	Per 1,000 gross square feet	3 2	6	1 per 20-15 auto stalls. Minimum of 26 .
Retail in mixed use development ²	Per 1,000 gross square feet	2	4	See retail
Service stations (mini marts are retail uses)	Per employee plus per service bay	0.5	1	None
INDUSTRIAL				
General industrial	Greatest number of employees on a single shift plus 1 square foot of parking for each square foot of display area plus 1 space for each vehicle owned, leased or operated by the company stored or operated on site.	0.5	1	See offices
Warehouse	Per 1,000 square feet of GFA plus Per 400-500 square feet of GFA used for office or display area	1 1		Minimum of 10. None
INSTITUTIONAL				
Convalescent facilities, nursing homes	Per 2 patient beds	1	3	See offices
Hospital	Per bed	0.5	1	See offices
Libraries	Per 200 square feet of GFA	0.5	1	1 per 20 auto stalls. Minimum of 28 .
Schools, elementary and junior high	Per classroom and office	1	1.5	1 per classroom. Minimum of 10.
Schools, senior high	Per classroom and office plus per each 5 students of designated capacity	1	2	1 per five auto stalls. Minimum of 210 .
PLACES OF ASSEMBLY				

Places of assembly without fixed seats	Per 1,000 square feet of GFA ³	10	11	1 per 25-20 auto stalls. Minimum of 28 .
Places of worship	Per 4 seats	1	2	1 per 40-30 auto stalls. Minimum of 48 .
Stadiums, auditoriums, gymnasiums, theaters ⁴	Per 4 seats of the permitted assembly occupants	1	1.5	1 per 25-20 auto stalls. Minimum of 48 .
RESIDENTIAL ^{6,7}				
<u>Accessory dwelling unit</u>	Per <u>dwelling unit</u>	1		None
<u>Single-family</u>	Per <u>dwelling unit</u>	2 ⁶ ₁		None
<u>Duplexes</u>	Per <u>dwelling unit</u>	2		None
<u>Middle Housing Types as defined within LMC Title 16.</u>	Per <u>dwelling unit</u>	1		None
<u>Multifamily structures</u> <u>Structures of 5+ Units</u>	Per <u>each studio unit</u> <u>dwelling unit</u>	10.5		1 per 10-8 auto stalls. 2-4 minimum per <u>building</u> .
	Per <u>each 1-or 2-bedroom unit</u>	1.5		
	Per <u>each 3-or more-bedroom unit</u>	2		
<u>Manufactured home subdivision</u>	Per <u>dwelling unit</u>	2		None
<u>Manufactured home parks</u> ⁵	Per <u>dwelling unit</u>	1.5		None
Rooming houses, lodging houses, bachelor or efficiency units	Per occupant	1	3	None
<u>Senior citizen apartments</u> <u>housing development</u>	Per 3 <u>dwelling units</u>	1	2	See <u>multifamily</u> <u>Structures of 5+ Units</u>

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1_ When calculating need, a lower ratio of five-tenths per one thousand square feet of GFA can be justified when a covenant is attached to the property that limits the occupancy load to ninety-five percent of the parking stalls available. In addition, the SPRC may authorize a parking ratio up to five spaces per one thousand square feet of GFA if the need can be demonstrated.

2_ If retail space in a mixed-use development exceeds forty percent of the gross floor area of the development, the retail use parking requirements of this section apply to the entire space.

3_ Gross square feet does not include enclosed or covered areas used for off-street parking or loading, mechanical floor areas or covered public spaces.

4. School and/or public facility parking spaces may be used provided the facilities are on the same or contiguous parcels within three hundred feet of the theater or auditorium.

5. In manufactured home parks, the parking spaces in excess of one per manufactured home may be grouped in shared parking areas.

6. ~~For single family residential development, a minimum of two parking spaces is required. Minimum parking requirements do not apply in the following instances (This section does not apply to requirements for parking spaces dedicated for the exclusive use of individuals with disabilities in compliance with the Americans with Disabilities Act or minimum bicycle parking requirements):~~

- a) ~~Residences under 1,200 square feet;~~
- b) ~~Commercial spaces under 3,000 square feet;~~
- c) ~~Affordable housing;~~
- d) ~~Ground level nonresidential spaces in mixed-use buildings;~~
- e) ~~An existing building undergoing a change of use from a nonresidential to a residential use or a change of use for a commercial use will not be required to provide parking in excess of what the previously existing use required.~~
- f) ~~New construction or the retrofit of existing buildings meeting passive house requirements;~~
- g) ~~Modular Construction;~~
- h) ~~Mass timber construction.~~

7. The following parking configurations apply to residential uses:

- a) ~~Parking spaces in tandem must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius. For purposes of this subsection, "tandem" is defined as having two or more vehicles, one in front of or behind the others with a single means of ingress and egress;~~
- b) ~~Parking spaces may not be required to exceed 8 feet by 20 feet, except for required parking for people with disabilities;~~
- c) ~~Consistent with Chapter 11.08 Variances, an applicant may apply for a reduction in minimum parking requirements if it can be clearly demonstrated that meeting applicable minimum off-street parking and tree retention standards makes a proposed residential development infeasible.~~
- d) ~~Parking spaces that consist of grass block pavers may count toward minimum parking requirements.~~
- e) ~~The site plan review committee may require more than .75 spaces per unit for a market rate multifamily development if located in an area with a lack of access to street parking capacity, physical space impediments, or other challenges that would make on-street parking infeasible for the unit.~~
- f) ~~Developments with recorded covenants for the exclusive dedicated use of seniors or people with disabilities, located within one-quarter mile of a transit stop that receives transit service at least four times per hour for twelve or more hours per day, will not be required to meet minimum parking requirements, subject to the site plan review committee's determination that adequate parking has been provided for staff and visitors of such developments, and adjacent, accessible, on-street parking options are sufficient to meet the needs of the development.~~

Commented [HS2]: Ensure language consistency with middle housing updates

The following notes apply to all of the above uses:

- Minimum automobile spaces listed in the table are optional guidelines provided in LMC 16.72.030(D)(1)(c) (optional minimum guidelines). Minimum parking spaces for bike parking are mandatory.
- Parking ratios for ~~mixed-use~~ multi-tenant commercial development projects shall be determined by calculating the percentage of GFA by use multiplied by the appropriate parking ratio for each use plus a five percent parking reduction for two uses, ten percent parking reduction for three uses and fifteen percent parking reduction for four or more uses.
- Parking spaces provided as part of the above/below grade parking amenity identified in Table 14T-12 shall be exempt from all maximum parking requirements.
- All major employers or major worksites, as defined by RCW 70.94.524, shall designate at least five percent of auto spaces as carpool spaces. These spaces must be located as close to the main employee entrance as possible and shall be called out on the site plan.
- Where adjacent roads are designed for on-street parking and approved by the public works director, parking credit may be given for on-street parking.

16.72.040 Repealed

16.72.045 Repealed

16.72.050 Development standards.

- A. Parking lot construction shall comply with LMC 14.19.030.
- B. Parking area design shall include:
 1. Ingress and Egress. The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the city engineer.
 2. Backing Out Prohibited. In all commercial and industrial developments and in all residential buildings containing five or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.
 3. Parking Spaces--Access and Dimensions. Adequate provision shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles. Maneuvering aisles and parking stall dimensions shall be as shown in Tables 16T-18, 16T-19, and 16T-20 ([except as listed under Table 16T-13 7\(b\)](#)).
 4. Surfacing. All parking areas for more than four vehicles shall be surfaced with permeable paving surfaces in conformance with the current City of Lacey Stormwater Design Manual, asphalt, concrete or similar pavement so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water.
 5. Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

6. Parking shall be designed and constructed for a minimum of thirty percent and a maximum of fifty percent of the required number of spaces for compact size cars. An applicant must clearly identify all spaces designed and constructed for compact car use. The enforcing officer and/or site plan review committee may approve the design and designation of the required percentage of spaces for use by compact cars if the applicant demonstrates that no adverse impact will result.

7. Parking area for land uses located outside the city shall be prohibited.

8. Convenient and safe pedestrian access shall be provided. At a minimum, pedestrian features shall include:

a. Raised crosswalks with color and texture (preferably brick or brick-like) where pedestrian access crosses automobile access lanes.

b. Pedestrian lanes shall be designed with texture and color, preferably brick or brick-like accents.

c. Planter areas and vegetated LID facilities shall be designed in consideration of pedestrian access to provide separation from automobile access lanes, to help identify areas for pedestrian access and to make pedestrian access more comfortable and inviting.

d. Pedestrian access shall be designed through a consideration of on-site activity as well as uses and destination sites that are located in the surrounding area. Where parking areas for other destination sites are adjacent to the site, linkage should be provided so customers from one site will not have to get in a car and drive to the next.

e. Lighting shall be provided along designated pedestrian routes to enhance safe walking conditions and to deter crime. Lighting shall be adequate, focused and shielded to illuminate pedestrian paths and to prevent light impacts to adjacent properties. Lights provided for a parking lot shall be designed to provide coverage for both vehicles and pedestrians and may be of a scale appropriate to both. Where pedestrian routes leave a parking lot, pedestrian-scale lighting shall be used.

9. An owner/developer may install parking spaces in phases if a phased schedule has been approved by the enforcing officer and/or site plan review committee. This schedule must specifically indicate when the parking will be provided. The enforcing officer and/or site plan review committee may permit the use of temporary parking areas with appropriate screening as part of a phasing schedule. In addition, the enforcing officer and/or site plan review committee may require a performance assurance device to insure conformance with the requirements of Ordinance 1130.

10. When adequate vehicular access to an approved lot or development is available from a side street, no such access shall be permitted from the front street. Where lots have double frontage, if vehicular access from a side street or a street of lower functional classification is not available, such access shall be from the street anticipated to carry the least amount of traffic or the street that would have the least conflict with pedestrian traffic.

11. Parking Area and Circulation Design.

a. The city public works department shall have the authority to fix the location, width and manner of approach of vehicular ingress or egress from a building or parking area to a public street and to alter

existing ingress and egress as may be required to control street traffic in the interest of public safety and general welfare.

b. Internal circulation of the lot shall be so designed as to minimize conflicts with pedestrians with priority given to pedestrians considering convenience, comfort, safety and security. In-and-out driving time, idling time and time spent looking for a parking space should be a consideration, but should not influence design parameters that reduce pedestrian functionality.

c. Parking areas shall include landscaping as required by Chapter 16.80 LMC. Landscaping shall be designed to provide both functional and aesthetic benefits, be designed to ensure safety for drivers and pedestrians, and avoid creating security dangers for customers or employees.

d. Parking circulation and design shall meet requirements for public transportation and pedestrians under LMC 14.23.084.

C. Bicycle Design Standards.

1. The minimum bicycle rack shall be grouped into four parking stalls for ease of visibility to the public. Bicycle facilities ~~shall~~may be shared among adjoining establishments.

2. Bicycle racks which only support a bicycle front or rear wheel are not permitted. The rack shall be securely mounted to the ground ~~and~~covered, and provide two points of support on the frame to prevent locked bicycles from falling over.

3. Bicycle parking spaces shall be two feet by six feet with no less than a seven-foot overhead and a five-foot maneuvering aisle behind each row of bicycle parking.

4. A bicycle parking area shall be separated from a motor vehicle parking area by a barrier, post or bollard, or by at least five feet of open space behind the maneuvering area.

5. Bicycle facilities shall be located no further from a public entrance than the nearest non-handicapped parking stall.

6. If public bicycle parking is not clearly visible from the main entrance, ~~then~~ directional signs shall be provided.

7. All major employers or major worksites, as defined by RCW 70.94.524, shall provide bicycle parking facilities, lockers, changing areas, and showers for employees who bicycle or walk to work.

Chapter 16.65 DAY CARE FACILITIES

Sections:

16.65.010 Definitions

16.65.020 Family home child care

16.65.030 Child day care centers

16.65.040 Occupancy Load Calculation

16.65.050 Design Guidelines

16.65.010 Definitions.

For the purposes of this title, the following terms shall be defined as listed below and further provided for or later amended in RCW 43.216.010 follows:

A. "Child day care" means the providing-provision of ~~supplemental-parental~~ care and supervision for a child or children who are not related to the provider, on a regular basis for less than twenty-four hours a day and under license by the Washington State Department of Social and Health Services. The term does not include babysitting services of a casual, non-recurring nature or in the child's own home. ~~The term is further not intended to include cooperative, reciprocative child care by a group of parents in their respective homes.~~

B. "Child care facility" means a building or structure in which an agency, person or persons regularly provide care for a group of children for periods of less than twenty-four hours a day. Child day care facilities include family home child care providers, and child day care centers regulated by the Washington State Department of Social and Health Services, as ~~presently~~ defined in ~~Chapter 74.15 RCW and WAC 388-73-422~~ 110-300 or ~~as such statute or regulations may hereafter be~~ later amended.

C. "Family home child care provider" and "family day care provider" means a child care provider who regularly provides early childhood education and early learning services ~~facility licensed by the state where child care is provided~~ for twelve or fewer children in the family living quarters where the licensee resides ~~as provided in RCW 43.215.010(1)(c), except as provided in RCW 43.216.692.~~

D. "Child day care center" and "child care center" means an agency that regularly provides early childhood education and early learning services ~~facility providing regularly scheduled care~~ for a group of ~~thirteen or more children within an age range of one month through twelve years,~~ for periods of less than twenty-four hours.

E. "Early learning" includes but is not limited to programs and services for child care; state, federal, private, and nonprofit preschool; child care subsidies; child care resource and referral; parental education and support; and training and professional development for early learning professionals;

16.65.020 Family home child care provider.

Family home child care provider shall be permitted in all zoning districts of the city within a residential dwelling, subject to the following conditions:

Commented [HS1]: Will need to integrate with Infill Housing Updates

Commented [HS2]: Move to 16.06

- A. Such homes shall comply with all building, fire safety and health codes and obtain a business license from the city for such a business;
- B. The lot size, building size, setback and lot coverage shall conform to the standards of the zoning district in which it is located unless such structure is a legal nonconforming structure;
- C. Such use shall meet the parking requirements of Chapter 16.72 LMC relating to off-street parking and loading;
- D. Each family home child care facility shall be limited to one flush-wall sign having a maximum area of two square feet;
- E. No structural or decorative alteration which will alter the single-family character of an existing or proposed residential structure or be incompatible with surrounding residences will be allowed.

16.65.030 Child day care centers.

A child day care center, licensed by the state of Washington as provided for herein, shall be permitted under the conditions set forth in this section after registration with the city as provided in this chapter, subject to the following conditions:

- A. A child day care center, proposed to be established in ~~any residentially-zoned district,~~ light industrial district, ~~light industrial/commercial district, or the Lacey Historic Neighborhood,~~ shall only be allowed after the issuance of a conditional use permit pursuant to Chapter 11.09 LMC. A child day care center proposed for any other district of the city shall be allowed in the manner specified for such district and subject to the terms of LMC 16.65.030.
- B. All child day care centers, whether required to have a conditional use permit or not, shall comply with all building, fire safety, traffic safety, health code, business licensing, setback, screening, landscaping, parking, signage, lot size, building size and lot coverage requirements of this code including any requirements specific to the district in which said center is located.
- C. No child day care center shall be located in a private family residence unless the portion of the residence to which the children have access is separate from the usual living quarters of the family or is used exclusively for the children during the hours the center is in operation.

16.65.050 Design Guidelines

Consistent with Chapter 14.23, the site plan review committee shall impose reasonable restrictions consistent with the designated zone, type of child care facility, and adjacency of residential uses. This may include but is not limited to those restrictions as identified within 14.23.082 Commercial Design Guidelines and applicable 16.80 Landscaping Requirements.

Chapter 16.13 LOW-DENSITY RESIDENTIAL DISTRICT

~~16.13.010 Intent.~~

16.13.020 Permitted uses.

A. Specific types permitted in the low-density residential district:

1. Single-family detached structures on individual lots with a density of not more than six units per acre. Single-family detached structures are subject to the design criteria established in LMC 14.23.072;
2. Cottage housing developments as provided in Chapter 16.62 LMC and subject to the design criteria in LMC 14.23.072;
3. Planned residential developments as provided in Chapter 11.10 LMC;
4. Townhouse developments as provided in Chapter 16.61 LMC;
5. Duplexes and triplexes on individual lots, provided design requirements of LMC 14.23.073 are satisfied;
6. 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. All such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC 14.23.071;
2. Urban agricultural uses as permitted and limited under Chapter 16.21 LMC;
3. Home occupations as provided in Chapter 16.69 LMC;
4. Accessory dwelling as defined in LMC 16.06.055;
5. Conditional uses as provided in Chapter 11.09 LMC;
6. 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;
7. ~~Family Child day-care facilities homes- and~~ as provided ~~for~~ in Chapter 16.65 LMC.

Chapter 16.14 LACEY HISTORICAL NEIGHBORHOOD

~~16.14.010 Intent.~~

16.14.020 Permitted uses.

- A. Single-family detached structures on individual lots meeting design requirements of LMC 14.23.074.
- B. Other Related Uses Permitted.
 - 1. Accessory buildings or structures clearly incidental to the residential use of the lot such as storage of personal property or for the pursuit of avocation interests. All such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC 14.23.071;
 - 2. Housing for people with functional disabilities;
 - 3. Urban agricultural uses as provided for and limited under Chapter 16.21 LMC;
 - 4. Home occupation as provided in Chapter 16.69 LMC;
 - 5. Accessory dwelling as defined in LMC 16.06.055 and meeting design criteria of LMC 14.23.071;
 - 6. Conditional uses as provided in Chapter 11.09 LMC, subject to design review;
 - 7. The keeping of common household animals or pets is permitted; 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;
 - 8. ~~Family Child~~care ~~homes-facilities~~ as provided for in Chapter 16.65 LMC.

Chapter 16.15 MODERATE-DENSITY RESIDENTIAL DISTRICT

~~16.15.010 Intent.~~

16.15.020 Types of uses permitted.

A. Specific Types Permitted in the Moderate-Density Residential District.

1. Any residential use with a density of at least eight but not greater than sixteen units per acre and any additional bonus density that might be applicable. All parcels over ten acres in size shall provide a mix of housing types with no less than fifty percent of the units designated for multifamily use. The required mix should be integrated throughout the entire site as much as possible. All residential structures are subject to the design criteria established in Chapter 14.23 LMC that is applicable to the particular type of residential use.

2. 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 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. All such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC 14.23.071;

2. Home occupations as provided in Chapter 16.69 LMC;

3. Accessory dwelling as defined in LMC 16.06.055;

4. Conditional uses as provided in Chapter 11.09 LMC;

5. The keeping of common household animals or pets is permitted; 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. Urban agricultural uses as provided for and limited under Chapter 16.21 LMC;

7. ~~Family Child day care facilities~~ ~~homes~~ as provided ~~for~~ in Chapter 16.65 LMC.

Chapter 16.18 HIGH-DENSITY RESIDENTIAL DISTRICT

~~16.18.010 Intent.~~

16.18.020 Permitted uses.

A. Specific Types Permitted in the High-Density Residential District.

1. Any Residential Use With a Density of at Least Twelve Units per Acre. All parcels over ten acres in size shall provide a mix of housing types with no less than fifty percent of the units designated for multifamily use. The required mix should be integrated throughout the entire site as much as possible. All residential structures are subject to the design criteria established in Chapter 14.23 LMC that are applicable to the particular type of residential use.

2. 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 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. All such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC 14.23.071;

2. Home occupations as provided in Chapter 16.69 LMC;

3. Accessory dwelling as defined in LMC 16.06.055;

4. Conditional uses as provided in Chapter 11.09 LMC;

5. The keeping of common household animals or pets is permitted; 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. Urban agricultural uses as provided for and limited under Chapter 16.21 LMC;

7. ~~Family Child day care facilities homes~~ as provided ~~for~~ in Chapter 16.65 LMC.

Chapter 16.24 WOODLAND DISTRICT

16.24.030 Uses.

A. *Permitted Uses.* Uses permitted in the Woodland District subdistricts are listed in Table 16.24.030-1 with a "P." These uses are allowed if they comply with the development standards and other regulations of this section. Listing as an allowed use does not mean that a proposed development will necessarily be granted an adjustment or other exception to the regulations of the LMC.

B. *Conditional Uses.* Uses which are allowed if approved through the conditional use review process are listed in Chapter 11.09 LMC and Table 16.24.030-1 with a "C." These uses are allowed provided they comply with the conditional use approval criteria for that use, the specific development standards contained in this chapter, and other regulations of the LMC.

Table 16.24.030-1. Urban Neighborhoods

Use Categories	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
	P--Permitted C--Conditional		
Residential Categories			
Household Living			P P P
Group Living			C C C
Commercial Categories			
Retail Sales and Service			P P P
Office			P P P
Institutional Categories			
Parks and Open Space			P P P
Educational Facilities, Government Offices, Museum; Civic Uses, Transit Uses			P P P
Other Categories			
Rail Lines and Utility Corridors			P P P

Commented [HS3]: Ensure consistency with middle housing updates

C. *Use-Specific Development Standards.*

1. *Parks and Open Space.* Huntamer Park, West Plaza Park, South Plaza Park, I-5 Park and Bikeway, and Civic Plaza are the current open spaces and parks in the Woodland District. These city-owned and managed facilities provide open space and natural amenities for the enjoyment of the public. The Woodland District Strategic Plan recommends reinforcing these areas through an improved network of sidewalks, bicycle lanes, paths, and multi-purpose trails. New development shall enhance these existing district open spaces. Application of the design

standards for streets, paths, buildings, landscaping, and other design elements from this chapter will provide a complementary relationship between the parks and surrounding development. Any new common open space, park, or through connection shall be designed to be useable for the recreation and enjoyment of the citizens.

a. *Standards.* There are no new open spaces identified for development in the Woodland District. Any new open space dedicated to the city shall be subject to the design criteria of LMC 14.23.088, Open space, and requirements of Chapter 16.48 LMC, Open Space/Institutional District. Private open space and recreation associated with new residential or mixed-use development shall comply with the design criteria of LMC 14.23.088, Open space.

2. *Drive-Through Facilities.* Where a drive-through component is proposed as part of a development, it shall meet the following regulations:

a. The drive-through shall be accessory to the principal use of the development, which includes interior space for customers to enter the building for goods or services;

b. The entrance and exit for the drive-through lane shall not be on a primary street unless shared with the primary site access of the principal use. The drive-through lane and the drive-through window shall not be visible from a primary street.

c. The standards above may be met in either of the following ways:

(1) The drive-through shall be accessed from a secondary street, other street or through connection, and contained within the building;

(2) The drive-through shall be accessed from a secondary street, other street or through connection, and located on the portion of the infill block that is farthest away from the primary street.

3. *Ground Floor Residential Uses.* Where residential uses occur on the ground floor, vertical and horizontal separation is required to ensure privacy for building residents, and a high quality public realm. The minimum and maximum vertical and horizontal distance from the sidewalk is defined in LMC 16.24.070, Building and landscape frontage.

[4. Child care facilities as provided for in Chapter 16.65 LMC.](#)

D. Prohibited Uses.

1. Uses with physical and operational requirements generating substantial:

- a. Truck traffic;
- b. Dust;
- c. Glare;
- d. Heat or vibration;
- e. Noise; or
- f. Odors.

2. Uses of a character which are either not compatible with the high aesthetic standards of the area, will not enhance the marketability of the core area, or will adversely impact the [city's](#) economic development strategies for this zone. These uses shall include, but are not limited to:

- a. Activities entailing movement of heavy equipment on and off the site except during construction;
- b. Auto or truck storage as a primary use;
- c. Cemeteries and crematoria;
- d. Machine shops;
- e. Motor freight terminals;
- f. Park and ride lots;
- g. Solid waste disposal facilities, including transfer stations, incinerators and sanitary landfills; and
- h. Stand-alone warehouse, mini-storage, and distribution facilities.

Commented [HS4]: Interpreted through code as not permitted as part of CP/PC update, requested by staff for clarity

Chapter 16.27 GENERAL COMMERCIAL DISTRICT

~~16.27.010 Intent.~~

16.27.020 Permitted uses.

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. Retail and commercial establishments such as:
 - a. Food stores and drug (variety) stores;
 - b. Building, hardware, and garden materials;
 - c. Auto supply stores;
 - d. Gasoline service stations;
 - e. Liquor stores;
 - f. Used good retail stores;
 - g. Sporting goods and related stores;
 - h. Books and stationery, video, and art supply stores;
 - i. Hobby, toy and game shops;
 - j. Photographic and electronics stores;
 - k. Fabric stores;
 - l. Florists;
 - m. Pet shops;
 - n. Bulk retail stores;
 - o. Personal services;
 - p. Professional and business services;
 - q. Banks and financial offices;
 - r. Greenhouses and garden materials;
 - s. Other similar retail, professional and business uses as approved by the site plan review committee;
2. 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, manufactured 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;

3. Eating and drinking places, including drive-ins;

4. 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; and
- b. Drive-in theaters;

5. 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 four thousand square feet. All recycling centers must be reviewed and approved prior to operation by the site plan review committee;

6. Child-day care ~~facilities centers~~ as provided in Chapter 16.65 LMC;

7. Urban agricultural uses as provided for and limited under Chapter 16.21 LMC.

B. Similar or related uses permitted as follows:

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

- a. Mail order warehouses;
- b. Automotive parts wholesalers;
- c. Hotels and motels; and

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 of this section 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 Comprehensive Land Use Plan.
- b. The criteria for such finding of similarity shall include but not be limited to the following:

- (1) That the proposed use is appropriate in this district;
- (2) That the development standards for permitted uses can be met by the proposed use;
- (3) That the public need is served by the proposed use.

C. Conditional uses may be permitted as provided for in Chapter 11.09 LMC.

As a conditional use the city may consider administrative offices or other facilities of governmental institutions. However, before the city approves such use, it must be demonstrated the use is complementary to adjacent retail uses, enhances the retail environment and will not adversely impact the city's economic development strategies for the zone.

D. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed in this zone; provided, that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.

16.27.030 Prohibited uses.

Uses other than those identified or described in LMC 16.27.020 are prohibited, including but not limited to:

- A. Auto wrecking yards including junk, scrap metal, and other material salvage operations with the exception of recycling centers as provided for in LMC 16.27.020;
- B. 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.

C. Mini-storage

Commented [HSS]: Interpreted through code as not permitted as part of CP/PC update, requested by staff for clarity

Chapter 16.37 HAWKS PRAIRIE BUSINESS DISTRICT¹

16.37.020 Permitted uses.

A. Commercial.

1. Apparel.
 2. Automotive supplies.
 3. Auto sales including new or used cars, campers, trailers, motorcycles and boats subject to the provisions of LMC 16.37.070(K).
 4. Books and stationery.
 5. Convenience stores and service stations designed for fueling no more than eight automobiles simultaneously and subject to the provisions of LMC 16.37.070(H).
 6. Department stores.
 7. Drug stores and pharmacies.
 8. Fabric stores.
 9. Florists.
 10. Food stores.
 11. General merchandise.
 12. Gifts/specialty.
 13. Hobby/special interest.
 14. Home appliances/electronics.
 15. Home furnishings.
 16. Home improvement centers/garden supplies.
 17. Jewelry and cosmetics.
 18. Liquor.
 19. Medical and dental offices and clinics (within multi-tenant buildings).
 20. Personal services.
 21. Professional services when provided as an integral part of a commercial center.
 22. Sporting goods and related stores.
- #### B. Hotels and motels.
- #### C. Convention centers and conference facilities.

D. Eating and Drinking Establishments.

1. Restaurants with drive-through windows shall meet the provisions of LMC 16.37.070(I).

E. Cultural, Entertainment and Recreation.

1. Art galleries.
2. Athletic facilities and health clubs.
3. Bowling alleys.
4. Cinemas.
5. Libraries and museums.

F. ~~Day-Child~~ care facilities ~~when provided as an integral part of a commercial center and in support of the other uses therein.~~

G. Financial Institutions.

1. Banks.
2. Brokerages.
3. Finance companies.
4. Insurance and real estate offices.

H. Residential subject to the provisions of LMC 16.37.070(L).

I. Public Services.

1. Higher education facilities.
2. Vocational schools.
3. Local public services including charitable and service organizations, employment centers, fire stations, police stations and other local government offices.

J. Mass Transit.

1. Bus transfer facilities.
2. Park and ride lots, provided facilities are integrated into a commercial/mixed use site plan and parking facilities are shared with other uses.

K. Offices and Manufacturing.

1. Computer hardware and software development and assembly.
2. Corporate/regional/administrative offices.

~~3. Day care facilities.~~

- ~~3.~~ 43. Electrical equipment research, development, and assembly.

~~54~~. High-tech industry.

~~65~~. Offices and manufacturing.

~~76~~. Photo and optical goods design and development.

~~87~~. Professional and business offices.

~~98~~. Scientific research and development.

~~109~~. Scientific, analytic or control instrument research and development.

~~110~~. Warehouse and distribution activities, when developed in conjunction with a primary function such as business headquarters, research and design, marketing or retail sales and subject to the granting of a conditional use permit.

L. Medical facilities.

M. Other similar and related uses in accordance with the intent of this chapter as determined by the site plan review committee.

N. Urban agricultural uses as provided for and limited under Chapter 16.21 LMC.

Chapter 16.49 CEMETERY

16.49.020 Permitted uses.

A. All uses allowed under the definition of cemetery business as described in RCW Title 68.

B. Urban agricultural uses as provided for and limited under Chapter 16.21 LMC.

[C. Child care facilities consistent with this chapter and as provided for in Chapter 16.65 LMC.](#)

Chapter 11.09 CONDITIONAL USES AND PERMITS

11.09.010 Permitted uses.

Specific uses permitted in accordance with the intent of this chapter, and subject to reasonable conditions imposed by the city, are categorized and identified as follows:

A. Personal or community service facilities such as:

1. Nursery schools and preschools;
2. Child-day care ~~centers-facilities~~ when proposed in those districts specified in Chapter 16.65 LMC;
3. Funeral parlors, mortuaries and crematoria, provided these are permitted uses in the cemetery zone;
4. Senior citizen centers;
5. Nursing homes, convalescent care facilities; and
6. Cemeteries; provided once a cemetery is approved the property shall be designated as cemetery on the city's zoning map.

B. Places of public assembly, including:

1. Churches (or other places of worship);
2. Sports arenas or stadia;
3. Fraternal organizations and lodges; and
4. Private clubs.

C. Public utilities and their appurtenances, such as:

1. Electrical substations;
2. Pumping, lift stations or similar regulatory appurtenances for the transmission or distribution of electricity, natural gas, water and sewage, oil or steam, and storage tanks for any of the above, including water towers;
3. Solid waste disposal facilities, including transfer stations, incinerators and sanitary landfills; and
4. Radio, television or telephone stations; commercial wireless communication facilities are subject to the requirements as specified in Chapter 16.68 LMC.

D. Public safety and emergency response facilities, including:

1. Police stations;
2. Fire stations;
3. Emergency medical centers; and
4. Hospitals.

E. Public and private transport/maintenance facilities, including:

1. Airports, landing strips, heliports or helipads, including waterborne craft;
2. Marinas, docks, piers, or breakwater devices, regardless of size or purpose;
3. Railroad terminals, switching facilities, maintenance or repair shops, and spurs;
4. Bus terminals, storage or maintenance facilities;
5. Automobile parking facilities or structures other than those specifically required in Chapter 16.72 LMC in connection with permitted uses;
6. Corporation yards.

F. Sexual offender secure community transition facilities as defined in RCW 71.09.020, which facilities are mandated by the state of Washington pursuant to Chapter 71.09 RCW. The siting of such facilities shall be subject to the conditions identified in this chapter.

G. Uses which are similar or related to those uses described in subsections A through F of this section.

RESIDENTIAL PARKING CHECKLIST

This checklist provides the framework Commerce planners will use to review development regulation submissions pertaining to parking requirements for residential uses. This checklist is NOT required to be completed by each jurisdiction; it is an additional tool to help local planners meet the intent of the statutes.

Questions? Contact Anne Fritzel at Anne.Fritzel@commerce.wa.gov or 360-259-5216.

Off-street parking requirements for residential projects

These standards apply to fully-planning towns, cities, and counties

Deadline: The earlier of six months after the next periodic comprehensive plan update or six months after the next implementation progress report

Code requirement	Consistent? Yes/No	Changes needed?
No off-street parking is required for affordable housing. RCW 36.70A.817(1)(a)		
No off-street parking is required for residential projects that meet passive house requirements, whether the project is new construction or the retrofit of an existing building. RCW 36.70A.817(1)(b)		
No off-street parking is required for residential projects utilizing modular construction. RCW 36.70A.817(1)(c)		
No off-street parking is required for residential projects utilizing mass timber construction. RCW 36.70A.817(1)(d)		

Minimum parking requirements

These standards apply to cities and counties with a population over 30,000, as determined by the Washington State Office of Financial Management

Deadline: January 27, 2027, for jurisdictions with a population over 50,000. July 27, 2028, for jurisdictions with a population under 50,000.

Code requirement	Consistent? Yes/No	Changes needed?
No more than 0.5 parking space per dwelling unit is required for multifamily housing. RCW 35.21.994(1)		
No more than one parking space is required per single family home. RCW 35.21.994(1)		
No more than two parking spaces are required per 1,000 square feet of commercial space. RCW 35.21.994(2)		
No parking is required for residences under 1,200 square feet. RCW 35.21.994(3)(a)		
No parking is required for commercial spaces under 3,000 square feet. RCW 35.21.994(3)(b)		
No parking is required for affordable housing. RCW 35.21.994(3)(c)		
No parking is required for senior housing. RCW 35.21.994(3)(d)		
No parking is required for childcare centers as defined in RCW 43.216.010 that are licensed or certified by the department of children, youth, and families. RCW 35.21.994(3)(e)		
No parking is required for ground level nonresidential spaces in mixed-use buildings. RCW 35.21.994(3)(f)		
No parking is required for a building undergoing a change of use from a nonresidential to a residential use or a change of use for a commercial use. RCW 35.21.994(3)(g)		

Off-street parking requirements for transit-oriented development

These standards apply to fully-planning cities with a station area as defined in RCW 36.70A.030. Areas within a one-mile radius of Seattle-Tacoma International Airport are exempt from these requirements.

Deadline: The earlier of December 31, 2029, or the jurisdiction’s first implementation progress report due after December 31, 2024.

When a new major transit stop is completed or funded after this timeframe, the jurisdiction must adopt consistent regulations by the subsequent comprehensive plan update or implementation progress report.

Code requirement	Consistent? Yes/No	Changes needed?
<p>No off-street parking is required for residential or mixed-use development within a station area as defined in RCW 36.70A.030.</p> <p>Exceptions: off-street parking for the exclusive use of individuals with disabilities or parking that is permanently marked for the short-term exclusive use of delivery vehicles. RCW 36.70A.842(1)</p>		
<p>If a residential or mixed-use development provides parking for residential uses, the city may:</p> <p>(a) Require a share of any provided residential parking to be distributed between units designated as affordable housing and units offered at market rate; and</p> <p>(b) Include all or a portion of the cost of unbundled parking charges into the monthly cost for rental units designated as affordable housing. RCW 36.70A.842(4)</p>		

Parking standards for infill housing types

These standards apply only to specified housing types

Deadlines: For ADUs and middle housing, the deadline is the periodic update deadline, for cities with a periodic update required in 2025 or later. For jurisdictions with a periodic update deadline in 2024, the deadline was June of 2025.

For co-living housing, the deadline is December 31, 2025

Code requirement	Consistent? Yes/No	Changes needed?
<p>The following standards apply to accessory dwelling units:</p> <ul style="list-style-type: none"> No off street parking is required within one-half mile walking distance of a major transit stop. RCW 36.70A.681(2)(a)(i) No more than one off-street parking space per accessory dwelling unit is required on lots under 6,000 square feet (before any zero lot line subdivisions or splits). RCW 36.70A.681(2)(a)(ii) No more than two off-street parking spaces per unit are required on lots greater than 6,000 square feet (before any zero lot line subdivisions or splits). RCW 36.70A.681(2)(a)(iii) <p>Exceptions:</p> <ul style="list-style-type: none"> If an empirical parking study showing that meeting these requirements would be significantly less safe to pedestrians, drivers etc. is certified by Commerce. RCW 36.70A.681(2)(b)(i) Areas within a one-mile radius of Seattle-Tacoma International Airport. RCW 36.70A.681(2)(b)(ii) 		
<p>The following standards apply to middle housing types for cities subject to middle housing requirements under RCW 36.70A.635:</p> <ul style="list-style-type: none"> No off-street parking is required within one-half mile walking distance of a major transit stop. RCW 36.70A.635(6)(d) No more than one off-street parking space per unit is required on lots 6,000 square feet or less before any zero lot line subdivisions or splits. RCW 36.70A.635(6)(e) No more than two off-street parking spaces per unit are required on lots greater than 6,000 square feet (before any zero lot line subdivisions or splits). RCW 36.70A.635(6)(f) 		

<p>Exceptions:</p> <ul style="list-style-type: none"> • If an empirical parking study showing that meeting these requirements would be significantly less safe to pedestrians, drivers etc. is certified by Commerce RCW 36.70A.635(7)(a) • Areas within a one-mile radius of Seattle-Tacoma International Airport. RCW 36.70A.635(7)(b) 		
<p>The following standards apply to co-living housing:</p> <ul style="list-style-type: none"> • No off-street parking is required within one-half mile walking distance of a major transit stop. RCW 36.70A.535(3)(a)(i) • No more than 0.25 off-street parking spaces are required per sleeping unit. RCW 36.70A.535(3)(a)(ii) <p>Exceptions:</p> <ul style="list-style-type: none"> • If an empirical parking study showing that meeting these requirements would be significantly less safe to pedestrians, drivers, etc. is certified by Commerce RCW 36.70A.535(3)(b)(i) • Areas within a one-mile radius of Seattle-Tacoma International Airport. RCW 36.70A.535(3)(b)(ii) 		

Development regulations for residential parking areas

These standards apply to residential uses generally. Areas within a one-mile radius of Seattle-Tacoma International Airport are exempt from these requirements.

Deadline: Periodic update deadline		
Code requirement	Consistent? Yes/No	Changes needed?
Garages and carports are not required as a way to meet minimum parking requirements for residential development. RCW 36.70A.622(a)		
Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed. RCW 36.70A.622(b)		

<p>Parking spaces in tandem (having two or more vehicles, one in front of or behind the others with a single means of egress or ingress) count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius. RCW 36.70A.622(c)</p>		
<p>Existing designated parking areas with legally nonconforming gravel surfacing may be used to meet local parking standards, up to a maximum of six parking spaces. RCW 36.70A.622(d)</p>		
<p>Parking spaces are not required to exceed eight feet by 20 feet, except for required parking for people with disabilities. RCW 36.70A.622(e)</p>		
<p>For fully planning counties and cities within those counties that have a population over 6,000, off-street parking is not required as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible. RCW 36.70A.622(f)</p>		
<p>Parking spaces that consist of grass block pavers count toward minimum parking requirements. RCW 36.70A.622(g)</p>		
<p>* Existing parking spaces that do not conform to the above standards by June 6, 2024 are not required to be modified or resized, except to comply with the Americans with Disabilities Act. Spaces in existing paved parking lots are not required to be resized during resurfacing if doing so will be costly or require significant reconfiguration of the parking space locations. RCW 36.70A.622(2)</p> <p><i>* Note: this standard should be applied to all areas, including within a one mile radius of Seattle-Tacoma International Airport</i></p>		