



Lacey Planning Commission Meeting Agenda

Refer to the bottom of the agenda for meeting information.

Wednesday, December 10, 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 November 12, 2025 meeting minutes

1. November 12, 2025 Minutes

5. Public Comment

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

6. Commission Members' Reports

7. Department Report

8. Public Hearing

A. **Co-living Housing Draft Code Amendments: Jennifer Adams, Housing Coordinator.** The Planning Commission will conduct a public hearing to take testimony on draft amendments to the Lacey Municipal Code for co-living housing as required by RCW 36.70A.535. After the conclusion of the public hearing, the Planning Commission is requested to make a formal recommendation to the City Council on the amendments.

1. Co-living Housing Draft Code Amendments Attachments

9. New Business

A. 2026 Draft Docket Review: Ryan Andrews, Community Planning Manager.

The Planning Commission will review the draft 2026 Docket/Work Program in preparation for presentation to the City Council at the joint meeting scheduled for February 10th. The Planning Commission will review the proposed work program items and discuss any other emerging issues or items that may be added to the work program and discuss how they should be prioritized. No formal action is needed.

1. 2026 Draft Docket Review Attachments

10. Old Business

11. Communications and Announcements

- A. Planning Commission Calendar

12. Next Meeting - January 14, 2026

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_BiixxSDkQNOKU-qd5P--0Q
Website:	https://cityoflacey.org/government/public-meetings/
Facebook:	https://www.facebook.com/cityoflacey
YouTube:	https://www.youtube.com/watch?v=pE_gsKg6fBQ
Cable:	Channel 77 with your local cable provider
Phone:	(888) 788-0099 or (877) 853-5247 (Webinar ID 885 9995 4226)

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_BiixxSDkQNOKU-qd5P--0Q

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, November 12, 2025 – 6:00 p.m.
Lacey City Hall Council Chambers, 420 College St SE – and via Zoom

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

Planning Commission members present: Jeff Gadman, Tonya Moore, Robert Lane, Kyrian MacMichael, Spencer Zeman, Jennifer Harju, Elliot Kirk. Staff present: Ryan Andrews, Jennifer Adams, Erin Skelley, & Kathryn Bisser.

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

Robert Lane made a motion, seconded by Kyrian MacMichael to approve the agenda for tonight's meeting. Spencer Zeman made a motion, seconded by Robert Lane to approve November 12, 2025 minutes. All were in favor, both motions carried.

- 1) **Public Comments:** None
- 2) **Commission Members Reports:** Kyrian MacMichael stated how wonderful it was that 40% of the populace voted in the election.
- 3) **Department Report:** Ryan Andrews stated that there would be a Comprehensive Plan briefing to the Council at the November 25th meeting. There will be a 60-day comment period in which the Department of Commerce could request changes. The Planning Commission will not be notified of these changes, as their role in the process is complete. Ryan also stated that the Comprehensive Plan Update website would be live December 16, 2025.
- 4) **New Business: Co-living Housing Draft Code Amendments: Jennifer Adams, Housing Coordinator.** The Planning Commission reviewed 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.
- 5) **Old Business: Middle Housing Code Amendments: Jennifer Adams, Housing Coordinator.** The Planning Commission received a briefing from staff on the status of draft code amendments to implement the middle housing requirements of HB 1110.
- 6) **Communications and Announcements:** Ryan Andrews went over the Planning Commission schedule.
- 7) **Next Meeting:** December 10, 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=OLiJvAq6RDY>



Planning Commission Staff Report December 10, 2025

SUBJECT: Co-Living Housing Code Amendments

RECOMMENDATION: Conduct a public hearing to take testimony on the proposed co-living housing code amendments required by ESHB 1998 (RCW 36.70A.535). After conclusion of the public hearing, make a recommendation on the amendments to the City Council.

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 1: Co-living Housing, new section LMC 16.56
Attachment 2: Off Street Parking and Loading, LMC 16.72
Attachment 3: Definitions, LMC 16.06

PRIOR REVIEW: November 12, 2025 (Planning Commission briefing)

BACKGROUND:

The Washington State Legislature adopted ESHB 1998 (codified in RCW 36.70A.535), requiring jurisdictions planning under the Growth Management Act to allow co-living housing in all zones where six (6) or more multifamily residential units are permitted. Co-living housing generally consists of private, lockable sleeping rooms rented independently, with shared kitchen and/or bathroom facilities. This model provides smaller, more attainable-by-design housing options and supports efficient land use, reduced infrastructure demands, and greater flexibility for residents who rely on alternative modes of transportation.

To implement these state requirements, staff prepared a new chapter of the Lacey Municipal Code (LMC 16.56) establishing permitted use provisions and development standards for co-living housing. Related items required by RCW 36.70A.535 will be incorporated into other LMC sections, including:

- Parking standards added to LMC 16.72 (Off-Street Parking and Loading) to ensure consistency with state parking limits.
- Definitions added to LMC 16.06 (Definitions) for co-living housing, sleeping units, and shared facilities

Sewer connection fee provisions referenced in the RCW will be addressed through future updates to the City's Development Guidelines and Public Works Standards, rather than within zoning code.

Co-living housing is consistent with Lacey's adopted Housing Action Plan and Affordable Housing Strategy, both of which identify the need for smaller, lower-cost rental housing options that serve a range of incomes and household types. This code update expands the types of attainable housing allowed within existing multifamily areas.

State law requires jurisdictions to adopt co-living regulations no later than December 31, 2025, after which the statutory allowances apply directly until local code is adopted.

Updates Since the Planning Commission Briefing

Based on feedback from the Planning Commission at its November 2025 briefing, staff revised the draft code to strengthen resident privacy, safety and functionality. With the exception of bicycle storage (to be addressed with future parking code updates), key changes made to the draft code include:

- **Private toilets and sinks may be permitted in each sleeping unit.**
Although co-living sleeping units share kitchen and bathroom and/or shower facilities, the code now permits each sleeping unit to contain a private, toilet and sink. This change provides flexibility and allows for improved privacy, personal hygiene access, and safety, while still meeting the legislative intent of shared-facility housing.
- **Secure kitchen cabinet storage required for each sleeping unit.**
Shared kitchens must include individual, enclosed and secure storage cabinets for each sleeping unit to accommodate dry food, cookware, and personal kitchen items. This provision responds to Planning Commission concerns about resident security, equitable access to storage, and ease of use within communal kitchens.

These revisions have been incorporated into the updated draft code (LMC 16.56) presented for public hearing.

NEXT STEPS:

The Planning Commission will conduct a Public Hearing (December 10, 2025) to take testimony on draft amendments for Co-living Housing (LMC 15.56) and other related chapters (LMC 16.72 and LMC 16.06).

Following the Public Hearing, the Planning Commission is requested to make a formal recommendation on the amendments to the City Council or schedule a follow-up work session for additional deliberation.

(New Proposed) Chapter 16.56

Co-Living Housing

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 and Private Facilities shall be provided as follows:
 - 1. Each sleeping unit may contain a minimum of one (1) toilet and one (1) sink located within the unit. 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.
 - 2. Shared kitchen facilities shall be provided as common areas within the same building as the sleeping units they serve and shall be reasonably accessible to those units.

- a. Each sleeping unit shall be provided with an individual, lockable storage cabinet within the shared kitchen area for dry food, cookware, and personal kitchen supplies.
 - b. Storage cabinets required in subsection (a) shall be installed within, or immediately adjacent to, the shared kitchen area and shall be secure and easily accessible to residents.
3. At least one (1) standard kitchen shall be provided for every six (6) sleeping units. When the required number of kitchens results in a partial increment of one-half or more, one (1) additional kitchen shall be required; partial increments of less than one-half may be disregarded.
4. Shower and bathing facilities shall be provided as shared common facilities. Shared shower facilities shall consist of individual, fully enclosed, lockable rooms or stalls designed to provide privacy, safety, and accessibility for all residents.
5. All private and shared toilets, sinks, showers, and kitchen facilities shall comply with the minimum fixture counts, installation standards, and accessibility requirements of the adopted building, plumbing, and accessibility codes for the intended occupancy. Nothing in this chapter is intended to supersede or replace such requirements.
- E. Vehicle and bicycle parking requirements shall be determined in accordance with 16.72 LMC (Off-Street Parking and Loading).
- F. 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)).
- G. 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.

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- 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 and where residents share kitchen facilities within the building. Shower or bathing facilities may also be shared as common areas. Each sleeping unit includes a private toilet and sink, while other household functions are provided in shared facilities.

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).

16.06.400 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, 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 living and sleeping space for one or more persons and may include a toilet and sink within the

unit. Sleeping units do not contain private bathing facilities or kitchen facilities, and rely on shared common areas for kitchens, showers, and other household functions.

16.06.694 Small farm animal.

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

16.06.695 Solar access.

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

16.06.696 Solar skyspace.

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

16.06.698 Standard kitchen (co-living)

“Standard kitchen (co-living)” 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.

16.06.700 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 December 10, 2025

SUBJECT: 2026 Docket and Work Plan

RECOMMENDATION: The Planning Commission will review the draft 2026 Docket and Work Plan in preparation for the joint meeting with the City Council to be held February 10th. No action is needed.

STAFF CONTACT: Vanessa Dolbee, Community and Economic Development Director ^{VD}
Ryan Andrews, Community Planning Manager ^{RA}

ORIGINATED BY: Community and Economic Development Department

ATTACHMENTS: 1. Docket and Work Plan

PRIOR REVIEW: None.

BACKGROUND:

Early each year, the City Council and the Planning Commission hold a joint work session to review a docket of work plan items. In preparation for the joint work session scheduled for February 10th, staff has prepared the draft 2026 docket and work plan. The tasks are organized by the type of amendment that they are considered (mandated code amendment, optional code amendment, plan update, etc.). At the meeting, the Planning Commission will have the opportunity to review the items and discuss how they should be prioritized. Planning Commission can also discuss any other emerging issues or items that may be added to the work program and discuss how they should be prioritized as well.

The docket is organized into multiple categories as described below:

State Mandated Code Amendments

These items are required as the result of new or amended State legislation that have required associated code updates to the Lacey Municipal Code. Many of these items are either overdue or were due concurrently with the adoption of the 2025 Comprehensive Plan. In addition to these items identified for 2026, there will be additional State-required code amendments to be completed in the work plan for 2027.

Optional Code Amendments

These are discretionary municipal code edits that are either identified to implement a portion of the Comprehensive Plan, are needed to clarify or better implement existing code, have

been identified for review because of changed circumstances or have been identified to meet a community priority.

Rezone and Comprehensive Plan Amendments

These are items that will further implement or will modify the Comprehensive Plan. Many of these were items identified with the 2025 Comprehensive Plan update, however, because of resource and timing limitations associated with the update, staff was not able to complete these amendments. Many of these are updates to individual zoning designations and the code associated with each.

Long Range Planning Work Plan

The items identified in this category are a specific program necessary to implement the Comprehensive Plan or another city priority, however, they are not associated with a specific plan or regulation that need to be part of the City's typical review and approval process. These items might also be difficult to categorize under any of the previous groups or span across multiple types of amendments.

2025-2026 Ongoing Docket List & Work Plan Draft

Table 1 - State Mandated Code Amendments

(Code Amendments required by state law.)

#	Requester	Title/Summary of Docket Request	Bill Reference	Carry-Over from Previous Year	Recommended for Work Plan <input checked="" type="checkbox"/>	Staff Time/Assigned Staff	Priority
1	Jennifer Adams/ Legislation	Co-Living Housing Co-Living housing permitted where 6 units per lot are allowed; provides private bedrooms with shared kitchens, bathrooms, and other common spaces- offering a more affordable and community-oriented living option.	ESHB 1998	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	40 Hours/ Housing Coordinator, Jennifer Adams	High
2	Hans Shepherd/ Legislation	Child-Care Centers Must allow child-care centers (and conversions of existing buildings for use as child-care centers) as an outright permitted use in all zones except industrial, light-industrial and open space zones.	ESSSB 5258 SB 5509	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100 Hours/Senior Planner, Hans Shepherd	High
3	Legislation	Parking Updates The state has passed various bills that impose regulations on how local governments can regulate off-street parking. Lacey Parking codes	SB 5184 SB 6015	<input type="checkbox"/>	<input checked="" type="checkbox"/>	300 Hours/Senior Planner, Hans Shepherd	High

		need to be updated for compliance.					
4	Jennifer Adams/ Legislation	Accessory Dwelling Unit Updates Allow 2 ADUs per lot, allow for them to be sold independently using a condominium form of ownership or other form of land division.	HB 1337	<input type="checkbox"/>	<input checked="" type="checkbox"/>	120 Hours/Housing Coordinator, Jennifer Adams	High
5	Jennifer Adams/ Legislation	Middle Housing Update low density and medium density residential zones to be compliant with Middle Housing state legislation, which requires a minimum of 2 units per lot and up to 4 units if one unit is affordable.	HB 1110 (2023) ESHB 2321	<input type="checkbox"/>	<input checked="" type="checkbox"/>	120 Hours/Housing Coordinator, Jennifer Adams	High
6	Jennifer Adams/ Legislation	PSH, transitional and emergency housing Update Lacey Code as mandated by the state to allow PSH, transitional and emergency housing and shelters in zones where hotels are permitted.	ESSHB 1220	<input type="checkbox"/>	<input checked="" type="checkbox"/>	60 Hours/Housing Coordinator, Jennifer Adams	High
7	Jennifer Adams/ Legislation	Homeless Encampments on Religious Property Update Lacey Homeless Encampment regulations to be in compliance with state legislation providing limits on regulating homeless encampments on religious property.	ESHB 1754	<input type="checkbox"/>	<input checked="" type="checkbox"/>	40 Hours/Housing Coordinator, Jennifer Adams	High



8	Terry McDaniel/ Legislation	<p>Conversion of Existing Buildings</p> <p>Update Use information for existing buildings. Must allow conversion of existing buildings for residential uses. Modifies provisions of ESHB 1042 (2023) conversion of existing buildings. Development regulation reform and incentivizing affordable and sustainable building practices.</p>	<p>ESHB 1042</p> <p>HB 1757</p> <p>SSHB 1183</p>				
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Table 2 - Optional Code Amendments

(Code Amendments not mandated but may initiated locally.)

#	Requester	Title/Summary of Docket Request	Recommended for Work Plan <input checked="" type="checkbox"/>	Staff Time/Assigned Staff	Priority
1	Linsey Fields	Home Energy Score Model Ordinance Home Energy Score Model Ordinance we developed by the TCMC in 2025. Consider adopting the model ordinance into Lacey code and developing a program to support implementation.	<input type="checkbox"/>	40 Hours/Climate Coordinator, Linsey Fields	High
2	Wesley Nguyen/Vanessa Dolbee/ Current Planning Team	Street Merchant Regulations Evaluate and update street merchant regulations. Post COVID various new street merchant businesses operate within the City and/or could expand into the City, current regulations do not address this evolving industry.	<input type="checkbox"/>	250 Hours/Senior Project Planner, Shannon Vincent and Economic Development Coordinator, Wesley Nguyen	High
3	Jennifer Adams/ Comprehensive Plan Implementation-Housing Element	Mobile Home Park Protections Develop code amendments and/or zoning changes to support long term preservation of mobile home parks and reduce opportunities for displacement. This item is expected to include a robust engagement effort with stakeholders.	<input type="checkbox"/>	200 Hours/Housing Coordinator, Jennifer Adams	High
4	Linsey Fields/ Comprehensive Plan Implementation - Climate Element	Rooftop Solar Consider Code amendments-requiring large rooftops to be built Solar Ready.	<input type="checkbox"/>		

5	Linsey Fields/ Comprehensive Plan Implementation- Climate Element	Resilience Hubs Develop codes for resilience hubs. Code amendments should address heating/cooling and air filtration standards.	<input type="checkbox"/>		
6	Linsey Fields/ Comprehensive Plan Implementation - Climate Element	Reduce Embodied Carbon Code updates to create permitting incentives to address embodied carbon and utilization of low carbon materials in new developments.	<input type="checkbox"/>		
7	Linsey Fields/ Comprehensive Plan Implementation- Climate Element	Wildland Urban Interface Consider code changes that address and incorporate wildfire and wildfire smoke mitigation techniques (e.g., defensible space, landscape species selection, HVAC upgrades, air filter systems) into development standards. Updates based on DNR wildland urban interface maps.	<input type="checkbox"/>		
8	Vanessa Dolbee	Battery Energy Storage Systems (BESS) Adopted development regulations to address Battery Energy Storage Systems (BESS) an emerging technology used to support power grids. Typically, these are designed as large lithium-Ion Battery Storage sites that can be 100 MW and up. Thurston County has developed a model ordinance to consider.	<input type="checkbox"/>		
9	Vanessa Dolbee/Current Planning Team	Live Work Units Update regulations for live work units to add standards for commercial space, parking, entries, and residential space. Current regulations lack specificity to ensure the final product supports both commercial and residential uses.	<input type="checkbox"/>		

10	Vanessa Dolbee	<p>Site Plan Review Committee</p> <p>Evaluate the code related to site plan review committee decisions, and consider replacement with a predictable process with defined criteria for approval through the site plan review land use permit process.</p>	<input type="checkbox"/>		
11	Vanessa Dolbee	<p>Master Plan Review</p> <p>Update Master Plan Review process identify when this permit is required and clearly define timing, expiration dates, and phasing criteria.</p>	<input type="checkbox"/>		
12	Vanessa Dolbee	<p>Tree Standards</p> <p>Review of tree standards related to development projects in response to the adoption of the new tree spacing standards included in the PWDS for right-of-way tree planting requirements.</p>	<input type="checkbox"/>		
13	Sarah Schelling/ Current Planning Team	<p>Multifamily Private Open Space Standards</p> <p>Review common and private open space requirements for mixed-use commercial/residential projects in commercial and mixed-use zones. Current open space requirements apply to all multi-family projects but are difficult to apply to redevelopment and mixed-use projects that include multi-family. Explore variations for urban multi-family projects, including a fee-in-lieu of open space.</p>	<input type="checkbox"/>		
14	Sarah Schelling/ Current Planning	<p>Woodland District Tree Tract Code Adjustments</p> <p>Review tree tract requirements for Woodland District. Address requirements for 5% tree tract requirements on projects over 1 acre in size in the Woodland Zoning District (LMC 16.24).</p>	<input type="checkbox"/>		
15	Shannon Vincent/Current Planning Team	<p>Minimum Necessary Variance Criteria</p> <p>Amend variance criteria to evaluate whether a requested variance goes beyond the minimum necessary to afford relief. Amended criteria would protect reasonable expectations for existing and new residential developments as recent legislation increases</p>	<input type="checkbox"/>		

		opportunities for increased density and infill. Add a criterion as a minimum necessary.			
16	Samra Seymour/ Current Planning Team	Update Title 14, 15, and 16 Remove the word “encourage” from Title 14, 15 and 16, excepting intent/purpose sections. Removing this language will help eliminate ambiguity for both current planning staff and applicants.	<input type="checkbox"/>		
17	Reace Fant/ Current Planning Team	Update Definition of “Adult Family Home” The current definition in 16.06 does not match the State definition. Adult family homes are permitted outright in residential zones pursuant to state law. For consistency the City’s definition should match the State. LMC 16.06.095. See RCW 70.128.060.	<input type="checkbox"/>		
18	Vanessa Dolbee/ Sarah Schelling/ Current Planning	3rd Party Review of Technical Reports Explore provisions in the code to allow for third party review of critical area reports and other technical reports and/or studies, at the expense of the applicant.	<input type="checkbox"/>		
19	Vanessa Dolbee/ Sarah Schelling/ Current Planning	Retaining Wall Provisions Update standards in 16.03.070 to address retaining walls. Consider regulations for height, setbacks, and screening.	<input type="checkbox"/>		
20	Sarah Schelling/ Current Planning	Neighborhood Meeting Standards and Notice Requirements Some sections of the zoning code (16.39 LI-C, 16.66 Conditional Uses) have requirements that applicants hold public meetings prior to land use application submittal, however there are few parameters in the code that ensure the public meetings are meaningful and reach the intended audience. To ensure that the meetings achieve the intended goal, to inform the public and provide an opportunity for comment, consider developing criteria for neighborhood meetings.	<input type="checkbox"/>		

21	Hans Shepherd/ Comprehensive Plan Implementation	Zoning Code Audit - Implementation Amend the development regulations based on the 2025 Comprehensive Plan Code Consistency Audit. (Audit to be completed by Raimi + Associates)	<input type="checkbox"/>		
22	Linsey Fields	Class IV Forest Practice Definition Add a definition for class IV forest practices to clarify the application is required when 5,000 or more board feet are removed.	<input type="checkbox"/>		

Table 3 – Rezone and Comprehensive Plan Amendments

(Rezone amendments requiring Planning Commission and Council approval.)








#	Requester	Address/Location	Title/Summary of Docket Request	Recommended for Work Plan ☒	Staff Time/Assigned Staff	Priority
1	Hans Shepherd/ Comprehensive Plan Implementation – Land Use Element	City Wide	Zoning code – Martin Way Corridor Zoning code refresh based on 2025 Comprehensive Plan: Martin Way Corridor (LMC 16.23 and 16.45).	<input checked="" type="checkbox"/>	400 Hours/Senior Planner, Hans Shepherd	High
2	Hans Shepherd/ Comprehensive Plan Implementation – Land Use Element	City Wide	Zoning code – Commercial Districts Zoning code refresh based on 2025 Comprehensive Plan: Commercial Districts (LMC 16.27 and 16.41).	<input checked="" type="checkbox"/>		
3	Hans Shepherd/ Comprehensive Plan Implementation – Land Use Element	City Wide	Zoning code – Low Density Zones Zoning code refresh based on 2025 Comprehensive Plan: Low Density Zones (LMC 16.13 and 16.14).	<input checked="" type="checkbox"/>		
4	Hans Shepherd/ Comprehensive Plan Implementation – Land Use Element	City Wide	Zoning code - CBDs Zoning code refresh based on 2025 Comprehensive Plan: CBDs (LMC 16.25).	<input checked="" type="checkbox"/>		
5	Hans Shepherd/ Comprehensive Plan Implementation – Land Use Element	City Wide	Zoning code - HPBD Zoning code refresh based on 2025 Comprehensive Plan: HPBD (LMC 16.37).	<input checked="" type="checkbox"/>		
6	Hans Shepherd/ Comprehensive Plan Implementation –	City Wide	Zoning code – Industrial Zones Zoning code refresh based on 2025 Comprehensive	<input checked="" type="checkbox"/>		

	Land Use Element		Plan: Industrial Zones (LMC 16.39 and 16.40).			
7	Hans Shepherd/ Comprehensive Plan Implementation – Land Use Element	City Wide	Review Townhouse Development Standards Review and update of LMC based on 2025 Comprehensive Plan: Townhouse Development (LMC 16.61).	<input checked="" type="checkbox"/>		
8	Hans Shepherd/Limited Rezone/ Development Agreements	City Wide	Limited Rezone/Development Agreements Dissolution of existing Limited Rezone/Development Agreements as identified on Lacey Urban Growth Area Zoning Map.	<input checked="" type="checkbox"/>		
9	Hans Shepherd/Rezone Requests	City Wide	Rezone Requests Docketing and advancement of 2026 private applicant rezone requests. Priority will be given to those who participated in 2025 process. The private amendment docket requests will be due by January 2, 2026. If approved for docket, these will be applicant-led requests.	<input checked="" type="checkbox"/>		

Table 4 – Long Range Planning Work Plan

(Long Range Planning Work Plan recommendations provided by the Planning Commission and the City Council.)

#	Requester	Title/Summary of Work Plan Request	Recommended for Work Plan ☑	Staff Time/Assigned Staff	Priority
1	Linsey Fields/Thurston Climate Mitigation Collaborative Initiative	Climate Work Plan Conduct a VMT reduction study. 2026 Regional Initiative TCMC VMT gap analysis. Local mandate.	<input checked="" type="checkbox"/>	300 Hours/Climate Sustainability Coordinator, Linsey Fields	High
2	Linsey Fields/ Comprehensive Plan Updates – work plan item – Comp Plan implementation	Urban Forestry Management Plan Urban Forestry Management Plan update and new Canopy Assessment. RCW 36.70A.070(B) - evaluation of tree canopy coverage within the urban growth area.	<input checked="" type="checkbox"/>	400 Hours/Climate Sustainability Coordinator, Linsey Fields	High
3	Linsey Fields/ Comprehensive Plan Updates	Digital Print Campaign Develop digital and print educational resources related to climate hazards. Create education and outreach campaign and plan to target Lacey residents.	<input checked="" type="checkbox"/>	70 Hours/Climate Sustainability Coordinator, Linsey Fields	High
4	Linsey Fields/ Comprehensive Plan Updates	Energy Audits Conduct Energy Audits on City owned buildings creating a list of priority projects to meet net-zero goals.	<input checked="" type="checkbox"/>	60 Hours/ Climate and Sustainability Coordinator, Linsey Fields	High
5	Linsey Fields/ Comprehensive Plan Updates	Solar Feasibility Studies Explore Commerce Grants for Solar Feasibility Studies and Investment in City facilities.	<input checked="" type="checkbox"/>	70 Hours/Climate Sustainability Coordinator, Linsey Fields	High

6	Ryan Andrews/ Annexation	Annexation Annexation - Placeholder for annexation(s) based on the 2025 Urban Growth Area Annexation Financial Study and City Council direction.		TBD/Community Planning Manager, Ryan Andrews	High
7	Hans Shepherd/Ryan Andrews/UGA Boundary Adjustment	UGA Boundary Adjustments UGA Boundary amendment based on 2023 Joint Plan recommendations to explore removing area from the Pleasant Glade and McAllister Springs Geologically Sensitive Area and designating them as “urban holding areas” until sewer service becomes available.		80-100 Hours/Senior Planner, Hans Shepherd and Community Planning Manager, Ryan Andrews	High
8	Has Shepherd/Tree Tracts	Tree Tracts GIS Inventory of permitted Tree Tracts, condition assessment, development and implementation of enforcement strategy.			
9	Hans Shepherd/Public GIS Mapping tool	GIS Mapping Refinement of zoning, parcel, and city layers for Public Facing Mapping Tool/Platform.			
10	Hans Shepherd/ Public Works Staff/Bike and Pedestrian Plan	Bike and Pedestrian Plan Bike and Pedestrian Plan Update/prioritization of bike/ped projects within Transportation Projects.			
11	Linsey Fields/ Comprehensive Plan Updates	Transit Education Partner with Intercity Transit for transit education.			
12	Linsey Fields/ Comprehensive Plan Updates	GHG Emissions City facilities GHG emissions inventory.			

13	Hans Shepherd/GIS Mapping	GIS Mapping ADU GIS Mapping Feasibility Tool: https://aduniverse-seattlecitygis.hub.arcgis.com/pages/feasibility .	<input checked="" type="checkbox"/>		
14	Linsey Fields/Climate Work Plan	Resilience Volunteer Program Explore and Create Community Resilience Volunteer Program.	<input checked="" type="checkbox"/>		
15	Hans Shepherd/Safe Routes to School	Safe Routes to School Review and support development of Safe Routes to School consistent with 2025 Comprehensive Plan, 2025 Safety Action Plan, CTR goals, WSDOT guidance, and 2018 Pedestrian and Bicycle Plan.	<input checked="" type="checkbox"/>		

Note: Docket items listed in the Work Program are completed based on evolving community requests, state legislative requirements and staff capacity.

2027-2028 Ongoing Docket List

Table 1 - State Mandated Code Amendments

(Code Amendments required by state law.)

#	Requester	Title/Summary of Docket Request	Bill Reference	Carry-Over from Previous Year	Recommended for Work Plan <input checked="" type="checkbox"/>	Staff Time/Assigned Staff	Priority
1	Jennifer Adams/ Housing Legislation	Unit Lot Subdivisions & short plat requirements Unit Lot Subdivisions and short plat requirements for condominiums and townhouses, proportionate impact fees.	ESSSB 5258	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2	Jennifer Adams/ Housing Legislation	Household occupancy law Household occupancy law –aims to reduce barriers to diverse housing options, particularly ADUs and prohibits regulating or limiting the number of unrelate persons in a household or dwelling - to increase housing supply and affordability.	ESSB 5235	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

12/1/25

CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**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)

**Planning Commission Meeting
January 14, 2026**

- 1. Work Session:** DG&PWS Additional Updates (Joey Etter)
- 2. Work Session:** Middle Housing Regulations

Packets due: January 9, 2026

**Planning Commission Meeting
January 28, 2026**

- 1. Work Session:** ADU/Unit Lot Subdivision Regulations

Packets due: January 23, 2026

Pending: Joint Work Session 2/10/26 (Cancel 2/11/26 Regular Meeting)