



Lacey Planning Commission Meeting Agenda

Refer to the bottom of the agenda for meeting information.

Wednesday, March 11, 2026

6:00 PM

Council Chambers and Online

1. Call to Order

2. Roll Call

3. Land Acknowledgement

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

4. Approval of Agenda and Consent Agenda Items

- A. Approval of Agenda
- B. Approval of January 28, 2026 meeting minutes
 - 1. January 28, 2026 Minutes

5. Public Comment

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

6. Commission Members' Reports

7. Department Report

8. Public Hearing

9. New Business

- A. **Stormwater Strategic Plan Introduction: Doug Christenson, Stormwater Engineer.** The Planning Commission will receive an introduction to the Stormwater Strategic Plan which is required to be updated in 2026. The briefing will set the stage for the future draft update to the Plan which will return to the Planning Commission for review in late spring.
 - 1. Stormwater Strategic Plan Attachments

10. Old Business

- A. **Infill Housing Draft Code Amendments: Jennifer Adams, Housing Coordinator.** The Planning Commission will conduct a work session to review draft municipal code revisions to amend regulations for accessory dwelling units and middle housing. This is a briefing only and no formal action is requested. A public hearing on the amendments will be scheduled for a future meeting.
1. Infill Housing Draft Code Attachments

11. Communications and Announcements

- A. Planning Commission Calendar

12. Next Meeting - March 25, 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_hSsubj5sTaCaBxP2anOtcw
Website:	https://cityoflacey.org/government/public-meetings/
Facebook:	https://www.facebook.com/cityoflacey
YouTube:	https://www.youtube.com/watch?v=AdI9MgFICD8
Cable:	Channel 77 with your local cable provider
Phone:	(888) 788-0099 or (877) 853-5247 (Webinar ID 811 9548 6680)

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_hSsubj5sTaCaBxP2anOtcw

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, January 28, 2026– 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, Kyrian MacMichael, Tonya Moore, Spencer Zeman, Robert Lane, Judith Doyle. Staff present: Ryan Andrews, Jennifer Adams, and Erin Skelley.

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

Robert Lane made a motion, seconded by Kyrian MacMichael to approve the agenda for tonight's meeting. Kyrian MacMichael made a motion, seconded by Tonya Moore to approve January 14th minutes. All were in favor, both motions carried.

- 1) **Public Comments:** None
- 2) **Commission Members Reports:** Jeff Gadman stated that six candidates were interviewed for the open Planning Commission seats.
- 3) **Department Report:** Ryan Andrews stated that the Planning Commission has two new members. Aaron Dumas and Allen Acosta. They will be joining the next scheduled meeting.
- 4) **New Business: Accessory Dwelling Unit Draft Code Amendments: Jennifer Adams, Housing Coordinator.** The Planning Commission received an introductory briefing on HB 1337 which sets forth requirements to amend regulations for accessory dwelling units. This was a briefing only and no formal action was requested.
- 5) **2026 Draft Docket Review: Ryan Andrews, Community Planning Manager.** The Planning Commission conducted a final review of the draft 2026 Docket/Work Program in preparation for presentation to the City Council at the joint meeting scheduled for February 10th. No formal action was needed.
- 6) **Communications and Announcements:** Ryan Andrews stated that the next planning commission meeting scheduled for February 11th was cancelled because of the joint meeting with the City Council on February 10th.
- 7) **Next Meeting:** March 11, 2026
- 8) **Adjournment:** 7:00 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=5oVmqFWerks>



STAFF REPORT

Planning Commission
March 11, 2026

Subject: Stormwater Strategic Plan - Introduction
To: Planning Commission
Prepared by: Doug Christenson, Stormwater Engineer *DC*
Department Director: Vanessa Dolbee, CED Director
Reviewed By: Rvan Andrews, Community Planning Manager *RA*
Final Review: Not Required



Purpose: Informational

Recommendation: No recommendation at this time.

Brief: Lacey Water Resources is updating the 2020 Stormwater Comprehensive Plan, to be renamed as the 2026 Stormwater Strategic Plan (SSP). The SSP will guide the Stormwater Utility's programs for compliance with state permit requirements, and proposed projects to address water quality, flood reduction, and related goals. Public involvement will include an "open house" workshop on April 6, and the draft plan is anticipated to be ready and available for public review in the May-June 2026 timeframe. This is the first of three briefings to the Planning Commission on the SSP update.

Prior Review:
None.

Advisory Board Recommendation(s):
Not applicable.

Fiscal Impact:
 Budgeted Item: Yes
 Amount: \$299,988 PSA Contract
 Project Code: PW 2024-22

Attachments:
None.

Policy or Legal Alignment:
1. Comprehensive Plan

Background:

The City of Lacey adopted its first-ever plan for its Stormwater Utility in 2013. The first complete update to the original Stormwater Comprehensive Plan (SCP) was completed in 2020, and now the 2020 SCP is being updated to create what will be called the 2026 Stormwater Strategic Plan (SSP).

The 2026 SSP has three main purposes:

- (1) Provide a multi-year plan to guide the programs, activities, and projects of Lacey's Stormwater Utility;
- (2) Ensure continued compliance with evolving regulatory mandates; and
- (3) Provide information and transparency to our utility ratepayers.

A primary factor driving the SSP update project are new requirements mandated by the 2024-2029 Western Washington NPDES Phase 2 Municipal Stormwater Permit. The Permit, which applies to 85 cities and 5 counties in western Washington, imposes a variety of requirements that are phased-in with set deadlines during the 5-year permit term. Each permittee, including Lacey, is required to develop an overall Stormwater Management Program consisting of programs and activities to control stormwater discharges and reduce runoff-water impacts on surface waters and groundwater.

The 2026 SSP will include an update to the Stormwater Capital Improvement Program (CIP) plan, with a variety of projects proposed to reduce flooding and water pollution, and an updated Stormwater Utility financial analysis.

The intent of the 2026 SSP update is to create a document that is both informative and interesting for Lacey residents to read, with abundant use of color, graphic elements, photos, and local highlights. The 2026 SSP will reside on the City website.

The initial draft SSP should be ready for internal staff review in early April, followed by a public review draft in May-June, a public hearing in early July, and the final draft in late July. The goal is to include the 2026 Stormwater Strategic Plan with the City of Lacey's annual Comprehensive Plan amendments in late summer 2026.





STAFF REPORT

Planning Commission
March 11, 2026

Subject: Infill Residential Development Regulations

To: Planning Commission

Prepared by: *JAD* Jennifer Adams, Housing Coord.; Ryan Andrews, CP Manager *RA*

Department Director: Vanessa Dolbee, CED Director *VD*

Reviewed By: Not Applicable

Final Review: Not Required

Purpose: Briefing

Recommendation: Review only.

Brief: The Planning Commission will review draft code language for proposed chapter 16.52 LMC – Infill Residential Development and provide feedback. The chapter consolidates state-mandated updates required under House Bill 1110 (Middle Housing) and House Bill 1337 (Accessory Dwelling Units) into a unified framework governing accessory dwelling units and establishing standards for middle housing, while improving usability and reducing redundancy within the LMC.

Prior Review:

Planning Commission - 11/12/2025 [Link](#)
 Planning Commission - 1/14/2026 [Link](#)
 Planning Commission - 1/28/2026 [Link](#)

Advisory Board Recommendation(s):

Not Applicable

Attachments:

- Chapter 16.03 LMC – General Provisions; Chapter 16.06 LMC - Definitions; Chapter 16.52 LMC - Infill Residential Development; Chapter 16.72 LMC – Off Street Parking and Loading.

Policy or Legal Alignment:

- [RCW 36.70A.630](#) and [ESSHB 1110](#) – Middle Housing.
- [RCW 36.70A.681](#) and [EHB 1337](#) – Accessory Dwelling Units.
- Housing Element Policy H-1A: Promote housing choice for residents of diverse household sizes, and abilities by allowing a greater variety of housing types and by increasing residential densities.
- Housing Action Plan 3.g.: Increase minimum residential densities.

Initial Code Update Approach

Staff previously communicated to the Planning Commission that Middle Housing and ADU updates would be drafted as two separate standalone chapters within the Lacey Municipal Code (LMC). While the City already has existing ADU provisions codified in LMC 14.23 (Design Review), staff initially anticipated updating those regulations in place - to achieve compliance with HB 1337, while drafting a new standalone chapter for Middle Housing under House Bill 1110.

Preliminary drafting and policy analysis proceeded under this framework. However, as drafting progressed, staff identified structural and organizational challenges within the existing ADU code location that prompted reconsideration of the overall framework.

Development of 16.52 LMC – Infill Residential Development

As staff advanced the drafting process, it became clear that significant overlap exists between Middle Housing and ADU regulations, including:

- Site development standards;
- Design Considerations;
- Parking provisions; and
- Administrative review procedures.

Maintaining two separate chapters would require duplicative standards, frequent cross-referencing, and parallel administrative processes, which could create unnecessary complexity for applicants and planning staff. To improve code usability and implementation clarity, staff pivoted to a consolidated approach through the creation of a new chapter LMC 16.52 – Infill Residential Development, providing a centralized and user-friendly framework for infill residential standards.

This proposed chapter integrates state-mandated provisions from HB 1110 and HB 1337, incorporates local policy decisions within the discretion allowed by state law, and establishes consolidated development standards and streamlined permitting procedures for infill residential projects.

Relationship to Existing Zoning Regulations

The proposed chapter 16.52 LMC Infill Residential Development, does not rezone property or alter base zoning district designations; rather, it establishes development standards applicable to qualifying infill housing types, and is designed to function alongside the City's existing residential zoning regulations.

Under this framework:

- Detached single-family dwellings will continue to be regulated under the applicable base zoning district standards.
- ADUs will be governed exclusively by Chapter 16.52 LMC, as existing ADU provisions in 14.23 LMC are proposed for repeal and consolidation.
- Middle housing types currently permitted under existing zoning (such as duplexes, triplexes, townhouses, and cottage housing) may continue to be developed under



existing district standards, or may elect to utilize the standards set forth in Chapter 16.52 LMC where applicable.

- Middle housing types newly required under HB 1110 and not currently recognized in the LMC (such as fourplexes and stacked flats) will be permitted pursuant to Chapter 16.52 LMC.

This structure preserves existing development rights within base zoning districts while establishing a consolidated and state-compliant framework for infill housing types.

Purpose of Planning Commission Review

This meeting represents the Planning Commission's first review of draft language for 16.52 LMC – Infill Residential Development.

The purpose of this discussion is to:

- Introduce the proposed structure and organization of the new chapter;
- Highlight state-required provisions versus areas of local discretion;
- Identify key policy decisions embedded in the draft; and
- Receive feedback on clarity, usability, and implementation considerations

Staff anticipates further refinement of the draft based on Commission input, public comment at a future Public Hearing, and legal review – prior to formal adoption in mid-summer of 2026.



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

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Repeal section

DRAFT

16.03.055 Minimum density requirements.

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

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

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

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

Chapter 16.06 DEFINITIONS

Sections:

16.06.010 Intent

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16.06.055 Accessory dwelling

...

16.06.245 Cottage housing

...

16.06.278 Duplex

...

16.06.290 Dwelling unit

16.06.340 Floor area

...

16.06.344 Fourplex

...

16.06.387 Infill residential development

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16.06.410 Lot

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16.06.454 Lot, infill

...

16.06.498 Middle Housing

16.06.4989 Mixed use development (MUD)

...

16.06.540 Nonconforming building or structure

...

16.06.691 **Single Family Dwelling**

...

16.06.698 **Stacked flat**

...

16.06.747 **Triplex**

16.06.7478 **Urban Agriculture**

...

16.06.820 **Zero lot line**

16.06.010 **Intent.**

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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).~~

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

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

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16.06.245 Cottage housing.

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

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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).

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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).

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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).

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16.06.344 Fourplex.

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

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16.06.387 Infill residential development.

“Infill residential development” means residential development occurring within an established urban area on a lot that is vacant, underutilized, redeveloped, or contains existing structures.

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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).

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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).

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16.06.498 Middle housing

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

16.06.498 499 Mixed use development (MUD).

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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).

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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).

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16.06.698 Stacked flat

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

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16.06.747 Triplex

“Triplex” means a building containing three dwelling units located on a single lot

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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).

Chapter 16.52

Infill Residential Development

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

16.52.010 Applicability

- A. *Purpose.* This chapter establishes development standards for infill residential housing types, including accessory dwelling units and middle housing.
- B. *Primary Zoning Districts.* The provisions of this chapter are primarily intended to apply to lots located within the following zoning districts:
 - 1. Low-Density Residential District
 - 2. Moderate-Density Residential District
 - 3. Lacey Historical Neighborhood District
- C. *Additional Zoning Districts.* In zoning districts not listed above, the provisions of this chapter may be applied on lots where residential dwelling units are permitted, subject to compliance with this chapter and the applicable standards of the underlying zoning district.
- D. *Detached Single-Family Development.* Detached single-family dwellings shall continue to be regulated under the applicable standards of the underlying zoning district.
- E. *Accessory Dwelling Units.* Accessory Dwelling Units shall be governed exclusively by the provisions of this chapter.
- F. *Middle Housing.* Middle housing types currently permitted under existing zoning districts may be developed in accordance with the standards of the underlying zoning district or may elect to utilize the provisions of this chapter.
- G. *Relationship to Underlying Zoning.* Except where modified by this chapter, development shall comply with the standards of the underlying zoning district. Where standards conflict, the standards of this chapter shall apply.

- H. *Application of Chapter Standards.* When development elects to use this chapter, all dwelling units on the lot shall comply with the provisions of this chapter.
- I. *Administrative Review.* Development regulated under this chapter shall be subject to limited administrative review in accordance with LMC 11.04.030.

16.52.020 Density and Unit Allowances

A. Infill Density and Unit Standards.

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

Table 16.52-1: Infill Residential Density and Unit Standards

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

Note. Development proposing five dwelling units per lot is not permitted under this chapter.

B. Unit Counting.

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

16.52.030 Affordability Requirements

- A. *Applicability.* Affordability requirements shall apply to development utilizing the Infill Residential Development pathway in accordance with Table 16.52-1. Development proposing more than four (4) units per lot shall provide affordable units for all dwelling units on the lot.
- B. *Affordability Standard.* Affordable dwelling units required under this chapter shall be occupied by households with incomes at or below eighty percent (80%) of the area median income (AMI), adjusted for household size, for the Olympia-Tumwater-Lacey Metropolitan Statistical Area as published annually by the U.S. Department of Housing and Urban Development (HUD).
- C. *Duration.* Affordable dwelling units shall remain subject to the affordability requirements of this chapter for a period of not less than fifty (50) years from the date of initial occupancy.
- D. *Affordable Housing Covenant.* Prior to the issuance of a building permit for development subject to the affordability requirements of this chapter, the applicant shall record an affordable housing covenant or deed restriction against the property in a form approved by the City. The covenant shall, at a minimum:
 - 1. Ensure continued compliance with the affordability requirements of this chapter for the required affordability term; and
 - 2. Provide standards for maintaining the public benefit if an affordable dwelling unit is converted to another use.
- E. *Ownership and Rental Units.* Affordability requirements may be satisfied through either rental or ownership housing.

16.52.040 Development Standards

- A. *Applicability.* The standards of this section apply to all development regulated under this chapter.
- B. *Relationship to Underlying Zoning.* Except where modified by this chapter, development shall comply with the following:
 - 1. The development standards applicable in the underlying zoning district; and
 - 2. The applicable residential design review standards in Chapter 14.23 LMC.
- C. *Setbacks.* All buildings and structures shall comply with the setback requirements applicable in the underlying zoning district.
 - 1. *Detached structures abutting alleys.* A structure may be located with a zero-foot setback along a lot line that abuts a public alley, unless the Public Works Department has identified the alley as part of the City's routine snow plow network.
- D. *Building Height.* Building height shall comply with the maximum height permitted in the underlying zoning district.
- E. *Access and Driveways.* Access to the lot shall be limited to a single access point and provided in accordance with applicable City standards.

- F. *Pedestrian Access.* A pedestrian connection shall be provided from a public street or alley to the primary entrance of each dwelling unit. Pedestrian access may be shared among dwelling units or combined with a driveway.
- G. *Parking.* Off-street parking shall be provided in accordance with Chapter 16.72 LMC.

16.52.050 Middle Housing

- A. *Applicability.* Middle housing is permitted as a housing type for development regulated under this chapter.
- B. *Middle Housing Types.* Middle housing includes the following housing types as defined in Chapter 16.06 LMC:
 - 1. Duplex
 - 2. Triplex
 - 3. Fourplex
 - 4. Townhouse
 - 5. Stacked flats
 - 6. Cottage housing
- C. *Development Standards.* Middle housing development shall comply with the development standards in Section 16.52.040 of this chapter.

16.52.060 Accessory Dwelling Units

- A. *Applicability.* Accessory dwelling units are permitted as a housing type and shall be regulated in accordance with the provisions of this chapter.
- B. *Permitted Forms.* An accessory dwelling unit may be established in any of the following forms:
 - 1. Located within or attached to another dwelling unit;
 - 2. Detached in a separate structure; or
 - 3. Located above a garage.
- C. *Size.* The floor area of an accessory dwelling unit shall not exceed 1,000 square feet.
- D. *Conversion of Existing Structures.*
 - 1. An accessory dwelling unit may be established through the conversion of any existing legal structure or a portion thereof.
 - 2. An accessory dwelling unit may be created within an existing legal nonconforming structure, including structures that do not comply with current setback or lot coverage requirements, provided that conversion does not increase the degree of nonconformity, in accordance with Chapter 16.93 LMC.
- E. *Ownership and Conveyance.* An ADU may be sold or otherwise conveyed independently, subject to applicable state law and local land division regulations. The independent

conveyance of such units shall not be conditioned on the fact that the unit was created as an accessory dwelling unit.

- F. *Development Standards.* ADUs shall comply with the development standards in Section 16.52.040 of this chapter.

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Chapter 16.72 OFF-STREET PARKING AND LOADING

Sections:

16.72.010 Intent

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Table 16T-13

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16.72.010 Intent.

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Use	Unit Measure	Optional Min	Max	Required Bicycle Parking Spaces
RESIDENTIAL				
Accessory dwelling unit	Per dwelling unit	1		None
Single-family	Per dwelling unit	2 ⁶		None
Duplexes	Per dwelling unit	2		None
<u>Middle housing types</u>	<u>Per dwelling unit</u>	<u>1</u>		<u>None</u>

	(Lots 6,000 sq ft or smaller)			
Middle housing types	Per dwelling unit (Lots greater than 6,000 sq ft)	2		None
Multifamily structures	Per each studio unit	1		1 per 10 auto stalls. 2 minimum per building
	Per each 1- or 2-bedroom unit	1.5		
	Per each 3 or more bedroom unit	2		
Manufactured home subdivision	Per dwelling unit	2		None
Manufactured home parks ⁵	Per dwelling unit	1.5		None
Rooming houses, lodging houses, bachelor or efficiency units	Per occupant	1	3	None
Senior citizen apartments	Per 3 dwelling units	1	2	See multifamily

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CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting
March 11, 2026**

1. **Work Session:** Infill Housing Regulations
2. **Work Session:** Stormwater Strategic Plan Intro

Packets due: March 6, 2026

**Planning Commission Meeting
March 25, 2026**

1. **Public Hearing:** Infill Housing Regulations
2. **Work Session:** Parking Amendments Intro
3. **Work Session:** Daycare Amendments Intro

Packets due: March 20, 2026

**Planning Commission Meeting
April 8, 2026**

1. **Work Session:** Infill Housing Regulations Follow-Up

Packets due: April 3, 2026

**Planning Commission Meeting
April 22, 2026**

1. **Work Session:** Parking Amendments
2. **Work Session:** Daycare Amendments

Packets due: April 17, 2026

Pending Items: DG&PWS Additional Updates (Joey Etter)
 Stormwater Strategic Plan:
 June 10 Plan Briefing
 July 8 Public Hearing