



Lacey Planning Commission Meeting Agenda

Refer to the bottom of the agenda for meeting information.

Wednesday, November 12, 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 October 22, 2025 meeting minutes

1. October 22, 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

9. New Business

A. **Co-living Housing Draft Code Amendments: Jennifer Adams, Housing Coordinator.** The Planning Commission will review draft code amendments for co-living housing as required by RCW 36.70A.535. The amendments will be scheduled for a public hearing at the December 10th meeting.

1. Co-living Housing Draft Code Attachments

10. Old Business

- A. **Middle Housing Draft Code Amendments: Jennifer Adams, Housing Coordinator.** The Planning Commission will receive a briefing from staff on the status of draft code amendments to implement the middle housing requirements of HB 1110.

1. Middle Housing Attachments

11. Communications and Announcements

- A. Planning Commission Calendar

12. Next Meeting - December 10, 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_qZRt6gYjQ2mKiBYzHxLO3A
Website:	https://cityoflacey.org/government/public-meetings/
Facebook:	https://www.facebook.com/cityoflacey
YouTube:	https://www.youtube.com/watch?v=OLjvAg6RDY
Cable:	Channel 77 with your local cable provider
Phone:	(888) 788-0099 or (877) 853-5247 (Webinar ID 821 0904 1619)

Verbal Public Comment

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

Prior to starting your comments, please provide your:

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

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

In-Person:	Use the sign-up sheet located 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_qZRt6gYjQ2mKiBYzHxLO3A

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, October 22, 2025 – 6:00 p.m.
Lacey City Hall Council Chambers, 420 College St SE – and via Zoom

Meeting was called to order at 6:00 p.m. by Jeff Gadman

Planning Commission members present: Jeff Gadman, Tonya Moore, Kyrian MacMichael, Spencer Zeman, Elliot Kirk. Staff present: Ryan Andrews, Hans Shepherd, Sarah Schelling, Wesley Nguyen, Erin Skelley, and Kathryn Bisser.

EcoNW Representatives - Brittany Bagent and James Kim.

Jeff noted a quorum present. Spencer read the Land Acknowledgement.

Spencer Zeman made a motion, seconded by Kyrian MacMichael to approve the agenda for tonight's meeting. Tonya Moore made a motion, seconded by Spencer Zeman to approve October 8, 2025 minutes. All were in favor, both motions carried.

1) **Public Comments:** None

2) **Commission Members Reports:** None

3) **Department Report:** Ryan Andrews went over the Planning Commission calendar. The November 26, 2025 and December 24, 2025 meetings will be cancelled.

4) **New Business:** None

5) **Old Business:**

- a. **Economic Development Strategy: Wesley Nguyen, Economic Development Coordinator and EcoNW Staff.** The Planning Commission was briefed on the draft Economic Development Strategy which identifies short and medium-term actions to implement economic development initiatives consistent with the Comprehensive Plan. No formal action was taken.
- b. **Comprehensive Plan Update: Ryan Andrews, Planning Manager; Hans Shepherd, Senior Planner.** The Planning Commission reviewed the public testimony from the October 8th public hearing and conducted final deliberations on the 2025 Comprehensive Plan Update.

Kyrian MacMichael made a motion, seconded by Elliot Kirk to make a recommendation of approval on the Comprehensive Plan Update with staff recommendations to City Council. All were in favor, the motion carried.

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

7) **Next Meeting:** November 12, 2025

8) **Adjournment:** 7:30 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=EXFOGi2uvtA>



Planning Commission Staff Report

November 12, 2025

SUBJECT: Co-living Housing Code Update

RECOMMENDATION: Review draft Lacey Municipal Code Amendments related to co-living housing. No formal action is necessary as the amendments will be scheduled for a public hearing at the December 10th meeting.

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

ORIGINATED BY: Community and Economic Development

ATTACHMENTS: Attachment A – Co-living housing, new section LMC 16.56
Attachment B – Off street parking and loading, LMC 16.72
Attachment C – Definitions, LMC 16.06

PRIOR REVIEW: None

BACKGROUND:

Recent state legislation ([ESHB 1998](#), codified in [RCW 36.70A.535](#)) requires local jurisdictions planning under the Growth Management Act (GMA) to accommodate co-living housing in zones that allow multifamily development. The legislation provides a framework for how such developments may be regulated locally. While not a new concept in America, the past two decades has shown a resurgence of co-living development, particularly in the Puget Sound region, driven by the need for new low-cost living options that can be incorporated into desirable neighborhoods and without reliance on public subsidy.

What is co-living housing?

Co-living housing consists of private, lockable sleeping rooms that are independently rented and may share common kitchen and bathroom facilities. This model provides smaller (typically 200-300 square feet) living options designed for attainability, offering a lower-cost alternative for residents who might otherwise rent studio apartments or shared larger dwellings at higher monthly costs.

The model also supports more efficient use of land and existing infrastructure, may be attractive for those using alternative modes of transportation, and may foster social connections among residents

through shared spaces. Co-living can appeal to a broad range of community members, including working adults, students, and older adults seeking to downsize or live in a more communal setting.

To implement these state requirements, staff have drafted a new chapter to the Lacey Municipal Code (LMC 16.56) that defines, permits, and establishes basic development standards for co-living housing consistent with [RCW 36.70A.535](#) and the City's broader housing goals.

In addition to establishing a new chapter for co-living housing (LMC 16.56), several related items required under RCW 36.70A.535 will be addressed through other sections of the Lacey Municipal Code. Specifically, parking standards for co-living housing will be incorporated into LMC 16.72 (Off Street Parking and Loading), to ensure consistency with state parking limitations and to maintain clear alignment with other residential uses. Definitions for "co-living housing", "sleeping unit", "shared facilities", and related terms will be added to LMC 16.06 (Definitions). The RCW also references sewer connection fees; however, these matters are administered by the City's Public Works Department and will be addressed through upcoming updates to the City's Development Guidelines and Public Works Standards rather than through zoning regulations.

The proposed co-living chapter directly supports Lacey's goals to expand the range of housing choices and provide homes affordable to residents at all income levels through innovative, cost-efficient design models. Both the City's Housing Action Plan and Affordable Housing Strategy highlight the need for smaller, lower-cost rental opportunities that meet diverse living needs within the community. Co-living housing represents one more tool for delivering attainable rental opportunities in areas already planned for multifamily use.

The legislation establishes that local jurisdictions must implement co-living housing into their zoning and development regulations by December 31, 2025, after which time, state statute will prevail until local adoption has occurred.

RECOMMENDATION:

This is an introductory briefing and opportunity for feedback. Ultimately, the Planning Commission will conduct a public hearing and make a recommendation to the City Council on adoption of the proposed code.

NEXT STEPS:

Staff will revisit Planning Commission on December 10th, 2025 for a public hearing and formal recommendation to the City Council.

(New Proposed) Chapter 16.56

Co-Living Housing

16.56.010 Applicability

16.56.020 Use and Development Standards

16.56.010 Applicability

- A. Co-living housing is permitted in any zone that allows at least six multifamily residential units in the underlying zone, including zones that allow mixed-use development, except in the Lacey Historic Neighborhood and the Low-Density Residential zone.
- B. In the event of conflict with other provisions of Title 16 (Zoning), the provisions of this chapter shall apply.

16.56.020 Use and Development Standards

- A. Co-living housing shall be subject to the same development standards as multifamily housing in the underlying zone, except as otherwise provided for density and parking in this chapter.
- B. For the purpose of applying maximum residential density standards, each sleeping unit shall be considered equivalent to one-quarter (1/4) of a dwelling unit. Minimum density requirements shall not apply to co-living housing.
- C. Each sleeping unit shall not exceed two hundred fifty square feet of habitable floor area, measured exclusive of shared kitchens, bathrooms, hallways, or other common areas.
- D. Shared kitchen and bathroom facilities.
 - 1. Sleeping units shall not include private kitchens or private bathrooms.

2. Shared facilities shall be provided as common areas and located within the same building as the sleeping units they serve. Shared facilities must provide convenient access to all residents of the co-living development.
 3. All shared facilities shall comply with accessibility requirements of the adopted building code.
 4. At least one shared kitchen (standard) shall be provided for every six sleeping units. When the number of required kitchens results in a fractional kitchen, any fraction less than one-half shall be disregarded and any fraction of one-half or over shall be counted as one kitchen.
 5. Shared bathroom facilities shall be provided at a ratio consistent with the requirements of the adopted building, plumbing, and accessibility codes for the intended occupancy.
- B. Vehicle and bicycle parking requirements shall be determined in accordance with 16.72 LMC (Off-Street Parking and Loading).
- C. Co-living housing shall be processed using the same permit procedures as multifamily housing in the same zone. No additional notice or hearings are required, except where otherwise required by state law (e.g., shoreline regulations RCW 90.58 and development regulations under RCW 36.70A.535(5)).
- D. Co-living housing shall not be excluded from affordable housing incentive programs authorized by the City of Lacey or state law (RCW 36.70A.540).

Chapter 16.72

OFF-STREET PARKING AND LOADING

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;

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- 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
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

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
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	
	• 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

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
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 space for each vehicle owned, leased or operated by the company	0.5	1	See offices
Warehouse	Per 1,000 square feet of GFA plus	1		None

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
	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
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				

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
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
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		

Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
	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
Co-living housing <i>Per RCW 36.70A.535</i>	Per each sleeping unit	0.25		see multifamily
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 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.](#)

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).

16.06.235 Co-living housing.

"Co-living housing" means a residential development with sleeping units that are independently rented and lockable. Residents share a kitchen and bathroom facilities, with other sleeping units in the building.

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).

16.06.345 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).

16.06.396 Kitchen (standard)

“Kitchen” (standard) means a room or part of a room that is used, intended, or designed to be used for cooking or preparing food. A kitchen includes facilities, or utility hookups for facilities, sufficient to prepare, cook, and store food, and wash dishes. At a minimum, a kitchen shall include countertops, a kitchen-style sink, space and utilities sufficient for a gas or 220/240-volt electric stove and oven, and a refrigerator with a minimum storage capacity of 20-22 cubic feet.

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 ~~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).

16.06.685 Shared facilities

“Shared facilities” means common areas or spaces within a building or development that are available for joint use by multiple occupants, dwelling or sleeping units, including but not limited to: kitchens, bathrooms, dining areas, laundry rooms, or similar shared amenities.

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).

16.06.693 Sleeping unit.

“Sleeping unit” means a private, lockable room within a co-living development that provides permanent provisions for sleeping and limited living space for one or more persons, but does not contain a private kitchen or private bathroom. Cooking and sanitation facilities are shared with other sleeping units within the building.

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).

16.06.700 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).

16.06.745 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).

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 1671, passed December 17, 2024.

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

November 12, 2025

SUBJECT: Middle Housing Code Update

RECOMMENDATION: Provide an informational update on the City's progress toward implementing state middle housing requirements and provide opportunity for discussion and feedback. No formal action is necessary.

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

ORIGINATED BY: Community and Economic Development

ATTACHMENTS: Middle Housing Model Ordinance – prepared by the Washington State Department of Commerce (2024)

PRIOR REVIEW: Planning Commission – February 25, 2024, and June 11, 2025

BACKGROUND:

In 2023, the Washington State Legislature adopted Engrossed Second Substitute House Bill 1110 (E2SHB 1110), which requires all fully planning jurisdictions under the Growth Management Act (GMA) to allow middle housing in all zones that allow detached single-family residences.

“Middle housing” refers to a range of housing types that bridge the gap between detached single-family dwellings and larger multifamily developments. The state considers the following as middle housing types: duplexes, triplexes, fourplexes, five-plexes, six-plexes, townhouses, stacked flats, courtyard apartments and cottage housing. Middle housing is intended to expand housing choice, create diverse opportunities for homeownership, and support infill development within existing urban areas.

While middle housing may include units that are naturally more attainable due to their smaller size, it is not synonymous with “affordable housing” as defined by state or federal programs. Rather, it provides a broader mix of housing options at varying price points within existing neighborhoods.

As a Tier II city under HB 1110 (based on population), Lacey must:

- allow at least two (2) middle housing units per lot in all zones where detached single-family homes are allowed;
- allow up to four (4) middle housing units per lot if at least one unit is provided as affordable housing (as defined in RCW 36.70A.635);
- adopt six (6) of the nine middle housing types in our Lacey Municipal Code; and
- formally adopt a citywide Middle Housing Ordinance by December 31, 2025.

Additional recent legislation – including ESSB 5457, which authorizes unit lot subdivisions, and HB 1337, which expands provisions for accessory dwelling units (ADUs) – is also relevant to Lacey’s broader housing code update. While these bills are not the focus of this discussion, their implementation is closely related to middle housing because all three affect how small-scale housing can be built, owned, and regulated within the city. Ensuring these provisions work cohesively will be critical to Lacey’s long-term housing strategy. The Planning Commission will play an important role in future discussions about how these regulations align and support one another.

Current Status:

To date, City staff have completed several key phases of the middle housing initiative, (supported by a grant funding received from the Washington State Department of Commerce in years 2024 and 2025):

- **Public engagement:** Conducted citywide outreach, including an online survey, public events, and stakeholder discussions to understand community priorities related to middle housing.
- **Planning Commission discussions:** The Planning Commission has received two briefings on middle housing since 2024. Previous discussion helped establish Lacey’s preferred direction for middle housing types, height standards, and overall code organization.
- **Middle housing types supported:** The Planning Commission expressed support for the following six (6) housing types to be incorporated into Lacey’s future middle housing ordinance: duplexes, triplexes, fourplexes, townhouses, stacked flats and cottage housing. These types closely align with the community’s feedback collected during public outreach.
- **Draft code development:** Over the past several months, staff have been developing a standalone Middle Housing chapter for inclusion within Title 16 (Zoning). The draft language is being refined through internal review and coordination with Current Planning staff.

Because the City will not meet the state’s compliance deadline of December 31, 2025, the Washington State Department of Commerce’s Model Middle Housing Ordinance will temporarily preempt local regulations beginning January 1, 2026. This model ordinance will remain in effect until Lacey adopts its own middle housing ordinance, anticipated by June 30, 2026.

NEXT STEPS:

Staff will continue implementing the City's middle housing work program in coordination with state requirements and Planning Commission input. Upcoming tasks include:

- continuing internal staff review and refinement of draft middle housing code language; and
- returning to the Planning Commission in early 2026 for review of the full draft chapter.

TIER 1 AND 2 CITIES MIDDLE HOUSING MODEL ORDINANCE

UPDATE | October 24, 2024

This Middle Housing Model Ordinance helps cities implement the middle housing requirements of the Growth Management Act. The Tier 1 provisions of this model apply to cities with a population of at least 75,000 based on 2020 Office of Financial Management population estimates. The Tier 2 provisions of this model apply to cities with a population of at least 25,000 but less than 75,000 based on 2020 [Office of Financial Management population estimates](#).

The Department of Commerce's authority to publish this Model Ordinance is provided in [RCW 36.70A.636](#)(2)(a) and (b), which state:

- "(2) (a) The department shall publish model middle housing ordinances no later than six months following July 23, 2023.*
- (b) In any city subject to RCW 36.70A.635 that has not passed ordinances, regulations, or other official controls within the time frames provided under RCW 36.70A.635(11), the model ordinance supersedes, preempts, and invalidates local development regulations until the city takes all actions necessary to implement RCW 36.70A.635."*

In 2023 the Washington Legislature passed Engrossed 2nd Substitute House Bill 1110 ("E2SHB 1110"; chapter 332, Laws of 2023), commonly referred to as "HB 1110". In 2024 the Washington Legislature passed Engrossed Substitute House Bill 2321 ("ESHB 2321"; chapter 152, Laws of 2024), commonly referred to as "HB 2321", which modified some of the requirements originally established by HB 1110. This Model Ordinance was originally published on January 23, 2024, and was updated after the passage of HB 2321.

The Model Ordinances have two text styles meant to address implementation of HB 1110 and HB 2321:

- **Bold text in the Model Ordinances** represents provisions from [RCW 36.70A.635](#) that cities subject to the law must implement.
- The non-bold text are standards that are optional for a city to use. Cities may choose to revise these optional standards, as well as adopt all, some, or none of the optional provisions. However, the non-bold text will apply to a city that does not pass ordinances, regulations, or other local controls to implement RCW 36.70A.635 within the time frame required by RCW 36.70A.635(11), until such time the city takes all actions necessary to implement RCW 36.70A.635. Certain optional standards are included in the Model Ordinance for this specific reason, to allow a city to have basic standards for certain middle housing types (such as cottage housing) should the Model Ordinance temporarily be in effect.

The diagram below summarizes the scenarios in which this Model Ordinance applies.

Scenario 1

City adopts regulations complying with RCW 36.70A.635 by its deadline*

- **Bold text** is integrated
(required by RCW 36.70A.635)
- Non-bold text is optional

Scenario 2

City has not adopted regulations complying with RCW 36.70A.635 by its deadline*

- **Bold text** is in effect
(required by RCW 36.70A.635)
- Non-bold text is in effect

Later, after the deadline, city adopts regulations complying with RCW 36.70A.635

- **Bold text** is integrated
(required by RCW 36.70A.635)
- Non-bold text is optional

* Deadline is six months after a city's next periodic comprehensive plan update required by RCW 36.70A.130

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY/TOWN OF _____, WASHINGTON, IMPLEMENTING THE REQUIREMENTS OF ENGROSSED SUBSTITUTE HOUSE BILL (E2SHB) 1110 AND ENGROSSED SUBSTITUTE HOUSE BILL (ESHB) HB 2321, ADDING NEW SECTIONS _____, AMENDING SECTIONS _____, PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in 2023 the Washington State legislature passed Engrossed Substitute House Bill (E2SHB) 1110 (chapter 332, Laws of 2023) related to middle housing; and

WHEREAS, in passing E2SHB 1110 (chapter 332, Laws of 2023) the State legislature found that Washington is facing an unprecedented housing crisis for its current population and a lack of housing choices, and is not likely to meet affordability goals for future populations; and

WHEREAS, the State legislature further found that in order to meet the goal of 1,000,000 new homes statewide by 2044, and enhanced quality of life and environmental protection, innovative housing policies will need to be adopted and that increasing housing options that are more affordable to various income levels is critical to achieving the state's housing goals, including those established by the legislature in Engrossed Second Substitute House Bill No. 1220 (chapter 254, Laws of 2021); and

WHEREAS, the State legislature further found:

There is continued need for the development of housing at all income levels, including middle housing that will provide a wider variety of housing options and configurations to allow Washingtonians to live near where they work;

Homes developed at higher densities are more affordable by design for Washington residents both in their construction and reduced household energy and transportation costs;

While creating more housing options, it is essential for cities to identify areas at higher risk of displacement and establish anti-displacement policies as required in Engrossed Second Substitute House Bill No. 1220 (chapter 254, Laws of 2021);

The state has made historic investments in subsidized affordable housing through the housing trust fund, yet even with these historic investments, the magnitude of the housing shortage requires both public and private investment;

and

In addition to addressing the housing shortage, allowing more housing options in areas already served by urban infrastructure will reduce the pressure to develop natural and working lands, support key strategies for climate change, food security, and Puget Sound recovery, and save taxpayers and ratepayers money.

WHEREAS, E2SHB 1110 (chapter 332, Laws of 2023) is primarily codified in the Revised Code of Washington (RCW) section 36.70A.635; 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/town 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/town 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/town 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/town planning commission held work sessions on _____ to study and review matters related to implementing RCW 36.70A.635; and

WHEREAS, on _____, the city/town Planning Commission held a duly noticed public hearing on the proposed ordinance, accepted testimony and made a recommendation to the _____city/town council; and

WHEREAS, on _____, the city/town 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/town into compliance with RCW 36.70A.635) and will serve the general welfare of the public;

NOW THEREFORE BE IT ORDAINED BY THE CITY/TOWN COUNCIL AS FOLLOWS

Section 1 – Purpose

The purpose of this middle housing ordinance ("ordinance") is to:

- A. Implement Engrossed Second Substitute House Bill 1110 and Engrossed Substitute House Bill 2321, codified in RCW 36.70A.030, 36.70A.280, 36.70A.635, 36.70A.636, 36.70A.637, 36.70A.638, 43.21C.495, and 43.21C.450, 64.32, 64.34, and 64.38, and 64.90, by providing land use, development, design, and other standards for middle housing developed on all lots zoned predominantly for residential use.
- B. If necessary, supersede, preempt, and invalidate the city's development regulations that conflict with this ordinance until such time the city takes all actions necessary to implement RCW 36.70A.635, if the city has not taken action necessary to implement RCW 36.70A.635 by the time frame required by RCW 36.70A.635(11). The model ordinance shall remain in effect until the city has taken all necessary actions to implement RCW 36.70A.635.**

Section 2 – General Provisions

- A. Nothing in this ordinance prohibits the city from permitting detached single-family residences.
- B. Nothing in this ordinance prohibits the city from requiring any development, including middle housing development, to provide affordable housing, either on-site or through an in-lieu payment, nor limit the city's ability to expand or modify the requirements of an existing affordable housing program enacted under RCW 36.70A.540.
- C. Nothing in this ordinance requires the issuance of a building permit if other federal, state, and local requirements for a building permit are not met.
- D. Nothing in this ordinance affects or modifies the responsibilities of the city to plan for or provide "urban governmental services" as defined in RCW 36.70A.030.
- E. The city shall not approve a building permit for middle housing without compliance with the adequate water supply requirements of RCW 19.27.097.
- F. The city shall not require through development regulations any standards for middle housing that are more restrictive than those required for detached single-family residences, but may apply any objective development regulations that are required for detached single-family residences, including, but not limited to, set-back, lot coverage, stormwater, clearing, and tree canopy and retention requirements.
- G. The same development permit and environmental review processes shall apply to middle housing that apply to detached single-family 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, or electrical codes under chapter 19.28 RCW.
- H. Conflicts. In the event of a conflict between this ordinance and other development regulations applicable to middle housing, the standards of this ordinance control except that, this subsection shall not apply to shoreline regulations under Chapter 90.58.RCW.

Section 3 – Definitions

The following definitions shall apply for the purposes of this ordinance, notwithstanding other definitions in the city's development regulations:

“Administrative design review” means a development permit process whereby an application is reviewed, approved, or denied by the planning director or the planning director's designee based solely on objective design and development standards without a public predecision hearing, unless such review is otherwise required by state or federal law, or the structure is a designated landmark or historic district established under a local preservation ordinance. A city may utilize public meetings, hearings, or voluntary review boards to consider, recommend, or approve requests for variances from locally established design review standards.

“All lots zoned predominantly for residential use” means all zoning districts in which residential dwellings are the predominant use. This excludes lands zoned primarily for commercial, industrial, and/or public uses, even if those zones allow for the development of detached single-family residences. This also excludes lands zoned primarily for mixed uses, even if those zones allow for the development of detached single-family residences, if the zones permit by-right multifamily use and a variety of commercial uses, including but not limited to retail, services, eating and drinking establishments, entertainment, recreation, and office uses.

“Cottage housing” means residential units on a lot with a common open space that either: (a) Is owned in common; or (b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space.

“Courtyard apartments” means attached dwelling units arranged on two or three sides of a yard or court.”

“Development regulations” or “regulation” means the controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, critical areas ordinances, shoreline master programs, official controls, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto. A development regulation does not include a decision to approve a project permit application, as defined in RCW 36.70B.020, even though the decision may be expressed in a resolution or ordinance of the legislative body of the county or city.

“Development standards” means controls placed by the city on building or site design and development including parking requirements, floor area allowances, density allowances, minimum lot coverage, and other dimensional standards.

“Fiveplex” means a residential building with five attached dwelling units.

“Fourplex” means a residential building with four attached dwelling units.

“Major transit stop” means:

- (a) a stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;**
- (b) commuter rail stops;**
- (c) stops on rail or fixed guideway systems; or**
- (d) stops on bus rapid transit routes, including those stops that are under construction.**

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

"Single-family zones" means those zones where single-family detached residences are the predominant land use.

"Sixplex" means a residential building with six attached dwelling units.

"Stacked flat" means dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor may be separately rented or owned.

"Tier 1 city" means a city with a population of at least 75,000 based on 2020 Office of Financial Management population estimates.

"Tier 2 city" means a city with a population of at least 25,000 but less than 75,000 based on 2020 Office of Financial Management population estimates.

"Triplex" means a residential building with three attached dwelling units.

"Townhouses" means buildings that contain three or more attached single-family dwelling units that extend from foundation to roof and that have a yard or public way on not less than two sides.

"Unit density" means the number of dwelling units allowed on a lot, regardless of lot size.

Section 4 – Applicability

- A. The provisions of this ordinance shall apply to all lots zoned predominantly for residential use, unless otherwise noted.**
- B. The provisions of this ordinance do not apply to:**
 - 1. 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-family detached house is an allowed use provided that any requirements to maintain aquifer recharge are met.**
 - 2. 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)).**
 - 3. Lots that have been designated urban separators by countywide planning policies as of July 23, 2023.**
 - 4. A lot that was created through the splitting of a single residential lot.**

Section 5 – Unit Density

Tier 1 Cities

- A. The permitted unit density on all lots zoned predominantly for residential use is:
1. Four units per lot, unless zoning permitting higher densities or intensities applies.
 2. Six units per lot on all lots within one-quarter mile walking distance of a major transit stop, unless zoning permitting higher densities or intensities applies.
 3. Six units per lot if at least two units on the lot are affordable housing meeting the requirements of subsections (D) through (I) below, unless zoning permitting higher densities or intensities applies.
- B. The standards of subsection (A) do not apply to lots after subdivision below 1,000 square feet unless the city has enacted an allowable lot size below 1,000 square feet in the zone.
- C. Accessory dwelling units do not count as units for the purposes of this section.

Tier 2 Cities

- A. The permitted unit density on all lots zoned predominantly for residential use is:
1. Two units per lot, unless zoning permitting higher densities or intensities applies.
 2. Four units per lot on all lots within one-quarter mile walking distance of a major transit stop, unless zoning permitting higher densities or intensities applies.
 3. Four units per lot if at least one unit on the lot is affordable housing meeting the requirements of subsections (D) through (I) below, unless zoning permitting higher densities or intensities applies.
- B. The standards of subsection (A) do not apply to lots after subdivision below 1,000 square feet unless the city has enacted an allowable lot size below 1,000 square feet in the zone.
- C. Accessory dwelling units do not count as units for the purposes of this section.

Tier 1 and 2 Cities

- D. To qualify for additional units under the affordable housing provisions of Section 5(A), an applicant shall commit to renting or selling the required number of units as affordable housing and meeting the standards of subsections (E) through (I) below.
- E. Dwelling units that qualify as affordable housing shall have costs, including utilities other than telephone, that do not exceed 30 percent of the monthly income of a household whose income does not exceed the following percentages of median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development:
1. Rental housing: 60 percent.
 2. Owner-occupied housing: 80 percent.

- F. The units shall be maintained as affordable for a term of at least 50 years, and the property shall satisfy that commitment and all required affordability and income eligibility conditions.
- G. The applicant shall record a covenant or deed restriction that ensures the continuing rental or ownership of units subject to these affordability requirements consistent with the conditions in chapter 84.14 RCW for a period of no less than 50 years.
- H. The covenant or deed restriction shall address criteria and policies to maintain public benefit if the property is converted to a use other than that which continues to provide for permanently affordable housing.
- I. The units dedicated as affordable housing shall:
 - 1. Be provided in a range of sizes comparable to other units in the development.
 - 2. The number of bedrooms in affordable units shall be in the same proportion as the number of bedrooms in units within the entire development.
 - 3. Generally, be distributed throughout the development and have substantially the same functionality as the other units in the development.

Section 6 – Middle Housing Types Allowed

Subject to the requirements of RCW 36.70A.635(5), on all lots zoned predominantly for residential use the following uses are permitted by-right, unless zoning permitting higher densities or intensities than those listed in Section 5 of this ordinance applies:

- A. Duplexes.
- B. Triplexes.
- C. Fourplexes.
- D. Fiveplexes.
- E. Sixplexes.
- F. Townhouses.
- G. Stacked flats.
- H. Courtyard apartments.
- I. Cottage housing.

Section 7 – Dimensional Standards

A. Applicability.

1. **The city shall not require through development regulations any standards for middle housing that are more restrictive than those required for detached single-family residences, but may apply any objective development regulations that are required for detached single-family residences. This includes, but is not limited to, the following types of dimensional standards: building height, setbacks, lot coverage, floor area ratio, lot area and lot dimension, impervious surface, open space, and landscaped area standards.**
2. Dimensional standards invalidated by this section are replaced by the dimensional standards provided in this section.

B. Density. **Lot area requirements and unit density shall comply with Section 5 of this ordinance.** Other restrictions, such as minimum lot area per unit, or maximum number of housing units per acre, are invalid in relationship to the minimum number of units per lot that the city must allow under RCW 36.70A.635.

C. Units per structure. Minimum and maximum numbers of dwelling units per structure for middle housing are invalid, except as provided by the definitions of middle housing types in Section 2 of this ordinance.

D. Maximum building height: 35 feet. A maximum building height limit for middle housing of less than 35 feet is invalid.

1. Building height shall be measured in accordance with the city's development regulations.
2. Rooftop appurtenances shall be regulated and measured in accordance with the city's development regulations.

E. Minimum setbacks.

1. The minimum required setbacks are as follows. Minimum building setbacks from property lines for middle housing buildings greater than the following are invalid:
 - a. Street or front: 15 feet, except 10 feet for lots with a unit density of three or more.
 - b. Street or front, garage door (where accessed from a street): 20 feet.
 - c. Side street: Five feet.
 - d. Side interior: Five feet, and zero feet for attached units internal to the development.
 - e. Rear, without an alley: 15 feet, except 10 feet for lots with a unit density of three or more.
 - f. Rear alley: Zero feet, and three feet for a garage door where it is accessed from the alley.
2. Setback projections.
 - a. Covered porches and entries may project up to five feet into required front and rear setbacks.
 - b. Balconies and bay windows may project up to three feet into required front and rear setbacks.

- c. Required parking spaces may occupy required setbacks.
- d. Other setback projections shall be regulated and measured in accordance with the city's development regulations.

F. Maximum lot coverage.

1. The maximum lot coverage for middle housing is as follows. Maximum lot coverage less than the following is invalid:
 - a. For lots with a unit density of six: 55 percent.
 - b. For lots with a unit density of four or five: 50 percent.
 - c. For lots with a unit density of three or less: 45 percent.
2. Unless the city has a different pre-existing approach to measuring lot coverage, lot coverage is measured as follows: the total area of a lot covered by buildings or structures divided by the total amount of site area minus any required or planned dedication of public rights-of-way and/or designation of private rights-of-way. Lot coverage does not include building overhangs such as roof eaves, bay windows, or balconies and it does not include paved surfaces.

G. Maximum floor area ratio (FAR).

1. Maximum FAR for middle housing is as follows. Maximum floor area ratio less than the following is invalid:

Unit density on the lot	Maximum floor area ratio (FAR)
1	0.6
2	0.8
3	1.0
4	1.2
5	1.4
6	1.6

2. Unless the city has a different pre-existing approach to measuring FAR, FAR is measured as follows: the total interior floor area of buildings or structures on a site, excluding features listed in subsection (G)(3) below, divided by the total amount of site area minus any required or planned dedication of public rights-of-way and/or designation of private rights-of-way. For example, a maximum floor area ratio of 1.0 (1 to 1) means one square feet of floor area is allowed for every one square foot of site area.

3. Unless FAR is measured differently by the city's development regulations, the following are not included in the calculation of interior floor area:
 - a. Unoccupied accessory structures, up to a maximum equal to 250 square feet per middle housing unit.
 - b. Basements, as defined by the city's development regulations.
 - c. Unenclosed spaces such as carports, porches, balconies, and rooftop decks.

Section 8 – Design Standards

A. Applicability.

1. These standards apply to all middle housing types developed with up to six units on a lot. Specific cottage housing and courtyard apartment standards apply only to those types.
2. For the purposes of this section, a “street” refers to any public or private street and does not include alleys.
3. These design standards do not apply to the conversion of a structure to a middle housing type with up to four attached units, if the floor area of the structure does not increase more than 50 percent.

B. Purpose. The purpose of these standards is to:

1. Promote compatibility of middle housing with other residential uses, including single-family houses.
2. De-emphasize garages and driveways as major visual elements along the street.
3. Provide clear and accessible pedestrian routes between buildings and streets.
4. Implement the definitions of cottage housing and courtyard apartments provided by state law.

C. Design review. The process used for reviewing compliance with middle housing design standards shall be administrative design review.

D. Cottage housing.

1. **Open space. Open space shall be provided equal to a minimum 20 percent of the lot size. This may include common open space, private open space, setbacks, critical areas, and other open space.**
2. Common open space.
 - a. **At least one outdoor common open space is required.**
 - b. Common open space shall be provided equal to a minimum of 300 square feet per cottage. Each common open space shall have a minimum dimension of 15 feet on any side.
 - c. Orientation. Common open space shall be bordered by cottages on at least two sides. At least half of cottage units in the development shall abut a common open space and have the primary entrance facing the common open space.
 - d. Parking areas and vehicular areas shall not qualify as common open space.
 - e. Critical areas and their buffers, including steep slopes, shall not qualify as common open space.
3. Entries. All cottages shall feature a roofed porch at least 60 square feet in size with a minimum dimension of five feet on any side facing the street and/or common open space.
4. Community building.

- a. A cottage housing development shall contain no more than one community building.
- b. A community building shall have no more than 2,400 square feet of net floor area, excluding attached garages.
- c. A community building shall have no minimum off-street parking requirement.

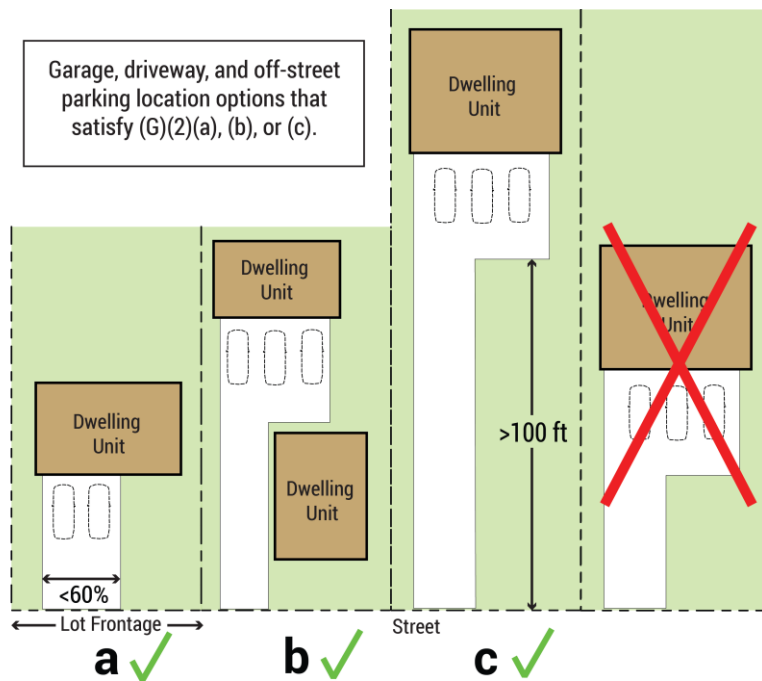
E. Courtyard apartments.

- 1. Yard or court.
 - a. **At least one yard or court is required.**
 - b. **The yard or court shall be bordered by attached dwelling units on two or three sides.**
 - c. The yard or court shall be a minimum dimension of 15 feet on any side.
 - d. Parking areas and vehicular areas do not qualify as a yard or court.
- 2. Entries. Ground-related courtyard apartments shall feature a covered pedestrian entry, such as a covered porch or recessed entry, with minimum weather protection of three feet by three feet, facing the street or yard or court.

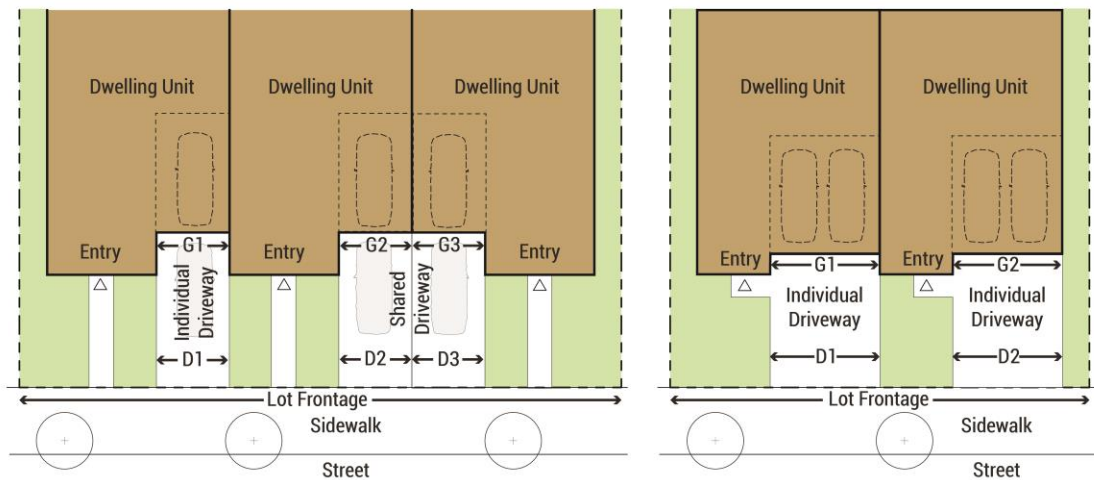
F. Pedestrian access. A paved pedestrian connection at least three feet wide is required between each middle housing building and the sidewalk (or the street if there is no sidewalk). Driveways may be used to meet this requirement.

G. Vehicle access, carports, garages, and driveways.

- 1. For lots abutting an improved alley that meets the city's standard for width, vehicular access shall be taken from the alley. Lots without access to an improved alley and taking vehicular access from a street shall meet the other standards of subsection (G)(2) through (5) below.
- 2. Garages, carports, driveways, and off-street parking areas shall not be located between a building and a street, except when any of the following conditions are met:
 - a. The combined width of all garages, driveways, and off-street parking areas does not exceed a total of 60 percent of the length of the street frontage property line. This standard applies to buildings and not individual units; or
 - b. The garage, driveway, or off-street parking area is separated from the street property line by a dwelling; or
 - c. The garage, driveway, or off-street parking is located more than 100 feet from a street.



3. All detached garages and carports shall not protrude beyond the front building façade.
4. The total width of all driveway approaches shall not exceed 32 feet per frontage, as measured at the property line. Individual driveway approaches shall not exceed 20 feet in width.
5. Local jurisdiction requirements for driveway separation and access from collector streets and arterial streets shall apply.



$\frac{(G1+G2+G3)}{\text{Lot Frontage}}$ must be no more than 60%

$(D1+D2+D3)$ must not exceed 32 feet per frontage

Individual driveway width (any "D#") shall not exceed 20 feet

- H. Landscaping. Development regulations for landscaping and tree standards for middle housing shall be equally or less restrictive than those required for detached single-family residences.

Section 9 – Parking Standards

- A. These standards apply to all housing meeting the definition of middle housing in Section 3, except as noted in subsection (C) of this section.
- B. Off-street parking for middle housing shall be subject to the following:
 - 1. No off-street parking shall be required within one-half mile walking distance of a major transit stop.
 - 2. A maximum of one off-street parking space per unit shall be required on lots no greater than 6,000 square feet, before any zero lot line subdivisions or lot splits.
 - 3. A maximum of two off-street parking spaces per unit shall be required on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits.
- C. The provisions of subsection (A) do not apply to:
 - 1. Portions of the city for which the Department of Commerce has certified a parking study in accordance with RCW 36.70A.635(7)(a), in which case off-street parking requirement shall be as provided in the certification from the Department of Commerce.
 - 2. Portions of the city within a one-mile radius of a commercial airport in Washington with at least 9,000,000 annual enplanements in accordance with RCW 36.70A.635(7)(b).

Section 10 – Infrastructure Standards

- A. 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 detached single-family residences, except as addressed by this ordinance.
- B. Lot Access/Road Standards.
1. Private driveway access shall be permitted for middle housing development with any number of units when a fire apparatus access road is within 150 feet of all structures on the lot and all portions of the exterior walls of the first story of the buildings, as measured by an approved route around the exterior of the buildings.
 2. When a fire apparatus road is not within 150 feet of all structures on the lot, subsection (B)(1) does not apply and one of the following conditions must be met:
 - a. The building is equipped throughout with an approved automatic sprinkler system meeting International Fire Code requirements.
 - b. No more than two units are accessed via the same private driveway.
 - c. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
 3. Private driveways shall not be required to be wider than 12 feet and shall not be required to have unobstructed vertical clearance more than 13 feet six inches except when it is determined to be in violation of the International Fire Code or other fire, life, and safety standards, such as sight distance requirements.
 4. Private driveway access, separate from access to an existing home, shall be permitted unless it is determined to be in violation of the International Fire Code or other fire, life, safety standards, such as site distance requirements.
 5. This subsection is not intended to limit the applicability of the adopted International Fire Code, except as otherwise presented in this subsection.

Section 11 – Severability

If any section, subsection, clause, sentence, or phrase of this ordinance should be held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 12 – Authority to Make Necessary Corrections

The City/Town 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 13 – Effective Date

The ordinance shall take effect and be in full force five days after publication of the attached summary which is hereby approved.

APPROVED

MAYOR

ATTEST/AUTHENTICATED: _____
CITY/TOWN CLERK

APPROVED AS TO FORM: _____
OFFICE OF THE CITY/TOWN ATTORNEY:

PASSED BY THE CITY/TOWN COUNCIL:
PUBLISHED:
EFFECTIVE DATE:

10/31/25

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting
November 12, 2025**

1. Work Session: Middle Housing and Co-Housing Regulations Briefing

Packets due: November 7, 2025

**Planning Commission Meeting
November 26, 2025**

Meeting Cancelled (Day before Thanksgiving)

Packets due: November 21, 2025

**Planning Commission Meeting
December 10, 2025**

1. Public Hearing: Co-Housing Regulations
2. Work Session: 2026 Docket and Work Plan

Packets due: December 5, 2025

**Planning Commission Meeting
December 24, 2025**

Meeting Cancelled (Christmas Eve)