



Lacey Planning Commission Meeting Agenda

Refer to the bottom of the agenda for meeting information.

Wednesday, June 11, 2025

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 Agenda and Consent Agenda Items

- A. Approval of Agenda
- B. Approval of May 28, 2025 meeting minutes
 - 1. May 28, 2025 Minutes

5. Public Comment

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

6. Commission Members' Reports

7. Department Report

8. Public Hearing

- A. **Sign Code Amendment—LMC 16.75.100.E Political Signs: Dave Schneider, City Attorney.** The Planning Commission will conduct a public hearing to take testimony on a draft amendment to Lacey Municipal Code 16.75.100.E. related to the location of political signs. After the conclusion of the public hearing, the Planning Commission will consider making a recommendation on the amendment

to the City Council.

1. Sign Code Amendment Attachments

9. New Business

10. Old Business

- A. **Comprehensive Plan Update Zoning Amendments: Hans Shepherd, Senior Planner.** The Planning Commission will review draft amendments to Title 16: Zoning of the Lacey Municipal Code to implement the draft update to the Comprehensive Plan and Future Land Use Map.

1. Zoning Amendments Attachments

- B. **Middle Housing Draft Code Amendments: Jennifer Adams, Housing Coordinator.** The Planning Commission will review draft code amendments to implement the middle housing requirements of HB 1110.

1. Middle Housing Attachments

11. Communications and Announcements

- A. Planning Commission Schedule

12. Next Meeting - June 25, 2025

13. Adjournment

Attendance and Public Comment

Attend 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_CHusWSPLRpO9Ku0IE3RWug
Website:	https://cityoflacey.org/government/public-meetings/
Facebook:	https://www.facebook.com/cityoflacey
YouTube:	https://www.youtube.com/watch?v=1g9MmVE65w4
Cable:	Channel 77 with your local cable provider
Phone:	(888) 788-0099 or (877) 853-5247 (Webinar ID 883 3360 1019)

Verbal Public Comment

Ballot measure endorsements (in support or opposition) are not allowed during Public Comment. This includes comments on candidates or the Lacey Metropolitan Park District (RCW 42.17A.555).

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

In-Person: Use the sign-up sheet located at the meeting location.

Zoom: Preregister using the following Zoom link no later than two hours prior to the meeting:
https://us02web.zoom.us/webinar/register/WN_CHusWSPLRpO9Ku0IE3RWug

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

Written Public Comment

Please email written public comments to PlanningCommission@cityoflacey.org. The comment period will close two hours before the meeting time. Commissioners will receive all written public comments provided by this deadline. Comments may not be addressed during the meeting. All comments are part of the official record.

MINUTES

Lacey Planning Commission Meeting
Wednesday, May 28, 2025 – 6:00 p.m.
Lacey City Hall Council Chambers, 420 College St SE – and via Zoom

Due to absences of the Chair and Vice-Chair, Ryan Andrews requested the Commission to nominate a member to chair the meeting until Vice-Chair Moore arrived. Robert Lane made a motion, seconded by Judith Doyle to nominate Kyrian MacMichael as acting Chair for the meeting. All were in favor, the motion carried.

The meeting was called to order at 6:02 p.m. by Kyrian MacMichael.

Planning Commission members present: Tonya Moore, Kyrian MacMichael, Spencer Zeman, Robert Lane, Jennifer Mangione, Judith Doyle, and Elliot Kirk. Staff present: Ryan Andrews, Wesley Nguyen, Dave Schneider: City Attorney, and Erin Skelley.

ECONorthwest Consultants: Brittany Bagent and Project Director, James Kim, Project Manager

Thurston Regional Planning Council (TRPC) Staff: Allison Osterberg, Planning Manager

Kyrian noted a quorum present. Jennifer read the Land Acknowledgement.

Tonya Moore joined the meeting at 6:03 p.m and Kyrian relinquished meeting chair duties.

Robert Lane made a motion, seconded by Tonya Moore to approve the agenda for tonight's meeting. Jennifer Mangione made a motion, seconded by Robert Lane to approve May 14, 2025 minutes. All were in favor, both motions carried.

- 1) **Public Comments:** None
- 2) **Commission Members Reports:** Kyrian MacMichael asked the Commission to say a prayer for the kids who were killed in a residential fire.
- 3) **Department Report:** Ryan Andrews updated the Planning Commissioners on the Comprehensive Plan. The Transportation, Economic Development, and Utilities portion was presented to the City Council on May 20, 2025. After some slight changes, it will be presented to the Commission of Equity on June 2, 2025. A community review draft is scheduled for release on July 1, 2025.
- 4) **New Business:**
 - a) **Economic Development Strategy: Wesley Nguyen, Economic Development Coordinator and ECONorthwest Staff.** The Planning Commission received a briefing on the initial findings of the Economic Development Strategy which will identify short and medium-term actions to implement economic development initiatives consistent with the Comprehensive Plan. No formal action was necessary on this item.
 - b) **Sign Code Amendment-LMC 16.75.100.E Political Signs: Dave Schneider, City Attorney.** The Planning Commission reviewed a draft amendment to Lacey Municipal Code 16.75.100.E related to the location of political signs. The amendment will be scheduled for a public hearing at the next regular meeting on June 11th.
 - c) **Regional Transportation Plan Update: Allison Osterberg, TRPC Planning Manager.** The Planning Commission was briefed on the update to the Regional Transportation Plan by Thurston Regional Planning Council (TRPC). No formal action was necessary on this item.

5) **Old Business:** None

6) **Communications and Announcements:** Ryan Andrews went over the Planning Commission schedule.

7) **Next Meeting:** June 11, 2025

8) **Adjournment:** 7:36 PM

To hear the full discussion of a specific topic, or the complete meeting, watch the recorded video available on YouTube: <https://www.youtube.com/watch?v=Ldr95BHxG18>



Planning Commission Staff Report

June 11, 2025

SUBJECT: Sign Code Ordinance – Proposed Amendments

RECOMMENDATION: Conduct a public hearing to take testimony on proposed amendments to the City of Lacey's sign code related to temporary political signs located in the right-of-way (LMC 16.75.100). After the conclusion of the hearing, consider the testimony received and make a recommendation to the City Council on the proposed amendments.

STAFF CONTACT: Ryan Andrews, Community Planning Manager *RA*
David Schneider, City Attorney *DS*

ORIGINATED BY: City Attorney's Office

ATTACHMENTS: Proposed amendments to LMC 16.75.100

PRIOR REVIEW: None.

BACKGROUND:

City staff proposes an amendment to Lacey Municipal Code Section 16.75.100 to allow for the placement of political signs within the portion of public right-of-way adjacent to private property, specifically within areas commonly referred to as the "parking strip" or "planter strip" – the space between the street and the sidewalk. Under the current code, the placement of political signs is limited to private property and expressly prohibited within the public right-of-way.

This amendment is prompted by concerns raised by community members as to the constitutionality of the city's sign regulations. Specifically, whether the city's prohibition on political signs within public rights-of-way is compliant with both Washington State and United States constitutional law governing free speech in public forums. The concerns raised are that the restriction constitutes a content-based regulation of speech and limits expression in a public forum, inconsistent with the rulings in *Collier v. City of Tacoma*, 121 Wn.2d 737 (1993) and *Reed v. Town of Gilbert*, 576 U.S. 155 (2015).

The proposed amendment to Lacey Municipal Code Section 16.75.100 would eliminate the location-based restriction on political signs that currently confines them to private property and would permit their placement within planter strips and similar public rights-of-way

adjacent to private property. The amendment will maintain any applicable safety, size, and duration standards that apply to signage in general.

Of note, this amendment only permits the signage within public rights of way *adjacent* to private property. This limitation is based on RCW 42.17A.555, which prohibits local government from using or allowing the use of “public facilities” to support/oppose any ballot measure or any candidate for elective office. As such, the city cannot allow the use of its property for campaign purposes, to include rights-of-way over its property.

This proposed amendment helps ensure that the City of Lacey’s sign code aligns with constitutional standards and continues to support the community’s right to free political expression in appropriate public spaces.

NEXT STEPS:

The Planning Commission will conduct a public hearing to take testimony on the proposed amendments. After the conclusion of the hearing, the Planning Commission will consider the testimony received and is requested to make a recommendation to the City Council on the proposed amendments.

16.75.100 Temporary signs.

The following signs are classified as temporary (nonpermanent). Temporary signs are permitted subject to the applicable limitations:

A. *Construction Signs.* A sign permit is required. Such signs may be displayed only after a building permit is obtained and during the period of construction on the construction site. Only one such sign is permitted per construction project for each public street upon which the project fronts. The applicable limits are as follows:

1. In all zones other than single-family residential zones, no construction sign shall exceed thirty-two square feet in sign area (printed copy on one side only) or ten feet in height, nor be located closer than ten feet from the property line or closer than thirty feet from the property line of the abutting owner.
2. In single-family residential zones, no construction sign shall exceed thirty-two square feet in sign area (printed copy on one side only) or ten feet in height, nor be located closer than ten feet from the property line of the abutting owner.

B. *Grand Opening Displays.* No sign permit is required. Such temporary signs, posters, banners, strings of lights, clusters of flags, balloons or other air- or gas-filled figures, and searchlights are permitted for a period of seven days only to announce the opening of a completely new enterprise or the opening of an enterprise under new management. All such materials shall be removed immediately upon the expiration of seven days. Such displays are permitted only in districts where the enterprise so advertised is allowed under district zoning regulations. Searchlights may be permitted by any business or enterprise provided the beam of light does not flash against any building or does not sweep an arc of forty-five degrees from vertical.

C. *Special Event Signs.*

1. *Public Special Event.*
 - a. Special event signage as defined in LMC [16.75.020\(MM\)](#) is allowed subject to the standards contained in this chapter.
 - b. No sign permit is required.

- c. *Period of Display.* Such signs may be displayed thirty days prior to an event and must be removed within seven days after the event's conclusion.
- d. *Standards.* Such temporary signs shall not be larger than four square feet. Said signs shall not be located in the right-of-way, posted or attached to telephone poles, power poles or other public utility facilities. The event committee for which the sign is displayed shall be responsible for its removal and subject to the penalties as provided in this code. Searchlights may be permitted by any business or enterprise provided the beam of light does not flash against any building or does not sweep an arc of forty-five degrees from vertical.

2. *Business Sales Event.*

- a. A sign permit is required, specifying event periods and other information ensuring conformance with the standards herein.
- b. *Period of Display.* No more than thirty days in a calendar year. This may include up to four events in a calendar year provided the total number of days the sales event signage is displayed for does not exceed thirty.
- c. *Standards.* Sales event signage may include posters, banners, strings of lights, clusters of flags, balloons or other air- or gas-filled figures. Such displays are permitted only in districts where the enterprise so advertised is allowed under district zoning regulations.

D. *Real Estate Signs.* No sign permit is required. All exterior real estate signs must be of wood or plastic or other durable material. The permitted signs, with applicable limits, are as follows:

- 1. *Residential "For Sale" and "Sold" Signs.* Such signs shall be limited to one sign per street frontage not to exceed five square feet in sign area, placed wholly on the property for sale, and not to exceed a height of seven feet.
- 2. *Residential Directional "Open House" Signs.* Such signs shall be limited to one sign per street frontage on the premises for sale and three off-premises signs. However, if a real estate broker has more than one house open for inspection in a single development or subdivision, he/she is limited to four off-premises "open house" signs in the entire development or subdivision. Such signs are permitted only during daylight hours and when

the real estate broker is in attendance at the property for sale. No such sign shall exceed five square feet in sign area.

3. *Undeveloped Commercial and Industrial Property "For Sale or Rent" Signs.* One sign per street frontage advertising undeveloped commercial and industrial property for sale or rent. The sign shall not exceed thirty-two square feet in sign area and seven feet in height.

4. *Developed Commercial and Industrial Property "For Sale or Rent" Signs.* One sign per street frontage advertising a commercial or industrial building for rent or sale is permitted while the building is actually for rent or sale. If one face of the building is less than ten feet from the building line, the sign shall be placed on the building or in a window. The sign shall not exceed seven feet in height and, if freestanding, shall be located more than fifteen feet from any abutting property line or a public right-of-way line. Said sign shall not exceed thirty-two square feet in sign area.

5. *Undeveloped Residential Property "For Sale" Signs.* One sign per street frontage advertising undeveloped residential property for sale is permitted not exceeding thirty-two square feet in sign area. Said sign must be placed more than thirty feet from the abutting owner's property line and may not exceed a height of seven feet.

6. Subdivisions approved after the effective date of the ordinance codified in this chapter are permitted one cluster of flagpoles (not to exceed five flagpoles) in front of sales offices to advertise the new development.

E. *Political Signs.* No sign permit is required. Political signs or posters may be placed upon private property or within the portion of the right-of-way adjacent to private property between the street and sidewalk (or in the unpaved section of the right-of-way where there is no sidewalk), commonly referred to as the "parking strip" or "planter strip," and determined to be a traditional public forum. ~~only and~~ Political signs shall not be larger than ten square feet of sign area and shall not be posted or attached to telephone poles, power poles or other public utility facilities. Such signs must be removed seven days after the election in which the candidate or issue advertised on a sign has been determined. For a successful candidate in a primary election the sign may remain until the final election, but shall be removed within seven days after the election. The candidate or committee for which the sign is displayed shall be responsible for its removal and/or is subject to the penalties as provided in this code.

F. *Community Banners or Cloth Signs.* Such signs may be permitted and extend across a public street by permission of the city manager or appointed representative. Such signs may only be placed at city-designated locations and erected by city personnel.

G. *Banners.* Such signs may be permitted on private property. Banners may be used to advertise a sale, other special events, or for new businesses waiting for a permanent sign. Notification to the city is required prior to hanging the banner. This notification shall include acknowledgement of the banner requirements, the dates the banner will be used and location of the banner. Businesses are only allowed one banner per wall with a maximum of two banners per business at any one time. All banners must comply with the following:

1. *Maintenance Standards.* All banners must be legible, made of durable materials, and must be well maintained.
2. *Time Limitation.* Banners are limited to two thirty-day placements per calendar year.
3. *Location on Property.* Banners must be located completely on a wall, and tacked down on four corners. Banner size shall be regulated to a maximum of ten percent of the architectural elevation per wall.

H. *Sandwich Board Signs.* Only businesses that cater to pedestrians such as: restaurants, retail businesses that sell clothing, gifts, accessories, small markets, or other similar uses as determined by the director of community and economic development shall be allowed to have sandwich board signs. Such signs shall only be pedestrian-oriented in nature and businesses will only be allowed a maximum of one sandwich board sign. These signs are subject to the following conditions:

1. *Notification.* Notification to the city is required prior to displaying a sandwich board sign. This notification shall include acknowledgement of the sandwich board sign requirements, list of materials used, and rendering of the sign, including the dimensions. Liability for all sandwich board signs placed in the right-of-way is that of the business placing the sign.
2. *Size.* The area of the sign shall not exceed nine square feet per side in size and shall not be wider than three feet.
3. *Maintenance Standards.* Signs shall be constructed out of materials able to withstand typical Northwest weather. Such materials may be metal, finished wood, chalkboard, white

board or plastic; signs and copy shall be of professional quality. Owners of sandwich board signs shall be required to keep their signs in a legible, intact, and well maintained manner.

4. *Display Time.* Signs may only be displayed during business hours. If business hours continue past daylight hours, precautions should be taken to place the sign in a location where it is readily visible after dark. This shall not be construed to allow the wiring of a sign for lighting.

5. *Location.* Signs may be located no further than twelve feet from the entrance to the business. Such signs shall not be placed in a location which is within the vision triangle or any location which will impede vehicular traffic. Further, such signs shall not be placed in a manner which will block or otherwise obstruct the safe use of sidewalks, building entrances or stairs by pedestrians, including pedestrians who are visually impaired or otherwise handicapped.

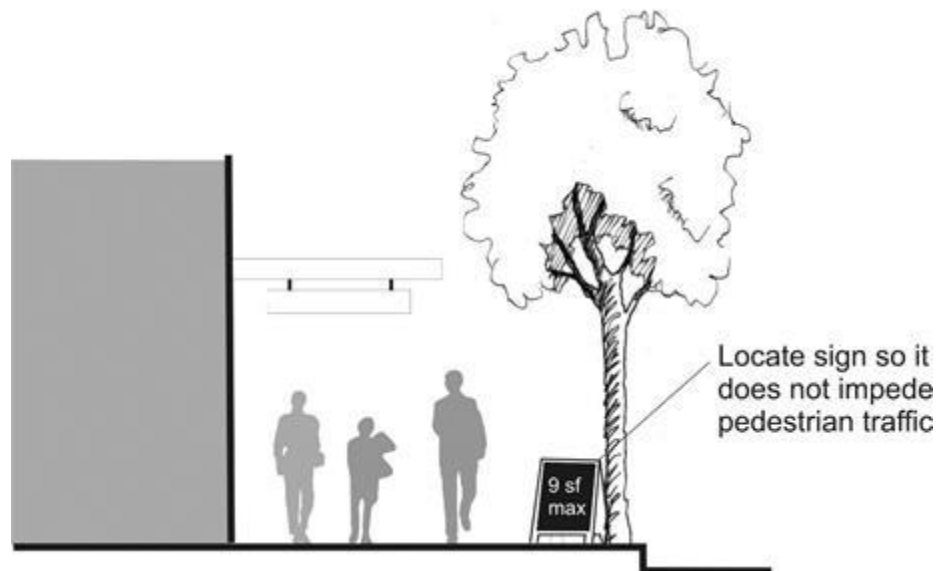


Figure 16.75.100(H-1). Sandwich board sign standards

Exception. For multi-tenant centers where most businesses are located more than twelve feet from the public ROW, center owners or their representatives may apply for a permit to depart from this standard, provided the following provisions are met:

- a. A maximum of one sign per one hundred feet of ROW frontage;

- b. Signs may be placed in the public ROW on one side of sidewalk in a manner that allows a minimum of five feet of horizontal clearance for pedestrians.

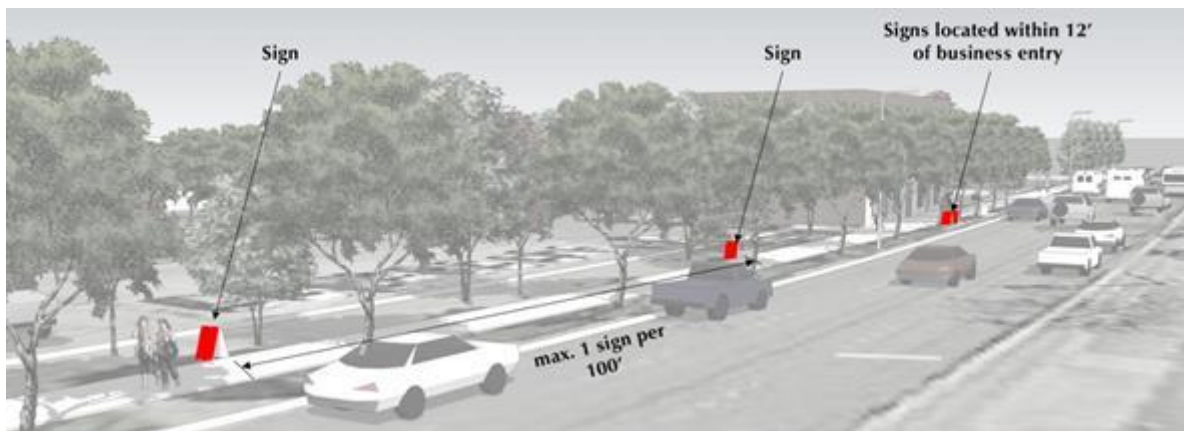


Figure 16.75.100(H-2). Illustrating sandwich board sign provisions

The first two signs on the left are more than twelve feet from their respective business entries, but allowed per the exception provision above. The cluster of sandwich board signs in the distance to the right are all within twelve feet of their respective business entries.

I. *Feather Signs.* Feather signs are prohibited except where used for a grand opening event and/or business sales event (subsections B and (C)(2) of this section) or by permit for multi-tenant centers meeting the criteria below.

- a. Applicants: multi-tenant center owners or their representatives. Number of signs permitted: a maximum of one sign per one hundred feet of ROW frontage;
- b. *Location of Signs.* Signs may be placed outside the public ROW on the back side of the sidewalk, as shown in Figure 16.75.100(I).
- c. Maximum height of signs: thirteen feet.
- d. The use of consistent size and shape of feather signs is encouraged where more than one sign is permitted.



Figure 16.75.100(I).

Where permitted for multi-tenant centers, feather signs shall be placed at intervals of no more than one sign per one hundred lineal feet of frontage and located behind the sidewalk.

J. *Garage Sale (Yard Sales, Moving Sales, Patio Sales)*. No sign permit is required. Such sign shall be limited to one sign on the premises and three off-premises signs. No such sign shall exceed four square feet in sign area. The sign or signs may be displayed only during the sale and must be removed the day the sale ends. The person or persons for which the sign or signs are displayed shall be responsible for its removal and/or are subject to the penalties as provided in this code.

K. *Seasonal Sales*. No sign permit is required. Vendors who receive a temporary business license as defined in LMC [5.12.015](#) for seasonal or temporary sales activities (e.g., Christmas trees) are permitted one sign not to exceed twenty square feet in sign area. This sign shall be mounted to the booth or trailer used for temporary sales. (Ord. 1539 §127, 2019; Ord. 1454 §2 (part), 2015).

The Lacey Municipal Code is current through Ordinance 1676, passed March 4, 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.](#)



Planning Commission Staff Report - Zoning

June 11th, 2025

SUBJECT: Comprehensive Plan Series: Proposed zoning designation and zoning text amendments consistent with the draft Future Land Use Map (FLUM).

RECOMMENDATION: Staff will present draft zoning designation and zoning text amendments based on City Council direction and community feedback collected through Comprehensive Plan outreach and engagement efforts. No formal action is required.

STAFF CONTACT: Vanessa Dolbee, Community & Economic Development Director *VD*
Ryan Andrews, Community Planning Manager *RA*
Hans Shepherd, Senior Planner *HS*

ORIGINATED BY: Community & Economic Development Department

ATTACHMENTS:

1. Draft zoning designation and zoning text amendments
2. Draft Future Land Use Map (FLUM)
3. Previous Staff Reports in Series ([Linked](#))

PRIOR REVIEW: The Planning Commission was last briefed on the Land Use Element of the Comprehensive Plan as part of the April 23rd, 2025 Planning Commission meeting.

BACKGROUND:

The Growth Management Act (GMA) requires every city to review and update its Comprehensive Plan and associated development regulations at least once every ten years. This review is intended to address relevant changes in the GMA and respond to changes in land use and population growth.

The Revised Code of Washington ([Section 36.70A.070](#)) goes on to further identify and define the mandatory elements of the Comprehensive Plan including requirements for the designation, location, extent, and general distribution of various land uses. This section (known as the Land Use Element), also includes requirements for the allocation of lands for housing, commercial uses, and other public purposes including utility and transportation corridors, recreation, schools, public water supplies, and natural resources.

Zoning consistency with the Future Land Use Map (FLUM)

For the 2025 Comprehensive Plan Update, a stand-alone FLUM (*Attachment 2*) has been developed to better illustrate the long-term vision for land development and growth, guiding where different types of uses should occur within the community. In partnership with the FLUM, the zoning map serves as a regulatory tool that dictates what can be built and operated on a property based on the identified district and associated development standards at a given time.

While these two maps serve different functions, the zoning map needs to remain consistent with the FLUM as it works to align development trends with the identified goals of the Lacey community.

Proposed zoning changes

Based on the guidance of the Lacey City Council, Planning Commission review of proposed zoning changes, and community participants through the 2025 Comprehensive Plan Update process, a range of updates to the existing City of Lacey Zoning Map have been proposed to bring current conditions and development trends into better alignment with the community vision for the city.

These changes can be generally separated into two categories:

1. **Zone Consolidation** – *where similar zoning designations are combined to better reflect the built-out conditions on the ground and improve the accessibility of the zoning map.*
2. **Minor text amendments** – *where the uses or intent of a district have changed over the last 20 years since the last Comprehensive Plan Update and minor changes are necessary to better reflect community goals and vision for the future.*

In total, nine existing zoning designations have been identified for consolidation and ten have been included as part of this review with minor text amendments to better align with community priorities as illustrated through the FLUM.

These proposed changes can be found within ***Attachment 1*** of this packet.

NEXT STEPS:

At the June 11th Planning Commission Meeting, Commissioners will have the opportunity to review and provide feedback on proposed changes to the Lacey Zoning Code. Following this review, city staff will share this information with the City Council and Lacey community as part of the 2025 Draft Comprehensive Plan Update later this summer.

This public review will primarily take place on the [2025 Comprehensive Plan Website](#), with additional opportunities for public engagement at community hosted events.

Zoning Code Consolidation:

1. [Chapter 16.19 Shoreline Residential](#)
 - a. Designation identified within Shoreline Master Program (SMP) as an overlay.
 - b. Lake, Natural, Aquatic, and Urban Conservancy also identified within SMP.
2. [Chapter 16.21 Urban Agriculture](#)
 - a. Typically identified within code as a potential use to be permitted/not permitted. Shifting code language and designation to a new section within *Chapter 16.66 Conditional Uses and Permits* allowing for greater flexibility in urban agricultural activities.
3. [Chapter 16.22 Mixed Use Moderate Density Corridor](#)
 - a. Consolidated into Neighborhood Commercial, Moderate Density Residential, and Central Business District 4 (Transitional Business District) to better reflect existing land uses as currently built out.
4. [Chapter 16.23 Mixed-Use High-Density Corridor](#)
 - a. Consolidation of three sub zone designations into eastern and western portions of corridor in advance of future potential annexation of Martin Way. Zoning designation will remain the same.
5. [Chapter 16.25 Central Business District 7](#)
 - a. Consolidation with Open Space Institutional (SMU) and Central Business District 6 (Martin Way Business District). Vast majority of land currently zoned CBD 7 is under Saint Martins Abbey.
6. [Chapter 16.34 Community Commercial District](#)
 - a. Consolidated into Neighborhood Commercial and General Commercial Districts to better reflect existing land uses as currently built out.
7. [Chapter 16.37 Hawks Prairie Business District](#)
 - a. Consolidation of Commercial and Business/Commercial subsections of chapter. Chapter will remain unchanged aside from this consolidation.
8. [Chapter 16.44 Planned Community Review](#)
 - a. Removal of chapter as it was intended for and requires a minimum site area of 500 acres of continuous ownership
9. [Chapter 16.45 Mineral Extraction District](#)
 - a. Removal of designation as existing parcel is undergoing a rezone as part of process
10. [Chapter 16.59 Village Center Zone](#)
 - a. Designation was created as a mechanism for development. Once developed, this zoning designation does not reflect land uses as built out. Consolidating with the Master Planning process under Chapter 16.44 Planned Community Review.

Zoning Code Language Changes:

1. [Chapter 16.06 Definitions](#)
 - a. Addition of “live/work unit” definition consistent with International Building Code:
 - i. ***Where permitted and consistent with the latest International Building Code, A live/work unit is defined as an area not greater than 3,000 square feet, with the nonresidential portion to be not more than 50 percent of the area of each live/work unit. The nonresidential area function shall be limited to the first or main floor only of the live/work unit with not more than three nonresidential workers or employees allowed to occupy the nonresidential area at any one time. Permitted uses must be consistent with the underlying zoning.***
2. [Chapter 16.09 Zoning Districts and Boundaries](#)
 - a. References to zoning designations as identified within Zoning Code Consolidation section above. Additional references within other sections of zoning code will also need to be updated to reflect these changes.
3. [Chapter 16.23 Mixed-Use High-Density Corridor](#)
 - a. Update “high density residential and commercial area” to include “***with an established street grid***” within section 16.23.010(A).
 - b. Update Section 16.23.10(B) to identify two mixed-use high-density corridor zones
 - c. Update Section 16.23.010(C) to read as follows:
 - i. Create a specific mixed high density corridor zone for the ***western*** portion of Martin Way between Marvin and ***Carpenter...***
 - d. Update Section 16.23.010(D) to read as follows:
 - i. Create a mixed high density corridor zone for the ***eastern*** portion of Martin Way generally between ***Marvin*** and ***Meridian*** Road...
 - e. Remove Section 16.23.010(E)
 - f. Update “all residential uses are permitted” to “***multifamily uses are permitted provided they are generally mixed use and or located away from primary district frontages and high activity corners***” within section 16.23.020(B).
 - g. Remove Section 16.23.024 Additional permitted uses
 - h. Update Section 16.23.025(B) to read as follows:
 - i. Additional [conditional uses](#) may be permitted in the ***eastern*** zone pursuant to LMC 16.23.010(D).
4. [Chapter 16.25 Central Business District 4](#)
 - a. Updating name of zone to ***Transitional Business District*** to better reflect intent of chapter.
 - b. Removal of Public Warehousing and Storage as a conditionally permitted use (16T-06).
 - c. Removal of Urban Agricultural Uses (16.25.020(D)).
 - d. Update section “K Residential” below table (16T-06) to include:
 - i. ***Multifamily 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;***
5. [Chapter 16.25 Central Business District 5](#)
 - a. Updating name of zone to ***Depot Business District*** to better reflect intent of chapter.

- b. Removal of Public Warehousing and Storage as a conditionally permitted use (16T-06).
 - c. Add clarification on permitted drive-through uses:
 - i. ***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).***
- 6. [Chapter 16.25 Central Business District 6](#)
 - a. Updating name of zone to ***Martin Business District*** to better reflect intent of chapter.
 - b. Update of text Multi Family (5+ Units) to reference “P3” notes as identified at the bottom of the use table (16T-06).
- 7. [Chapter 16.39 Light Industrial/Commercial District](#)
 - a. Removal of Mineral extraction as a permitted use (16.40.020(A)(3)).
- 8. [Chapter 16.40 Light Industrial District](#)
 - a. Removal of Mineral extraction as a permitted use (16.40.020(A)(3)).
- 9. [Chapter 16.41 Community Office District](#)
 - a. Removal of Urban Agricultural Uses (16.41.020(M))
 - b. Updating Multifamily Residential (16.41.020(L)) to read:
 - i. [Multifamily](#) 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, ***generally located above ground floor commercial and away from primary frontage and activity corners of parcel;***
- 10. [Chapter 16.84 Site Plan Review](#)
 - a. Updating application submittal criteria allowing for requirement of site plan review (16.84.010(A)):
 - i. As deemed necessary by Lacey review staff to effectively evaluate application and project proposal.

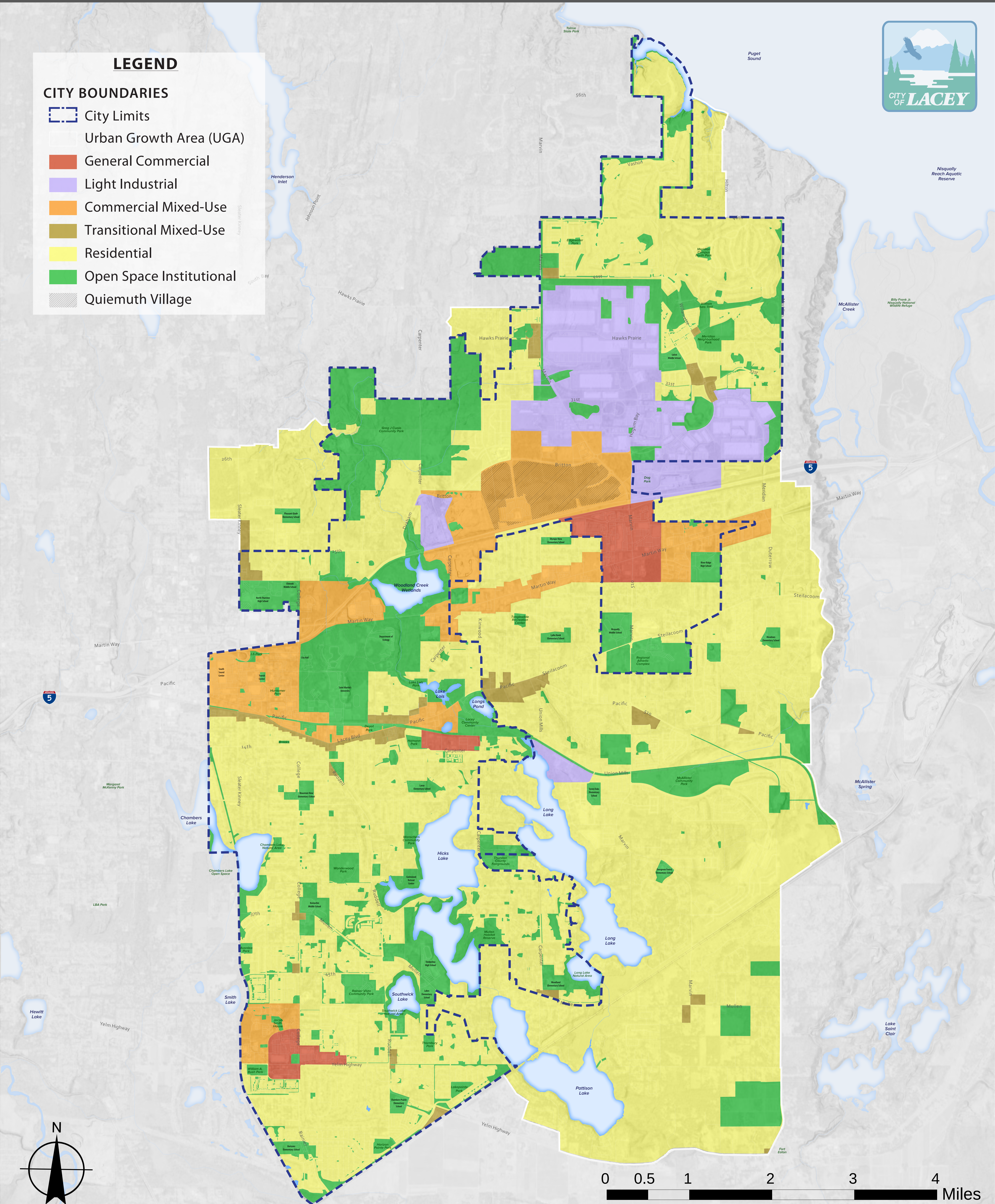
City of Lacey | Future Land Use Map



LEGEND

CITY BOUNDARIES

- City Limits
- Urban Growth Area (UGA)
- General Commercial
- Light Industrial
- Commercial Mixed-Use
- Transitional Mixed-Use
- Residential
- Open Space Institutional
- Quiemuth Village





Planning Commission Staff Report

06/11/2025

SUBJECT: Middle Housing – Draft Code Amendments

RECOMMENDATION: Receive a briefing from staff on draft code amendments for middle housing. The purpose of the review is to meet grant deliverable requirements. No formal action is necessary at this time.

STAFF CONTACT: Vanessa Dolbee, Community & Economic Development Director
Ryan Andrews, Community Planning Manager *RA*
Jennifer Adams, Housing Coordinator *JD*

ORIGINATED BY: Community & Economic Development

ATTACHMENTS: Draft Middle Housing Ordinance

PRIOR REVIEW: Middle Housing Briefing – 02/28/2024
Middle Housing Progress – 06/12/2024

BACKGROUND:

In 2023, the Washington State Legislature passed House Bill 1110, requiring many cities to permit a broader range of middle housing types in areas traditionally zoned for single-family residential use. To support implementation, the Department of Commerce (Commerce) awarded planning grants to local jurisdictions. The City of Lacey received a \$75,000 grant to support staff time, community outreach, and ordinance development.

Under House Bill 1110, the state defines nine types of middle housing, with a requirement that cities permit at least six types to comply with state mandates – specific to the Growth Management Act (GMA). Lacey's draft ordinance proposes to allow the following six middle housing types: duplexes, triplexes, fourplexes, townhouses, cottage housing, and stacked flats. Notably, four of these housing types are currently permitted and will include fourplexes (with affordability requirements) and stacked flats in its middle housing allowances.

To date, the Planning Commission has held informal discussions and has expressed general support for allowing fourplexes and stacked flats in all predominately residential zones. However, no formal policy decisions have been made. Additional deliberation will

take place over the coming months to address broader local policy considerations that will influence how middle housing is implemented in Lacey.

Purpose of this briefing:

This report provides the Planning Commission with an update on the City's progress toward completing the final deliverable for the Commerce Middle Housing Grant. This fourth deliverable – due June 15, 2025 – consists of a draft middle housing ordinance and associated draft amendments to several chapters of the Lacey Municipal Code (LMC). It is important to emphasize that this is a draft intended to fulfill grant requirements. The final ordinance will be adopted after the Comprehensive Plan Update is complete allowing additional time for policy development, public input, and refinement of the draft language.

Draft Code Approach:

To manage the complexity of middle housing integration across multiple zoning districts, staff created a new centralized chapter in the zoning code: Chapter 16.03.057 – Middle Housing, located under the General Provisions section of Title 16.

This approach was selected for several reasons:

- **Reduces redundancy:** Instead of repeating middle housing standards across each residential zone, a centralized chapter allows for easier reference and coordination.
- **Improves clarity:** It clearly identifies where and how middle housing is regulated, improving transparency for applicants and the public.
- **Supports phased implementation:** As policy decisions evolve, the centralized chapter can be updated more efficiently than making simultaneous edits across multiple code sections.

To ensure consistency, staff also prepared draft amendments to other LMC chapters, which are attached as exhibits. These updates were necessary to support the implementation of middle housing and to ensure that related provisions – such as definitions, design review, subdivision standards, and parking align with the new requirements. The updated chapters include:

- LMC 14.23, Design Review
- LMC 15.02, Definitions
- LMC 15.08, Short Subdivision
- LMC 16.03, General Provisions
- LMC 16.06, Definitions
- LMC 16.13, Low Density Residential District
- LMC 16.14, Lacey Historic Neighborhood
- LMC 16.15, Moderate Density Residential District

- LMC 16.61, Townhouse Development
 - LMC 16.62, Cottage Housing
 - LMC 16.72, Off Street Parking & Loading
-

NEXT STEPS:

Staff will submit the draft ordinance and supporting materials to Commerce by June 15, 2025, meeting the terms of the middle housing grant. No formal action is required from the Planning Commission at this time; however, staff welcomes feedback and general guidance on the draft direction.

Over the coming months, staff will:

- Conduct additional public outreach as needed
- Refine code language based on evolving local policy decisions
- Return to the Planning Commission for continued input, public hearing and formal recommendation
- Present a final ordinance for adoption by the City Council after completion of the Comprehensive Plan Update.

Ongoing engagement from the Planning Commission will help ensure the ordinance both aligns with state mandates and reflects the community's housing goals.

ORDINANCE NO. 16**

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY RELATED TO MIDDLE HOUSING; IMPLEMENTING THE REQUIREMENTS OF ENGROSSED SUBSTITUTE HOUSE BILL 1110 AND ENGROSSED SUBSTITUTE HOUSE BILL 2321; ADDING NEW SECTIONS _____ TO THE LACEY MUNICIPAL CODE; AMENDING SECTIONS _____ OF THE LACEY MUNICIPAL CODE; AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, in 2023 the Washington State Legislature enacted Engrossed Substitute House Bill 1110 (“HB 1110”), codified in part at RCW 36.70A.635, to address the state’s urgent housing crisis by requiring cities to allow middle housing types in residential zones traditionally limited to single-family dwellings; and

WHEREAS, in 2024, the Legislature passed Engrossed Substitute House Bill 2321 (“HB 2321”), which amended and clarified the requirements of HB 1110 and related definitions in RCW 36.70A.030; and

WHEREAS, the Legislature found that Washington faces an unprecedented housing shortage, and that innovative housing policies, including increasing the availability of middle housing, are essential to achieve the statewide goal of constructing 1,000,000 new homes by 2044 and supporting affordability, equity, climate resilience, and responsible land use; and

WHEREAS, the City of Lacey has historically supported a diversity of housing choices and already allows duplexes, triplexes, townhouses, and cottage housing in most residential zones, and now seeks to expand those options by permitting fourplexes and stacked flats to comply with HB 1110’s requirement to authorize at least six of nine defined middle housing types; and

WHEREAS, allowing additional middle housing types in areas already served by urban infrastructure supports local and state goals for housing affordability, climate change mitigation, and the conservation of natural and working lands; and

WHEREAS, in 2024 the Washington State legislature passed Engrossed Substitute House Bill (ESHB) 2321 (chapter 152, Laws of 2024), which modified certain middle housing requirements in RCW 36.70A.635, as well as amended definitions in RCW 36.70A.030; and

WHEREAS, on _____, the City of Lacey council passed Ordinance No. _____ incorporating middle housing policies into the Housing Element of the Comprehensive Plan as required by House Bill 1220 (chapter 254, Laws of 2021); and

WHEREAS, on _____, the City of Lacey transmitted a copy of the proposed ordinance to the Washington State Department of Commerce in accordance with RCW

36.70A.106 at least 60 days in advance of adoption for the required 60-day State review period; and

WHEREAS, on _____, the City of Lacey issued a State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) on the proposed ordinance, which is a non-project proposal: and

WHEREAS, during the course of developing the proposed ordinance, various means of public outreach were used including, but not limited to, public meetings, a middle housing webpage, presentations at various community groups, notification of public hearings; and

WHEREAS, the City of Lacey Planning Commission held work sessions on _____ to study and review matters related to implementing RCW 36.70A.635; and

WHEREAS, on _____, the City of Lacey Planning Commission held a duly noticed public hearing on the proposed ordinance, accepted testimony and made a recommendation to the Lacey City Council; and

WHEREAS, on _____, the Lacey City Council held a duly noticed public hearing to consider the planning commission recommendation and accept public testimony; and

WHEREAS, adoption of the ordinance will bring the City of Lacey into compliance with RCW 36.70A.635 and will serve the general welfare of the public; and

WHEREAS, the City Council finds and determines adoption of this ordinance to be in the public interest and in the best interest of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, AS FOLLOWS:

Section 1. Chapter 14.23 of the Lacey Municipal Code is hereby amended as set forth in **Attachment A**, incorporated herein by reference.

Section 2. Chapter 15.02 of the Lacey Municipal Code is hereby amended as set forth in **Attachment B**, incorporated herein by reference.

Section 3. Chapter 15.08 of the Lacey Municipal Code is hereby amended as set forth in **Attachment C**, incorporated herein by reference.

Section 4. Chapter 16.03 of the Lacey Municipal Code is hereby amended as set forth in **Attachment D**, incorporated herein by reference.

Section 5. Chapter 16.06 of the Lacey Municipal Code is hereby amended as set forth in **Attachment E**, incorporated herein by reference.

Section 6. Chapter 16.13 of the Lacey Municipal Code is hereby amended as set forth in **Attachment F**, incorporated herein by reference.

Section 7. Chapter 16.14 of the Lacey Municipal Code is hereby amended as set forth in **Attachment G**, incorporated herein by reference.

Section 8. Chapter 16.15 of the Lacey Municipal Code is hereby amended as set forth in **Attachment H**, incorporated herein by reference.

Section 9. Chapter 16.61 of the Lacey Municipal Code is hereby amended as set forth in **Attachment I**, incorporated herein by reference.

Section 10. Chapter 16.62 of the Lacey Municipal Code is hereby amended as set forth in **Attachment J**, incorporated herein by reference.

Section 11. Chapter 16.72 of the Lacey Municipal Code is hereby amended as set forth in **Attachment K**, incorporated herein by reference.

Section 12. SEVERABILITY. If any section, sentence, clause or phrase of this ordinance should be held to be invalid by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 13. CORRECTIONS. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 14. The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, at a regularly called meeting thereof, held this ____ day of _____, 2025.

CITY COUNCIL

By: _____
Mayor

Approved as to form:

City Attorney

Attest:

City Clerk

SUMMARY FOR PUBLICATION

ORDINANCE NO 16**

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on _____, 202__, Ordinance No. 16**, entitled “AN ORDINANCE OF THE CITY OF LACEY RELATED TO MIDDLE HOUSING; IMPLEMENTING THE REQUIREMENTS OF ENGROSSED SUBSTITUTE HOUSE BILL 1110 AND ENGROSSED SUBSTITUTE HOUSE BILL 2321; ADDING NEW SECTIONS _____; AMENDING SECTIONS _____; AND APPROVING A SUMMARY FOR PUBLICATION.”

The main points of the Ordinance are described as follows:

1. The Ordinance brings the City of Lacey into compliance with Washington State laws (HB 1110 and HB 2321) by amending the Lacey Municipal Code to allow additional types of “middle housing”—specifically adding fourplexes and stacked flats—in order to expand housing options and affordability in predominantly residential areas.
2. The Ordinance approves this Summary for Publication.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: _____, 202__.

Chapter 14.23
DESIGN REVIEW

Sections:

- 14.23.010 Purpose
- 14.23.020 Definitions
- 14.23.030 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)
- 14.23.072 Design Criteria For Detached Single-Family Dwelling Units And Cottage Housing
- 14.23.073 Design Criteria For Duplexes, ~~And Triplexes, Fourplexes and Stacked Flats~~ In Areas Predominantly Built Out With Single-Family Detached Structures
- 14.23.074 Design Criteria For Lacey Historic Neighborhood
- 14.23.076 Design Criteria For Townhouses
- 14.23.080 Design Criteria For 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 Repealed~~
- 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

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14.23.100	Enforcement
14.23.110	Conflicts
14.23.120	Severability

14.23.010 Purpose.

The purpose of this chapter is:

- A. To promote the health, safety and welfare of the public;
- B. To encourage the development of visually sensitive functional and pedestrian oriented commercial and residential developments; ~~including middle housing;~~
- C. To encourage commercial, ~~middle housing, and multi-family 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 ~~middle housing and~~ multi-family developments contribute to desirable neighborhood character.
- F. To provide opportunity for higher residential densities and smaller lot sizes through superior design standards; ~~that support housing variety and compatibility.~~
- 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).

14.23.020 Definitions.

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

- B. "Architectural features" means a prominent or significant part or element of a building, structure, or site.
- C. "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.
- D. "Buffer" means a land area used to visibly separate one use from another or to shield or block noise, lights, or other nuisances.
- E. "Building prominence" includes the size, scale and bulk of a building or similar features.
- F. "City" means city of Lacey, Washington.
- G. "Compatibility" means harmony in the appearance of two or more external design features in the same vicinity.
- H. "Continuity" means unity of composition between design elements or a building or a group of buildings and the landscape development.
- I. "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.
- J. "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.

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

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 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.

P. "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.

R. "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.

T. "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.

U. "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.

W. "Site plan review committee" means the director of public works, director of community and economic development, and the city manager or designee.

X. "Street wall" means a building wall that faces or is parallel to the street frontage.

Y. "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.

Z. "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.

AA. “Visually integrated” means the use of elements which connect a development to existing environments.

BB. “Visual linkage” means the usage of building and landscape elements which interconnect with existing single- or multi-family developments.

CC. “Visual relief” is the act of providing building or landscaping variations that add interest to a site.

DD. “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).

14.23.030 Applicability.

Development referenced in this chapter and projects taking place in zones referencing this chapter shall follow the described process as provided in LMC [14.23.040](#). This chapter applies to all new residential, commercial, industrial, and institutional development within the city unless otherwise noted. (Ord. 1310 §2, 2008; Ord. 1024 §2, 1995; Ord. 944 §1 (part), 1992).

14.23.035 Consideration Of Design And Modifications To Standards.

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 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 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 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 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. 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 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).

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 shall implement design review concurrent with the underlying planning review process or building permit application. An example of concurrent review for design review and site plan review can occur as follows:

1. *Presubmission Conference.*¹

- 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).

14.23.050 Length Of Approval.

Applications for design review approval shall be submitted to the department of community and economic development. Design review approval shall be valid for eighteen months from the date of approval. All required items in LMC [14.23.070](#) shall be submitted to the department of community and economic development prior to the eighteen-month expiration. However, if design review approval is connected with PRD/subdivision approval, then the longest approval shall apply. (Ord. 1539 §8, 2019; Ord. 1154 §1, 2001; Ord. 944 §1 (part), 1992).

14.23.060 Extensions.

A six-month extension of an approval made pursuant to LMC [14.23.050](#) may be granted by the department of community and economic development upon written request filed at least thirty days prior to expiration of such approval. Before an extension is granted, the director of community and economic development may require updated plans if the proposal changes in

scope or if the applicant failed to follow the terms of the design review approval. (Ord. 1539 §9, 2019; Ord. 1154 §2, 2001; Ord. 1024 §2, 1995; Ord. 944 §1 (part), 1992).

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 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 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).

14.23.071 Design Criteria For Accessory Dwelling Units (ADU).

A. *Intent and Specific Design Criteria.* Accessory dwelling units are a necessary and desirable use for all residential neighborhoods. Because of the increased density they represent and providing of an additional dwelling unit in a non-conventional way, it is important to have the units blend in with and complement the primary use on lots. It is also important to ensure that both residents of the accessory dwelling unit and main unit have adequate privacy. To do this, special design features are required. Additionally, it is important to promote compatibility and complementary design of accessory structures with primary structures in an area to protect the character of the neighborhood.

B. *Design Requirements.* In order to assure that the development of all accessory dwelling units and those accessory structures to which this section is applicable is consistent with policies of the Comprehensive Land Use Plan, the following special design features and provisions shall apply to all accessory dwelling units:

1. *Size.* An accessory dwelling unit shall be limited in size to fifty percent of the size of the main unit and not to exceed eight hundred fifty square feet in floor area, except as provided in subsection C of this section.

2. *Density Calculations.* For the purposes of calculating residential density, accessory dwelling units shall not count as a dwelling unit.
3. *Only One ADU per Lot Permitted.* There shall not be more than one accessory dwelling located on a lot in addition to the single-family dwelling.
4. *Subordinate to Main Use.* The accessory dwelling unit shall be clearly subordinate to the primary use as demonstrated in the building design and location. Design for this purpose shall include the following considerations:
 - a. *Integration with Main Unit and Appearance.* If the unit is integrated into the main unit, design shall present the overall appearance of the structure as an individual single-family residence. Designs which give the impression of a “duplex” shall not be permitted. A separate entrance to the accessory dwelling may be in view from public right-of-way, but should blend in to the primary unit in a way that does not indicate its function as an entrance to a separate unit.
 - b. *Detached from Main Unit and Appearance.* If the accessory dwelling is detached from the main unit, it shall be located in a position on the lot that presents a less dominant focus than the primary use. Design shall present the general impression that it is clearly an accessory building to the primary use.
 - c. *Above the Garage and Appearance.* If the unit is located on top of a detached garage, design shall complement the architectural style of the main residence while maintaining the primary unit as the main emphasis and focus for the lot.
5. *Privacy for Residents Is a Main Focus.* Maintain privacy of adjacent residences by using a combination of native and drought-tolerant landscaping, vegetated LID facilities, screening, fencing, and window and door placement to reduce the opportunity of accessory dwelling units having direct visibility into windows, porches and decks. Care shall be given to location of windows so that they do not intrude onto the private space of adjacent neighbors. If the garage and ADU are rear loaded, for enhanced security, windows are encouraged to provide eyes on the alley.
6. *Driveway Consolidated.* The driveway to a separate, detached accessory unit shall be consolidated with the existing driveway area.

7. *Distance from Other Structures.* For those accessory units that are detached, distance separation between the primary residence shall meet building code requirements.

8. *Livability of Neighborhood.* In order to ensure that an accessory dwelling unit fits into and contributes to the livability of the neighborhood, design and construction shall:

- a. *Roof Design.* Ensure that roof breaks and pitch closely relate to the primary residence. Window proportions shall complement the accessory unit;
- b. *Materials.* Use similar exterior materials (roof, siding and trim) and a color that complements the primary residence;
- c. *Height of Roof Ridge.* In general, the roof ridge of the primary residence should be higher than the accessory dwelling unit. An exception is when the accessory dwelling unit is built onto the second story of an existing unit.

9. *Parking.* At least one parking space should be provided for the accessory dwelling unit. This parking may be provided in a garage, a parking space adjacent to the alley, or, if available, by on-street parking.

10. *Pedestrian Access.* A pedestrian walkway from the street or alley to the primary entrance of an accessory dwelling unit shall be provided. Such walkway may be shared with a driveway.

11. *Accessory Structures.* To promote compatibility and consistency of design and neighborhood aesthetics, all accessory structures requiring a building permit shall be required to have design review. Review shall ensure accessory structures are constructed of similar material and in a complementary design to primary structures on site and on immediately adjacent lots. Provided, a different design or material may be approved if it is demonstrated that the design and material will enhance the general character and appearance of the neighborhood and promote policies of the Comprehensive Land Use Plan. All applications for construction of such accessory structures shall demonstrate that the proposed structure will be in compliance with any protective covenants or other restrictions applicable to the property.

C. *Guidelines for Varying from the Size Requirement of Subsection (B)(1) of This Section.*

1. *Intent.* The intensity of use and impacts from an accessory dwelling unit is expected to be less than that of the primary dwelling, because it is intended to be accessory to the main unit and designed to be limited in scope. It is not designed to expect a double loading of full size residential units on lots intended for single-family development. This expectation is important in the overall planning of infrastructure and services to a subdivision. This design limitation protects the overall quality and character of the subdivision and the planned capacity of subdivision infrastructure, while still allowing for the extraordinary benefits and advantages the ADU is intended to provide. The accessory dwelling unit must necessarily be subordinate to the primary use.

To this purpose, limitations have been established for the size of the accessory dwelling units. However, there may be circumstances, applicable to the subject property and existing buildings, that require a smaller size than permitted to limit identified impacts. Alternately, the city realizes there may also be circumstances, applicable to existing structures and the subject property, that would make a larger size more practical or functional without compromising the intent or the subordinate nature of the proposed ADU.

2. *Guidelines.* To accommodate special circumstances the following guidelines have been developed to allow reasonable variation from the size standards of subsection (B)(1) of this section. When reviewing an accessory dwelling unit for size requirements the following guidelines and criteria shall be applied:

a. *Increasing Size.*

(1) *Basis for Consideration.* When a request is for an ADU of a size larger than the established maximum, the following situations may be valid reasons for the administrator to allow an increased size. Generally, this will involve the following situations where the proposed size of the ADU is logical given circumstances and if permitted would have no discernable impact on the appearance of the main unit or in meeting the intent of design requirements of this chapter:

(a) The ADU is located within the existing main unit, such as a basement unit, and the logical use of the floor area exceeds the square foot limitation;

(b) The ADU is located within the existing main unit and use of the area, rooms and configuration of existing space proposed for the ADU is more

logical and functional than options of trying to reduce its size simply to fit the size standard;

(c) Special circumstances considering the configuration of the property and/or existing buildings make the increased size logical from a building or design standpoint and more functional.

(2) *Mandatory Criteria for Increase in Size.* Any request to increase the size must meet all of the following criteria:

(a) The proposed ADU can meet all other design expectations of this chapter and is subordinate to the main unit both functionally and in appearance.

(b) The proposed ADU will not have a discernable impact in the context of the neighborhood in which it is located, considering infrastructure, support services and neighborhood character.

(c) The increased size is logical from a design standpoint, given configuration of existing structures or organization of space, and is the least amount of size necessary to accommodate the circumstances.

b. *Decreasing Size.*

(1) *Compromise Design Expectations.* Given the unique nature of the site and/or structures, the full size permitted for the ADU will compromise other design expectations needed to make the ADU subordinate to the main structure or meet the intents of this chapter;

(2) *Impacts to Neighborhood Character, Infrastructure or Services.* The proposed ADU while meeting the allowed size limit will have a discernable adverse impact in the context of the neighborhood in which it is located considering infrastructure, support services or neighborhood character;

(3) *Not Logical Given Site Considerations.* The proposed ADU, while meeting the allowed size limit, is not logical from a design standpoint given either configuration of existing structures, the organization of space, size of lot, or space available and the full size is not necessary to accommodate the intended use and function of an ADU. (Ord. 1539 §11, 2019; Ord. 1496 §7, 2016; Ord. 1367 §3, 2011).

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

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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.*)

B. *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.*)

C. *Architectural Details.* Provide 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. (See [Table 14T-22](#).)

D. *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:

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 feature that adds visual interest along the privacy wall is encouraged. (See [Table 14T-23](#).)

E. *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 for the use of regional housing styles that do not traditionally contain 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](#).)

F. *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 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 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 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, as determined by the director. (See [Table 14T-27.](#))

G. *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.](#))

H. *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.

I. *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. 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 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.

Alternatives 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 element that helps to distinguish one facade elevation 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).

K. *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*.)

L. *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 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.

M. *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).

14.23.073 Design Criteria For Duplexes, ~~And Triplexes, Fourplexes, and Stacked Flats (Middle Housing)~~ In Areas Predominantly Built Out With Single-Family Detached Structures.

To locate duplexes, ~~and triplexes, fourplexes and stacked flats~~ units (~~middle housing types~~) 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 ~~such units in ways that 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 Single-Family Detached Structures.* To accomplish this, 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.)~~

~~A. *Compatibility with Single-Family Detached Structures.* To support compatibility - duplexes, triplexes, fourplexes and stacked flats (middle housing units) shall comply with the design criteria for detached single-family dwellings in LMC 14.23.072, unless otherwise noted below. (See Table 14T-39).~~

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B. *Supplemental Design Criteria.* Where there is a conflict with the detached single-family design criteria set forth in LMC 14.23.072, ~~the following standards shall apply to middle housing units; the 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;
- 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.

~~c. *Stacked flats may share a single street-facing entry with a common interior lobby, stairwell, or hallway if designed to resemble the entry treatment of a single-family dwelling.*~~

2. *Location of Garages.* Garages for each of the units shall be separated from one another by 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 LMC 14.23.072(j).

~~C. *Design Option*. Duplexes and triplexes can either be designed to look 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.~~

~~C. *Design Options*: Middle housing units may be designed to resemble a single detached home (with one shared entry) or as multiple distinct units (each with individual entries). Both design approaches must use complementary design elements as outlined in subsection D of this section.~~

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~~For stacked flats, a single-entry point with an internal circulation core is allowed, provided the building exterior maintains the appearance of a detached dwelling or townhouse through use of architectural modulation, pitched roofs, window treatments, and entry detailing.~~

D. *Complementary Design*. Units shall 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:

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 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.
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.)

Note. Design strategies shall balance resident privacy with the desire for middle housing to fit into neighborhood patterns.

G. *Frontage Improvements.* ~~Duplexes and triplexes~~ Middle housing units 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).

H. Supplemental Design Considerations for Stacked Flats:

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Commented [JA3]: Will Lacey be developing supplemental design standards for stacked flats? TBD

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14.23.074 Design Criteria For Lacey Historic Neighborhood.

To recognize and preserve the historical values and neighborhood character of the Lacey Villas area, special development standards are necessary. These standards are intended to support compatible infill and redevelopment, including middle housing types as permitted in LMC 16.03.057, while maintaining the historic characteristic of the neighborhood, such as large lots and traditional architecture. ~~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.)~~

A. Permitted residential development:

- ~~1. Each lot may contain one single-family detached dwelling and one accessory dwelling unit, subject to the design criteria of LMC 14.23.071.~~
- ~~2. Middle housing types are permitted subject to the standards in LMC16.03.057 and any additional design criteria established for the Lacey Historic Neighborhood in this chapter.~~
- ~~3. Home occupations may be permitted in accordance with Chapter 16.69 LMC. (See Table 16T-06.2).~~

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

~~B. Design requirements for single-family detached dwellings.~~

- ~~1. A neotraditional, single-family detached housing style is required, with the following features:~~
 - ~~a. 1. A usable front porch;~~
 - ~~b. 2. A focused, predominant entryway;~~
 - ~~c. 3. An alternative garage style, including a detached or recessed garage;~~
 - ~~d. 4. A pitched roof with architectural interest; dormers, chimneys and roof breaks recommended;~~
 - ~~e. 5. Horizontal lap siding shall be used on the front, back and all sides.~~

~~C. Narrow local access streets with no sidewalks, typical of existing streets, are permitted.~~

~~C. Additional design principles for middle housing.~~

- ~~1. Middle housing development shall be reviewed for general compatibility with the surrounding historic context. Design guidance shall consider elements such as building orientation, front entries, roof form, materials massing and scale.~~

~~D. Narrow local access streets with no sidewalks, typical of existing streets, are permitted.~~

~~DE. If street lights are used, they 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).~~

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14.23.076 Design Criteria For Townhouses.

Townhouses that qualify as middle housing under LMC 16.03.057 are not subject to these design criteria unless specifically cross-referenced in that chapter. Middle housing townhouses may only be subject to design standards that also apply to single-family detached dwellings in the same zone.

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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.

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.](#))

B. *Street Access.* Townhouses fronting a street must all have individual ground-related entries accessible from the street. Configurations where enclosed rear yards back up to a street are prohibited. The director may allow 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. 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. This standard does not apply to middle housing townhouses unless incorporated in LMC 16.03.057.

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

1. Enhance entries with a trellis, small porch, or other architectural feature that provides cover for a person entering the unit and a transitional space between outside and inside 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. (Refer to city arborist or street tree list.)

For townhouses permitted under LMC 16.03.057, this standard applies only if also required for single-family detached homes in the same zones.

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D. *Garage Configuration.* For any townhouse 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 may grant departures to this provision provided design treatments effectively minimize the impacts of garage doors on the pedestrian environment. (See *Table 14T-41.*) This requirement does not apply to middle housing townhouses unless referenced in LMC 16.03.057.

E. *Driveways on Private Internal Streets.* Where townhouse 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 of five to ten feet are appropriate to allow the maneuverability and provide space to include the required landscaping and entry elements 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 garage. Additional surface parking spots should be scattered around the development to provide space for guests. (See *Table 14T-42.*) Middle housing townhouses are not required to limit driveway depth unless similar standards are applied to detached single-family homes in the underlying zone.

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

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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.

G. *Repetition with Variety.* Townhouse developments shall employ two or more of the following “repetition with variety” guidelines:

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1. Reversing the elevation of two out of four dwellings for townhouses.
2. Providing different building elevations for external townhouse 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, color changes alone are not sufficient to meet the intent of the criteria. (See *Table 14T-43.*) (Ord. 1496 §10, 2016; Ord. 1310 §7, 2008).

14.23.080 Design Criteria For Multi-Family Projects, Condominiums And Townhouses.

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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.

2. *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. See Guideline LMC [14.23.080\(E\)\(3\)](#) for 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.
- e. Provide diversity in the layout of multi-building developments. For example, avoid linear arrangement and utilize offset building footprints.

3. *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](#).)

4. *Parking Garages.*

- a. *Parking Garage Entries.* 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

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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 buildings or buildings in the area to the satisfaction of the director. Upper level parking garages must use articulation or fenestration treatments 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.

2. Minimize the number of vehicular access points by sharing driveways and linking parking lots between adjacent uses.

3. Parking spaces (on-site) should be separated from major drives, and the circulation patterns of such drives should be clean.

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

5. 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.

6. 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 of community and economic development may require additional bus shelter design features.

7. 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.

8. 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.

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

- a. Pathways 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 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 townhouses or other residential units fronting on the street, the sidewalk may be used to meet this standard. For multiple-family developments, pedestrian connections 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 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 to create a physical separation between pedestrians and vehicle access areas and 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 windows to maximize privacy while allowing for surveillance from dwelling unit. For example, where ground floor units are raised three or more feet above the level of a walkway, pedestrians have limited views into dwelling units.
- e. Pedestrian walkways should be defined by 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. 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 defined and designed so as to be separated from driveways and parking/loading areas through the use of raised curbs, elevation changes, bollards, landscaping, different paving materials, and/or other similar method. Striping 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 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 special paving as approved

by the director. Trees and other landscaping elements shall be 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 developments of two acres or greater must provide at least twenty percent of the gross site area for common open space purposes. The following special requirements shall be considered to qualify for various types of allowable open spaces:
 - a. Common open space designed primarily for use by residents of the development may be used to meet up to fifty percent of the open space requirement. 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 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 considered by the director where the applicant can successfully demonstrate that the common open space meets the intent of the standards.
 - (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 entries shall be provided onto common open space from adjacent ground floor residential units, where applicable. Small, semi-private open spaces for adjacent ground floor units that maintain visual 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 as approved by the director that enhance safety and privacy (both for common open space and dwelling units).

(7) Space should be oriented to receive sunlight, 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 provide at least fifty percent of the required open space as private open space. This may include private balconies, porches,

decks, or patios. Semi-private open space concepts, designed to service specific blocks 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.

2. *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 option unless they are recessed or projected from the facade and integrated with the building's architecture as determined by the director. 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 (perhaps coordinated with horizontal building modulation and a change in color).

g. Alternative methods as approved by the director 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, any building facade longer than one hundred twenty feet in width 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 meet the intent of the standards as determined by the director. (See Table [14T-55](#).)

4. *Diversity of Building Types.* Multi-building developments shall employ techniques to provide architectural variety. This may include alternating building materials, roofline treatments, building heights, building modulation, entry design, window treatment, color,

and/or other architectural treatments. The director may require changes to the facades, when necessary, to meet the intent of the standards. (See Table [14T-56.](#))

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

6. *Raised Ground Floor.* Developments are encouraged to raise the ground floor of residential buildings at least thirty-six inches above the sidewalk or common parking area 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 are encouraged to utilize prominent building elements to emphasize these highly visible locations. This could include a corner facing building entry, change in building materials, 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.

2. *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 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 wood 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 as approved by the director. 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 adds visual interest to the building as approved by the director. (See Table [14T-58](#).)

3. *Windows.*

- a. Transparent windows or doors facing the street are required. To meet this requirement, at least fifteen percent of the facade must 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 should indicate floor levels and should not occur between floors. Exceptions may be granted for stairwells.
- c. Building facades 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. Exceptions will be considered by the director where buildings employ other distinctive window or facade treatment that adds visual interest to the building. (See Tables [14T-58](#) and [14T-59](#).)

4. *Exterior Materials.*

- a. Traditional materials consistent with local and regional architectural styles are encouraged (horizontal wood siding and brick).
- b. Stucco and other troweled finishes should be trimmed in masonry or wood.
- c. 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.
- d. T-111 siding and other plywood types of siding (board and batten is an exception) shall not be used.

5. *Colors.*

- 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.
2. All multi-family developments shall provide a designated spot for service elements (refuse and disposal). Such elements shall meet the following requirements:
 - a. Service elements shall be sited off of the alley, where available. Where there is no alley, 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 to prevent hiding places for unwanted persons.
 - c. The designated spot for service elements shall be paved.
 - d. Appropriate enclosure of the service elements shall be required, as determined by the director. 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 may be constructed of concrete block, brick, or wood. Coordination with the current franchise hauler is required. The sides and rear of the enclosure must be screened by Type I landscaping (as defined in LMC [16.80.050](#)).
 - (2) 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, service enclosures are integrated into the building itself. (See Table [14T-60](#).)

3. 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](#).)

4. *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.

5. If storage is provided on site for recreational items such as boats, RVs, etc., these items shall be 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. *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 within fifteen horizontal feet of a side property line must utilize opaque guard rails to minimize 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. The design shall incorporate crime prevention through environmental design (CPTED) techniques.

5. 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 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.

c. Other treatments that meet the intent of the criteria as approved by the director. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Some options include:

- (1) 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 privacy fence or hedge (up to six feet tall).
- (3) Low screen fence or hedge (up to three feet tall). 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.

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

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

4. Existing topographic patterns shall be preserved and enhanced. This shall ensure that indiscriminate grading and vegetation removal does not occur.

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

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

7. *Foundation Planting.* All street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be 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 access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

- a. The landscaped area must be at least three feet wide.
- b. There must be at least one three-gallon shrub for every three lineal feet of foundation.
- c. Ground cover plants must fully cover the remainder of the landscaped area. (See Table [14T-65](#).)

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

- a. Preservation of existing native or desirable vegetation is preferred, where applicable.
- b. The planting strip may be reduced to five feet if a decorative masonry wall (approximately three feet in height) is incorporated with the landscaping bed (preferably behind the landscaping).
- c. Other landscaping types will be considered by the director provided they meet the intent of the criteria.

I. *Site Lighting.*

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

2. 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.
3. Lighting shall be activated by photo electric cells or timer.
4. Directional signage should be lit by either internal or external illumination.
5. 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.*

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.
2. Fences within the required front yard setback area and between any street and buildings shall not exceed three feet high and 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.

3. Fences taller than three feet six inches 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.
4. Chain link fences are prohibited. (Ord. 1539 §15, 2019; Ord. 1496 §11, 2016; Ord. 1310 §9, 2008).

14.23.082 Commercial Design Guidelines.

A. *Commercial Building Design Guidelines.*

1. To avoid flat walls, building modulation shall be used to reduce the mass and bulk of the structure. This can be achieved by utilizing the following:

- a. Building setbacks on upper floor levels;
- b. Recessed or clearly defined entryways;
- c. Building ornamentation;
- d. Varying roof lines, pitches, and shapes;
- e. Overhangs, awnings and marquees;
- f. Dormers, balconies, porches, staircases;
- g. Window and door fenestration.

For building walls that are located away from public viewing, landscaping, trellises with climbing vegetation, or art work can be utilized.

2. Buildings located within a multiple building complex shall utilize similar or complementary colors, materials, window patterns and roof forms.
3. For commercial structures developed along arterial or collector roadways, the building shall be placed as near as possible to the adjacent sidewalk. This will allow the building walls to frame/anchor the streetscape.
4. Structures that are located on corner lots will be permitted additional height of up to six stories. Additional height to structures on corner lots can create an entryway into a

complex while also creating a definite street edge. Building heights should step back from the lower level to increase building modulation. Usage of different building materials to differentiate the lower level from the upper stories can provide visual interest as well.

5. Consideration shall be given to colors and materials. Each shall complement the other and enhance existing buildings.

6. Weather protective devices shall be incorporated into the building design. Such items as extended roof overhangs, canopies or awnings can offer protection from the elements.

7. Consistency shall be used with architectural elements to ensure that building walls that are highly visible to the public are compatible with one another.

8. For commercial uses proposed within a neighborhood commercial zone, building design shall blend with the adjacent neighborhood. Items to consider include such things as scale, building height, colors and materials.

B. *Site Design Guidelines.*

1. For structures proposed on corner lots, a special design feature shall be utilized. This can be done with distinctive entryways, annual flower arrangements, planter boxes, or other landscaping materials, decorative tile at entryways, or artwork.

2. Service areas shall not be located between the building area and the street unless there is no possible alternative location. Screening in the form of landscaping shall be used to diminish public visibility. Service areas shall not be located to face a residential area.

3. For those commercial uses that utilize outdoor seasonal display items, they shall be located so they do not impede pedestrian access to the building or required fire lanes. Such stored items shall be stacked in an orderly manner. Furthermore, aisle way widths shall meet the requirements of the Americans with Disabilities Act, and building and fire codes. Truck containers used for storage are prohibited.

4. Site features such as fences, walls, refuse and recycle enclosures, and light fixtures shall be designed to be consistent with the scale and aesthetic character of the building. These features shall also be designed to contribute towards a pedestrian environment.

5. Any mechanical equipment that is not attached to a structure shall be enclosed within an enclosure that is an aesthetic amenity to the building. For mechanical equipment

attached to the building, it shall be enclosed within the roof form or within a screening structure.

6. To enhance the pedestrian environment, commercial uses shall consider pedestrian amenities such as large windows, outdoor eating areas, street furniture such as benches, bike racks and trash receptacles.

7. Meet all applicable requirements of LMC [14.23.084](#) and [14.23.086](#).

C. *Materials.* Exterior finishes shall be primarily wood and/or masonry. Other building materials used locally including, but not limited to, concrete masonry units are also acceptable in combination with other complementary materials. Rated panel siding such as T1-11 shall not be allowed. Techniques that provide architectural interest like texturing, fenestration and modulation shall be used.

D. *Landscaping.* In addition to meeting the landscaping standards established in Chapter [16.80](#) LMC, window boxes, planter boxes and hanging flower baskets shall be considered as accents to create a friendly pedestrian environment.

E. *Signs.*

1. All signs shall meet standards of Chapter [16.75](#) LMC.
2. Window signs shall be considered in instances where architectural elements would be covered by a wall sign.

F. *Site Lighting.*

1. Establishments shall install lighting throughout the site for entryways, parking lots, and pedestrian areas. This shall be achieved both at a pedestrian and overall site level.
2. Lighting shall be activated by photo electric cells or timers.
3. Lighting fixtures shall complement project design and shall be oriented to avoid direct glare to adjacent properties.

G. *Compatibility with Residential Developments.* Where neighborhood commercial zones are developed and where commercial establishments in other zones are to be located adjacent to residential zones, care shall be taken to ensure compatibility and integration of the development with the adjacent residential neighborhood. This will include the physical layout of

the site plan, the architectural design of the buildings and improvements, and consideration of mitigation techniques to reduce or eliminate identified impacts to the residential environment. Impacts such as, but not limited to, light/glare, noise and traffic shall be considered.

In development of the site plan, consideration shall be given to how the layout fits into the neighborhood and how it may become a desirable focus point for neighborhood services and pedestrian activities.

Architectural design shall consider compatibility with the neighborhood character and style with special emphasis for pedestrians.

Special techniques shall be considered to adequately address impacts, such as security and automobile light and noise issues, through such techniques as landscaping, buffering and other measures.

H. *Refuse.*

1. Refuse container screening shall be required and be of a material and design compatible with the overall architectural theme of the associated structure, shall be at least as high as the refuse container, and shall in no case be less than six feet high.
2. No refuse container shall be permitted between a street and the front of the building.
3. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.

I. *Drive-Thru Facilities.* Where a drive-thru is proposed as part of a building, the following requirements shall apply, provided that the drive-thru meets the specific requirement contained elsewhere within LMC Title [16](#):

1. The entrance and exit for the drive-thru lane shall not be located on a public street.
2. The drive-thru and the drive-thru window shall be screened when visible from a public street. Screening shall include architectural projections, fencing, landscaping, or a combination of these elements.
3. Drive-thru lanes and windows shall be located a minimum of one hundred fifty feet from adjacent residential uses unless the residential use is separated from the lane or

window by an arterial street. If separated by an arterial street, then no distance requirement shall apply.

4. A drive-thru is permitted on the same property as a residential use; provided, that the residential use is not located on the ground floor.

5. Drive-thru lanes shall not result in queuing or stacking which impedes pedestrian or bicycle access or mobility.

6. The drive-thru shall be designed to ensure safety for drivers and pedestrians, and avoid creating security dangers for customers or employees. (Ord. 1539 §15, 2019; Ord. 1125 §10, 2000; Ord. 1098 §7, 1999; Ord. 1080 §7, 1998; Ord. 1024 §5, 1995).

14.23.083 Industrial Design Guidelines.

A. Site Organization for Multiple-Building Complexes.

1. Placement and orientation of multiple structures shall be designed to provide configurations that do not result in a strict geometric or monotonous look.

2. Multiple-building placement should create the impression that the structures within the complex were planned and designed to complement one another. However, each structure shall be of independent use and function except as provided for structures with shared facilities as set forth below.

3. Generally buildings shall be separated a distance similar to what would be expected if located on separate lots (sixty feet or more considering setbacks, parking and/or access and yard area).

4. Structures may be arranged in a configuration to share common loading, unloading and truck maneuvering facilities for efficiency, reduction of impervious surfaces and general functionality.

5. Site components such as structures, parking, driveways, and outdoor functions shall be arranged and located to emphasize the aesthetically pleasant components of the site such as existing mature trees and views, or superior architectural features, and disguise its less

attractive scenes such as service facilities, outside storage and equipment areas, and trash enclosures through placement and design of the structure and landscaping.

B. General Site Circulation for Multiple-Building Projects.

1. Circulation shall be designed for the required function of moving trucks in an efficient fashion, but also to provide an attractive and natural flowing network.
2. Design, construction, and the look of accessways/streets throughout the parcel shall be similar to the result which would occur by a subdivision of the property into separate lots, including a city street system with collectors, local access ways, and private drives.
3. As much as practical and avoiding a loss of function, effort shall be taken to design an interconnected access system that avoids a strict geometric grid and provides interest. Long, straight streets that transect a whole parcel should be avoided for light curves that provide interest and bring street trees and buildings into the natural line of sight.

C. Additional Site Design Guidelines.

1. For those industrial uses that utilize outdoor storage area, inventory shall be placed in an orderly manner and shall be screened from right-of-way areas in accordance with Chapter [16.80](#) LMC.
2. Site features such as fences, walls, refuse and recycle enclosures, and light fixtures shall be designed to be consistent with the scale and aesthetic character of the building.
3. Landscaping shall meet requirements of Chapter [16.80](#) LMC for the intended function. Particular emphasis shall be focused on buffering and compatibility issues when adjacent to a zoning classification with different land use intensity.
4. In multi-building complexes, internal landscape areas shall be developed and designed in a similar fashion as if individual lots were developed and yard areas landscaped. Landscaping design should provide a visual connection between buildings and take maximum advantage of landscaping by providing amenities for workers such as outdoor lunch areas and plazas between selected buildings.
5. All applicable requirements of LMC [14.23.084](#) and [14.23.086](#) shall apply.
6. All signs shall meet standards of Chapter [16.75](#) LMC.

7. *Site Lighting.*

- a. Lighting shall be installed throughout the site for entryways, parking lots, and pedestrian areas. This shall be achieved both at a pedestrian and overall site level.
- b. Lighting shall be activated by photoelectric cells or timers.
- c. Lighting fixtures shall complement project design and shall be oriented to avoid direct glare to adjacent properties, particularly where properties are located in a different zoning classification.

8. *Refuse.*

- a. Refuse container screening shall be required and be of a material and design compatible with the overall architectural theme of the associated structure, shall be at least as high as the refuse container, and shall in no case be less than six feet high.
- b. No refuse container shall be permitted between a street and the front of the building.
- c. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse container.

D. *Architecture and Building Design.*

- 1. New buildings shall maintain diversity and individuality in style while improving the aesthetic character of their surrounding area.
- 2. In multi-building complexes, a comprehensive architectural concept shall be developed and maintained. Various site components should be unified through the use of similar design, material and colors.
- 3. New buildings shall have three distinct components: base; middle; and top. Each component shall be defined by horizontal and/or vertical articulation. Facade articulation may consist of changes in the wall plane, use of openings and projections, and material and color variations. Exceptions may be permitted by the site plan review committee only where a specific architectural style offers other types of building form and facade articulation.

4. Where function necessitates a basic, box-like building form, design strategies shall be utilized to provide an attractive facade where portions of the structure are visible to the public. A preferred technique is to provide exterior articulation such as change in color, material, or plane introduced on an outer decorative shell. Other architectural strategies may also be used, provided they accomplish the same purpose to provide a more attractive facade.
5. Less architecturally interesting facades of buildings shall be substantially set back and screened from public view by mature, dense landscaping. Landscaping size and location shall be determined on a site-by-site basis and may exceed the minimum required in the city code.
6. To avoid flat walls building modulation shall be used to reduce the mass and bulk of the structure. This can be achieved by utilizing the following techniques:
 - a. Building setbacks on upper floor levels;
 - b. Recessed or clearly defined entryways;
 - c. Building ornamentation;
 - d. Varying roof lines, pitches, and shapes;
 - e. Overhangs, awnings and marquees;
 - f. Dormers, balconies, porches, staircases;
 - g. Window and door fenestration;
 - h. Architectural technique that will have a modulation effect and meet the intent of this section;
 - i. Landscaping trellises with climbing vegetation or artwork may be utilized for building walls that are located within public viewing;
 - j. Vegetated roofs;
 - k. Use of glass and storefront window systems;
 - l. Use of reveals to create patterning in the concrete;

m. Main entrances to the buildings shall be well defined.

7. New buildings shall have at least one major focal point and minor focal points. Focal points may be achieved through horizontal and vertical lines, change in material, change in color, change in the form and shape of a portion of the building, or other means. Combining the main entrances and the focal points is encouraged.

8. Service doors visible from public streets shall be recessed and integrated into the overall design of the building, or have some other architectural treatment to enhance their appearance.

9. Buildings located within a multiple-building complex shall utilize similar or complementary colors, materials, window patterns and roof forms.

10. Consideration shall be given to colors and materials. Each shall complement the other and enhance existing buildings.

11. Consistency shall be used with architectural elements to ensure that building walls that are highly visible to the public are compatible with one another.

12. Building design for industrial uses adjacent to community office, commercial, open space institutional or residential zone districts shall blend with the adjacent neighborhood and create an attractive and functional transition between the zones. Items to consider include such things as scale, building height, colors, and materials to promote the blending of the zones and setbacks and buffering to reduce impacts from incompatible elements of the different zones and provide an appropriate transition.

E. *Compatibility with Adjacent Residential and Open Space Institutional Developments.*

1. Where industrial buildings are to be located adjacent to different zone districts, care shall be taken to ensure compatibility and integration of the development with the adjacent area. This will include the physical layout of the site plan, the architectural design of the buildings and improvements, and consideration of mitigation techniques to reduce or eliminate identified impacts to the adjacent environment. Impacts such as, but not limited to, light/glare, noise, traffic and aesthetics shall be considered.

2. In development of the site plan, consideration shall be given to how the layout fits into the surrounding neighborhood.

3. Architectural design shall consider compatibility with the character and style of adjacent uses. Special techniques shall be considered to adequately address impacts, such as security and automobile light and noise issues through such techniques as landscaping, buffering and other measures. (Ord. 1500 §1, 2016; Ord. 1496 §12, 2016; Ord. 1366 §1, 2011; Ord. 1264 §2, 2006).

14.23.084 Public Transportation And Pedestrian Circulation Design Requirements For Commercial Development.

A. Site Access.

1. Projects shall maximize public transportation access for buses and ride share vehicles by providing for their physical requirements. Projects also need to provide the necessary physical environment for those who use public transportation. To meet this intent, the following criteria shall be met:

- a. Public transportation vehicles need to be accommodated on the road network to service the development;
- b. Roads need to accommodate heavyweight and large vehicle requirements;
- c. Public transportation facilities, such as bus pullouts, shall be considered in the initial design;
- d. Streets adjacent to a development shall have sidewalks and other pedestrian facilities, such as bus shelters. Pedestrians shall be provided with convenient and safe access between a transit or bus area and entrance to a building or cluster of buildings.

B. *Building Location.* To locate buildings in a manner that helps create a public transportation compatible development. In mixed use and commercial zones with a pedestrian emphasis the following criteria shall be met. In other commercial zones the following criteria are recommended where feasible:

- 1. Buildings shall be located as close as possible to streets with transit facilities or to internal transit stops;
- 2. Buildings shall be clustered around a central pedestrian space;

3. In a building cluster, an identifiable and dominant entrance to the cluster shall be provided that is clearly visible from the nearest transit facility. Within clusters, each building's entrance shall face the other entrances or shall be in close proximity so that the clear pedestrian destination can be identified.

C. *Parking Design and Public Transportation.* Placement of parking is the key ingredient for successful pedestrian and public transportation circulation. To create developments that are less reliant on autos and encourage the use of public transportation and pedestrian access, all the following criteria shall be considered in design of all commercial projects:

1. Intercity Transit shall be consulted to develop transit ridership marketing programs for the development.
2. Preferential parking close to building entrances for ride-share vehicles shall be provided pursuant to requirements of Chapter [16.72](#) LMC.
3. Parking shall be designed substantially similar to the design types in Table [14T-12](#).
4. Bus stops and passenger drop-offs shall be located at major entrances to buildings when feasible rather than across the parking lot.
5. Site design needs to balance the location of parking with pedestrian and transit access and circulation. Parking lots shall provide clear, direct pathways for safe, easy pedestrian movement.

D. *Internal Circulation for Commercial Developments.* Successful internal circulation requires that pedestrian and public transportation be designed together as compatible integrated circulation systems. To promote an integrated circulation system, the following criteria shall be met:

1. Where requested by Intercity Transit and the city, the internal road improvements shall be designed to handle transportation vehicles. Roads shall be able to accommodate large, heavyweight buses and have places for stopping for brief periods. Standards for transit-compatible road design shall be those approved by the city.
2. For large developments to be served by Intercity Transit, direct streets should be designed through a development. Consultation with Intercity Transit shall be required to

consider bus bypasses through bottlenecks such as congested intersections and parking lots.

3. Transit use shall be designed so transit can serve the main entrances of buildings. On site, transit shall serve the main entrances of buildings and main entrances to clusters of buildings.

4. When requested by Intercity Transit and the city and when traffic volumes warrant such facilities, exclusive bus lanes, entrances and exits should be provided.

E. *Pedestrian Circulation.* It is expected that people will walk five hundred to one thousand feet to a bus stop. This distance shall be measured using the actual walking route. Walkways need to be built according to the following criteria:

1. Walkways should be located so the pedestrian has a short distance to walk between the transit facility or street with a transit stop and entrance to the building. Visual as well as physical pathways to streets with transit facilities need to be provided. Transit centers or bus stops need to be integrated with other pedestrian areas and corridors.

2. Buildings on site shall be connected to abutting land use with walkways. To stimulate walking, all buildings within a development shall be connected by paved walkways, not only to each other, but also to adjoining buildings, particularly in mixed use developments.

3. Roads and parking areas shall be separated from pedestrian pathways by grade or other devices. Pedestrian and auto conflict shall be minimized by consolidating driveways, creating safe pedestrian crossings, and providing continuous sidewalks and curbs. Adequate width pathways and transit facilities available from buildings shall be provided for pedestrian security.

4. Walkways must meet barrier-free design standards.

5. Every parking lot shall have a minimum of one pedestrian lane. Additional pedestrian lanes shall be provided at a ratio of one for every four parking rows or approximately one hundred forty feet of parking lot width, whichever is greater. Pedestrian lanes shall be designed and located to accommodate the greatest number of parking stalls and pedestrian interconnections possible while providing the most convenient pedestrian situation. The pedestrian lane shall be a minimum of six feet wide, paved and have a minimum of four feet of Type II or III landscaping on each side with appropriate breaks for

pedestrian access to the walk as provided below. The landscaping shall be protected and separated from the parking area by wheel stops or other features such as two man rocks. Wheel stops shall be located a minimum six feet from the edge of the pedestrian walk. To reduce impervious surfacing, paving does not need to extend beyond the wheel stop and the applicant may opt to grass the additional two feet of parking area for additional credit on drainage treatment requirements. Clearly marked pedestrian area for pedestrian access shall be provided adjacent to each landscape island along the pedestrian path. Colored stamped concrete, different textured surfacing, pedestrian markers or other design features shall be placed across automobile access lanes from pedestrian lanes and bus stops to provide clear, convenient and safe pedestrian movements throughout the parking lot.

F. *Pedestrian and Transit Facilities.* Designing quality into the walk to and the wait at a transit facility is as important for design consideration as is the provision of walkways and bus stops. People will walk farther in a quality pedestrian environment. The Northwest weather can also have a marked effect on the extent people will use public transit and must be considered in designs. The following criteria shall be followed in design of pedestrian walkways:

1. All walkways shall be paved and lighted. Paving materials should be safe under wet weather conditions. Walkways shall be enhanced with screening from the parking lot by landscaping as required in Chapter [16.80](#) LMC. For pedestrian safety, landscaping must not interfere with visibility. A Type III or Type II landscaping shall be utilized. Landscaping shall be an integral part of early design plans. Walkways shall be designed to capture landmarks and views where available.
2. The size of facilities shall be scaled to correspond to pedestrian volumes. A ten-foot minimum width sidewalk shall be provided adjacent to a transit stop. The minimum width of a pedestrian walkway shall be six feet. An increased width for the transit area or pedestrian walkway may be required if the number of users warrants additional circulation space. Pedestrian facilities such as lighting, signs, benches, trash cans and weather protection shall be provided as the volume and need require.

G. *Transit Facilities.* Special attention needs to be given to pedestrian facilities near bus stops and transit centers. All transit facilities considered for a site must be developed with and approved by Intercity Transit. The following criteria will be required to make transit stops work effectively:

1. Shelters shall be provided to protect patrons from the weather. The design shall be as specified in Section 4G.060 of the Lacey Development Guidelines. Design shall provide shelter while remaining safe, easy to maintain, and relatively vandal-proof.
2. Bus stops shall be considered as a significant destination and an important part of design of all development. Transit facilities may be combined with a shared plaza placed between neighboring buildings or at the main entrance to a development.
3. Separate waiting places shall be provided for transit patrons as part of the walking path to improve pedestrian circulation.
4. Pedestrian facilities shall be provided at transit stops. All facilities must be approved by Intercity Transit and the city's department of community and economic development. The following types of facilities should be provided: benches with back rests; attractive, well-maintained landscaping; trash containers with lids; walkway lighting between transit stops and buildings, and at transit waiting areas; and community information displays and guides. (Ord. 1539 §16, 2019; Ord. 1124 §11, 2000; Ord. 1024 §5, 1995).

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 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.
8. Incorporate “human-scaled” elements into building design.
9. 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 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 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 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 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.* 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 [\(2\)](#) of this section, two or more of the following techniques shall be employed to provide interest on non-window areas:

- (a) 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 may meet this requirement if the design complies with the intent of this section.
- (d) 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 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.

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 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. 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).

14.23.087 Repealed

Repealed by [Ord. 1487](#). **14.23.088 Open Space.**

A. *General Open Space Design Criteria.*

1. *Convenient, usable and accessible.* All open spaces shall be physically and visually accessible from the adjacent street or major internal pedestrian route. Open spaces shall be in locations that the intended user(s) can easily access and use, rather than simply left-over or undevelopable space in locations where very little pedestrian traffic is anticipated. Locations integrated with transit stops, for instance, would be encouraged, as there is likely to be pedestrian traffic in the area.
2. Must be inviting. Inviting open spaces feature amenities and activities that encourage pedestrians to use and explore the space. On a large scale, it could be a combination of active and passive recreational uses. It could include a fountain, sculpture, children's play area, special landscaping element, or even a comfortable place to sit and watch the world go by. In order for people to linger in an open space, it must be comfortable. For instance, a plaza space should receive ample sunlight, particularly at noon, and have design elements that lend the space a "human scale," including landscaping elements, benches and other seating areas, and pedestrian-scaled lighting. No use shall be allowed within the open space that adversely affects the aesthetic appeal or usability of the open space.
3. Must be safe. Safe open spaces incorporate Crime Prevention through Environmental Design (CPTED) principles:
 - a. Natural surveillance--which occurs when parks or plazas are open to view by the public and neighbors. For example, a plaza that features residential units with windows looking down on space means that the space has good "eyes" on the park or plaza.
 - b. Lighting that reflects the intended hours of operation.
 - c. *Landscaping and fencing.* Avoid configurations that create dangerous hiding spaces and minimize views.
 - d. Entrances should be prominent, well lit, and highly visible from inside and outside of the space.

4. *Maintenance.* Open spaces shall utilize commercial grade materials that will last and require minimal maintenance costs. Walls, where necessary, shall be designed and treated to deter graffiti. Use and maintain landscape materials that reduce maintenance cost and maintain visibility, where desired.
5. Provides for uses/activities that appropriately serve the anticipated residents and users of the development. For example, common open space that serves a variety of functions will attract greater usage. When designing open spaces, project applicants should consider a broad range of age groups, from small children to teens, parents, and seniors.
6. *Additional Criteria.*
 - a. Consolidation of open space is encouraged to provide maximum access, visibility, usability, minimization of impacts to residential uses, and ease of maintenance.
 - b. Existing trees and significant vegetation shall be maintained in open space areas unless an alternate landscaping plan for such areas is required or approved or unless planned active recreational activities would conflict with existing vegetation. In case of conflicts with planned activities, the design should strike a balance, as determined by the city, where it maximizes active recreation opportunities while trying to maintain the most important stands of trees and vegetation. (See [Table 15T-07.](#))
 - c. For the purpose of calculation of the applicable percentage requirement, open space shall be separate and distinct from buffers, required yard areas, setbacks, and other undeveloped portions of the site.
 - d. Open space areas shall be designed and placed in consideration of existing and potential open space on adjacent parcels to provide consolidation or opportunities for future consolidation of neighborhood open space areas.
 - e. The open space shall include amenities such as benches, trails or picnic tables to provide usable relief from buildings and pavement.
 - f. Cash or like value of land area and improvements may be donated to the city for open space purposes to fulfill a portion of open space requirements within that specific park's planning area. Acceptance of such donation will be at the discretion of the city and consistent with city policies for the provision of open space.

g. Up to fifty percent of a development's open space requirement may be satisfied by wetland and/or critical area habitat and required critical area buffers in consideration of the significant passive recreation opportunities provided by said lands. The remaining fifty percent open space requirement must be set aside outside of the wetland and wetland buffer area to provide for and accommodate proposed or potential future active (high intensity) recreational use.

B. *Residential Open Space Location.* Open spaces shall be considered an integral part of the entire development design. See [Table 14T-67](#) for examples of desirable and undesirable open space locations. The following shall be considered when choosing the location of an open space:

1. Open spaces should not be located at intersections adjacent to arterials or collectors unless located at a key pedestrian intersection.
2. Open spaces should be easily accessible to a majority of the lots or units.
3. Open spaces should be located so that children have sidewalk access to it and have to cross as few streets as possible.
4. Open spaces should not be located in the corners of developments where visibility and supervision are at a minimum unless there is a possibility of linkage with other adjacent properties in the future or other factors make such location appropriate.

C. *Residential Open Space Activities.* Open space should be designed to accommodate a wide range of activities, ages and abilities. At least half of the open space within a development must be usable for active recreation. An open space shall include some or all of the following, depending upon size, conditions, and context of the open space:

1. Play equipment such as slides, swings or play structures.
2. A paved hard court for activities such as basketball, volleyball, pickleball, tennis, etc.
3. An open grassy area for active play.
4. An area for passive recreation such as walking or sitting.
5. Other elements such as benches, paths, picnic tables or shelters.
6. Pet waste stations.

7. Pedestrian plaza.

8. Vegetated LID facilities, such as rain gardens and bioretention, and permeable paving. LID facilities may not be used to meet active recreation requirements unless the design includes active use components as determined by the director or their designee.

D. *Residential Open Space Layout.* Layout of the open space depends on specific site conditions. Some general guidelines are as follows:

1. Arrange play equipment and activity spaces in similar groups rather than as isolated pieces of equipment. Make sure that the equipment is appropriate to the target age group.
2. *Plan traffic flow to link activities in a safe, orderly manner.* This can be done through walks, plantings or benches. Provide an unobstructed view between elements.
3. Place play equipment near deciduous shade trees to prevent pieces from getting too hot.
4. Provide adequate buffer zones around elements to protect children in the area.
5. Place swings toward the outside of the open space to discourage children from walking into them while in use. For greater safety, there should be no more than two swings per structure.
6. Orient play courts north to south for player safety.
7. Avoid placing play courts under trees to minimize problems with debris, moss, and slick surfaces.
8. Provide adequate drainage throughout the open space.
9. Place a low fence, if necessary, around the entire lot to prevent children from running out into the street.
10. Pet waste stations shall be sited in open space areas and located nearest to the right-of-way; also, station locations shall be placed away from stormwater pond and children play equipment areas.

E. *Commercial Open Space.* The requirements for commercial open space may be different than residential areas because of the different needs and emphasis of open space in

commercial areas. In mixed use areas, the various open space needs may be balanced by blending several open space techniques to achieve all required functions. Open space in commercial and mixed use areas may be landscaped, hardscaped (such as plazas) or a combination of both.

In commercial areas, open space will emphasize areas to relax, preservation of trees, landscaped parks or uses providing a pleasant, stimulating experience for shoppers, pedestrians and office workers.

1. Uses that may be counted towards commercial retail open space include:
 - a. Pedestrian corridors with landscaping through parking lots.
 - b. Pedestrian plazas meeting the requirements of LMC [14.23.086\(C\)\(2\)](#).
 - c. Landscaped outdoor seating areas for restaurants and cafes.
 - d. Pocket parks with public seating, art or fountains.
 - e. Vegetated LID facilities and drainage retention areas designed as an aesthetic view area with fountain, seating, trails and exceptional landscaping.
 - f. Additional landscaping areas not required by code.
 - g. Areas preserved in a pleasant, natural state with trees and shrubs.
 - h. Park areas with trees and landscaping designed for active or passive uses.
 - i. Other areas deemed to meet the intent of Ordinance [1124](#) as determined by the city.
2. Uses that do not count towards commercial open space include such areas as:
 - a. Required landscape islands in a parking lot.
 - b. Required yard areas or setback areas not readily available for use by pedestrians or with no special or significant amenities.
 - c. Drainage retention areas with no special or significant amenities. (Ord. 1496 §14, 2016; Ord. 1431 § 3, 2014; Ord. 1154 §6, 2001; Ord. 1124 §13, 2000).

14.23.089 Design Standards And Design Review Checklist For Development In The Retail/Commercial Portion Of The Hawks Prairie Business District.

Consideration for approval and conditioning of design review for development in the retail/commercial portion of the Hawks Prairie Business District shall be based on and interpreted in light of the conformance of the development with the intent and requirements of the zoning and design review ordinances, and the comprehensive land use plan goals and policies. These standards and requirement are set forth in the design review checklist Table [16T-71](#) and are generally 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 made in a manner which will uphold the standards necessary to protect the health, safety, and welfare of the citizens of the city and to further the purposes and intent of Ordinance [1139](#) and the comprehensive plans. Any modification of the requirements shall meet the criteria of LMC [14.23.035](#).

The provisions of the design review checklist shall be met unless the applicant can demonstrate that an alternative design proposal adequately meets the objectives of these guidelines or the comprehensive plan for the Hawks Prairie Business District. The city shall determine whether or not the alternative proposal is acceptable and that decision shall be final unless appealed pursuant to the appeal provisions of the Lacey Municipal Code.

(Adopted as 14.23.087 and editor codified as 14.23.089 with concurrence from the City Attorney.)

(Ord. 1139 §3, 2000).

14.23.090 Appeals.

Any decision of the city of Lacey in the administration of this chapter may be appealed in accordance with Chapter 1D of the City of Lacey Development Guidelines and Public Works Standards. (Ord. 1192 §14, 2002; Ord. 944 §1 (part), 1992).

14.23.100 Enforcement.

If any person violates or fails to comply with any of these provisions, Chapter [14.40](#) LMC regarding civil violations shall be applied. (Ord. 944 §1 (part), 1992).

14.23.110 Conflicts.

In the event of a conflict between this chapter and any other provision of any Lacey Municipal Code, the most restrictive shall apply. (Ord. 944 §1 (part), 1992).

14.23.120 Severability.

If any one or more sections, subsections, or sentences of this chapter are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this chapter and the same shall remain in full force and effect. (Ord. 944 §1 (part), 1992).

¹ Presubmission Conference and Site Plan Review Meeting feasibly can occur on the same day.

The Lacey Municipal Code is current through Ordinance 1677, passed May 20, 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.

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Chapter 15.02

DEFINITIONS

Sections:

15.02.010	Construction
15.02.020	Definitions

15.02.010 Construction.

For the purpose of this title certain words and terms are defined in this chapter. When not inconsistent with the context, words used in the present tense shall include the future; the singular term shall include the plural and the plural the singular; the word “shall” is always mandatory and the word “may” denotes a use of discretion. (Ord. 1235 §1, 3, 2005).

15.02.020 Definitions.

- A. “Access panhandle” means a strip of land having a width narrower than that of the lot, tract or parcel to be served thereby and designed for the purpose of providing access to lot, tract or parcel being less in width than the minimum lot width allowed under the applicable zoning.
- B. “Alley” means a passage or way, meeting specifications of the Development Guidelines and Public Works Standards as shown in figure 4-5.1 of that document.
- C. “Auditor” means the auditor of Thurston County, Washington.
- D. “Bioretention” means engineered facilities that store and treat stormwater by passing it through a specified soil profile, and either retain or detain the treated stormwater for flow attenuation. Refer to the current city of Lacey Stormwater Design Manual for bioretention design standards.
- E. “Block” means a group of lots, tracts or parcels within well defined and fixed boundaries.

- F. "Buildable lot" means a lot meeting all of the requirements of size, shape, frontage, sanitation, etc., contained in this title and other ordinances of the city, for any specific type of development.
- G. "Building line" means a line on a plat indicating the limit beyond which any portion of a building, structure, septic tank, etc., may not be placed. This may be applied by the subdivider or required by the city when certain conditions exist which make special setbacks necessary.
- H. "Building review professional" means a licensed professional with academic training and field experience that makes him or her a recognized expert in review of buildings for compliance with building codes. The building review professional shall have specific experience with review of buildings for code compliance within the state of Washington.
- I. "Building site" means a parcel of land occupied or intended to be occupied by one main building and its accessory buildings, together with all of the required yards and open space and setbacks.
- J. "City" means the city of Lacey, Washington.
- K. *City Officials.* The word "council" means the Lacey city council. The word "planner" or "director" means the Lacey community and economic development department. The word "city engineer" means the engineer or director of public works of the city. "Health officer" means health officer of the Thurston County health department.
- L. "Comprehensive Plan" means a plan with a number of elements adopted by the city council under the state Growth Management Act (GMA) as a guide to the growth and improvement of the city, including modifications or refinements that may be made from time to time.
- M. "Concurrency" shall mean concurrent with development as defined in RCW [36.70A.070\(6\)](#).
- N. "Condominium conversion" is a proposed conversion of an existing development or project with land use approvals but not yet constructed to a condominium form of ownership.
- O. "Condominium development" is a new development project proposing or declaring a condominium form of ownership with its initial land use permit(s) or land-use application(s).
- P. "County" means the county of Thurston, state of Washington.

Q. "Cul-de-sac" means a local street open at one end only which should have a special turning area at the closed end. This turning area should be circular and have a radius appropriate to the types of vehicles expected.

R. "Declaration of short subdivision" is a statement on the face of the short plat signed by all persons having any real interest in the land being subdivided and acknowledged before a notary that they signed the same as their free act and deed. The declaration shall as a minimum contain the elements of:

1. A legal description of the tract being divided;
2. A survey map;
3. Any restrictive covenants;
4. A statement by the signatory that they are in fact the owner of the property being subdivided;
5. An agreement by the signatory to indemnify the city for all costs or damages including attorney's fees incurred by or charged against the city as a result of the signatory not being the owner of the property being subdivided; and
6. A statement by the owner that the short subdivision is made with their free consent.

S. "Dedication" means the deliberate appropriation of land by an owner for any general and public uses, reserving to the owner no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat or short plat showing the dedication thereon; and, the acceptance by the public shall be evidenced by the approval of such plat for filing by the appropriate governmental unit.

T. "Director" means the director of the Lacey community and economic development department or designee.

U. "Easement" means a right granted by a property owner to specifically named parties or to the general public for the use of certain areas or strips of land for particular purposes. Where appropriate to the context, "easement" may also refer to the land covered by the grant. This may include pedestrian paths, bicycle paths, utility easements, drainage, open space, etc.

V. "Final approval" means the final official action taken by the city on the proposed division of land or dedication or portion thereof as previously received preliminary approval.

W. "Flooding" means the inundation of an area of land that is not usually under water.

X. "Lacey coordinate system" means the ground scale coordinate system derived from the Washington Coordinate System NAD 83/91 south zone. Coordinate values for control points of the Lacey coordinate system are available from the city of Lacey public works department engineering division.

Y. "Land division" is a general term that refers to the division of land by means described in this chapter, including land divided through a plat, short plat or binding site plan.

Z. "Lot" means a fractional part of divided land having fixed boundaries, being of sufficient area and dimensions to meet minimum zoning requirements for width and area. The term shall include tracts or parcels. The term shall not include land divided for purposes of financing or taxation.

AA. "Low impact development (LID) facility" means distributed stormwater management practices, integrated into a project design that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation, and transpiration. LID facilities include, but are not limited to: bioretention, rain gardens, permeable paving, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water re-use.

BB. "Low impact development (LID) principles" means land use management strategies that emphasize conservation, use of on-site natural features, and site planning to minimize impervious surfaces, native vegetation loss, and stormwater runoff.

CC. "Multiunit structure" means two or more units under the same ownership where the land has not been divided, i.e., duplex, triplex, quadraplex, apartment units, or in the case of commercial or industrial development a building with units designed to be rented or leased to two or more tenants.

DD. "Native vegetation" means vegetation including trees, comprised of plant species that are either indigenous or naturalized to the Puget Sound region. Native vegetation does not include noxious weeds.

EE. "Owner" means the owner of record, as determined by the records of the auditor; provided, that the owner under a real estate contract is the purchaser-vendee and the owner of mortgaged property is the mortgagor.

~~FF.~~ "Parent lot" means a residential lot that is subdivided into unit lots through the unit lot subdivision process.

~~FF.~~ ~~GG.~~ "Permeable paving" means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir. Refer to the current city of Lacey Stormwater Design Manual for permeable paving design standards.

~~GG.~~ ~~HH.~~ "Person" means every natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government, or any other group or combination acting as a unit.

~~HH.~~ ~~II.~~ "Plat" means a map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys or other divisions or dedications.

~~II.~~ ~~JJ.~~ "Plat, final" or "final short plat" means the final drawing of the subdivision or short subdivision and the dedication prepared for filing for record with the auditor and containing all elements and requirements set forth in Chapter [58.17](#) RCW and in this title adopted pursuant thereto.

~~JJ.~~ ~~KK.~~ "Plat, preliminary" means a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks and other elements of a subdivision consistent with the requirements of this title.

~~KK.~~ ~~LL.~~ "Plat, preliminary short" means a neat and approximate drawing of a proposed short subdivision showing the general layout of streets and alleys, lots, blocks and other elements of a short subdivision consistent with the requirements of this title.

~~LL.~~ ~~MM.~~ "Plat, short" means the map or representation of a short subdivision containing all of the pertinent information as required by this title.

~~MM.~~ ~~NN.~~ "Preliminary approval" means the official action approving a proposed division of land when provision of improvements or fulfillment of conditions are to occur prior to final approval.

~~NN.~~ ~~QQ.~~ "Rain garden" means a nonengineered shallow, landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile.

~~OO.~~ ~~PP.~~ "Reserve strip" means a parcel of ground located usually at the edge of a subdivision or short subdivision for the purpose of restricting access from the end or side of a street.

~~PP.~~ ~~QQ.~~ "Right-of-way" means the area between boundary lines of a dedicated street, alley or easement dedicated to or owned by the city for public use.

~~QQ.~~ ~~RR.~~ "Roadway" means that portion of the street, including shoulders and bike lanes, for vehicular use.

~~RR.~~ ~~SS.~~ *Street.* A "street" is a public way for purposes of travel and includes the entire area within the right-of-way. A street serves public transit, vehicular, pedestrian and bicycle traffic plus the accommodation of all utility facilities within the right-of-way.

~~SS.~~ ~~TT.~~ "Subdivider" means a person who undertakes the subdividing of a parcel of land, also referred to as the applicant.

~~TT.~~ ~~UU.~~ "Subdivision, short" means every division or resubdivision of contiguous land into nine or less lots, tracts, parcels, sites, or subdivisions for the purpose of transfer of ownership, sale, or lease.

~~UU.~~ ~~VV.~~ "Subdivision" or "subdivision, long" means the division or resubdivision of land into ten or more lots, tracts, parcels, sites or divisions, whether immediate or future, for the purpose of sale, lease or transfer of ownership.

~~VV.~~ ~~WW.~~ "Treasurer" means the treasurer of Thurston County, Washington.

~~XX.~~ "Unit lot" means a subdivided lot within a residential development as created from a parent lot and approved through the unit lot subdivision process.

~~YY.~~ "Unit lot subdivision" means a subdivision or short subdivision proposed as part of a development project that meets the development standards applicable to the parent lot at the time the application is vested, but which may result in development on one of more individual unit lots becoming nonconforming as to specified land use and development standards based

on the analysis of the individual unit lot. By June 30, 2026, all unit lot subdivisions shall require notification to purchasers of their legal status as further described in RCW 58.17.060.

~~WW. ZZ.~~ “Vacation” means a process pursuant to the requirements of RCW [58.17.212](#) of voiding a plat, short plat, binding site plan, or portion thereof, or any area designated or dedicated for public use.

~~XX. AAA.~~ “Vegetated LID facility” means bioretention, rain gardens, dispersion, and vegetated roofs.

~~YY. BBB.~~ “Vegetated roofs” (also known as eco_roofs and green roofs) means thin layers of engineered soil and vegetation constructed on top of conventional flat or sloped roofs. Refer to the city of Lacey Stormwater Design Manual for vegetated roof design standards. (Ord. 1520 §19, 2017; Ord. 1496 §28, 2016; Ord. 1369 §5, 2011; Ord. 1235 §1, 3, 2005).

The Lacey Municipal Code is current through Ordinance 1677, passed May 20, 2025.

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Chapter 15.08
SHORT SUBDIVISION

Sections:

15.08.010	Applicability
15.08.020	Presubmission conferences
15.08.030	Minimum standards
15.08.040	Application
15.08.050	Preliminary and final maps
15.08.060	Identification marker posting
15.08.070	Posting of other data and markers
15.08.080	Time for preliminary action
15.08.090	Department action
15.08.095	Unit lot subdivision
15.08.100	Conditional approvals
15.08.110	Final approval and recording
15.08.120	Certificates
15.08.130	Certification
15.08.140	Treasurer’s certification
15.08.150	Redivisions
15.08.160	Appeals
15.08.170	Revocation procedure

15.08.010 Applicability.

Every division of contiguous land for the purpose of lease, sale or development into two or more but less than ten lots within the incorporated area of the city shall proceed in compliance with this chapter. (Ord. 1235 §1, 7, 2005).

This chapter also includes provisions for unit lot subdivisions as required by RCW 58.17.060.

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15.08.020 Presubmission conferences.

Before making an application for short subdivision approval, the applicant shall attend a presubmission conference in accordance with Section 1B.020 of the City of Lacey Development Guidelines and Public Works Standards. (Ord. 1235 §1, 7, 2005).

15.08.030 Minimum standards.

Design standards shall be substantially the same as those for subdivisions as itemized in Chapter [15.12](#) LMC, Design Standards, and the City of Lacey Development Guidelines and Public Works Standards. (Ord. 1520 §37, 2017; Ord. 1235 §1, 7, 2005).

15.08.040 Application.

An applicant shall submit a complete short subdivision application to the community development department. A complete application for the purposes of this chapter shall consist of the following:

- A. Short subdivision application, supporting materials and fees;
- B. Environmental checklist, unless exempt under WAC [197-11-800](#), LMC [14.24.055](#) or [14.24.060](#);
- C. A vicinity sketch clearly identifying the location of the property being short subdivided, the sketch having a scale of not less than three inches to the mile;
- D. Copies of restrictions, if any, presently encumbering the land;
- E. Copies of restrictions, if any, proposed to be imposed upon the use of the land. Such restrictions, if required by the city, must be recorded either prior to or simultaneously with the moment the short plat becomes effective;
- F. In any short subdivision where lots are served or to be served by a private street, the subdivider shall furnish copies of such further covenants or documents that will result in:

1. Each lot owner having access thereto having responsibility for maintenance of any private street contained within the short subdivision, and
 2. Such covenants or documents shall obligate any seller to give actual notice to any prospective purchaser of the method of maintenance of the private road, which notice shall be caused to be included in any deeds or contracts relating to such sale, and such covenants or documents shall be recorded either prior to or simultaneously with the short subdivision;
- G. Be accompanied by a plat certificate no more than thirty days old from a title company showing interest of the persons signing the declaration of short subdivision and showing restrictions encumbering the land;
- H. Each application for short plat including wetlands or wetland buffers as defined in Chapter [14.28](#) LMC shall include all informational requirements of said chapter. (Ord. 1520 §38, 2017; Ord. 1235 §1, 7, 2005).

15.08.050 Preliminary and final maps.

A preliminary map of the proposed short plat shall be submitted for preliminary short plat approval. The preliminary map need not be based upon a survey and shall be of the following dimensions: eighteen inches by twenty-four inches. A final short plat map shall be prepared in accordance with the standards contained in WAC [332-130-050](#) and shall be done on the Lacey Coordinate System by or under the supervision of a registered land surveyor. The final and preliminary map shall contain the following information:

- A. A description of the boundaries of the tract, including the objects that fix the corners, the length and direction of the lines, and the area of the tract. Also included shall be a description of the lots, tracts or parcels together with the legal description of the private roads and easement therein, all prepared by or under the direction of a registered land surveyor. In addition, where it differs from the description of the short subdivision, a legal description of the contiguous land owned by the subdivider;
- B. The date, scale and north arrow;
- C. The boundary lines to scale of the tract to be subdivided and each lot contained therein;

- D. The number assigned to each lot;
- E. The location and widths of any easements and rights-of-way for public services or utilities within the area contained within the short subdivision;
- F. The boundaries of all lands reserved in the deeds for the common use of the property owners of the short subdivision;
- G. The location of permanent features outside the land to be subdivided which will have an impact upon the short subdivision, such as all existing or platted streets and roads adjacent to the short subdivision, watercourse, railroad rights-of-way, all utility rights-of-way, township lines and section lines;
- H. The location of existing houses and outbuildings, with notation as to type of structure, sufficiently accurate to ensure compliance with setback requirements;
- I. Short plat maps shall show the location of environmentally sensitive areas, including, but not limited to, wetlands, shorelines, and streams. All pertinent information shall be shown on the preliminary and final short plat maps. (Ord. 1235 §1, 7, 2005).

J. For unit lot subdivisions, additional plat notes and formatting shall be provided per LMC 15.08.095.

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15.08.060 Identification marker posting.

The subdivider shall, for property location and identification purposes only, cause markers of a type approved by the community and economic development department to be placed upon each of the approximate road frontage corners of the subject land and maintain them thereon during the period extending from the time of application to the time of final action for the purpose of permitting field checks of the proposed short subdivision. (Ord. 1520 §39, 2017; Ord. 1235 §1, 7, 2005).

15.08.070 Posting of other data and markers.

Where other data or where identification markers are found necessary by any relevant agency to assist it in identification of the property or specific portions of the property in making its determination, such data and markers shall be placed upon the land and maintained thereon during the period extending from the time of application to the time of final action for the purpose of permitting field checks by the applicable agencies. (Ord. 1235 §1, 7, 2005).

15.08.080 Time for preliminary action.

Preliminary short subdivisions shall be reviewed according to the full administrative review process and timelines outlined in Section 1C.040 of the City of Lacey Development Guidelines and Public Works Standards. (Ord. 1235 §1, 7, 2005).

15.08.090 Department action.

A. The community and economic development department shall consider and review the proposed short subdivision with regard to:

1. Its conformance to the general purposes, goals and policies of the Comprehensive Plan and standards of the Zoning Code, LMC Title [16](#), and other implementing legislation developed under the state Growth Management Act;
2. Its conformance with the City of Lacey Development Guidelines and Public Works Standards and whether appropriate provisions are made for: drainage ways, streets, alleys, other public ways, water supplies and sanitary wastes;
3. Its conformance with the Environmental Protection and Resource Conservation Plan and implementing legislation in LMC Title [14](#) including wetland, habitat, flood plain, steep slopes and geological sensitive areas. The physical characteristics of the short subdivision site shall be considered and the short plat may be denied because of environmentally sensitive features pursuant to LMC Title [14](#). Construction of protective improvements as a condition of approval may be required;

4. All other relevant facts to determine whether the public use and interest will be served by the short subdivision.

B. The community development department may:

1. Approve the preliminary short plat with or without conditions; or
2. Return the short plat to the applicant for correction or for applicant's construction of improvements in a manner consistent with the department findings; or
3. Disapprove the short subdivision and the short plat thereof; or
4. Submit the proposed short plat to the hearings examiner for consideration. (Ord. 1520 §40, 2017; Ord. 1235 §1, 7, 2005).

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15.08.095 Unit lot subdivision

A. Applicability.

1. The provisions of this chapter apply exclusively to the unit lot subdivision of land proposed to be developed with attached middle housing units as permitted in 16.03.057 LMC, and multifamily dwellings. All developments must comply with applicable Land Use District standards.
2. Unit lot subdivisions may be used to create individually owned fee-simple lots for dwelling units that are part of a larger development site, without requiring each lot to meet lot-based development standards (e.g. setbacks, minimum lot size, density), provided the overall parent lot complies with underlying zoning requirements.
3. Unit lot subdivisions shall comply with applicable provisions of 15.08 LMC, RCW 58.17.020, and RCW 58.17.060, as amended.

B. Process.

1. A lot may be divided into separately owned unit lots and common areas provided the standards set forth in this chapter are met.

2. Unit lot subdivisions shall follow the application, review, and approval procedures for a short subdivision.
3. Processing of unit lot subdivisions shall not require a public meeting or hearing prior to decision. Applications shall be reviewed through administrative review procedures and shall apply only clear and objective development standards, unless otherwise required by state law, including RCW 90.58.
4. All land use applications required for review of the design and layout of the proposed housing development shall be submitted and approved prior to final map recording.

Commented [JA1]: Sarah – can you weigh in on this?

C. Lot development.

1. Development on individual unit lots is not required to conform to conventional lot-based development standards, provided that overall parent lot complies with applicable design and development standards. Each unit lot must individually comply with applicable building and fire codes. Fire protection shall be based on the total aggregate square footage of all structures on the parent lot.
2. Easements and shared facilities.
 - a. A unit lot subdivision shall establish recorded easements or tracts for ingress, egress, emergency services, utility access, and maintenance to serve all unit lots.
 - b. Joint use and maintenance agreements, and covenants, conditions, and restrictions (CCR&Rs) shall be executed to identify the rights and responsibilities of owners and/or homeowner's associations for shared elements, including but not limited to common garages, parking areas, driveways, bicycle parking, solid waste collection areas, underground utilities, open spaces, shared walls, exterior building facades, and roofs.
 - c. Required vehicle and bicycle parking for unit lots may be provided through shared or common parking areas, subject to the applicable development standards for the parent lot.
 - d. All required easements, agreements and covenants must be recorded with the

Thurston County Auditor.

3. Portions of the parent lot not subdivided for individual unit lots must be owned in common by the owners of the individual unit lots, or by a homeowner's association comprised of the owners of the individual unit lots.
4. Subsequent platting actions and additions or modifications must comply with the notes recorded on the plat pursuant to Section 15.09.25 (A).

D. Additional guidance.

1. In addition to complying with 15.08.050 LMC, the recorded short plat shall include the following prominent informational notes per RCW 58.17.060:
 - a. The title of the plat shall include the phrase "Unit Lot Subdivision";
 - b. Approval of the development on each unit lot was granted through the review of the overall parent lot development (reference applicable project file number).
 - c. Future subdivision actions, additions or modifications to structures may not create or increase any nonconformity of the parent lot and must conform to the approved development or standards in effect at the time of modification.
 - d. Any repair, reconstruction, or replacement of a structure damaged or destroyed must conform to the approved unit lot development or standards in effect at the time of application for repair or reconstruction.
 - e. Additional development or redevelopment of individual unit lots may be limited by the development standards applied to the parent lot.
2. Unit lot subdivisions shall follow the revision and expiration procedures for a short subdivision.

15.08.100 Conditional approvals.

When the community development department's approval of the preliminary short plat requires the meeting of conditions, the approval of such short plat shall not be final until said conditions are met and all required improvements have been installed and approved. Provided financial security may be provided to guarantee provision of required improvements pursuant to Chapter [15.16](#) LMC. The applicant shall have one year following preliminary short plat approval to fulfill said conditions. Provided, however, if a written request for extension is filed with the community development department prior to the expiration of such time period and the applicant has attempted in good faith to fulfill such conditions, the community development department may grant an additional one year period for the fulfillment of such conditions. (Ord. 1235 §1, 7, 2005).

15.08.110 Final approval and recording.

When all of the requirements of preliminary approval have been fulfilled and the subdivider has provided all of the required documentation and certification, then written approval shall be inscribed upon the face of the short plat. (Ord. 1235 §1, 7, 2005).

15.08.120 Certificates.

The following declarations and certificates must be obtained prior to final approval of the short subdivision:

- A. A declaration of short subdivision shown on the face of the short plat; and
- B. Certification of approval by the community development department given when it finds the short plat serves a public use and interest and complies with all adopted recommendations for approval. (Ord. 1235 §1, 7, 2005).

15.08.130 Certification.

The director of the community and economic development department shall sign the short plat once it is determined the short plat conditions have been satisfied. The plat shall also contain the inscription of the surveyor that the map correctly represents a survey made by or under his supervision. If the short plat contains a private road, there shall also be inscribed on the face of the short plat the following language:

NOTICE: The city of Lacey has no responsibility to build, improve, maintain or otherwise service the private roads within or providing access to the property described in this short plat.

(Ord. 1520 §41, 2017; Ord. 1235 §1, 7, 2005).

15.08.140 Treasurer's certification.

No final short plat shall be filed with the auditor until the treasurer has certified that all taxes and assessments on the property as of the date of filing have been paid in accordance with RCW [58.17.160\(4\)](#). (Ord. 1235 §1, 7, 2005).

15.08.150 Redivisions.

Land within a short subdivision, the short plat of which has been approved within five years immediately preceding, may not be further divided in any manner until a final plat thereof has been approved and filed for record pursuant to the regulations concerning the subdivision of property into ten or more lots, tracts or parcels. Provided, however, when a short plat contains fewer than nine lots nothing in this section shall prevent the owner who filed the short plat from filing an alteration within the five-year period to create up to a total of nine lots within the original short plat boundaries pursuant to RCW [58.17.060\(1\)](#).

Where there have been no sales of any lots in a short subdivision, nothing contained in this section shall prohibit a subdivider from completely withdrawing the entire short plat and thereafter presenting a new application. (Ord. 1235 §1, 7, 2005).

15.08.160 Appeals.

Any decision of the community development department may be appealed in accordance with Chapter 1D of the City of Lacey Development Guidelines and Public Works Standards. (Ord. 1235 §1, 7, 2005).

15.08.170 Revocation procedure.

Prior to the revocation of any approved short plat, notice will be mailed to the subdivider at the address listed on the application form setting a date and time not less than fifteen days or more than thirty days after date of mailing where the matter will be considered by the city council. Issuance of or final approvals of any building permits may be withheld until action on the proposed revocation is completed. Appropriate administrative or legal action may be taken after the meeting date provided for herein. If it is determined that such is necessary to prevent imminent sales, legal action may be instituted without notice by the city. (Ord. 1235 §1, 7, 2005).

The Lacey Municipal Code is current through Ordinance 1677, passed May 20, 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.](#)

Chapter 16.03
GENERAL PROVISIONS

Sections:

16.03.010	Title
16.03.015	Lacey Comprehensive Land Use 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
16.03.057	Middle Housing
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. (Ord. 583 §2.01(A), 1980).

16.03.015 Lacey Comprehensive Land Use Plan.

That certain series of documents identified as the Land Use Element for the Lacey Urban Growth Area, Housing Element for the city of Lacey and the Lacey Urban Growth Area, Pedestrian and Bicycle Plan for Lacey and the Lacey Urban Growth Area, Housing Action Plan, Environmental Element for the city of Lacey, city of Lacey Transportation Plan, city of Lacey Capital Facilities Plan, city of Lacey Government Facilities Master Plan, Utilities Element for the

Lacey Comprehensive Plan, Parks, Culture and Recreation Comprehensive Plan, city of Lacey Water System Comprehensive Plan Update 2013, city of Lacey Wastewater Comprehensive Plan, Lacey Urban Forest Management Plan, city of Lacey Woodland District Strategic Plan, Depot District Subarea Plan, city of Lacey Stormwater Comprehensive Plan, Economic Development Element for the city of Lacey together with the Comprehensive Plan Downtown Element as supplemented by the city of Lacey Woodland District Guidelines and the Northeast Area Plan, and Thurston Climate Mitigation Plan constitutes the Lacey Comprehensive Plan and all regulatory and zoning ordinances of the city shall be construed to be consistent with said plan as adopted or hereafter amended. (Ord. 1655 §1, 2024; Ord. 1642 §1, 2023; Ord. 1599 §1, 2021; Ord. 1539 §24, 2019; Ord. 1534 §3, 2018; Ord. 1516 §2, 2017; Ord. 1493 §7, 2016; Ord. 1474 §6, 2015; Ord. 1439 §3, 2014; Ord. 1417 §15, 2013; Ord. 1413 §1, 2013; Ord. 1409 §1, 2013; Ord. 1375 §12, 2011; Ord. 1350 §1, 2010; Ord. 1331 §2, 2009; Ord. 1285 §2, 2007; Ord. 1269 §23, 2006; Ord. 1260 §2, 2006; Ord. 1229 §1, 2004; Ord. 1223 §1, 2004; Ord. 1211 §1,2,3, 2003; Ord. 1193 §1, 2002; Ord. 1190 §2, 2002; Ord. 1152 §4, 2001; Ord. 1098 §5, 1999; Ord. 1080 §4, 1998; Ord. 1051 §6, 1997; Ord. 1024 §13, 1995).

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. (Ord. 1539 §25, 2019; Ord. 1375 §13, 2011).

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. (Ord. 1375 §14, 2011; Ord. 1024 §14, 1995; Ord. 583 §2.01(B), 1980).

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. (Ord. 1539 §26, 2019; Ord. 583 §2.01(C), 1980).

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 [16.66](#) 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. (Ord. 691 §1, 1984).

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. (Ord. 1539 §27, 2019).

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.
- 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. (Ord. 1539 §28, 2019; Ord. 1496 §33, 2016; Ord. 1208 §60, 2003; Ord. 1024 §14, 1995; Ord. 917 §1, 1991; Ord. 817 §1, 1987; Ord. 757, 1985; Ord. 691 §2, 1984).

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. 1539 §29, 2019; Ord. 1024 §15, 1995).

16.03.057 Middle Housing

This chapter applies to the Low Density Residential, Moderate Density Residential, High Density Residential, and Lacey Historic Neighborhood ensuring that middle housing is permitted and regulated in a manner consistent with state requirements.

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A. Unit Density and Affordable Housing Requirements

1. Units Per Lot Allowance:

- a. By-right development: A minimum of two (2) middle housing units per lot shall be permitted, regardless of lot size. Middle housing developments shall adhere to the minimum lot size requirements within each zoning district where middle housing is permitted.
- b. Incentivized development: Up to four (4) units per lot shall be permitted when at least one unit is designated as affordable as defined by RCW 43.185A.010(1).
- c. The standards of subsection (A.1, 2) do not apply to lots after subdivision below 1,000 square feet.

- d. Middle housing shall be regulated based on **units per lot**, not units per acre. Density calculations for other housing types in Lacey shall continue to use units per acre, but this method does not apply to middle housing.
- e. Accessory dwelling units (ADU) are not considered a middle housing type nor will they count toward unit density.
- f. Single detached homes are not considered a middle housing type nor will they count toward unit density.

B. Affordable Housing Requirements:

- 1. To qualify for an additional unit allowance (four units per lot), at least one unit must be affordable and meet all requirements of RCW 36.70A.635(1)(a)(iii).

C. Development and Design Standards

1. Development Regulations

- a. Middle housing shall comply with all applicable development standards, including but not limited to setbacks, height limits, lot coverage, and landscaping requirements, as established for detached single-family dwellings in the underlying zoning district, unless otherwise specified in this section.
- b. Where this chapter provides alternative standards or exceptions for middle housing types, those standards shall apply.
- c. Zero lot line subdivisions for middle housing shall be permitted.
 - i. Zero lot line shall be defined consistent with chapter 16.06.820 LMC. This can be achieved where a zoning setback requirement is zero feet, within an attached townhouse development, in a unit lot subdivision, or through other code mechanisms.

ii. Zero lot line subdivisions shall be regulated by the provisions of Title 15; Land Division, LMC.

d. Middle housing types may be located on individual lots, or multiple units may share a lot as part of a cottage cluster, townhouse, or multiplex configuration, subject to site planning and subdivision provisions in LMC Title 15.

2. Design Standards:

a. Middle housing shall be subject to the Design Review requirements of LMC 14.23 (Design Review).

b. Townhouses and cottage housing developed as middle housing shall comply with the design standards for detached single-family dwellings in the applicable zoning district, unless alternative standards are adopted by the City or specifically required by Chapters 14.23.072 and 14.23.080 LMC (Townhouses), or 14.23.076 (Cottage Housing).

c. Where townhouses or cottage housing exceed the scope or thresholds of this chapter-such as exceeding the unit count limits or failing to meet affordability criteria - they shall instead be regulated under the provisions of Chapters 14.23.072, 14.23.076, 14.23.080, or 16.61 LMC (Multifamily Housing), as applicable.

D. Parking Standards

Applicability: These parking standards apply to all middle housing types, regardless of the residential zoning district in which they are located. Where middle housing is permitted, the provisions of this section shall supersede any conflicting off-street parking requirements established elsewhere in Title 16 LMC. Including but not limited to Chapters 16.13, 16.14 and 16.15.

1. General Parking Standards: Parking for middle housing shall follow the existing parking requirements established in Chapter 16.72, LMC (Off-Street Parking and Loading Standards), except as modified in "2" of this subsection.

2. Middle Housing-Specific Parking Requirements shall be consistent with RCW 36.70A.635 which establishes the following parking provisions:

- a. A maximum of one off-street parking space per unit shall be required on lots 6,000 square feet or smaller before any zero lot line subdivisions or lot splits.
- b. A maximum of two off-street parking spaces per unit shall be required on lots larger than 6,000 square feet before any zero lot line subdivisions or lot splits.

E. Additional Middle Housing Provisions

1. Impact Fees shall be consistent with Chapter 14.25; Impact Fees LMC, and RCW 82.02.060(1).

2. Transportation: Regulations for driveways, frontage improvements, alley improvements, and other transportation public works and engineering standards shall not be more restrictive for middle housing than for a single detached residence.

- a. Alternative requirements may be applied when the total number of units on a lot exceeds adequate infrastructure capacity and/or compromises health and safety standards. Any such modifications must be based on unit count rather than housing type, proportional to the expected impact, and subject to administrative review.

3. Unit lot Subdivisions: Middle housing developments may utilize unit lot subdivisions in accordance with RCW 58.17.060(3) and LMC (XX.XX.XX) to facilitate ownership opportunities while maintaining compliance with all applicable development regulations.

4. Middle housing shall follow the same development permit and environmental review processes as single detached residences, unless otherwise required by state law, including but not limited to, shoreline regulations under Chapter 90.58 RCW, building codes under Chapter 19.27 RCW, energy codes under chapter 19.27A RCW, stormwater runoff under Chapter 15.22 LMC, landscaping under Chapter 16.80 LMC, environmental performance standards under Chapter 16.57 LMC, and electrical codes under Chapter 19.28 RCW.

Commented [JA2]: Ok to add stormwater and landscaping and environmental performance standards here?

Commented [RA3R2]: Sure, looks good

5. The City shall not approve a building permit for middle housing without compliance with the adequate water supply requirements of RCW 19.27.097.

6. The City is not required to issue a building permit for middle housing if other federal, state, and local requirements for a building permit are not met.

F. Exemptions

1. The provisions for middle housing do not apply to:

a. Portions of a lot, parcel, or tract designated with critical areas designated under RCW 36.70A.170 or their buffers as required by RCW 36.70A.170, except for critical aquifer recharge areas where a single detached house is an allowed use provided that any requirements to maintain aquifer recharge are met.

b. A watershed serving a reservoir for potable water if that watershed is or was listed, as of July 23, 2023, as impaired or threatened under section 303(d) of the federal clean water act (33 U.S.C Sec. 1313(d)).

c. Lots that have been designated urban separators by countywide planning policies as of July 23, 2023.

d. A lot that was created through the splitting of a single residential lot.

G. Declarations and Governing Documents

1. As of July 23, 2023, homeowner's associations, condominium associations, and common interest communities, must comply with RCW 36.70A.635 and related statutes. Declarations and governing documents created after July 23, 2023, may not prohibit or effectively prevent the construction, development or use of additional housing units as required by state law.

a. While the City does not have the authority to enforce or invalidate such documents, property owners and associations are encouraged to consult RCW 64.38, 64.34, 64.90 and 64.32, for specific requirements. Existing governing documents cannot be amended to prohibit middle housing, though they may

establish design standards. Disputes over such provisions must be resolved through private legal action.

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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. (Ord. 1243 §10, 2005).

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. (Ord. 1480 §9, 2015).

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. (Ord. 1539 §30, 2019; Ord. 1480 §10, 2015).

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 1.C.030, Limited Administrative Review of Application, contained in the City of Lacey Development Guidelines and Public Works Standards.
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 1.D.010, Appeals, contained in the City of Lacey Development Guidelines and Public Works Standards. (Ord. 1539 §31, 2019).

The Lacey Municipal Code is current through Ordinance 1677, passed May 20, 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.](#)

Chapter 16.06

DEFINITIONS

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16.06.010 Intent.

It is the intent of this chapter to:

- A. Promote consistency and precision in the interpretation of this title;
- B. Define (and illustrate, where necessary) certain words, terms and phrases in the interest of reducing to a minimum the misunderstanding which may occur in the absence of such definition. (Ord. 583 §2.09(A), 1980).

16.06.020 Use and interpretation generally.

Words, terms and phrases contained within this chapter, and their interpretation, are generally based upon common custom and meanings set forth in broadly recognized dictionaries. Due to the unique nature of planning terminology, however, the enforcing officer and/or site plan review committee shall refer to the most recent edition of “The Illustrated Book of Development Definitions” when drafting and interpreting definitions in this chapter and subsequent chapters of this title. (Ord. 871 §2 (part), 1989).

16.06.030 Interpretation in case of conflicting definitions.

In addition to the words and terms defined in this chapter, several sections of this title contain definitions specifically related to those sections. In the event of conflict between definitions in this list and those shown in other sections of this title, the definition in the other section shall govern within the context of the section within which it appears. (Ord. 583 §2.09(C) (part), 1980).

16.06.040 Abutting.

“Abutting” means having a common boundary except that parcels having no common boundary other than a common corner shall not be considered abutting. (Ord. 583 §2.09(C) (part), 1980).

16.06.050 Accessory building.

“Accessory building” means a building, or structure, or portion of a building, devoted to an activity or use subordinate to the principal use of the premises, but located on the same lot as the principal use. (Ord. 1044 §2, 1996; Ord. 583 §2.09(C) (part), 1980).

16.06.055 Accessory dwelling.

“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).

16.06.060 Accessory living quarters.

“Accessory living quarters” means living quarters, which may include kitchen facilities, within an accessory building or the main building for the sole use of persons employed on the premises and not rented or otherwise used as a separate dwelling. (Ord. 583 §2.09(C) (part), 1980).

16.06.070 Accessory use.

“Accessory use” means a use customarily incidental and/or subordinate to the principal use of the land or building site, or to a building or other structure located on the same building site as the accessory use. (Ord. 583 §2.09(C) (part), 1980).

16.06.080 Acres or acreage, gross.

“Gross acres or acreage” means the total area of a parcel of land, excluding lakes, stream beds, and wetland areas, and may be expressed in square feet or fractions of an acre. (Ord. 1024 §17, 1995; Ord. 583 §2.09(C) (part), 1980).

16.06.085 Adjacent.

“Adjacent” means to be separated by common property lines, lot lines, or an alley; abutting, adjoining, contiguous, or touching. (Ord. 1539 §32, 2019).

16.06.090 Repealed

Repealed by [Ord. 1024](#). **16.06.095 Adult family home.**

“Adult family home” means the regular family abode of a person or persons who are providing personal care, room and board under a license issued pursuant to RCW [70.128.060](#) to more than one but not more than six adults with functional disabilities who are not related by blood or marriage to the person or persons providing the services. (Ord. 1539 §33, 2019; Ord. 931 §2 (part), 1992).

16.06.097 Agricultural Use.

See definition of Urban Agriculture. (Ord. 1368 §2, 2011).

16.06.100 Alley.

“Alley” means a public or private way or easement having a width of not more than twenty feet, nor less than ten feet, which affords a secondary access to abutting property generally running down the middle of a block of lots and is not intended for primary access from a dedicated street, and is not intended for general traffic circulation. (Ord. 1044 §§3-4, 1996; Ord. 1024 §17, 1995; Ord. 583 §2.09(C) (part), 1980).

16.06.110 Amendment.

“Amendment” means any change, modification, deletion, or addition to the wording, text or substance of the zoning ordinance, or any change, modification, deletion, or addition to the application of the zoning ordinance to property within the city, including any alteration in the boundaries of a zone, when adopted by ordinance passed by the city council. (Ord. 583 §2.09(C) (part), 1980).

16.06.115 Arcade.

“Arcade” means a continuous covered area, open to the public at all times, having direct access from all the streets or plazas which it adjoins or connects. (Ord. 871 §2 (part), 1989).

16.06.116 Arcade, shopping.

“Shopping arcade” means a continuous covered area open to the public at all times, having direct access from all the streets or plazas which it adjoins or connects, devoted to consumer shopping uses such as, but not limited to, flower and gift shops, indoor-outdoor cafes, art galleries and similar specialty shops readily accessible to the public from it. To help ensure that required consumer shopping uses are retained and the public interest served, in the event such spaces cease to function for their intended purpose, the actual area so affected or an equivalent area shall be converted into readily accessible public space either as additional plazas, arcades or public display areas. (Ord. 871 §2 (part), 1989).

16.06.120 Attic story.

“Attic story” means any story situated wholly or partly in the roof, so designated, arranged or built as to be used for business, storage, or habitation. An attic story shall be counted as a story. (Ord. 583 §2.09(C) (part), 1980).

16.06.128 Automobile-oriented use.

“Automobile-oriented use” means any use of land which provides a service directly to a motor vehicle; or which provides goods or services to the occupants of a motor vehicle while seated therein; or which is a freestanding eating establishment characterized by over-the-counter service of pre-prepared or quickly prepared food which is ready to eat and packaged primarily for consumption in vehicles or off-premises. For the purpose of this chapter, automobile-oriented uses shall include, but not be limited to, such uses as service stations having no more than three interior service stalls, car washes, drive-in banks, drive-in laundries or dry cleaners,

and free-standing drive-in or carry-out eating establishments. Automobile-oriented uses shall not be interpreted to include vehicle sale, rental and service establishments. (Ord. 871 §2 (part), 1989).

16.06.130 Automobile wrecking.

“Automobile wrecking” means the dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts. The presence on any lot or parcel of land of five or more motor vehicles which for a period exceeding thirty days have not been capable of operating under their own power, and from which parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of an automobile wrecking yard. (Ord. 583 §2.09(C) (part), 1980).

16.06.135 Awning.

“Awning” means a roof-like cover that is temporary in nature and that projects from the wall of a building for the purpose of shielding a doorway or window from the elements. (Ord. 871 §2 (part), 1989).

16.06.140 Basement.

“Basement” means that portion of a building between floor and ceiling, which is partly below and partly above the finished grade, but so located that the vertical distance from the finished grade to the floor below is less than the vertical distance from the finished grade to the ceiling. If a basement has a ceiling height of seven feet or more, it shall be considered a story unless it is used exclusively for parking, storage, and/or housing of mechanical or central heating equipment. (See *Table 16T-01*. See also LMC [16.06.220](#), Cellar.) (Ord. 1380 §1, 2012; Ord. 283 §2.09(C) (part), 1973).

16.06.142 Bed and breakfast.

“Bed and breakfast” means an owner-occupied residence or detached guesthouse providing transient lodging accommodations in up to three rooms. Breakfast may be served only to overnight guests of the bed and breakfast. (Ord. 1539 §34, 2019).

16.06.145 Bioretention.

“Bioretention” means engineered facilities that store and treat stormwater by passing it through a specified soil profile, and either retain or detain the treated stormwater for flow attenuation. Refer to the current City of Lacey Stormwater Design Manual for bioretention design standards. (Ord. 1496 §34, 2016).

16.06.150 Boardinghouse or roominghouse.

“Boardinghouse” or “roominghouse” means a dwelling unit having only one kitchen, and used for the lodging (with or without meals), for compensation, of not more than five persons in addition to the related family members or operator of such dwelling unit. (Ord. 283 §2.09(C) (part), 1973).

16.06.160 Buffer.

“Buffer” means an area of land, natural vegetation, or a structure used or created for the purpose of insulating or separating a structure or land use from other uses or structures in such manner as to reduce or mitigate adverse impacts of one on the other. (Ord. 1024 §17, 1995; Ord. 283 §2.09(C) (part), 1973).

16.06.170 Buildable area.

“Buildable area” means that portion of the land that remains after the required yards, rights-of-way, critical areas and their buffers, tree tracts, open spaces and similar required land uses have been excluded from the project site. (Ord. 1380 §1, 2012; Ord. 283 §2.09(C) (part), 1973).

16.06.180 Building.

“Building” means any structure built for the support, shelter or enclosure of persons, animals, chattels, or property of any kind. (Ord. 583 §2.09(C) (part), 1980).

16.06.190 Building coverage.

“Building coverage” means the amount or percentage of ground area covered or occupied by a building or buildings; usually expressed in square feet or percentage of land on the lot, and measured horizontally at the foundation. (See also LMC [16.04.270](#), Development coverage.) (Ord. 583 §2.09(C) (part), 1980).

16.06.200 Building height.

“Building height” means the vertical distance from average grade level to the highest point of a building or structure, excluding any chimney, antenna or similar appurtenance. (See [Table 16T-02.](#)) (Ord. 583 §2.09(C) (part), 1980).

16.06.210 Building line.

“Building line” means a line normally considered the outside of the foundation wall. (Ord. 1380 §1, 2012; Ord. 583 §2.09(C) (part), 1980).

16.06.220 Cellar.

“Cellar” means that portion of a building between floor and ceiling which is wholly or partly below the finished grade, and is so located that the vertical distance from the finished grade to the floor below is equal to, or greater than, the vertical distance from the finished grade to the ceiling. (See *Table 16T-01*. See also LMC [16.06.140](#), Basement.) (Ord. 1380 §1, 2012; Ord. 583 §2.09(C) (part), 1980).

16.06.230 City.

“City” means the city of Lacey. (Ord. 583 §2.09(B)(5)(c), 1980).

16.06.240 Conditional uses.

“Conditional uses” means certain uses which, because of special requirements, unusual character, size or shape, infrequent occurrence or possible detrimental effects on surrounding property and for other similar reasons, may be allowed in certain use districts only by the granting of a conditional use permit by the city council. (Ord. 583 §2.09(C) (part), 1980).

16.06.250 County.

“County” means Thurston County. (Ord. 583 §2.09(B)(5)(d), 1980).

16.06.255 Court, inner.

“Inner court” means an open area, unobstructed from the ground to the sky, which is bounded on more than three sides by the exterior walls of one or more buildings. (Ord. 871 §2 (part), 1989).

16.06.256 Court, outer.

“Outer court” means an open area, unobstructed from the ground to the sky, which is bounded on not more than three sides by the exterior walls of one or more buildings. (Ord. 871 §2 (part), 1989).

16.06.258 Deck.

“Deck” means a flat surface capable of supporting weight, similar to a floor, typically constructed outdoors, elevated from the ground, and usually connected to a building. (Ord. 1539 §35, 2019).

16.06.260 Density.

“Density” means the permissible number of dwelling units that may be developed on a specific amount of land area, measured in number of dwelling units per acre calculated on the gross area of the lot. (Ord. 1539 §36, 2019; Ord. 583 §2.09(C) (part), 1980).

16.06.270 Development coverage.

“Development coverage” means the amount or percentage of ground area covered by impervious surfaces (i.e., surfaces which do not absorb moisture, specifically rainwater). Therefore, impervious surfaces include rooftops and all paved surfaces such as parking areas, roads, driveways, walkways and the like. (Ord. 583 §2.09(C) (part), 1980).

16.06.275 Drive-in use.

“Drive-in use” means an establishment which by design, physical facilities, service or packaging procedures encourages or permits customers to receive services, obtain goods or be entertained while remaining in a motor vehicle. (Ord. 871 §2 (part), 1989).

16.06.278 Duplex.

“Duplex” means one building containing two 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, 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).

16.06.300 Easement.

“Easement” means a recorded right of interest in the land of another, which entitles the holder thereof to some use, privilege or benefit out of or over such land. (Ord. 583 §2.09(C) (part), 1980).

16.06.310 Emergency medical center.

“Emergency medical center” means a facility that is structurally separate and distinct from a hospital; is staffed by doctors, nurses and medical support staff; is open twenty-four hours; provides level 3 to level 5 trauma and emergency medical care and may have an ambulance bay to allow for hospital transport. Services typically include imaging and radiology services and equipment that may include CT scanners, ultrasounds and x-ray machines, and an on-site lab. Emergency medical centers do not have operating or inpatient rooms, meaning patients who

need hospital admission for observation, enhanced treatment or surgeries are transported to a hospital. (Ord. 1539 §39, 2019; Ord. 1380 §1, 2012; Ord. 583 §2.09(C) (part), 1980).

16.06.312 Enforcing officer.

“Enforcing officer” means the director of community and economic development or the person designated to enforce the provisions of this title. (Ord. 1539 §40, 2019).

16.06.315 Factory-built home.

“Factory-built home” means a structure constructed in a factory of assembled parts and transported to the building site, in whole or in units, which meets the requirements of the State of Washington Building Code. The completed structure is not a mobile/manufactured home. (Ord. 1208 §61, 2003; Ord. 691 §3, 1984).

16.06.320 Family.

“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).

16.06.325 Family home child care.

“Family home child care” means a 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\(1\)\(c\)](#). (Ord. 1539 §41, 2019).

16.06.330 Federal.

“Federal” means the Government of the United States. (Ord. 583 §2.09(B)(5)(e), 1980).

16.06.340 Floor area.

“Floor area” means the sum of the gross horizontal area of the floor or floors measured from the exterior faces of the exterior walls, including elevator shafts and stairwells on each floor and all horizontal areas having a ceiling height of seven feet or more, but excluding all parking and loading spaces, cellars, unroofed areas, roofed areas open on two sides, areas having ceiling height of less than seven feet and basements used exclusively for storage or housing of mechanical or central heating equipment. (Ord. 583 §2.09(C) (part), 1980).

16.06.341 Floor area, gross.

A. “Gross floor area” means the sum of the total horizontal areas of the several floors of all buildings on a lot, measured from the interior faces of exterior walls. The term gross floor area includes basements, elevator shafts and stairwells at each story, floor space used for mechanical equipment with structural head room, interior balconies, and mezzanines.

B. The gross floor area of structures devoted to bulk storage of materials including, but not limited to, grain elevators and petroleum storage tanks, shall be computed by counting each ten feet of height or fraction thereof, as being equal to one floor.

C. The term gross floor area shall not include cellars, or outside balconies that do not exceed a projection of six feet beyond the exterior walls of the building. Parking structures below grade and rooftop mechanical structures are excluded from gross floor area. (Ord. 871 §2 (part), 1989).

16.06.342 Floor area, net.

“Net floor area” means the sum of the total horizontal areas of the several floors of all buildings on a lot, measured from the interior faces of exterior walls and from the centerline of walls separating two or more buildings. The term net floor area shall include outdoor display areas for the sale, rental and display of recreational vehicles, boats and boating equipment, trailers, horticultural items, farm or garden equipment and other similar products, but shall exclude areas designed for permanent uses such as toilets, utility closets, malls enclosed or not, truck tunnels, enclosed parking areas, meters, rooftop mechanical structures, mechanical and

equipment rooms, public and fire corridors, stairwells, elevators and escalators. (Ord. 871 §2 (part), 1989).

16.06.343 Floor area ratio (FAR).

"Floor area ratio (FAR)" means dividing the gross floor area of all buildings on a lot by the area of that lot. (Ord. 871 §2 (part), 1989).

16.06.344 Fourplex

"Fourplex" is a residential building containing four separate dwelling units, designed to accommodate four households. The units may be arranged in various configurations, such as side-by-side, stacked, or a combination of both. Each unit has a separate, independent living space, and entrances may be individual (direct access form the exterior) or shared (through a common lobby, hallway, or stairwell).

Commented [JA1]: We may want to consider other definitions for fourplex.

16.06.345 Garage, parking.

"Parking garage" means a structure, or part thereof, used only for the storage of vehicles by the public and including the sale of automobile fuels, lubricants, radiator fluids and accessories; and the performance of incidental services including tire changing, tube repairing, lubrication and washing. (Ord. 871 §2 (part), 1989).

16.06.346 Garage, private customer and employee.

"Private customer and employee garage" means a structure that is accessory to a nonretail commercial or manufacturing establishment, building or use and is primarily for the parking and storage of vehicles operated by the customers, visitors and employees of such building, and which is not available to the general public. (Ord. 871 §2 (part), 1989).

16.06.350 Grade, average.

“Average grade” means the average of the natural or existing topography at the center of all exterior walls of a building or structure to be placed on a site. (Ord. 583 §2.09(C) (part), 1980).

16.06.351 Grade, natural.

“Natural grade” means the elevation of the ground surface in its natural state, before human-made alterations. (Ord. 871 §2 (part), 1989).

16.06.352 Gross area.

“Gross area” means all land, excluding tidelands, within the exterior boundaries of the development, including but not limited to land allocated for open space and land to be dedicated for streets or roads. (Ord. 1539 §42, 2019).

16.06.353 Hazardous waste.

“Hazardous waste” means all dangerous and extremely hazardous waste as defined in RCW [70.105.010\(15\)](#) except radioactive wastes and except for moderate risk waste as set forth in RCW [70.105.010\(17\)](#). (Ord. 1310 §17, 2008).

16.06.354 Hazardous waste storage.

“Hazardous waste storage” means the holding of hazardous waste for a temporary period, as regulated by the State Dangerous Waste Regulations, in Chapter [173-303](#) WAC. (Ord. 835 §2, 1988).

16.06.356 Hazardous waste treatment.

“Hazardous waste treatment” means the physical, chemical or biological processing of hazardous waste for the purpose of rendering these wastes nondangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume, as regulated by the State Dangerous Waste Regulations, Chapter [173-303](#) WAC. (Ord. 835 §3, 1988).

16.06.360 Hearings examiner.

“Hearings examiner” means the hearings examiner of the city of Lacey. (Ord. 583 §2.09(B)(5)(b), 1980).

16.06.370 Home occupation.

For a definition of “home occupation” see Chapter [16.69](#) LMC. (Ord. 583 §2.09(C) (part), 1980).

16.06.372 Homeless Encampment.

“Homeless encampment” means a temporary encampment, hosted by a religious organization to provide temporary shelter for homeless persons. (Ord. 1410 §1 (part), 2013; Ord. 1346 §1, 2010; Ord. 1326 §2, 2009; Ord. 1307 §2, 2008).

16.06.373 Horticultural activity.

“Horticultural activity” means the raising of plants for the use of the plants or their products, generally for food production, but may also include ornamental uses; examples include vegetable raising, P-Patch community gardens, raising flowers, orchards, vineyards and similar activities. (Ord. 1368 §3, 2011).

16.06.374 Hospital.

“Hospital” means a medical institution or facility within an integrated campus setting for the purpose of diagnosis, care, and treatment of human illness, including surgery, long-term and emergency medical treatment. (Ord. 1539 §43, 2019; Ord. 1410 §1 (part), 2013; Ord. 1346 §1, 2010; Ord. 1326 §3, 2009; Ord. 1307 §3, 2008).

16.06.375 Host agency.

“Host agency” means a religious organization that owns or has a leasehold interest in property to be used for a temporary homeless encampment that makes an application for a temporary use permit for providing basic services and support to temporary homeless encampment residents. (Ord. 1539 §44, 2019).

16.06.380 Hotel.

“Hotel” means any building containing six or more guest rooms where lodging, with or without meals, is provided for compensation, and where no provisions are made for cooking in any individual room or suite. (Ord. 583 §2.09(C) (part), 1980).

16.06.382 Housing for people with functional disabilities.

“Housing for people with functional disabilities” means housing used, or intended for use, by persons with functional disabilities. The term includes, but is not limited to, adult family homes, residential care facilities and housing for any supported living arrangement, as herein defined. (Ord. 931 §2 (part), 1992).

16.06.385 Industrial park.

“Industrial park” means a large tract of land that has been planned, developed and operated as an integrated facility for a number of individual industrial uses, with special attention to circulation, parking, utility needs, aesthetics and compatibility. (Ord. 871 §2 (part), 1989).

16.06.390 Kennel.

“Kennel” means a place where adult dogs or cats are kept by persons providing facilities for breeding and the offspring thereof are sold for profit, or where such dogs or cats are received for care, training and boarding for compensation, but not including a small animal hospital, clinic or pet shop. An adult dog or cat is one of either sex, altered or unaltered, that has reached the age of six months. (Ord. 1539 §45, 2019; Ord. 1024 §17, 1995; Ord. 583 §2.09(C) (part), 1980).

16.06.391 Key multimodal corridor.

“Key multimodal corridor” means streets designated as key multimodal corridors on the comprehensive land use plan map or zoning map. These corridors are intended to provide a range of options for transportation including pedestrians, bikes, transit and automobiles. 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](#). (Ord. 1024 §18, 1995).

16.06.395 Kiosk.

“Kiosk” means a freestanding structure upon which temporary information and/or posters, notices and announcements are posted. (Ord. 871 §2 (part), 1989).

16.06.400 Lacey comprehensive land use plan.

“Lacey comprehensive land use plan” means the comprehensive land use plan for the Lacey urban growth area, as adopted, and as amended from time to time. (Ord. 1024 §19, 1995; Ord. 583 §2.09(B)(5)(g), 1980).

16.06.403 Large farm animal.

“Large farm animal” means this term shall refer to varieties of large animals used in urban agricultural activities for production of food, their products, or use such as cows, sheep, goats, horses, swine and other similar sized farm animals. Miniature varieties of farm animals such as pygmy goats shall not be considered large farm animals. (Ord. 1368 §4, 2011).

16.06.405 Limited animal husbandry.

“Limited animal husbandry” means the keeping of animals for the use or the sale of their products, such as meat, milk or eggs. Examples of animal husbandry uses are raising poultry for eggs and meat, raising rabbits for meat, keeping goats or cows for milk or meat, keeping bees for honey or pollination of plants and other similar activities. (Ord. 1368 §5, 2011).

16.06.410 Lot.

“Lot” means a platted or unplatted parcel of land unoccupied, occupied or intended to be occupied by a principal use or building and accessory buildings, together with all yards, open spaces and setbacks required by this title. (Ord. 583 §2.09(C) (part), 1980).

16.06.420 Lot area.

“Lot area” means the total land space or area contained within the boundary lines of any lot, tract or parcel of land and may be expressed in square feet or acres. (Ord. 583 §2.09(C) (part), 1980).

16.06.430 Lot, corner.

“Corner lot” means a lot that abuts two or more intersecting streets. (Ord. 583 §2.09(C) (part), 1980).

16.06.440 Lot depth.

“Lot depth” means the horizontal distance between the front lot line and the rear lot line measured within the lot boundaries. (See [Table 16T-04.](#)) (Ord. 583 §2.09(C) (part), 1980).

16.06.445 Lot, flag.

“Flag lot” means a lot not fronting on or abutting a public road and where access to the public road is by a narrow, private right-of-way or where the street frontage of the lot is less than the lot width required by this code which would result in a narrow portion of the property being used as access to the main portion of the lot. (Ord. 1218 §4, 2004; Ord. 871 §2 (part), 1989).

16.06.450 Lot line, front.

“Front lot line” means that boundary of a lot which is located along an existing or dedicated public street, or, where no public street exists, along a public right-of-way or private way. (Ord. 583 §2.09(C) (part), 1980).

16.06.452 Lot or parcel, fully developed.

A fully developed parcel or lot is a parcel of land with an existing development or use that may or may not be part of a previous subdivision or short subdivision, binding site plan or any formal development approval, is of a size that is within the range of density or intensity permitted within the underlying zoning classification, is generally similar in size to other developed parcels or lots within the immediate vicinity, and does not qualify within the definition of an undeveloped or underdeveloped parcel or lot. Any lot or parcel with an existing

residential development or use that is below 10,890 square feet shall be classified as fully developed. (Ord. 1218 §5, 2004).

16.06.454 Lot, infill.

An infill lot is one that is created from an underdeveloped lot or parcel. Such a lot is generally created through a short subdivision on a piece of property that contains an existing residential or commercial use before the new lot is created. (Ord. 1218 §6, 2004).

16.06.456 Lot or parcel, underdeveloped.

An underdeveloped parcel or lot is a parcel that contains a residential unit or commercial use that does not take advantage of the full density permitted in the underlying zoning classification. It is a lot that may or may not have been part of a previous subdivision, short subdivision, binding site plan or formally developed site. For the purposes of this definition an underdeveloped parcel or lot shall refer only to a lot which is larger than 10,890 square feet and smaller than one acre in size and is in a configuration which will allow the parcel or lot to be re-divided or utilized for additional development or use in conformance with the requirements of LMC [15.32.060](#) and Chapter [14.23](#) LMC. (Ord. 1218 §7, 2004).

16.06.458 Lot or parcel, undeveloped.

An undeveloped parcel or lot is one that does not contain structures and has the capacity to be developed for urban uses in compliance with the underlying zoning classification. In addition, for purposes of this code, any lot or parcel or more than one acre in size and containing no more than one single family residence shall also be considered as an undeveloped parcel or lot. (Ord. 1218 §8, 2004).

16.06.460 Lot, interior.

“Interior lot” means a lot that has frontage on one street only. (Ord. 583 §2.09(C) (part), 1980).

16.06.470 Lot line, rear.

“Rear lot line” means the lot line which is opposite and most distant from the front lot line, except, in the case of a triangular or pie-shaped lot, it means a straight line ten feet in length which: (1) is parallel to the front lot line; or, (2) intersects the two other lot lines at points most distant from the front lot line. (Ord. 583 §2.09(C) (part), 1980).

16.06.480 Lot, through.

“Through lot” means a lot that fronts on two parallel or nearly parallel streets. (See [Table 16T-03.](#)) (Ord. 583 §2.09(C) (part), 1980).

16.06.490 Lot width.

“Lot width” means the horizontal distance between side lot lines measured at right angles to the lines comprising the depth of the lot at a point midway between the front lot line and the rear lot line. (See [Table 16T-04.](#)) (Ord. 583 §2.09(C) (part), 1980).

16.06.492 Low impact development (LID) facility.

“Low impact development (LID) facility” means distributed stormwater management practices, integrated into a project design that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID facilities include, but are not limited to: bioretention, rain gardens, permeable paving, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water re-use. (Ord. 1496 §36, 2016).

16.06.493 Low impact development (LID) principles.

“Low impact development (LID) principles” means land use management strategies that emphasize conservation, use of on-site natural features, and site planning to minimize impervious surfaces, native vegetation loss, and stormwater runoff. (Ord. 1496 §37, 2016).

16.06.495 Major pedestrian corridor.

“Major pedestrian corridor” means 6th Avenue SE between College and Sleater-Kinney Streets. (Ord. 1131 §5, 2000; Ord. 871 §2 (part), 1989).

16.06.496 Mall.

“Mall” means:

- A. A shaded walk or public promenade; or
- B. A shopping center where stores front on both sides of a pedestrian way that may be enclosed or open. (Ord. 871 §2 (part), 1989).

16.06.496A Manufactured Home, Designated.

A “designated manufactured home” is a manufactured home constructed after June 15, 1976, in accordance with federal requirements for manufactured housing (meeting HUD code) which:

- A. Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;
- B. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch; and
- C. Has exterior siding similar in appearance to siding materials commonly used on site built single family homes built according to the International Building Code. (Ord. 1243 §11, 2005).

16.06.496B Manufactured home, new.

A “new manufactured home” means any manufactured home required to be titled under RCW Title [46](#), which has not been previously titled to a retail purchaser, and is not a “used mobile home” as defined in RCW [82.45.032\(2\)](#). (Ord. 1539 §46, 2019; Ord. 1243 §12, 2005).

16.06.496C Manufactured home park.

A “manufactured home park” means an area of land, in single ownership, on which ground space is made available for the location of manufactured homes. Said manufactured homes would generally be owned by the occupants who pay a fee for the use of the ground space. The manufactured home units remain essentially portable and may be moved. (Ord. 1243 §13, 2005).

16.06.497 Marquee.

“Marquee” means any hood, canopy, awning or permanent construction that projects from a wall of a building, usually above an entrance. (Ord. 871 §2 (part), 1989).

16.06.498 Middle Housing

Middle housing means building that are compatible in scale, form, and character with single detached homes and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

For the purpose of meeting middle housing requirements, the following housing types shall be recognized as middle housing: duplexes, triplexes, fourplexes, stacked flats, townhouses and cottage housing. (Ord. XXX)

~~16.06.498~~ ~~16.06.499~~ **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. (Ord. 871 §2 (part), 1989).

16.06.500 Mobile home.

A transportable, factory-built home designed and intended to be used as a year round dwelling, and built prior to the enactment of the Federal Manufactured Housing and Safety Standards Act of 1974. Mobile homes are no longer built, and placement in this community is prohibited. (Ord. 1243 §14, 2005; Ord. 583 §2.09(C) (part), 1980).

16.06.510 Repealed

Repealed by [Ord. 1243](#). **16.06.520 Repealed**

Repealed by [Ord. 1243](#). **16.06.530 Motel.**

“Motel” means a building or group of buildings containing guest rooms which may or may not contain cooking facilities, and where lodging with or without meals is provided for compensation. Motels are designed to accommodate the automobile tourist or transient, and parking spaces or garages are conveniently located near each guest room. (Ord. 583 §2.09(C) (part), 1980).

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).

16.06.535 Multiple use building.

“Multiple use building” means a building containing uses from more than one land use classification. (Ord. 871 §2 (part), 1989).

16.06.538 Native vegetation.

“Native vegetation” means vegetation including trees, comprised of plant species that are either indigenous or naturalized to the Puget Sound region. Native vegetation does not include noxious weeds. (Ord. 1496 §38, 2016).

16.06.540 Nonconforming building or structure.

“Nonconforming building or structure” means a building, structure, or portion thereof that was legally in existence, either constructed or altered prior to the effective date of the ordinance codified in this title, which does not conform with the requirements of this title. (Ord. 583 §2.09(C) (part), 1980).

16.06.550 Nonconforming lot.

“Nonconforming lot” means a parcel of land, in separate ownership, and of record prior to the effective date of the ordinance codified in this title, which does not conform with the dimensional or area requirements of this title. (Ord. 583 §2.09(C) (part), 1980).

16.06.560 Nonconforming use.

“Nonconforming use” means an activity in a structure or on a tract of land that was legally in existence prior to the effective date of the ordinance codified in this title, which does not conform with the use regulations of the use district in which it is located. (Ord. 583 §2.09(C) (part), 1980).

16.06.562 Off-site hazardous waste treatment and storage facility.

“Off-site hazardous waste treatment and storage facility” means treatment and storage facilities which treat and store hazardous wastes generated on properties other than those on which the off-site facilities are located. (Ord. 835 §4, 1988).

16.06.564 On-site hazardous waste treatment and storage facility.

“On-site hazardous waste treatment and storage facility” means treatment and storage facilities which treat and store hazardous wastes generated on the same property. (Ord. 835 §5, 1988).

16.06.565 Office.

“Office” means a room, studio, suite or building in which a person transacts his/her business or carries on his/her stated occupation, further defined in some provisions as business office. For the purpose of this chapter, an office shall not involve manufacturing, fabrication, production, processing, assembling, cleaning, testing, repair or storage of materials, goods and products; or the sale and delivery of any materials, goods or products that are physically located on the premises. An office shall not be deemed to include a veterinary clinic. (Ord. 871 §2 (part), 1989).

16.06.566 Office, business.

“Business office” means any room, studio, suite or building wherein the primary use is the conduct of a business such as accounting, correspondence, research, editing, administration or analysis; or the conduct of a business by salespersons, sales representatives or manufacturer’s representatives, or the conduct of a business by professionals such as engineers, architects, land surveyors, artists, musicians, lawyers, accountants, real estate brokers, insurance agents, dentists or physicians, urban planners and landscape architects, but specifically excluding veterinarians. (Ord. 871 §2 (part), 1989).

16.06.567 Office, medical.

“Medical office” means the offices of doctors, dentists, chiropractors, optometrists, and other health practitioners providing outpatient care. It also includes medical and dental laboratories, blood banks, and the like. (Ord. 1539 §48, 2019).

16.06.570 Open space.

“Open space” means that portion of a lot or parcel not developed or built upon or occupied by buildings, parking areas, driveways and the like; generally the front, rear and side yards of a lot. (Ord. 583 §2.09(C) (part), 1980).

16.06.580 Open space, common.

“Common open space” means that portion of lot or parcel not developed, built upon or occupied by buildings, parking areas, driveways and the like; other than minimal appurtenances such as walkways designed and intended to make such open space usable and accessible, and the use of which is intended for and accessible to all of the persons residing in the development of which the open space is a part. (Ord. 583 §2.09(C) (part), 1980).

16.06.590 Open space, usable.

“Usable open space” means undeveloped or unbuilt portions of land designed and maintained in a manner which makes such open space accessible and usable by and for the persons for whom the space is intended. (Ord. 583 §2.09(C) (part), 1980).

16.06.600 Parcel.

“Parcel” means a contiguous quantity of land in the possession of, or owned by, or recorded as the property of, the same person. (Ord. 583 §2.09(C) (part), 1980).

16.06.610 Parking area.

“Parking area” means an open area, other than a street or alley, which contains one or more parking spaces, and the aisles which provide access to such spaces. (Ord. 583 §2.09(C) (part), 1980).

16.06.615 Parking, off-street.

“Off-street parking” means an area devoted to the parking of vehicles and located within the boundaries of a lot. (Ord. 871 §2 (part), 1989).

16.06.620 Parking space.

“Parking space” means an unobstructed space or area other than a street or alley which is permanently reserved and maintained for the parking of one motor vehicle. (Ord. 583 §2.09(C) (part), 1980).

16.06.622 Patio.

“Patio” means an outdoor space generally used for dining or recreation that adjoins a residence and is typically paved with concrete, brick, gravel or other similar surface. (Ord. 1539 §49, 2019).

16.06.625 Pedestrian-oriented frontage.

“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 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. (Ord. 871 §2 (part), 1989).

16.06.626 Pedestrian scale.

“Pedestrian scale” means the proportional relationship between an individual and the individual’s environment. (Ord. 1539 §50, 2019; Ord. 871 §2 (part), 1989).

16.06.627 Permeable paving.

“Permeable paving” means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir. Refer to the current City of Lacey Stormwater Design Manual for permeable paving design standards. (Ord. 1496 §39, 2016).

16.06.628 People with functional disabilities.

“People with functional disabilities” means:

A. A person who, because of a recognized chronic physical or mental condition or disease, is functionally disabled to the extent of:

1. Needing care, supervision or monitoring to perform activities of daily living or instrumental activities of daily living, or
2. Needing support to ameliorate or compensate for the effects of the functional disability so as to lead as independent a life as possible, or
3. Having a physical or mental impairment which substantially limits one or more of such person’s major life activities, or
4. Having a record of having such an impairment, or

B. Being regarded as having such an impairment, but such term does not include current, illegal use of or active addiction to a controlled substance. (Ord. 931 §2 (part), 1992).

16.06.630 Person.

“Person” means an individual or any group of individuals, acting as a unit, whether or not legally constituted as an association, company, corporation, estate, family, partnership, syndicate, trust or other entity. (Ord. 583 §2.09(C) (part), 1980).

16.06.640 Planning commission.

“Planning commission” means the city planning commission of the city of Lacey. (Ord. 583 §2.09(B)(5)(a), 1980).

16.06.645 Plaza.

“Plaza” means a continuous open area that is readily accessible to the public at all times, open above and on at least one side, and designed specifically for use by people as opposed to serving as a setting for a building. (Ord. 871 §2 (part), 1989).

16.06.646 Plaza, shopping.

“Shopping plaza” means a continuous, one-story area that is readily accessible to the public and visible consumer shopping with uses such as, but not limited to, flower shops, apparel shops, magazine and smoke shops, card shops, gift shops, outdoor-indoor cafes, art galleries and similar specialty shops. (Ord. 871 §2 (part), 1989).

16.06.650 Premises.

“Premises” means an area of land with its appurtenances and buildings which because of its unity of use may be regarded as the smallest conveyable unit. (Ord. 583 §2.09(C) (part), 1980).

16.06.660 Principal use.

“Principal use” means the specific and primary purpose for which land or building is occupied, arranged, designed or intended, or for which either land or building is or may be occupied or maintained. (Ord. 583 §2.09(C) (part), 1980).

16.06.670 Property line.

“Property line” means a line bounding and indicating the ownership, or intended ownership, of a parcel of land. (Ord. 583 §2.09(C) (part), 1980).

16.06.670A Rain garden.

“Rain garden” means a non-engineered shallow, landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile. (Ord. 1496 §40, 2016).

16.06.671 Repealed

Repealed by [Ord. 1539](#). **16.06.672 Recreational vehicle.**

“Recreational vehicle” means a portable structure such as a motor home, travel trailer, equivalent facilities in or on an automotive vehicle, tent, or other short-term recreational

shelter designed as a temporary dwelling for travel, recreation and vacation uses. (Ord. 691 §4, 1984).

16.06.674 Repealed

Repealed by [Ord. 1539](#). **16.06.676 Religious organization.**

“Religious organization” means organizations and institutions developed for the purposes of religious exercise and considered protected under the Religious Land Use and Institutionalized Persons Act (RLUIPA). Particularly relevant in the context of the ordinance codified in this section is a religious organization whose religious activities and beliefs typically include providing basic needs such as homeless encampments, shelters, meals, and assistance to the poor and needy. (Ord. 1539 §53, 2019; Ord. 691 §6, 1984).

16.06.677 Reserve lot.

“Reserve lot” means a large lot reserved in a plat or short plat for future development. The large lot is intended to be reserved for intensive development at some future date when utilities become available. The large lot may have a community drainfield system on it that serves other smaller clustered lots within the plat or short plat until such time as sewer becomes available to the area and may also be used for open space purposes until such time as it is developed. (Ord. 1024 §20, 1995).

16.06.678 Residential care facility.

“Residential care facility” means a facility, licensed by the state, that cares for at least five but not more than fifteen people with functional disabilities, that has not been licensed as an adult family home pursuant to RCW [70.128.170](#). These facilities include, but are not limited to: boarding homes as licensed by RCW [18.20.010](#) in accordance with Chapter [248-16](#) WAC; residential treatment facility for psychiatrically impaired children and youth in accordance with Chapter [17.12](#) RCW and WAC [248-23-001\(32\)](#); adult residential rehabilitation center in

accordance with Chapter [71.12](#) RCW and WAC [248-25-002\(3\)](#); private adult treatment home in accordance with Chapter [71.12](#) RCW and WAC [248-25-002\(28\)](#); alcoholism treatment facility in accordance with Chapter [71.12](#) RCW and WAC [248-26-100\(6\)](#); congregate care facility in accordance with Chapters [71.12](#) and [18.20](#) RCW, RCW [74.08.044](#) and WAC [388-15-560](#); evaluation and treatment facility in accordance with RCW [71.34.020\(6\)](#); group training home in accordance with RCW [71A.22.020\(2\)](#), group care facility in accordance with RCW [74.15.010\(3\)\(a\)](#); and foster family homes in accordance with RCW [74.15.010\(3\)\(e\)](#). (Ord. 931 §2 (part), 1992).

16.06.679 Restaurant.

“Restaurant” means a use providing preparation and retail sale of food and beverages, including coffee shops, sandwich shops, ice cream parlors, fast food take-out, espresso stands, and similar uses. A “drive-in” restaurant is one where all or a significant portion of the consumption takes place or is designed to take place with the patrons remaining in their vehicles while on the premises. A “drive-through” restaurant is one which has one or more drive-through lanes for ordering and dispensing of food and beverages to patrons remaining in their vehicles, for consumption off the premises. (Ord. 1539 §54, 2019).

16.06.680 Section.

“Section” means any of the various sections of this zoning title, unless otherwise clearly indicated by the context. (Ord. 583 §2.09(B)(5)(h), 1980).

16.06.690 Shoreline.

“Shoreline” means a line determined by the “ordinary high water mark” as defined in the Shoreline Management Act of 1971, as follows:

“Ordinary high water mark” on all lakes, streams, and tidal water is that mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition

exists on the effective date of this chapter or as it may naturally change thereafter: PROVIDED, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining saltwater shall be the line of mean higher high tide and the ordinary high water mark adjoining fresh water shall be the line of mean high water. (Or, as shown by markings of water surface contaminants on rocks, bulkheads, pilings or other relatively permanent structure or natural feature.) (Ord. 583 §2.09(C) (part), 1980).

16.06.691 Single Family Dwelling.

“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).

16.06.692 Site Built.

“Site built” refers to a dwelling that is constructed on the site where it will be used and is regulated under the International Building Code. (Ord. 1243 §16, 2005).

16.06.694 Small farm animal.

“Small farm animal” means small varieties of animals used in urban agricultural activities for production of food or their products and generally under 150 pounds, such as chickens, rabbits, pygmy goats, bees, and other similar sized farm animals. (Ord. 1368 §5, 2011).

16.06.695 Solar access.

“Solar access” refers to providing an opportunity for sunlight to fall on a property. (Ord. 1024 §21, 1995; Ord. 871 §2 (part), 1989).

16.06.696 Solar skyspace.

"Solar skyspace" means the space between a solar energy device and the sun which must be free of obstructions. (Ord. 871 §2 (part), 1989).

16.06.698 Stacked flat

"Stacked flat" means a residential building form in which two or more dwelling units are arranged vertically, typically with one unit per floor and a shared entry, stairwell, or hallway. Stacked flats are a physical configuration of housing and may constitute a duplex, triplex or fourplex depending on the number of dwelling units within the structure. For the purposes of middle housing, stacked flats shall not exceed three stories in height, consistent with RCW 36.70A.030.

16.06.700 State.

"State" means the state of Washington. (Ord. 583 §2.09(B)(5)(f), 1980).

16.06.710 Street, flanking.

"Flanking street" means a street, alley or right-of-way other than the one on which a corner lot has its main frontage. (Ord. 583 §2.09(C) (part), 1980).

16.06.715 Street furniture.

"Street furniture" means human-made, above-ground items that are usually found in street rights-of-way, including, but not limited to, benches, kiosks, plants, canopies, shelters and phone booths. (Ord. 871 §2 (part), 1989).

16.06.720 Street, major.

“Major street” means a state highway, county road or city thoroughfare designated as a primary, or secondary, or collector, arterial in the city’s six-year street program and/or the circulation plan of the Lacey development plan. (Ord. 583 §2.09(C) (part), 1980).

16.06.730 Street, minor.

“Minor street” means a street or road designated as a local access street. (Ord. 583 §2.09(C) (part), 1980).

16.06.740 Structure.

“Structure” means anything erected, the use of which has fixed location on or in the ground, or attachment to something having fixed location on the land, including but not limited to buildings, fences, signs and walls. (Ord. 583 §2.09(C) (part), 1980).

16.06.742 Supported living arrangement.

“Supported living arrangement” means a living unit owned or rented by one or more persons with functional disabilities who receive assistance with activities of daily living, instrumental activities of daily living, and/or medical care from an individual or agency licensed and/or reimbursed by a public agency to provide such assistance. (Ord. 931 §2 (part), 1992).

16.06.743 Townhouse (Middle Housing).

"Townhouse means a single-family dwelling unit constructed in a row of two to four attached units where each unit is separated by one or more vertical walls extending from foundation to roof, and each unit has its own exterior access. Townhouses may be located on individual lots or within a common lot consistent with applicable ownership structures. (Townhouses that meet the provisions of Chapter 16.03.057 LMC are considered middle housing units.)"

Commented [JA2]: Do we need a definition for townhouses here? I added a definition in 16.61.020 that references back to this definition.

16.06.745 Transfer of development rights (TDR).

"Transfer of development rights" means the removal of the right to develop or build from land in one site, parcel, area or zoning district to another where such transfers are permitted. (Ord. 871 §2 (part), 1989).

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16.06.746 Transitional urban agricultural use.

"Transitional urban agricultural use" means an urban agricultural activity utilizing land prior to the time another activity is developed. This will usually occur as a temporary use of a site to provide a useful benefit on land until a more permanent use is established. (Ord. 1368 §7, 2011).

16.06.747 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. (Ord. 1368 §8, 2011).

16.06.750 Use district.

“Use district” means a specific zoned area or district designated on the official zone map. Such area is subject to all the regulations applicable to the district that are contained in this title. (Ord. 583 §2.09(C) (part), 1980).

16.06.760 Variance.

“Variance” means a modification of the regulations because of the unusual nature, shape, exceptional topographic conditions, or extraordinary situation or conditions connected with a specific piece of property, where the literal enforcement of this title would pose undue hardship unnecessary in carrying out the spirit of this title. (Ord. 583 §2.09(C) (part), 1980).

16.06.764 Vegetated LID facility.

“Vegetated LID facility” means bioretention, rain gardens, dispersion, and vegetated roofs, where applicable. (Ord. 1496 §41, 2016).

16.06.765 Vegetated roofs.

“Vegetated roofs” (also known as ecoroofs and green roofs) means thin layers of engineered soil and vegetation constructed on top of conventional flat or sloped roofs. Refer to the current City of Lacey Stormwater Design Manual for vegetated roof design standards. (Ord. 1496 §42, 2016).

16.06.770 Yard.

“Yard” means an open space unoccupied to the sky of uniform depth or width which lies between the property line and building line, or between the shoreline and the building line. The inside boundary shall be considered parallel to the nearest property line. (Ord. 583 §2.09(C) (part), 1980).

16.06.780 Yard, front.

“Front yard” means a yard extending across the full width of the lot from one property line to another and measured as to depth at the least horizontal distance between street line and the exterior wall. (Ord. 583 §2.09(C) (part), 1980).

16.06.790 Yard, rear.

“Rear yard” means a yard extending from one property line to another except in the case of corner building sites when the rear yard shall extend from the interior side property line to the opposite side yard. Yard is measured as to depth at the least horizontal distance between the rear site line and the exterior wall. (Ord. 583 §2.09(C) (part), 1980).

16.06.800 Yard, shoreline.

“Shoreline yard” means a yard extending from the building line to the ordinary high water mark (OHWM) of the shoreline which qualifies as either a front or rear yard. (Ord. 1539 §55, 2019; Ord. 583 §2.09(C) (part), 1980).

16.06.810 Yard, side.

“Side yard” means a yard extending from the front yard to the rear yard except in the case of corner building sites when the side yard on the flanking street shall extend to the rear property line. (Ord. 583 §2.09(C) (part), 1980).

16.06.820 Zero lot line.

“Zero lot line” means the location of a building on a lot in such a manner that one or more of the building’s sides rest directly on a lot line. (Ord. 871 §2 (part), 1989).

16.06.830 Zoning envelope.

“Zoning envelope” means the three-dimensional space within which a structure is permitted to be built on a lot and which is defined by maximum height regulations, yard setbacks and other bulk regulations. (Ord. 871 §2 (part), 1989).

The Lacey Municipal Code is current through Ordinance 1677, passed May 20, 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.

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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. 1612 §2, 2022; Ord. 1024 §28, 1995; Ord. 769 §1 (part), 1986).

E. Support middle housing, as defined in LMC 16.03.057, as part of a broader effort to increase housing choice, promote compact and efficient land use, and facilitate infill development that integrates well within existing residential areas while increasing housing choices and contributing to long-term housing affordability.

Commented [JA1]: This is just a suggestion.

Commented [RA2R1]: This is fine but in future updates we will be doing away with the intent section of the code.

16.13.020 Permitted uses.

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

1. ~~Single family detached structures single detached homes~~ on individual lots with a density of not more than six units per acre. ~~Single family detached structures Single detached homes~~ 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 16.60 LMC;
4. Townhouse developments as provided in Chapter 16.61 LMC;

Commented [JA3]: Consider using single-detached homes instead of single family. Ryan agrees, unsure if this change will be addressed in our comp plan update.

~~5. Duplexes and triplexes on individual lots, provided design requirements of LMC 14.23.073 are satisfied;~~

5. Middle Housing types, as defined and regulated under LMC 16.03.057, including duplexes, triplexes, fourplexes, stacked flats, townhouses and cottage housing, provided design requirements of LMC 14.23 are met. (Townhouses and cottage housing are included in the definition of middle housing under LMC 16.06.498 and regulated by LMC 16.03.057. While subject to the density and development standards in LMC 16.03.057, these housing types also remain regulated by their respective design chapters - LMC 14.23.072 and LMC 14.23.080);

Commented [JA4]: Chapter 14.23.073 is specific for Duplexes and Triplexes. Should fourplexes and maybe stacked flats be added to this and then referenced here?

Commented [RA5R4]: Yes, that makes sense

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 [16.66](#) 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 day care homes as provided in Chapter [16.65](#) LMC. (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).

Commented [JA6]: Changes will be made here with HB 1337...

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. 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. 1612 §4, 2022; Ord. 1310 §24, 2008; Ord. 1218 §11, 2004; Ord. 1044 §8, 1996; Ord. 1024 §29, 1995; Ord. 1024 §1, 1995).~~

~~A. The base density for single detached homes in the LDR zone shall not exceed six dwelling units per acre.~~

~~B. Middle housing types are exempt from the six units per acre density limit. These housing types are defined and regulated in LMC 16.03.057, which includes standards for conversions, additions, and new construction.~~

~~C. Each single detached home shall be located on its own individual lot. Lot configuration standards for middle housing types are governed by LMC 16.03.057 and LMC Title 15. Accessory dwelling units meeting the requirements of LMC 16.06.055 are exempt from this provision.~~

~~D. Creation of any new lot shall comply with all applicable requirements of LMC Title 15, the Lacey subdivision and short subdivision code. (Ord. 1612 §4, 2022; Ord. 1310 §24, 2008; Ord. 1218 §11, 2004; Ord. 1044 §8, 1996; Ord. 1024 §29, 1995; Ord. 1024 §1, 1995; Ord. XXXX, 2026).~~

Commented [JA7]: Not sure where to place this list if we break down this section. Also does pending MH ordinance need to be added here?

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.
- C. Conditional uses shall comply with the development standards described for such uses in Chapter [16.66](#) LMC.
- D. All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC. (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.

Commented [JA8]: Lot area for middle housing has not yet been determined. First thought is that the City will not be adjusting the lot area. TBD

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 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.

Middle housing types permitted under LMC 16.03.57 shall conform to the applicable dimensional and lot standards as outlined in LMC 14.23 (Design Review), LMC Title 15 (Land Division), and this chapter – LMC 16.13 (Low-Density Residential). Where multiple standards create a conflict, the more specific or restrictive shall apply unless otherwise specified.

Commented [JA9]: Is this necessary? If so – place here?

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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.

These requirements apply to all permitted residential housing types, including middle housing as defined in LMC 16.03.057.

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. Middle housing developments shall comply with the same open space requirements as single detached homes, unless otherwise specified in LMC 16.03.057.

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

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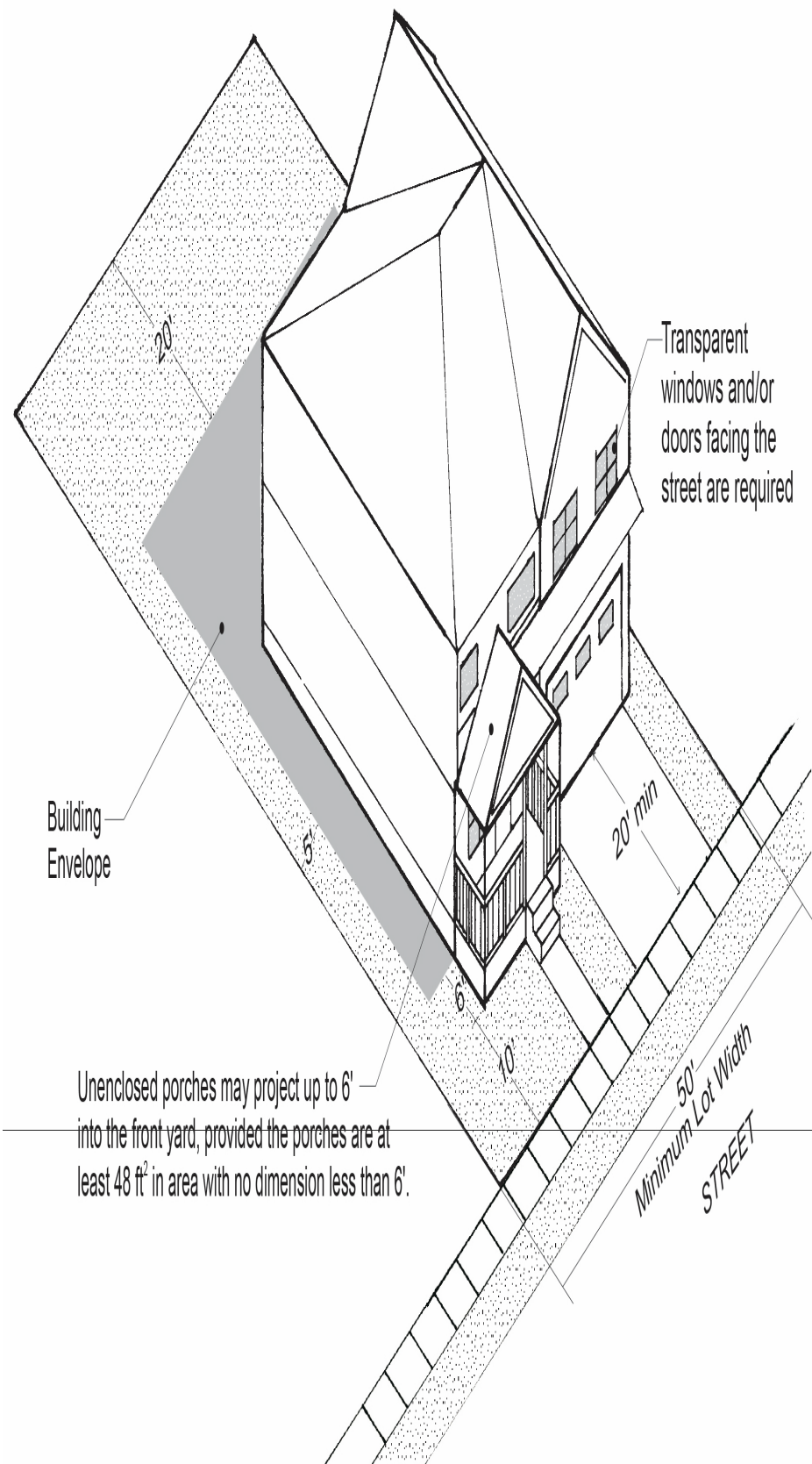
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for a standard dimension, or ten feet by forty-five feet if the dimension is reduced and design features added.

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

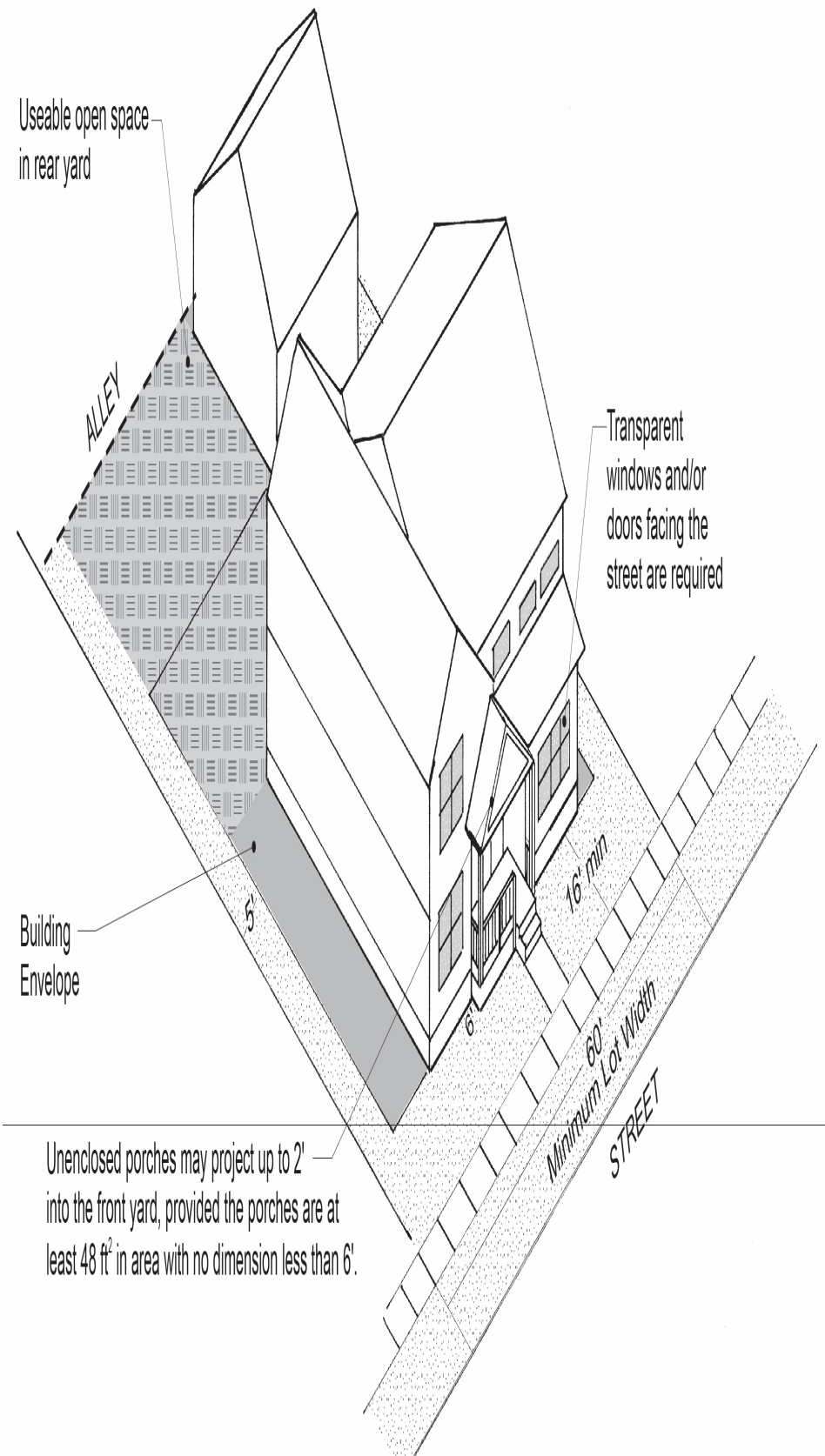
For duplexes, ~~and~~ triplexes, ~~fourplexes and stacked flats~~, each dwelling unit must have direct access to its own usable open space. (See *Tables* [16T-75](#) and [16T-76](#).)

Table 16T-75



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

Table 16T-76



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: The following height limits apply to all primary and accessory structures in the LDR zone, including single detached homes and middle housing types as defined in LMC 16.03.057.
 - a. 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.
 - b. Townhouses, thirty feet; thirty-five feet where the roof pitch is at least four feet vertical to twelve feet horizontal.
 - c. 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.
 - d. 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.

Commented [JA11]: Lacey has not yet determined maximum building height for MH types. Survey included three story and four story questions – responses were fairly neutral.

Commented [RA12R11]: Do we need to make any adjustments to allow for the preferred MH types?

Commented [JA13R11]: This needs to go to planning commission in June for feedback. For now, this approaches MH height as the same for single detached homes.

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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. 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. 769 §1 (part), 1986).~~

~~Off-street parking shall be provided in accordance with Chapter 16.72 LMC. Parking requirements for middle housing types shall instead be governed by the provisions of LMC 16.03.057 when such housing types are developed in the LDR zone.~~

Commented [JA14]: Parking is addressed in the MH chapter, however for clarity suggest adding language here.

16.13.070 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied. (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. 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 Repealed

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. 108058, 1998).

The intent of this chapter is to allow residential uses, including single-family and middle housing types (LMC 16.03.057) in close proximity to the Central Business District while ensuring the protection and preservation of structures and properties possessing historical significance. Development shall be consistent with the applicable design requirements that maintain the historical character of the neighborhood.

Commented [JA1]: Consider update here adding MH. However, the City may elect to remove intent sections in future updates.

16.14.020 Permitted uses.

A. Residential Structures

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

1.2. Middle housing types, as permitted and regulated in LMC 16.03.057, are allowed and shall meet the applicable design standards in LMC 14.23.074, provided that such standards are not more restrictive than those applied to detached single-family dwellings in the same zoning district, pursuant to RCW 36.70A.635

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 [16.66](#) 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. 1539 §59, 2019; Ord. 1368 §19, 2011; Ord. 1192 §135, 2002; Ord. 1137 §4, 2000; Ord. 1080 §8, 1998).

Commented [JA2]: Suggestion to reorder this to read A1 and A2 dues to adding middle housing.

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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. 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.
- D. Conditional uses shall comply with the development standards described for such uses in Chapter [16.66](#) LMC.
- E. All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC. (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, except for middle housing types permitted under this chapter. Middle housing shall be regulated based on the number of dwelling units per lot, in accordance with LMC 16.03.057, rather than by an overall units-per-acre calculation. Each middle housing unit shall count as an individual dwelling unit for the purpose of applying applicable standards.

- 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; five feet for accessory dwelling unit and accessory structures;
- F. Maximum building coverage, fifty percent;
- G. Maximum development coverage, sixty five percent;
- H. Maximum height of buildings:
 - 1. Main building, middle housing types, and accessory dwelling, thirty five feet;
 - 2. Accessory building, sixteen feet. (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. Middle housing types permitted under this chapter shall, in addition, provide off-street parking consistent with the requirements of LMC 16.03.057. (Ord. 1080 §8, 1998).

Commented [JA3]: I not think I inserted sentence correctly. Parenthesis with ord. #s may need to be moved?

16.14.070 Landscaping.

All requirements of Chapter [16.80](#) LMC shall be satisfied. Middle housing development shall comply with the landscaping requirements of Chapter 16.80 LMC, provided that no standard shall be applied more restrictively than to detached single-family dwellings in the same zoning district, pursuant to RCW 36.70A.600. (Ord. 1496 §49, 2016; Ord. 1310 §28, 2008; Ord. 1080 §8, 1998).

Commented [JA4]: See last comment...

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. 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. Middle housing types permitted under this chapter shall be reviewed for consistency with those standards to ensure compatibility with the historic character of the neighborhood. (Ord. 1539 §60, 2019; Ord. 1080 §8, 1998).

16.14.100 Repealed

Repealed by [Ord. 1505](#). The Lacey Municipal Code is current through Ordinance 1677, passed May 20, 2025.

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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	Repealed

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, while supporting a diverse range of housing options that are compatible in scale and form;

Commented [JA1]: Suggest adding to include guiding concepts for MH inclusion

~~B. Permit a greater variety of housing types than are permitted in the low density residential districts; Permit a variety of housing types (also allowed in the low density residential zone) while encouraging larger middle housing varieties such as fourplexes, stacked flats and cottage clusters;~~

Commented [JA2]: With all MH varieties allowed in low and moderate, do we need to be more specific as to what would constitute a greater housing variety in this zone?

C. Permit a higher density of development as a means of achieving more economical housing; and supporting a broader range of ownership and rental opportunities within existing neighborhoods;

Commented [JA3]: Possibly enhance this to incorporate some the MH principles

Commented [RA4R3]: Don't spend much time on intent as we will likely remove in a future update.

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. 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, including middle housing types as defined in Chapter 16.03.57 LMC, 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. Middle housing types shall also be subject to any additional provisions set forth in Chapter 16.03.57 LMC.
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 [16.66](#) 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. 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).

8. Middle housing developments, including shared open spaces, common parking areas, or accessory structures that support the function or character of the middle housing configuration, are permitted in accordance with Chapter 16.03.357 LMC.

Commented [JA5]: Will we need to add the Ordinance reference here?

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. 583 §2.13(B)(3), 1980).

16.15.035 Individual lots required.~~Lot requirements~~

Commented [JA6]: The following is a suggestion to rework this existing section to include middle housing.

~~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 Land Division ordinance. (Ord. 1310 §30, 2008; Ord. 1218 §13, 2004).~~

~~A. Detached single-family dwellings (not part of a middle housing development) shall be located on their own individual lots.~~

~~Exception:~~

- ~~1. Accessory dwelling units (ADUs) meeting the requirements of 16.06.055 LMC may be located on the same lot as the primary dwelling.~~

~~B. Apartment buildings designed as a single development may be located on an individual lot.~~

~~C. Middle housing types as defined by, including duplexes, triplexes, fourplexes, stacked flats, cottage housing and townhouses, and as defined by 16.03.57 LMC, may be located on a single lot when developed as a unified project.~~

~~D. Individual dwelling units within a middle housing development may be located on separate (individual) lots only when created through:~~

- ~~1. A unit lot subdivision per XX.XX.XX LMC – Unit Lot Subdivision Standards, or;~~
- ~~2. A condominium plat consistent with RCW 64.34 and applicable provision of Title 15 LMC, the Lacey Land Division ordinance.~~

~~(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.
- C. Conditional uses shall comply with the development standards described for such uses in Chapter 16.66 LMC.
- D. All uses shall comply with the applicable environmental performance standards of Chapter 16.57 LMC. (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 ~~duplexes-middle housing development or~~ other multifamily uses shall have a minimum lot width and street frontage of fifty feet.

Middle housing types consistent with LMC 16.03.057, shall follow the same minimum lot width standards that apply to single-family residence development.

3. Minimum front yard:

Sixteen feet for single-family dwellings and duplexes. Ten feet for all other middle housing varieties (consistent with 16.03.57 LMC), and for multifamily.

Commented [JA7]: TBD – any requirements for MH lot area – less restrictive than single family or as restrictive, though not more.

Commented [JA8]: Redundant? Add to the preceding paragraph or stand alone sentence?

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 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.

[This requirement also applies to unit lot subdivisions, including those used to divide middle housing developments, where located in areas without sewer service.](#)

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 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, fourplexes and stacked flats, each dwelling unit must have direct access to its own usable open space.

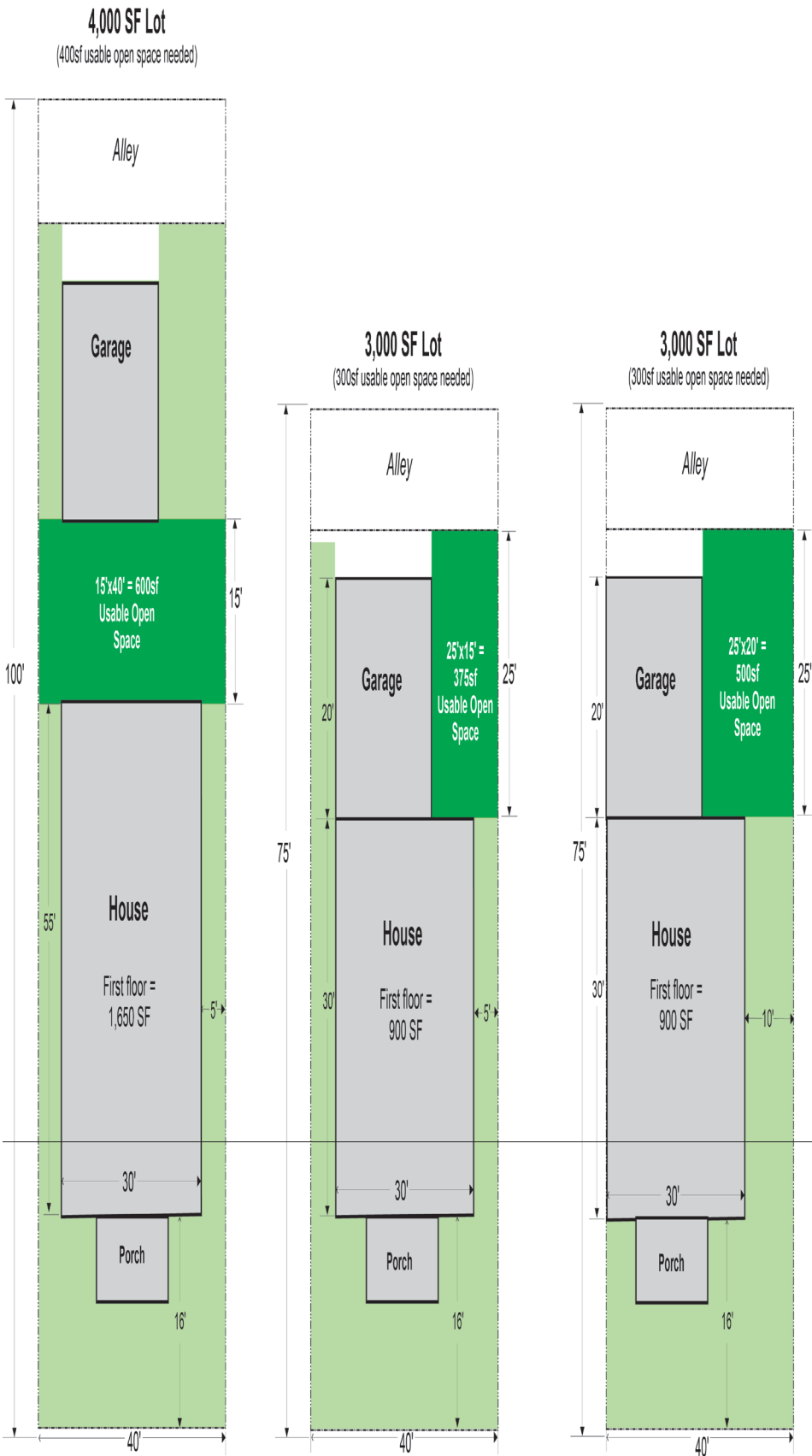
Commented [JA9]: Need to discuss this section and whether its reasonable for any middle housing type or should just be applied to the “plexes”?

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

For middle housing or other developments utilizing a unit lot subdivision, the usable open space requirements shall be calculated based on the area of the parent lot. Each dwelling unit must still have access to a designated open space areas in compliance with this section. Refer to XX.XX LMC – Unit Lot Subdivisions.

For multifamily developments, refer to LMC [14.23.080](#). (See Tables [16T-77](#), [16T-78](#), and [16T-79](#).)

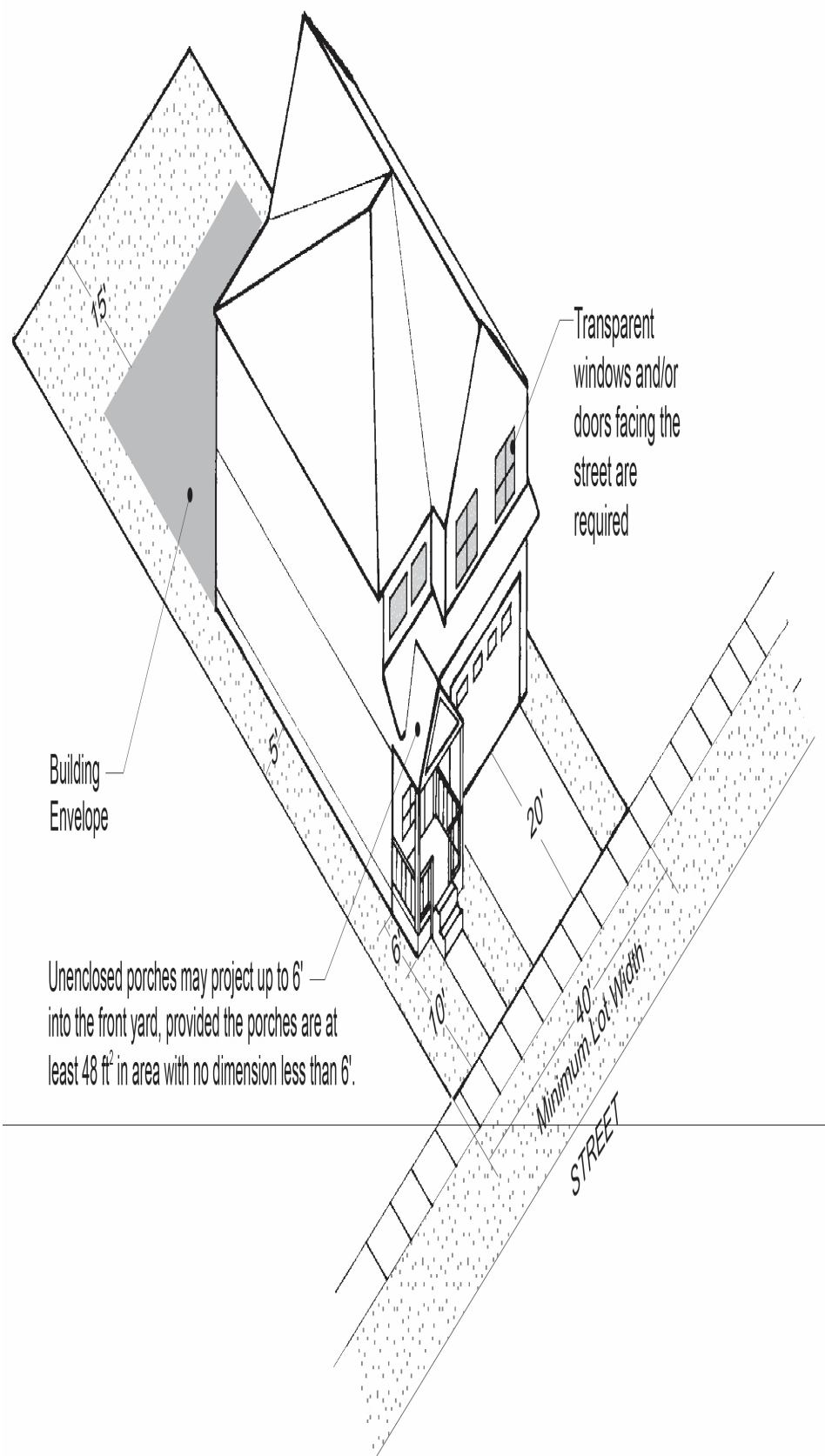
Table 16T-77



Example configurations of usable open space on small lots.

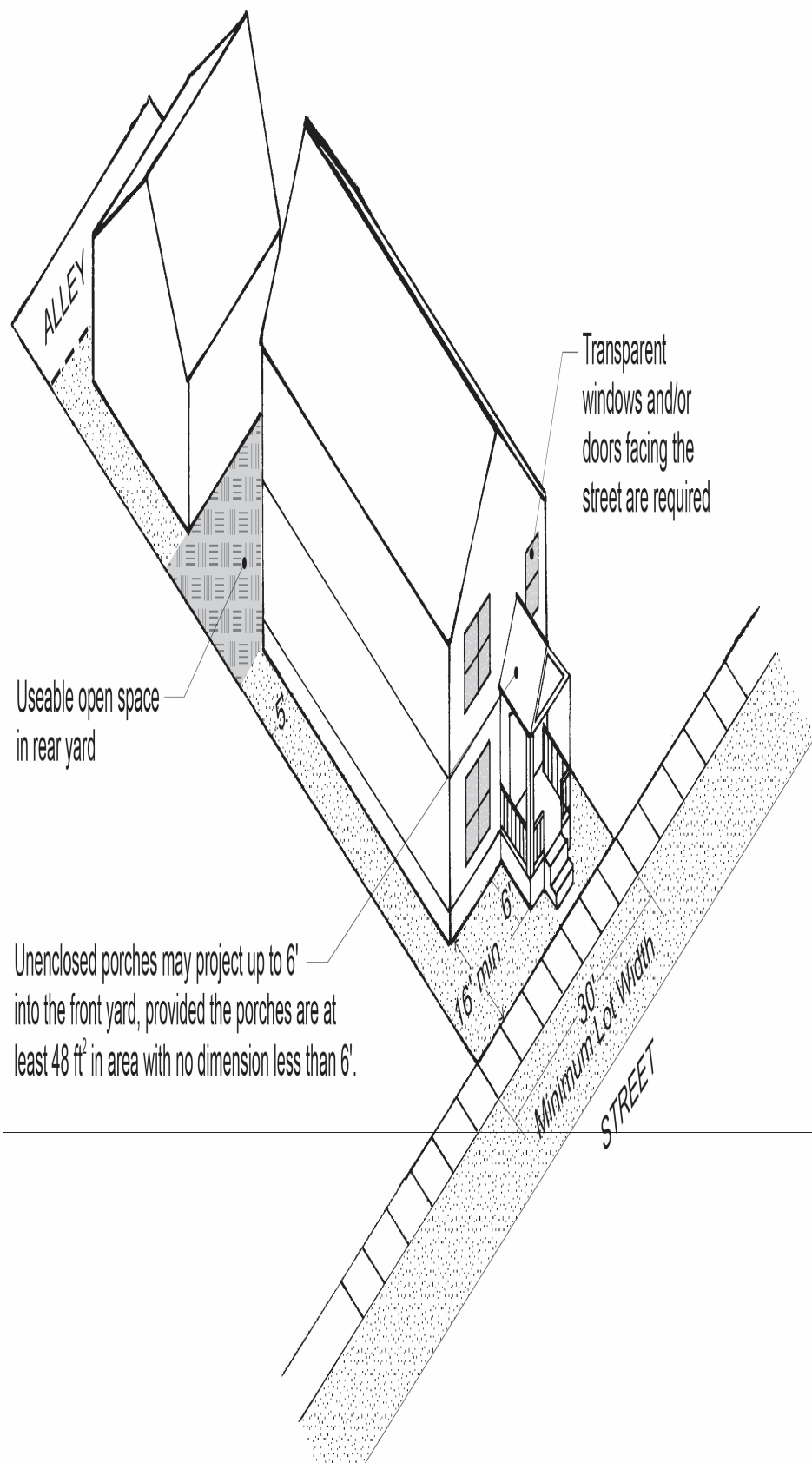
Table 16T-78

Commented [JA10]: Suggestion to consider adding in examples of usable open space in a unit lot subdivision or middle housing development



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

Table 16T-79



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.

Commented [JA11]: MH standards TBD

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.

Commented [JA12]: MH standards TBD

4. Maximum height: forty feet.

Commented [JA13]: MH standards TBD

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. 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. For middle housing types, refer to LMC 16.03.057 for additional provisions (Ord. 583 §2.13(C)(2)(b), 1980).

16.15.070 Landscaping.

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

For middle housing or other developments utilizing a unit lot subdivision, all requirements of Chapter 16.80 LMC shall be satisfied for the parent lot. Refer to XX.XX Unit Lot Subdivisions.

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. 1496 §52, 2016; Ord. 1380 §1, 2012; Ord. 583 §2.13(C)(2)(d), 1980).

Commented [JA14]: Conversations need to be had with public works around this issue of storm water...

16.15.090 Repealed

Repealed by [Ord. 1310](#). The Lacey Municipal Code is current through Ordinance 1677, passed May 20, 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.](#)

Chapter 16.61 TOWNHOUSE DEVELOPMENT

Sections:

16.61.010	Intent
16.61.020	Definitions
16.61.030	Where permitted
16.61.040	Development standards
16.61.050	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. Recognize that townhouse developments may be permitted either as standalone attached housing types, or as middle housing when consistent with the provisions of LMC 16.03.057.

EE. Provide a guide for developers and city officials in meeting the purpose and provisions of this chapter, and in determining when townhouse projects fall under middle housing regulations. (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. Each unit is typically located on its own individual lot or is designed to allow subdivision for separate ownership. Townhouse groups are commonly associated with standard residential development and may be part of a subdivision or condominium. (Ord. 691 §32 (part), 1984).

C. "Townhouse (Middle Housing)" means a form of middle housing consisting of two to four attached dwelling units, each on a separate lot, that meets the definition of Chapter 16.06.743 LMC, and middle housing per RCW 36.70A.030. Townhouses developed as middle housing are subject to the provisions of Chapter 16.03.057 LMC.

Commented [JA1]: Consider adding this to the current definition?

Commented [JA2]: Does this work? I want to distinguish between townhouses developed as middle housing and those developed under general townhomes guidelines. Is there a better approach to this?

16.61.030 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. 1612 §9, 2022; Ord. 1380 §1, 2012; Ord. 691 §32 (part), 1984).

Commented [JA3]: Recommend change formatting and add B and C.

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B. Townhouses permitted as middle housing under LMC 16.03.057 may also be allowed in the Lacey Historic Neighborhood and in other zones that allow single-family detached dwellings, subject to the provisions of that chapter.

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C. Townhouse projects that exceed the unit thresholds or do not meet the eligibility criteria for middle housing under LMC 16.03.057 shall be reviewed under the standards of this chapter.

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16.61.040 Development standards.

Commented [JA4]: Overall, we need to make the point that id developed as MH units, the requirements can not exceed those of single family within the zone. Some decisions are still TBD

Townhouse projects permitted as middle housing shall comply with the provisions of LMC 16.03.057 and are not subject to the provisions of this section unless specifically referenced.

A. *Density.* The density of the underlying zone governs unless a density increase is granted as provided in this chapter. This provision does not apply to townhouses regulated as middle housing under LMC 16.03.057, which are subject to unit-per-lot allowances, not density limits based on units-per acre.

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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, that four of the five following environmental and recreational amenities are implemented:

1. Develop and equip significant recreational areas within the common open space with such features as, but not limited to, swimming pools, tennis courts, bike or pedestrian path systems, children's play areas.
2. Substantial retention of natural ground cover, bushes and trees.
3. Vegetated LID facilities are included in the design and serve as a visual amenity.
4. Provide significant access to a lake, river, stream or other natural water body.

5. Provide substantial and exceptional landscaping treatment either as an adjunct to or in natural landscaping beyond the minimum required.

Note. Density bonus does not apply to townhouses permitted as middle housing.

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. This provision does not apply to middle housing townhouses utilizing unit-lot or zero-lot line subdivision, which are governed by LMC 16.03.057 and Chapter 15.09 LMC.

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Commented [JA5]: I am feeling unsure about this section.

D. *Height.* The maximum height of any townhouse shall not exceed that allowed in the district in which the development is located. For townhouses permitted as middle housing, height standards are governed by LMC 16.03.057 and the applicable zoning district.

Commented [JA6]: Lacey has not yet determined height limitations for townhouses when developed as middle housing units within existing neighborhoods.

E. *Right-of-Way Setback.* Right-of-way setbacks shall be the same as those specified in the applicable zoning district. including townhouses developed under the middle housing provisions governed by LMC 16.03.057.

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. If developed as middle housing, no more than four units are allowed per building, subject to the requirements of LMC 16.03.057.

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.

Commented [JA7]: Collaboration is needed with public works regarding the viability of curb cuts on larger MH builds such as fourplexes

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. 1612 §10, 2022; Ord. 1496 §96, 2016; Ord. 1380 §1, 2012).

16.61.050 Review and approval procedure.

The following review and approval procedures apply to townhouses developments regulated under this chapter. Townhouse developments that qualify as middle housing under LMC 16.03.057 shall instead be subject to the permit review processes, subdivision procedures, and design standards established in that chapter and in LMC Title 15. Such projects shall not be subject to more restrictive procedures than those applied to single-family detached housing in the same zone.

Townhouse developments shall be approved pursuant to the regulations and procedures established in the platting and subdivision ordinance, as modified below, and the standards of this chapter.

A. *Review.* The site plan review committee shall review and approve the creation of nine or fewer townhouse lots. The site plan review committee approval does not involve a public hearing, but will be subject to notification of adjacent property owners. The decision of the site plan review committee is subject to the appeal process as identified in section 1D “Appeals” of the City of Lacey Development Guidelines and Public Works Standards. These provisions do not apply to townhouses reviewed as middle housing under the provisions of LMC 16.03.057.

The hearings examiner will review the creation of ten or more lots as provided for through the subdivision process.

B. *Platting.* A subdivision plat or short plat shall be required for all townhouse developments so that individual dwelling units are divided into lots with common walls located on lot lines.

Exceptions:

1. A townhouse development may be done through condominium provided the city has adopted an ordinance providing this option.
2. Townhouse projects permitted under LMC 16.03.057 may instead use a unit lot subdivision or other approved method, subject to the subdivision standards in LMC Title 15.

Commented [JA8]: A little unsure about this.

The following provisions apply only to townhouse developments regulated under this chapter.

When a townhouse development is platted, construction of townhouse dwellings may commence prior to final plat or final short subdivision approval, provided:

1. The proposed subdivision has received preliminary approval or the short subdivision has
2. Partial or complete construction of structures shall not relieve the subdivider from, nor impair city enforcement of conditions of subdivision approval.

C. *Site Plans.* An application for a townhouse development shall include the following:

A site plan drawing or drawings at a scale not smaller than one hundred feet to the inch, showing all the information required for a preliminary plat plus the following:

1. Site boundaries;
2. Streets bounding or abutting the site;
3. Proposed building including dimensions, setbacks, identification of types and the number of dwelling units in each residential type;
4. Location and dimensions of open spaces;
5. Location and dimensions of garbage disposal areas;
6. The location and design of off-street parking facilities, showing their size;
7. Circulation plan, vehicular and pedestrian, and points of ingress and egress from the site, and their relationship to ingress and egress of neighborhood properties;
8. Existing buildings and indication of future use or disposition;
9. Landscaping plan;
10. Typical front and side elevations and exterior architectural treatment of the proposed units;
11. Three-dimensional illustrations to help show exterior architectural treatment from the street and/or other commonly viewed vantage points.
12. The existing and proposed contours at two foot intervals and which locates existing streams, lakes, marshes and other natural features.

D. Townhouse developments are subject to design review requirements of Chapter [14.23 LMC](#). (Ord. 1380 §1, 2012; Ord. 1310 §47, 2008; Ord. 1208 §68, 2003; Ord. 1044 §24, 1996; Ord. 1024 §48, 1995; Ord. 691 §32 (part), 1984).

Commented [JA9]: Does language need to be added here or a reference to the middle housing chapter for further townhouse guidelines?

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

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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...
in a manner that supports a pedestrian-friendly neighborhood design.
- 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. and personalization.
- 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. through smaller home sizes and efficient land use.

Commented [JA1]: Suggestion to update language. Thoughts?

Commented [JA2]: Suggestion to update language. Thoughts?

Commented [JA3]: Suggested update to language.

H. Promote conservation of natural resources by clustering smaller dwelling units on lots. (Ord. 1310 §48, 2008).

I. Clarify that cottage housing developments regulated under this chapter are distinct from cottage housing units permitted as middle housing under LMC 16.03.057. Cottage homes permitted under LMC 16.03.057 as middle housing are not subject to the design, layout, or site standards of this chapter unless specifically referenced. Those units are regulated under the standards of LMC 16.03.057 and applicable provisions of Title 15 LMC.

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16.62.020 Where permitted.

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

A. Low Density Residential District.

B. Moderate Density Residential District.

C. High Density Residential District.

D. 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).

E. This section applies only to cottage housing developments as defined in this chapter. Individual cottage housing units constructed under the middle housing provisions of LMC 16.03.057 are permitted in all residential zones that allow single-family dwellings. These units are not subject to the cluster limits or development standards outlined in this chapter unless specifically cross-referenced.

Commented [JA4]: At this time, Lacye has not made final decisions about cottage housing development standards when developed as MH units.

16.62.030 Development standards.

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Cottage housing units constructed as middle housing under LMC 16.03.057 are not subject to the development standards of this section unless explicitly stated. These units shall instead comply with the applicable development and design standards for detached single-family dwellings in the underlying zoning district, the provisions of Chapter 16.03.057 LMC (Middle Housing), and design standards in LMC 14.23.072.

A. *Density.* The density of the underlying zone governs unless a density increase is granted as provided in this chapter. This provision does not apply to middle housing cottages, which are regulated as units per lot (LMC 16.03.057).

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~~B. *Density Increase in the Low Density Residential and Moderate Density Residential Districts.*~~
The city may allow two cottage units for each regular dwelling unit allowed under existing standards in the Low Density Residential and Moderate Density Residential Districts.

Commented [JA5]: Suggestion to rework this section as seen below in new language for item B and then adding item C,

B. The base density of the underlying zoning district shall govern cottage housing developments, except where a density bonus is allowed under subsection C below.

Note. This density bonus does not apply to middle housing cottages, which are regulated based on units per lot as defined in LMC 16.03.057.

C. *Density Bonus – Low and Moderate Residential Districts.*

In the Low Density Residential (LDR) and Moderate Density Residential (MDR) districts, the city may allow up to twice the number of dwelling units otherwise permitted by the base density of the zone, when developed as a cohesive cottage housing development that meets the standards of this chapter.

Example. If the base zoning allows 6 dwelling units per acre, a cottage housing development may be allowed up to 12 cottage units per acre under the provision.

This density bonus applies only to cottage housing developments regulated under this chapter and does not apply to individual cottage units constructed under the middle housing provisions of LMC 16.03.057.

ED. *Maximum Gross Floor Area.* The maximum allowed gross floor area is one thousand two hundred square feet per dwelling. The maximum gross floor area for the ground floor or main floor is eight hundred square feet per dwelling.

DE. *Platting.* A cottage development may be completed through a subdivision plat, short plat, or condominium provided the city has adopted an ordinance providing this option.

EE. *Design.* Cottages are subject to the design criteria in LMC [14.23.072](#). Where there are conflicts between LMC [14.23.072](#) and the standards in this chapter, the standards herein shall apply.

FG. *Minimum Common Space.* The minimum common space required is three hundred square feet per dwelling. The common open space shall be configured so that at a minimum:

1. The common open space abuts fifty percent of the cottages in a cottage housing development.
2. Cottages are oriented around at least two sides of the common open space.
3. Cottages are oriented around the open space with an entry facing the common open space.
4. Cottages should be within sixty feet walking distance of the common open space.
5. Area required to meet minimum private open space, setback, and parking requirements may not be used in the calculations for common open space.
6. Common open space shall be accessible to all cottage residents in the applicable cluster and maintained by the development's homeowners association.

G. *Minimum Private Open Space.* The minimum private open space required is two hundred square feet per dwelling. Required open space shall be adjacent to each dwelling unit and for the exclusive use of the cottage resident(s). The private space shall be:

1. Usable (not on a steep slope).
2. Oriented toward the common open space as much as possible.

3. No less than eight feet in dimension on any side. A desirable configuration for this private open space is an area between the dwelling unit and the common open space, similar to what's shown in the examples in Table [16T-85](#).

H. *Facades and Porches.*

1. Cottages facing the common open space or common pathway must feature a roofed porch at least eighty square feet in size with a minimum dimension of eight feet on any side.
2. Cottages fronting on a street shall provide a covered entry feature with a minimum dimension of six feet by six feet facing the street. This is in addition to the porch requirement, where the cottage is adjacent to a common open space or pathway.
3. All facades facing common open space, pathways, and streets shall comply with architectural details and windows and transparency design criteria specified in LMC [14.23.072\(C\)](#) and [\(I\)](#), respectively.

I. *Maximum Height for Cottages.*

1. The maximum height for cottages with a minimum roof slope of six feet vertical to twelve feet horizontal is twenty-five feet. All parts of the roof above eighteen feet shall be pitched.
2. The maximum height for cottages with a roof slope less than six feet vertical to twelve feet horizontal is eighteen feet.
3. The maximum height for all accessory structures is eighteen feet.

J. *Setbacks.* The setback requirements are the same as the other residential uses in the underlying zone.

K. *Minimum Distance Separating Structures.* The minimum required distance separating structures (including accessory structures) is ten feet.

L. *Parking Requirements.*

1. The required number of parking spaces is an optional minimum of one space and a maximum of one and one-half spaces per dwelling.

2. Parking shall be located on the same property as the cottage development.
3. Parking and vehicular areas shall be screened from public streets and adjacent residential uses by landscaping or architectural screens. The illustration in Table [16T-85](#) provides a good example of screening with columnar trees separating the driveway from the adjacent property.
4. Parking shall be located in clusters of not more than five adjoining uncovered spaces (except where parking areas are adjacent to an alley or vegetated LID facilities).
5. Parking is prohibited in front and interior yard setback areas. The top illustration and photo in Table [16T-85](#) provide good examples of parking location.
6. All detached parking structures shall have a pitched roof design.
7. Garages may be attached to individual cottages provided all other design standards have been met and the footprint of the ground floor, including the garage, does not exceed one thousand square feet. Such garages shall be located away from common open spaces to the extent possible.
8. At least fifty percent of the required parking spaces shall be enclosed. Such structures shall be designed consistent with the cottage architecture. This includes similar building materials, rooflines, and detailing.

M. *Utility Elements.* Utility meters and heating/cooling/ventilation equipment shall be located/designed to minimize visual impacts from the street and common areas.

N. *Existing Nonconforming Structure and Accessory Dwelling Units.*

1. On a lot to be used for a cottage housing development, an existing detached single-family residential structure, which may be nonconforming with respect to the standards of this chapter, shall be permitted to remain, provided the house and any accessory structures are not enlarged and the development meets the standards herein. The existing dwelling shall be included in determining the allowable density for the site.
2. For any cottage development containing an existing house and an accessory dwelling unit, the accessory dwelling unit shall be counted as a cottage for the purposes of determining allowable density for the site.

O. *Clustering Groups.* Developments shall contain a minimum of four and a maximum of twelve dwellings located in a cluster group to encourage a sense of community among the residents. A development site may contain more than one cluster.

Note. This clustering requirement does not apply to cottage-style dwellings permitted as middle housing under LMC 16.03.057.

P. Cottage housing developments are subject to design review requirements of Chapter 14.23 LMC. Cottage-style dwellings constructed as middle housing per LMC 16.03.057 are not subject to the design review process for cottage housing developments. Instead, they are subject to the same design standards and review procedures that apply to detached single-family dwellings in the underlying zoning district, consistent with RCW 36.70A.635.

Q. The city desires to form partnerships with nonprofit housing authorities and the private development community in promoting infill, providing affordable housing and achieving GMA smart growth and livable city objectives. To provide for innovation and creativity in achieving housing and livable city objectives of the Plan, flexibility may be permitted where a specific cottage project furthers the Plan's objectives, but zoning code requirements would prevent the project, make it less effective in implementing the Plan's intent, or act as a barrier to implementation of the Plan's vision. The city may waive said code provisions under the following conditions:

1. The city and the private/public partners believe the subject project meets community objectives of smart growth, livable city and sustainability as identified in the city Comprehensive Land Use Plan;
2. Design of the project gives significant attention to place making and functionality that will enhance the livability of the neighborhood in which it is located, as identified in the Comprehensive Land Use Plan and/or the applicable neighborhood plan;
3. Design includes energy conservation features that promote sustainability goals as identified in the Comprehensive Land Use Plan and/or other plans developed to promote energy conservation and sustainability;

4. The project addresses target demographics or specific community housing need as identified in the Comprehensive Land Use Plan's Housing Element and/or the applicable neighborhood plan;
5. Based upon a determination by the director, the proposed project design will better implement objectives of the Comprehensive Land Use Plan. (Ord. 1612 §12, 2022; Ord. 1496 §97, 2016; Ord. 1427 §3, 2013; Ord. 1380 §1, 2012; Ord. 1310 §48, 2008).

The Lacey Municipal Code is current through Ordinance 1677, passed May 20, 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.](#)

Chapter 16.72

OFF-STREET PARKING AND LOADING

Commented [JA1]: Unsure, but at first glance it appears that the only changes needed would be to modify Table 16T-13. Thoughts?

Sections:

16.72.010	Intent
16.72.020	General requirements
16.72.025	Maintenance
16.72.030	District parking requirements
Table 16T-13	
16.72.040	<i>Repealed</i>
16.72.045	<i>Repealed</i>
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. (Ord. 1434 §3, 2014; Ord. 1130 §1, 2000; Ord. 583 §2.29(A), 1980).

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.

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. (Ord. 1539 §118, 2019; Ord. 1434 §4, 2014; Ord. 1130 §2, 2000; Ord. 583 §2.29(B), 1980).

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. (Ord. 1539 §119, 2019).

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 [16.66](#) 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.

c. *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 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 number of spaces needed for all uses at any one time are 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.

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](#). (Ord. 1614 §1, 2022; Ord. 1539 §120 (part), 2019; Ord. 1500 §3 (part), 2016; Ord. 1496 §101, 2016; Ord. 1434 §5, 2014;

Ord. 1230 §1, 2004; Ord. 1220 §52, 2004; Ord. 1192 §185, 2002; Ord. 1130 §3, 2000; Ord. 859 §1, 1989; Ord. 691 §41, 1984; Ord. 583 §2.29(C), 1980).

Table 16T-13

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
BUSINESS PARK				
General business park ¹	Per 1,000 square feet	2	4	See offices
COMMERCIAL				
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 auto stalls. Minimum of 4

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
Daycare, preschools, nursery schools	Per teacher plus 1 drop-off loading area per 7 students	0.5	1	1 per 25 auto stalls. Minimum of 1
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 2
	• With on-site customer service	2	4	

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
	• 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
Restaurants	Per 100 square feet of dining area	1	4	See retail
Retail	Per 1,000 gross square feet	3	6	1 per 20 auto stalls. Minimum of 2
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	0.5	1	See offices

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
	space for each vehicle owned, leased or operated by the company			
Warehouse	Per 1,000 square feet of GFA plus	1		None
	Per 400 square feet of GFA used for office or display area	1		
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 2
Schools, elementary and junior high	Per classroom and office	1	1.5	1 per classroom

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
Schools, senior high	Per classroom and office plus per each 5 students of designated capacity	1	2	1 per five auto stalls. Minimum of 2
PLACES OF ASSEMBLY				
Places of assembly without fixed seats	Per 1,000 square feet of GFA ³	10	11	1 per 25 auto stalls. Minimum of 2
Places of worship	Per 4 seats	1	2	1 per 40 auto stalls. Minimum of 4
Stadiums, auditoriums, gymnasiums, theaters ⁴	Per 4 seats of the permitted assembly occupants	1	1.5	1 per 25 auto stalls. Minimum of 4
RESIDENTIAL				
Accessory dwelling unit	Per dwelling unit	1		None
Single-family	Per dwelling unit	2 ⁶		None
Duplexes	Per dwelling unit	2		None

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
Middle Housing Types <i>Per LMC 16.03.57</i>	Per dwelling unit (Lots 6,000 square feet or smaller)	No minimum requirement	1	None
Middle Housing Types <i>Per LMC 16.03.57</i>	Per dwelling unit (Lots 6,000 square feet or greater)		2	None
Multifamily structures	Per each studio unit	1		1 per 10 auto stalls. 2 minimum per building
	Per each 1- or 2-bedroom unit	1.5		
	Per each 3 or more bedroom unit	2		
Manufactured home subdivision	Per dwelling unit	2		None
Manufactured home parks ⁵	Per dwelling unit	1.5		None
Rooming houses, lodging houses, bachelor or efficiency units	Per occupant	1	3	None

Commented [JA2]: If we are setting the max does it imply there is no minimum? Will Lacey stand behind no off-street parking for MH?

In addition, need to discuss what will be considered multifamily vs. middle housing some changes will be needed once we establish an updated version for multi-family

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
Senior citizen apartments	Per 3 dwelling units	1	2	See multifamily

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.

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 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.

(Ord. 1614 §2, 2022; Ord. 1612 §14, 2022; Ord. 1539 §120 (part), 2019; Ord. 1500 §3 (part), 2016; Ord. 1434 §7, 2014).

16.72.040 Repealed

Repealed by [Ord. 1496](#). **16.72.045 Repealed**

Repealed by [Ord. 1496](#). **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](#).
 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 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. (Ord. 1539 §121, 2019; Ord. 1496 §104, 2016; Ord. 1480 §§28, 29 (part), 2015; Ord. 1434 §9, 2014; Ord. 1131 §8, 2000; Ord. 1130 §4, 2000; Ord. 1044 §26, 1996; Ord. 583 §2.29(E), 1980).

The Lacey Municipal Code is current through Ordinance 1677, passed May 20, 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.](#)

6/2/25

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

Planning Commission Meeting
June 11, 2025

Packets due: June 6, 2025

1. **Public Hearing:** Sign Code Amendment
2. **Work Session:** Middle Housing Code Amendments
3. **Work Session:** Zoning Code Amendments

Planning Commission Meeting
June 25, 2025

Packets due: June 20, 2025

1. **Public Hearing:** 6-Year TIP
2. **Work Session:** Development Procedures Code Update (Tentative)
3. **Work Session:** Lacey Metropolitan Park District Presentation (Jen B.)

Planning Commission Meeting
July 9, 2025

Meeting Canceled

Planning Commission Meeting
July 23, 2025

Packets due: July 17, 2025

1. **Work Session:** Comprehensive Plan Draft and Outreach Next Steps

August 27: Comp Plan Public Hearing (Tentative)