



Lacey Planning Commission Meeting Agenda

Refer to the bottom of the agenda for meeting information.

Wednesday, April 8, 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 March 25, 2026 meeting minutes
 - 1. March 25, 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. **Tree Regulation Amendments: Hans Shepherd, Senior Planner.** The Planning Commission will receive an introduction to proposed tree regulation amendments (2026 Docket Item 11). The Planning Commission will also review proposed outreach and engagement associated with the amendments. This is an introductory briefing and the draft amendments will be provided to the Planning Commission at a future meeting.
 - 1. Tree Regulation Amendments Attachments

10. Old Business

A. **Infill Housing Draft Code Amendments: Jennifer Adams, Housing Coordinator.**

The Planning Commission will conduct a work session to continue the review of 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 Schedule

12. Next Meeting - April 22, 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_DbyUP_AvQeKYAI3CYIEdZA
Website:	https://cityoflacey.org/government/public-meetings/
Facebook:	https://www.facebook.com/cityoflacey
YouTube:	https://www.youtube.com/watch?v=d0IUyd6zUUQ
Cable:	Channel 77 with your local cable provider
Phone:	(888) 788-0099 or (877) 853-5247 (Webinar ID 896 3305 1679)

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_DbyUP_AvQeKYAI3CYIEdZA

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, March 25, 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, Robert Lane, Judith Doyle, Spencer Zeman, Tonya Moore, Jennifer Harju, Aaron Dumas, and Allen Acosta. Staff present: Hans Shepherd and Erin Skelley.

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

Robert Lane made a motion, seconded by Spencer Zeman to approve the agenda for tonight's meeting. Spencer Zeman made a motion, seconded by Judith Doyle to approve March 11th minutes. All were in favor, both motions carried.

- 1) **Public Comments:** None
- 2) **Commission Members Reports:** Spencer Zeman informed the Planning Commission that JOLT (The Journal of Olympia, Lacey & Tumwater) in collaboration with The League of Women Voters is holding a screening of the movie Stripped for Parts at the Worthington Center at SPSCC on April 8, 2026 at 6 PM. Judith Doyle mentioned that the Night Market will be returning on April 3, 2026.
- 3) **Department Report:** None
- 4) **New Business: LMC Amendments: Parking, Daycare Centers, and Conversion of Existing Buildings: Hans Shepherd, Senior Planner.** The Planning Commission received an introduction on state-required amendments to city regulations pertaining to limits on minimum parking, permitted locations for daycare centers, and conversion of existing buildings in housing. This was an introductory briefing and the draft amendments will be provided to the Planning Commission at a future meeting.
- 5) **Old Business:** None
- 6) **Communications and Announcements:** The next meeting will be on April 8, 2026.
- 7) **Next Meeting:** April 8, 2026
- 8) **Adjournment:** 6:51 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=oR5qfHH94Ts>



STAFF REPORT

Planning Commission
April 8, 2026

Subject: Docket – 11, Tree Standards Consistency Review

To: Planning Commission

Prepared by: Hans Shepherd, CED Senior Community Planner

Division Review: Ryan Andrews, CED Community Planning Manager

Department Director: Vanessa Dolbee, CED Director

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RA
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Purpose: Briefing

Recommendation: Review only.

Brief: The Planning Commission will receive an introduction to proposed tree regulation amendments (2026 Docket Item 11). The Planning Commission will also review proposed outreach and engagement associated with the amendments. This is an introductory briefing and the draft amendments will be provided to the Planning Commission at a future meeting.

Attachments:

1. PWDS: [Chapter 4](#) Transportation Update
2. Chapter [14.32](#) Tree and Vegetation Protection and Preservation
3. 2021 Lacey [Urban Forest Management Plan](#)
4. Raimi Code Audit:
 - a. Tree Ordinance Comp Plan Review
 - b. Recommended Changes for Title 14

Policy or Legal Alignment:

1. 2026 Community Planning Docket – 11 Tree Standards Update
 - A. PWDS ROW Tree Planting Draft Standards
 - B. Residential Lot Tree Retention Standards
 - C. Tree Tract Requirements within Woodland Zoning District
 - D. Class IV Forest Practices Definition
2. Comprehensive Plan: Tree Standards Code Audit

Background:

Chapter [14.32](#) Tree and Vegetation Protection and Preservation was last updated in 2022 through Ordinance No. [1617](#). This update was brought about in response to raised community concerns over a range of tree-related policies including tree preservation, tree removal limits, HOA maintenance, permit administration, and implementation of the 2021 Urban Forest Management Plan. In addition to the Planning Commission and City Council, a

Tree Task Force was developed to further review community feedback and proposed changes to the Lacey Municipal Code.

While these updates were primarily in response to community raised concerns, City Council has continued to receive additional feedback on tree related standards and the implementation of tree-related codes. In recent years, the City has worked to update our [Development Guidelines and Public Works Standards](#), [Comprehensive Plan](#), and completed a Comprehensive Plan code consistency audit (Attachments 4a and 4b). In response to these tree-related project outcomes and ongoing community discussions, the Lacey City Council has asked for a review on a range of tree-related topics as identified within Docket-11 of the 2026 Community Planning Docket List.

Docket Item 11.A: PWDS ROW Tree Planting Draft Standards

The City of Lacey Public Works Department is in the process of updating a range of public works-related standards. Within the Transportation Chapter, Section 4G.100 Street Trees (Attachment 1), Public Works has proposed a range of revisions that limit tree related conflicts with utility infrastructure within the landscaping strip. Specifically, draft proposals include new language for the following conditions:

1. Updated tree spacing requirements from 30 to 50 feet;
2. 10 feet spacing setbacks for water meter boxes, S.T.E.P. service boxes and tanks, driveways, street lights, and fire hydrants;
3. Consideration of tree crowns impacts on street lighting;
4. Allowances for waving of street tree requirements if spacing standards cannot be satisfied.

As a result of these updates, a reduction in street trees within landscaping strips is anticipated. To recapture this potential loss in tree canopy, opportunities may exist in the dimensional standards of driveways, the co-alignment of utilities, and alleyway requirements within new developments.

Docket Item 11.B: Residential Lot Tree Retention Standards

In recent months, City Council has experienced an increased number of tree-related public comments related to residential lot tree retention requirements. Specifically, the number of trees permitted to be removed within a 5-year period. Additionally, Lacey Code Enforcement has received a number of unpermitted tree clearing reports with limited pathways for recourse based on existing code. As a result, Council has asked for a review of existing codes as it relates to these ongoing challenges (Attachment 2). Potential outcomes of this review may include:

1. An adjustment of the number of trees permitted for removal on residential lots within a 5-year period;
2. Expanded allowances for tree removal in specific situations;
3. Updating/expansion of our City Tree Account/fee-in-lieu of program
4. Updates to Chapter 14.17 (Violations and Enforcement) and expanded opportunities for mitigation as identified within Section 14.32.090 of the Tree and Vegetation Protection and Preservation Chapter.



Docket Item 11.C: Tree Tract Requirements within Commercial Areas

The City of Lacey Urban Forest Management Plan was last adopted in 2021 (Attachment 3). A primary challenge, as identified within this plan, would be the implementation of tree tract standards within areas of historic urban development. Specifically, the Plan identified the Woodland District and areas within our Central Business District as having developed in the 1960's and 1970's, predating even our earliest landscaping and tree related requirements.

Under current city code, commercial properties over an acre in size are required to set aside a 5% tree tract. If no trees currently exist, 5% tree coverage is required within a 15-year period. As described within the Urban Forest Management Plan, this standard is "contrary to Lacey's goals of establishing the core area as the urban center." The Plan goes on to recommend the establishment of a fee-in-lieu program that may be used to either further urban forestry goals in other areas of the city or be used in the same Planning Area to provide additional tree canopy, balancing the City's urban forestry goals with those for further densification within the urban core.

While a "City Tree Account" has been established to increase development flexibility within these portions of our city, the implementation and enforcement of these requirements has experienced mixed results. For this program to succeed, a review of how funds are assessed, where and how funds are used, where existing tree tracts are located within the city, the health of those tree tracts, when these requirements are triggered, and how these codes are enforced may be needed.

The next update to the Lacey Urban Forestry Management Plan is currently scheduled for 2027 and will likely address many of these issues. That said, opportunities for review may exist in conjunction with other listed updates.

Docket Item 11.D: Class IV Forest Practices Definitions

The currently adopted definition of "Class IV forest practice activity" as listed within Section 14.32.030 of the Lacey Municipal Code has been copied below:

- *"Class IV forest practice activity" is a timber harvest, thinning or other activity as established in the Washington State Department of Natural Resources Forest Practices Regulations (WAC Title 222), whereby a property owner is allowed to harvest a limited amount of timber from their property within the city of Lacey, while still maintaining their rights to convert their property to a use inconsistent with growing timber.*

While this definition references [WAC Title 222](#), it does not carry over the stipulation that when 5,000 feet or more board feet are removed from a site, a Class IV Forest Practices permit is required. This clarification has created some confusion for permit applicants within our community. As part of these updates, an opportunity exists to further clarify these standards.



Comprehensive Plan Tree Standards Code Audit

As part of the 2025 Update to the Lacey Comprehensive Plan, a code audit was conducted of how currently adopted code aligns with the goals and policies as set forth within the Comprehensive Plan. This audit included an assessment of existing tree ordinances and recommendations on how to bring these codes into better alignment with the goals and policies of the latest Comprehensive Plan Update (Attachment 4a and 4b).

As opportunities exist within the review of Docket Items 11.A through 11.D, recommendations as identified within Attachment 4 may undergo additional consideration and review.

Next Steps:

Following Planning Commission's initial review of these Docket items, CED staff will work to identify implementation strategies and next steps for each of these topics. Potential next steps may range from recommendations for minor code updates to larger community discussions depending on the complexity of the subjects and potential challenges faced. Commission members are encouraged to provide initial thoughts on how to approach each of these tasks, including desired levels of engagement, target audiences, and subject matter experts for each of these items at the April 8th Planning Commission meeting.

Once an implementation strategy has been identified for each of these docketed items, staff will bring these items back to Planning Commission for additional review and potential next steps.





Tree and Vegetation Preservation Ordinance Comp Plan Review

Policies throughout the Comprehensive Plan relate to tree preservation, planting, and placement on private lands and public lands (including parks and streets).

R+A reviewed Title 14, Section 14.32 against the following Comprehensive Plan Elements:

- Resilience
- GHG
- Shorelines
- Utilities
- Land Use
- Transportation
- Housing
- Parks

This document was the working document to put considerations and potential code changes into the Code Audit Memo Table 1. Recommended Code Changes for Titles 1-15. It lists the goals and policies that relate to trees, with some notes in red describing the relationship. These findings were then translated to Table 1, where the comments are tied to specific code sections.

Resilience Goals/Policies related to Trees

- Goal R-4: Use the most up-to-date data and analysis to regularly monitor changes in climate hazard impacts and related forecasts and to update resilience plans and strategies accordingly.
 - Policy R-4C: Prepare plans that guide post-disaster recovery, including changes in land use, modifications to infrastructure and facilities, and resilient development standards. **How to deal with trees affected by wildfire; saving them (including coordination with Army Corps and local arborists), removing dangerous ones, replanting, maintenance. Seed library?**
- Goal R-5: Prioritize resilience when planning future land uses
 - Policy R-5D: Avoid development in hazard-prone areas and ecologically important areas. Avoid new or intensified development in hazard-prone areas and ecologically important areas such as critical areas and open space corridors. **Encourage tree tracts in these areas or plant the trees from in-lieu fees in natural buffer areas for flooding?**

- Policy R-5E: Limit development on or acquire undeveloped hazard-prone areas and natural hazard buffer areas. **Encourage tree tracts in these areas or plant the trees from in-lieu fees in natural buffer areas for flooding?**
- Goal R-6: Expand and preserve ecosystems, natural habitat, and open space to reduce risks from flooding, wildfire, extreme heat, or other hazards.
 - Policy R-6A: Develop and implement forest management strategies that reduce wildfire risk.
 - Policy R-6D: Plan for ecosystem resilience. Create and support natural resource management plans that address existing stressors, consider climate change impacts, increase resilience, incorporate habitat connectivity, and guide adaptive management.
- Goal R-7: Expand and maintain the urban tree canopy and forest to maximize resilience to heat, drought, wildfire, and other hazards.
 - Policy R-7A: Grow the urban forest. Implement the Urban Forest Management Plan and develop additional strategies that reduce wildfire risk.
 - Policy R-7B: Implement climate-smart forest management, including tree species that are well-adapted to climate changes like drought and new pest threats. **Appropriateness for future climate conditions not currently factored into the prioritization for tree preservation/planting**
 - Policy R-7C: Maintain the City's status as a "Tree City". **Is the current tree canopy and implementation of the tree requirements**
 - Policy R-7D: Update the City code to preserve trees during development, increase shade, and mitigate the impacts of tree roots on sidewalks.
- Goal R-8: Update development standards to ensure the resilience of development and redevelopment projects.
 - Policy R-8A: Incorporate wildfire and wildfire smoke mitigation techniques (e.g., defensible space, landscape species selection, HVAC upgrades, air filter systems) into development standards. **Defensible space is very controversial in WA, pending guidance from state and updated WUI mapping**
 - Policy R-8C: Promote and incentivize sustainable building design and landscaping that protect against hazards (e.g., cold, heat, flooding, drought) while saving energy and conserving water. **Passive cooling from tree placement shading buildings**
- Goal R-9: Enhance infrastructure to reduce vulnerabilities to hazards
 - Policy R-9B: Maintain trees and consider solutions to reduce wind speeds around power lines to reduce fire risk and power outages during storms and high wind events. **In addition to maintenance, this has implications for where to place newly planted trees. If there are power lines over a property there is likely an easement**

for PSE. Does that by itself limit trees too close to them, or does more need to be done?

- Policy R-9C: Continue collaborating with Puget Sound Energy to underground power lines in new developments. **Relates to things in the code about minimizing disturbances to the tree root area**
- Goal R-10: Enhance transportation systems to reduce vulnerabilities to hazards and to maximize accessibility, particularly for the most vulnerable community members.
 - Policy R-10C: Maximize accessibility and protection from hazards like heat on multimodal travel routes, especially for the most vulnerable community members. **Tree planting around routes (public and private land) with considerations to reduce negative impacts like roots, falling fruit/slippy leaves, etc. Placement and species selection.**
- Goal R-11: Harden public facilities against hazard risks, including wildfire, wildfire smoke, extreme heat, drought, high winds, and power outages, giving priority to critical facilities.
 - Policy R-11B: Ensure that critical facilities and shelters have backup power sources, including solar and battery storage when appropriate. **Ensure the solar that serves as backup power for critical facilities has solar access. Tree placement**

GHG Goals/Policies related to Trees

- Goal G-2: Reduce GHG emissions by incentivizing the use of renewable energy, conservation, and efficiency technologies and practices in buildings.
 - Policy G-2D: Explore partnerships with public and private utilities to reduce energy use, invest in energy efficient programs, invest in microgrids and solar, and ensure energy needs are met for the Lacey community. **Solar access for solar microgrids**
- Goal G-4: Increase tree canopy cover to boost carbon sequestration while increasing solar access where practicable.
 - Policy G-4A: Manage and preserve urban forest canopy to maximize or conserve carbon storage. *(related but no change req)*
 - Policy G-4B: Implement critical area regulations to maintain or increase these natural areas' carbon concentrations and avoid conversion of carbon-rich ecosystems. *(related but no change req)*
 - Policy G-4C: Consider solar panel incentives on buildings with large rooftops. **Solar access; probably not an issue on a really big commercial building?**
 - Policy G-4D: Partner with Puget Sound Energy and other jurisdictions to support local microgrid solar and battery storage facilities in low-impact sites. **Solar access**

- Policy G-4E: Prioritize the goals and policies in the Urban Forestry Management Plan. *(related but no change req)*
- Policy G-4F: Update the Urban Forestry Management Plan every 5 years starting in 2026. *(related but no change req)*
- Policy G-4G: Explore State and Federal grants to expand the urban tree canopy through tree planting programs with native and adapted species. **Preferred species**
- Goal G-5: Reduce VMT
 - Policy G-5B: Reduce parking requirements where multimodal options are available. **If parking requirements are reduced, there may be more available area on lots for building coverage or open (available to plant trees). Parking lots also have tree planting requirements; will reduction in parking area mean fewer trees are planted? Look at these things together**
 - Policy G-5E: Increase multimodal capacity in strategic locations, including the Martin Way corridor and neighborhood commercial districts. **Minimize and/or mitigate impacts of higher multimodal capacity on street trees; i.e., if existing street trees are removed to make room for a new bike lane or if trees have to be cut down because their roots are in the way.**

Shoreline Goals/Policies related to Trees

- Goal SH-2: Identify functions and values specific to Lacey's shoreline resources to develop a program tailored to Lacey's needs that will provide protection, restoration and utilization of these resources.
 - Policy SH-2E: Preserve large, intact ecological systems such as floodplains, wetlands, or tidelands. **Trees are part of intact ecological systems**

Utilities Goals/Policies related to Trees

- Goal U-1: Ensure that water, sewer, and stormwater utility services are adequately served through planning that considers growth demand, the environment, and asset management.
 - Policy U-1A: Analyze all proposed developments for anticipated impact on utilities and services. **Tree root considerations for location of underground utilities**
- Goal U-5: Designate utility corridors.
 - Policy U-5A: Coordinate with the utilities to designate utility corridors to be located in public rights-of-way where feasible. **Minimize impacts to street trees**

- Goal U-7: Require compatibility of utility development with existing and planned land uses.
 - Policy U-7A: Require screening with native and/or drought-tolerant vegetation and/or architecturally compatible integration of all new above-ground utility facilities. **Plant list**
- Goal U-9: Regulate vegetation management by utilities.
 - Policy U-9A: Enforce regulations that, except in an emergency situation, require approval from the City prior to spraying, trimming, or removing vegetation within the public right-of-way and prior to vegetation removal on private property. After approval and prior to the work being done, notify affected property owners and neighbors. **Relates to permit processes 14.32.060 for tree work, no change needed**
 - Policy U-9B: Enforce regulations that require trimming and vegetation removal to be performed according to professional arboricultural specifications and standards. Educate the community on proper pruning practices (i.e. no tree topping), directional pruning, and phased replacement of incompatible vegetation within the right-of-way. **Relates to permit processes 14.32.060 for tree work, no change needed**
 - Policy U-9C: Implement requirements for trees planted under power lines by planting appropriate species that will not grow to interfere with the lines, or become potential hazard trees to the lines because of size. **Tree ordinance does not currently appear to have place-specific requirements for species appropriateness.**

Land Use Goals/Policies related to Trees

- Goal LU-1: Promote compact development that prioritizes infill, supports mixed-use development, and multimodal transportation.
 - Policy LU-1C: Incentivize infill over greenfield development, and prioritize corridors, centers, and areas with established infrastructure. **Supports conservation efforts, tree preservation. Likely no change needed.**
 - Policy LU-1F: Avoid the co-location of incompatible land uses and employ mitigating measures like vegetated buffers as needed to address conflicts between adjacent land uses. **Buffers include trees, greenery.**
- Goal LU-2: Establish walkable neighborhoods that improve public health and safety.
 - Policy LU-2C: Align land use and transportation goals and objectives to be mutually supportive in creating walkable and rollable places. **Tree canopy and shade can play a big role in enhancing walkability, pedestrian comfort.**
- Goal LU-5: Advance multimodal (walk/bike/roll and transit) connectivity both within Lacey and to neighboring destinations. **Tree roots, shade, pedestrian comfort.**
 - Policy LU-5B: Ensure that street designs encourage all modes of transportation including transit, pedestrians, bicyclists, and automobiles, and are accessible to people using mobility devices.

- Policy LU-5C: Prioritize a network of “safe routes” connecting schools, libraries, sports venues, and other popular community destinations, to promote alternate transportation modes. Design networks to prioritize the safety of the most vulnerable populations such as children, the elderly, and users of mobility devices.
- Policy LU-5D: Establish public realm standards that prioritize walkability, accessibility, bikeability, pedestrian comfort, and multimodal connectivity. Include amenities such as seating, shade, lighting, and bike parking.
- Goal LU-7: Preserve natural resources and use resilient design strategies in planning open space networks, community amenities, and public realm improvements.
 - Policy LU-7B: Preserve mature and heritage trees in development projects and develop strategies to increase tree canopy cover citywide.
- Goal LU-8: Design and develop public spaces to build a unique identity and a strong sense of community.
 - Policy LU-8A: Design public spaces to be multipurpose, accessible, easy to maintain, and inviting as community gathering locations.

Transportation Goals/Policies related to Trees

- Goal T-2: Prioritize safety and quality of life, especially for the most vulnerable users of the transportation network.
 - Policy T-2F: Work to ensure transportation facilities comply with the Americans with Disabilities Act using Lacey's ADA Transition Plan, including addressing existing deficiencies through its guidance and prioritization. **Tree root impacts to sidewalks (street trees and private)**
- Goal T-4: Prioritize sustainability and environmental conservation efforts.
 - Policy T-4F: Prioritize reasonable emergency response access, add system redundancy, retrofit essential transportation facilities, and design for impacts associated with changing climate patterns and natural disasters to build resiliency. **(might not be something that would be in the tree ordinance, but consider post-storm tree cleanup)**
- Goal T-5: Build and maintain Lacey's identity, support amenities, and promote recreation.
 - Policy T-5A: Design and invest in transportation projects that reflect the goals of the people who live and work in Lacey, which include maintaining community identity, placemaking, and connecting people via active transportation to amenities and recreation. **Trees are a large part of Lacey community identity, so tree preservation and/or planting should be encouraged or required with transportation projects.**

- Policy T-5C: Develop context-sensitive multimodal Complete Streets strategies that encourage active transportation as an alternative to driving. Prioritize primary transit routes, activity centers, biking, districts with an emphasis on pedestrian safety and comfort, and within walking distance of schools. Consider pedestrian amenities along these routes such as street trees, wider sidewalks, dedicated bike parking, art lighting, shade and seating. **Complete streets include emphasis on shade, greenery, pedestrian comfort.**

Housing Goals/Policies related to Trees

- Goal H-4: Encourage Sustainable, Sufficient and Compatible Housing Development.
 - Policy H-4A: Encourage housing development that prioritizes environmental sustainability, energy efficiency, and climate resilience.
- Goal H-6: Maximize the Efficient Use of Public and Private Resources to Support Housing Stability and Development.
 - Policy H-6B: Prioritize the use of surplus public lands to support affordable housing production. **If a lot of the City's surplus lands are forested, need to consider how to balance tree preservation with development**
 - Policy H-6C: Prioritize equitable investments in housing-supportive infrastructure, such as active transportation networks, transit access, and public spaces, ensuring that historically underserved and high-need neighborhoods benefit from improvements that enhance livability and affordability. **Street trees, trees in other public spaces, and in communal spaces in private developments**
- Goal H-9: Ensure Housing and Land Use Policies Support a Well-Connected, Sustainable, and Livable Community.
 - Policy H-9D: Balance residential development with tree retention, green space preservation and urban canopy expansion, while ensuring new development integrates within existing neighborhoods.

Parks Goals/Policies related to Trees

- Goal P-1: Develop a high-quality, equitable, diversified parks, culture and recreation system where physical, financial, social and cultural barriers are eliminated, and which includes unique facilities, events, and recreation and cultural programs. This encourages social interaction, cultivates community spirit, and strengthens the livability of Lacey in addition to meeting community needs.

- Policy P-1B: Ensure Lacey's Park system includes opportunities for its community members to experience nature and solitude. **Trees in city parks**
- Policy P-1D: Maintain parks, culture, and recreational facilities at a high standard. **Tree maintenance (including tree roots) at facilities**
- Policy P-1H: Ensure a robust planning process considers parks near all community members and addresses site suitability, development, and preferred amenities. **Consider trees as part of site suitability, i.e. where to place amenities to reduce the need to remove trees, etc.**
- Goal P-3: Develop a trails system that interconnects parks, schools, neighborhoods, open spaces, other trail systems, and important public facilities.
 - Policy P-3A: Continue to provide a high-quality system of multipurpose trails and corridors. **Maintain trees and tree roots on trails and corridors**
- Goal P-5: Use sustainable systems and practices that ensure the environmental, economic, social and cultural needs and desires of future generations will not be compromised.
 - Policy P-5B: Protect and preserve natural habitats for people and wildlife. **Tree preservation, planting, species selection**
 - Policy P-5C: Connect natural areas and open space in developed areas. Preserve these open areas to meet the future needs of Lacey's increasing population. **Consider connections between natural areas and development when siting tree tracts and general tree planting in public open spaces/ROW, private**



Recommended Code Changes for Titles 14

Notes and recommendations for potential changes to the Lacey Municipal Code Titles 1-15 are listed in Table 1.

Table Key

- Title rows
 - Grey: No notes or recommended changes.
 - Light purple: Title has notes and/or recommended changes.
- Relevant Sections and Notes + Recommendations
 - Red text: Notes for the City to consider or make changes for consistency with the 2025 Lacey Comprehensive Plan.
 - Red text with yellow highlight: Potential code conflicts identified, City staff requested to review and update if necessary.

Table 1. Recommended Code Changes for Titles 14

Title 14: Buildings and Construction		
14.32 – Tree and Vegetation Protection and Preservation	Section 14.32.020 (Purposes and permit criteria) Consider adding “To reduce greenhouse gas emissions and the impacts of climate change” as a purpose statement	Climate Element (GHG and Resilience Sub-Element)
	Section 14.32.030 (Definitions) Consider adding definition for tree list, and for climate-adaptive or appropriate species	Climate Resilience Sub-Element
	Section 14.32.040 (permits) Consider how to deal with trees post-wildfire. Save trees (coordination with Army Corps and local arborists), removing dangerous trees, replanting, maintenance, seed library?	R-4
	Section 14.32.064 (Tree tract requirements) Encourage tree tracts (or the trees planted using in-lieu fees) be placed in ecologically important areas	R-5

	<p>(critical areas, open space corridors) and areas that could buffer development from climate hazards</p> <p>Section 14.32.066 (Tree replacement and establishment of new trees on lots)</p> <p>Tree preservation should be mentioned as the first priority before tree replacement during development. Include that as criteria in this section or a new section.</p>	<p>LU-1, R-5, R-7, R-8, P-5</p>
	<p>(cont. from previous page)</p> <ul style="list-style-type: none"> • Evaluate the trees in the tree list in the Lacey UFMP. Prioritize tree species that are appropriate for future climate conditions like drought and new pest threats • Consider if minimum tree threshold results in enough tree canopy to maintain City’s status as a “Tree City.” If not, increase replacement requirements. • Encourage placement of trees around buildings to provide shade (passive cooling benefit). • Include trees in required buffers separating incompatible land uses. <p>Section 14.32.067 (Street tree requirements)</p> <ul style="list-style-type: none"> • Use street trees to provide shade, greenery, and pedestrian comfort for enabling multimodal Complete Streets and encouraging walkability. • Encourage or require tree preservation and/or planting with transportation projects • Tree planting around multimodal routes (on public and private land) should try to reduce negative impacts like roots, falling fruit/slippery leaves, etc. Consider tree placement and species selection. • Minimize and/or mitigate impacts to trees from streetscape improvements; i.e., if existing street trees are removed to add a new bike lane or if trees have to be cut down because their roots are in the way. 	<p>LU-1, LU-2, LU-5, G-5, R-10, T-2, T-5</p>

	<ul style="list-style-type: none"> Consider species selection and tree placement for transportation facilities to reduce tree root impacts to sidewalks (public and private streets) that hinder ADA accessibility. 	
	<p>Section 14.32.068 (Solar access considerations)</p> <ul style="list-style-type: none"> Consider how to balance tree planting with the solar access for solar backup power systems for critical facilities. Consider tree placement around buildings/solar arrays. Consider how to balance tree planting with solar access around solar microgrids 	G-4, R-11
	<p>Section 14.32.070 (Additional considerations for commercial developments)</p> <ul style="list-style-type: none"> Consider the impacts of reduced parking and tree planting. If parking requirements are reduced per new Comp Plan goals and policies, there may be more available area on lots for building coverage or left as open space (available to plant trees). 	G-5
	<p>Considerations for updates, no existing references:</p> <ul style="list-style-type: none"> Wildfire: Incorporate best practices to reduce wildfire risk in urban forest and forested lands. Guidance from state on defensible space 	R-6, R-8
	<ul style="list-style-type: none"> Trees and surplus lands: Policy H-6B says to prioritize the use of surplus lands to support affordable housing production; if a lot of the City’s surplus lands are forested, consider how to balance tree preservation with development 	H-6
	<ul style="list-style-type: none"> Trees at City parks facilities: Tree planting in City parks facilities and trails. Place trees and maintain them to keep high standards of park facilities. Preserve and plant trees that preserve natural habitats 	P-1, P-3, P-5

	<ul style="list-style-type: none">• Trees and utility lines: identify species of trees that are appropriate to plant closer to power lines (select trees that do not become hazards due to their size). Identify trees that can be compatible with utility screening requirements.	U-7, U-9, R-9
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STAFF REPORT

Planning Commission
April 8, 2026

Subject: Infill Residential Development Regulations
To: Planning Commission
Prepared by: Jennifer Adams, Housing Coordinator
Division Review: Ryan Andrews, Community Planning Manager
Department Director: Vanessa Dolbee, CED Director

JAD
RA
VD

Purpose: Briefing

Recommendation: Review only.

Brief: The Planning Commission will review and provide feedback on draft amendments to multiple Lacey Municipal Code (LMC) chapters supporting proposed Chapter 16.52 LMC – Infill Residential Development. The proposed updates align existing zoning and design standards with state requirements under House Bills 1110 and 1337, reduce regulatory conflicts, and improve consistency across the LMC to support implementation of infill housing.

Prior Review:

- Planning Commission – 11/12/2025 [Link](#)
- Planning Commission – 1/14/2026 [Link](#)
- Planning Commission – 1/28/2026 [Link](#)
- Planning Commission – 3/11/2026 [Link](#)

Attachments:

1. Title 16 (Zoning) chapters: 16.03.055, 16.06, 16.13, 16.14, 16.15, 16.18, 16.52 (proposed), 16.61, 16.62
2. LMC 14.23 (Design Review) chapters: 14.23.071, 14.23.072, 14.23.073, 14.23.074, 14.23.076, 14.23.080
3. Maps: Infill Residential Candidate Zones; Infill Residential Candidate Parcels

Policy or Legal Alignment:

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

Continued Development of Infill Residential Code Framework

Following the Planning Commission's initial review of draft Chapter 16.52 LMC – Infill Residential Development, staff has continued advancing code updates necessary to support implementation of the proposed infill framework.

This phase focuses on targeted amendments to multiple existing chapters within Title 16 (Zoning) and Chapter 14.23 LMC (Design Review). These updates are intended to improve internal consistency, resolve regulatory conflicts, and clarify how existing provisions function alongside the proposed infill standards.

Collectively, the amendments create a more cohesive and coordinated regulatory framework while maintaining the overall structure of the City's existing code.

Alignment with Chapter 16.52 – Infill Residential Development

As previously presented, Chapter 16.52 establishes a consolidated framework for regulating accessory dwelling units and middle housing types. To function effectively, it must operate in coordination with existing zoning regulations.

Staff has conducted a comprehensive review of relevant Title 16 chapters to clarify how infill provisions interact with underlying zoning districts, maintain existing development pathways where intended, and align development standards with the unit-based approach established in Chapter 16.52. These updates also address areas where existing code would otherwise conflict with or duplicate the proposed infill standards.

Design Review Updates – Objective Standards

A significant portion of the proposed amendments focuses on updates to existing design review chapters within Chapter 14.23 LMC (Design Review).

Historically, portions of the City's design standards have relied on subjective language or discretionary review. In response to recent state legislation (House Bill 1110 and House Bill 1337) and evolving best practices, staff has refined these provisions to emphasize objective, measurable, and clearly defined standards.

These updates are informed by RCW 36.70A.630, which establishes parameters for design review regulations, including limitations on subjective criteria and the requirement that standards be clear and predictable in application.

The proposed revisions aim to:

- Refine/clarify existing design standards to improve consistency and usability;
- Maintain objective, measurable criteria while allowing for administrative flexibility where supported by clear standards;



- Ensure that discretionary provisions are used in conjunction with defined standards to provide predictable and consistent outcomes; and
- Ensure that design standards applied to middle housing are not more restrictive than those applied to detached residential development within the same zoning district.

Purpose of Review

This meeting represents the Planning Commission's first review of the broader set of code amendments supporting Chapter 16.52 – Infill Residential Development.

The purpose of this discussion is to:

- Introduce the scope and structure of proposed updates across Titles 16 and ;
- Highlight key changes to development and design standards;
- Discuss the transition toward more objective design review criteria; and
- Receive feedback on clarity, consistency, and implementation considerations.

Next Steps

- Staff will incorporate Planning Commission feedback into continued refinement of the proposed code amendments and Chapter 16.52 (Infill Residential Development);
- Staff will schedule a public hearing to take public testimony at the May 13th meeting.



16.03.055 Minimum density requirements.

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.

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).

The Lacey Municipal Code is current through Ordinance 1684, passed October 7, 2025.

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

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

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Chapter 16.06 DEFINITIONS

Sections:

16.06.010 Intent

...

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

...

16.06.410 Lot

...

16.06.454 Lot, infill

...

16.06.498 Middle Housing

16.06.4989 Mixed use development (MUD)

...

16.06.532 Multifamily. (to be updated)

...

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.

...

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

~~...~~

16.06.245 Cottage housing.

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

~~...~~

16.06.278 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).~~

~~...~~

16.06.290 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; also referenced as single-family dwelling. (Ord. 583 §2.09(C) (part), 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).

...

16.06.344 Fourplex.

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

...

...

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).

...

16.06.454 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).

...

16.06.498 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).

...

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).

...

~~16.06.691 Single Family Dwelling. (Repeal)~~

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

...

16.06.698 Stacked flat

“Stacked flat” means a residential building containing two or 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.

...

16.06.747 Triplex

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

...

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 16.13

LOW-DENSITY RESIDENTIAL DISTRICT

Sections:

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

16.13.010 Intent.

It is the intent of this chapter to:

- A. Enhance the residential quality of the city by providing a high standard of development for residential;
- B. Allow a broad range of housing options;
- C. Guide residential development to those areas where:
 1. Public sewers are in place prior to residential building construction, or
 2. Sewers can be extended, or
 3. New technology in the processing of domestic sewerage makes residential development in unsewered areas environmentally acceptable;
- D. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation;

E. Guide development in such a manner as to provide protection between noncompatible uses. (Ord. 1612 §2, 2022; Ord. 1024 §28, 1995; Ord. 769 §1 (part), 1986).

16.13.020 Permitted uses.

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

1. Single-family detached structures on individual lots with a density of not more than six units per acre. Single-family detached structures are subject to the design criteria established in LMC [14.23.072](#);
2. Cottage housing developments as provided in Chapter [16.62](#) LMC and subject to the design criteria in LMC [14.23.072](#);
3. Planned residential developments as provided in Chapter [16.60](#) LMC;
4. Townhouse developments as provided in Chapter [16.61](#) LMC;
5. Duplexes and triplexes on individual lots, provided design requirements of LMC [14.23.073](#) are satisfied;
6. Housing for people with functional disabilities.
7. Residential development may also occur pursuant to Chapter LMC 16.52 (infill Residential Development). Development utilizing Chapter LMC 16.52 shall comply with the provisions of that chapter.

B. Other or related uses permitted:

1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as buildings or structures for storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the residents of a residential complex. All such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC–[14.23.071](#) [14.23.072](#);

2. Urban agricultural uses as permitted and limited under Chapter [16.21](#) LMC;
3. Home occupations as provided in Chapter [16.69](#) LMC;
4. Accessory dwelling ~~as defined in LMC 16.06.055; units are permitted and regulated pursuant to Chapter 16.52 LMC.~~
5. Conditional uses as provided in Chapter [16.66](#) LMC;
6. The keeping of common household animals or pets; provided, that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
7. Family day care homes as provided in Chapter [16.65](#) LMC. (Ord. 1612 §3, 2022; Ord. 1368 §17, 2011; Ord. 1310 §23, 2008; Ord. 1192 §133, 2002; Ord. 1137 §3, 2000; Ord. 1044 §7, 1996; Ord. 1024 §28, 1995; Ord. 931 §6, 1992; Ord. 927 §5, 1992; Ord. 769 §1 (part), 1986).

16.13.030 Prohibited uses.

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

16.13.035 Densities and infill.

~~Except as otherwise provided in Chapter 16.52 LMC (Infill Residential Development),~~ densities shall not exceed six units per acre; provided, that duplexes or triplexes either created by remodeling an existing single-family dwelling or constructed on an existing vacant lot of record are not subject to the maximum density limits. Every detached single-family dwelling, with the exception of an accessory dwelling meeting the requirements of LMC [16.06.055](#) and every duplex or triplex, shall be located on its own lot. Creation of said lot shall meet all requirements of LMC Title [15](#), the Lacey subdivision and short subdivision code. (Ord. 1612 §4, 2022; Ord. 1310 §24, 2008; Ord. 1218 §11, 2004; Ord. 1044 §8, 1996; Ord. 1024 §29, 1995; Ord. 1024 §1, 1995).

16.13.040 Environmental performance standards.

- A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of a quality or quantity not normally associated with residential use.
- B. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.
- C. Conditional uses shall comply with the development standards described for such uses in Chapter [16.66](#) LMC.
- D. All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC. (Ord. 1368 §18, 2011; Ord. 1192 §134, 2002; Ord. 769 §1 (part), 1986).

16.13.050 Lot area.

- A. The size and shape of lots shall be as follows, provided they adhere to the density requirements:
 - 1. Minimum lot area, four thousand five hundred square feet where alleys are utilized; five thousand square feet where alleys are not provided.
 - 2. Minimum lot width, forty feet where alleys are utilized, fifty feet where alleys are not provided. In the case of infill lots, the street frontage shall also be forty feet when alleys are utilized and fifty feet if alleys are not utilized.
 - 3. Minimum front yard:

Sixteen feet.

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

Garages facing the street, twenty feet.

On front yard flanking streets, ten feet.

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

4. Minimum side yards:

Minimum on one side, five feet.

Minimum total both sides, ten feet.

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

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

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

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

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

1. The health department must review and approve plans for alternative sewage disposal.
2. Lots must be clustered in a configuration that results in urban size lots with one large reserve lot for future development.

3. Clustered lots must be between five thousand and ten thousand eight hundred ninety square feet.

4. Excluding the reserve parcel, clustered lots must meet density requirements of LMC [16.13.035](#).

5. Subdivisions and short subdivisions must have a statement on the face of the plat or short plat that when sewer becomes available to the area clustered lots shall hook up to sewer at each lot owner's expense. Such requirement shall also be provided for in protective covenants.

D. Other lot standards:

1. Minimum usable open space:

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

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

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

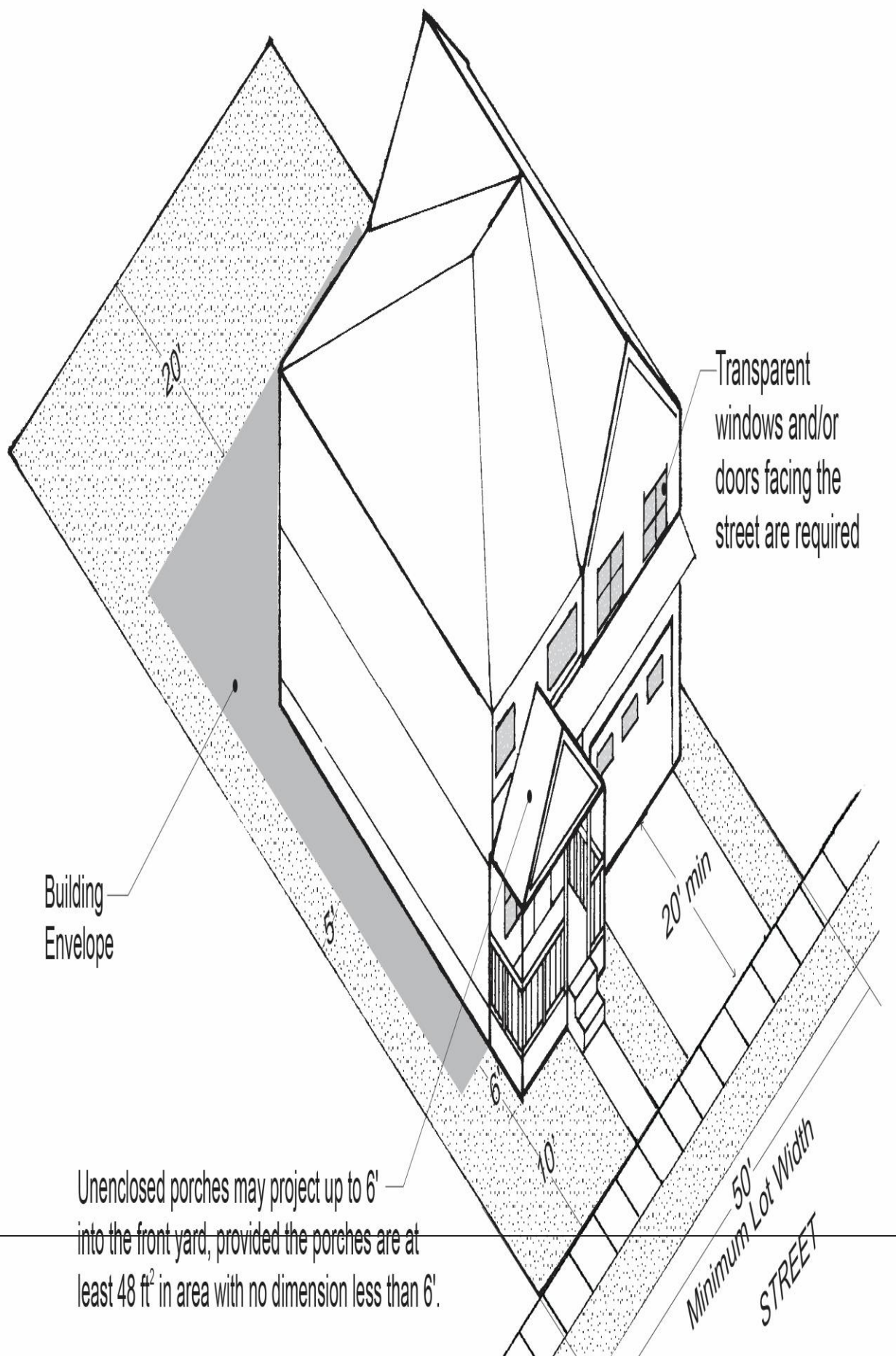
As an example, a forty-five-hundred-square-foot lot would require a contiguous open space of at least four hundred fifty square feet, or approximately fifteen feet by thirty feet in area for a standard dimension, or ten feet by forty-five feet if the dimension is reduced and design features added.

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

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

Table 16T-75

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Building Envelope

Transparent windows and/or doors facing the street are required

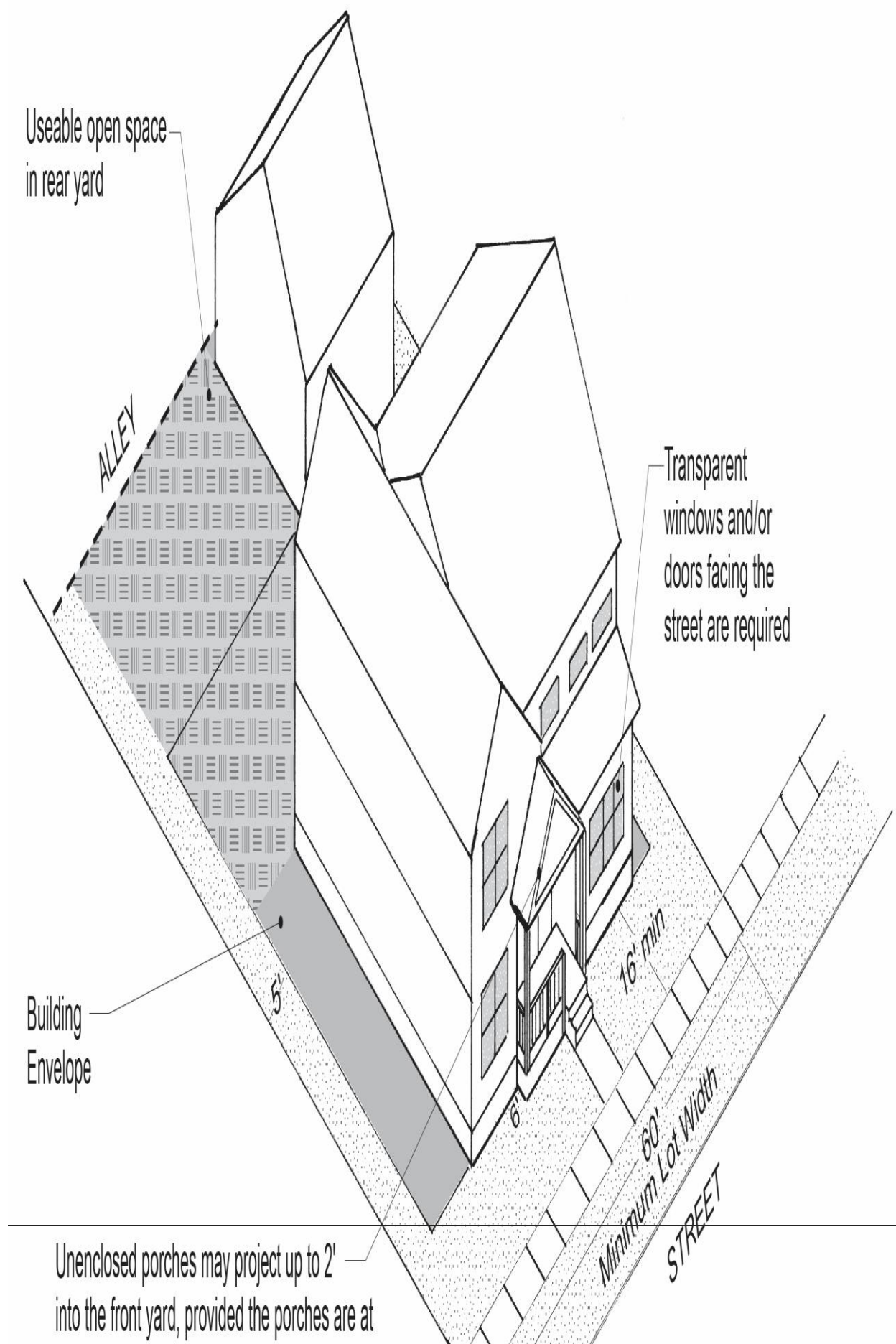
Unenclosed porches may project up to 6' into the front yard, provided the porches are at least 48 ft² in area with no dimension less than 6'.

50'
Minimum Lot Width
STREET

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

Table 16T-76

DRAFT



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

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

4. Maximum height:

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

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

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

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

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

Front yard, sixteen feet.

Side yard, five feet.

Rear yard, three feet.

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

~~Front yard, sixteen feet.~~

~~Side yard, five feet.~~

~~Rear yard, five feet.~~

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

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

~~Front yard, sixteen feet.~~

~~Side yard, ten feet.~~

~~Rear yard, ten feet.~~

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

16.13.060 Off-street parking.

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

16.13.070 Landscaping.

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

16.13.080 Stormwater runoff.

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

The Lacey Municipal Code is current through Ordinance 1684, passed October 7, 2025.

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

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Chapter 16.14

LACEY HISTORICAL NEIGHBORHOOD

Sections:

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

16.14.010 Intent.

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

16.14.020 Permitted uses.

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

B. *Other Related Uses Permitted.*

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

2. Housing for people with functional disabilities;
3. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC;
4. Home occupation as provided in Chapter [16.69](#) LMC;
5. Accessory dwelling ~~as defined in LMC [16.06.055](#) and meeting design criteria of LMC-[14.23.071](#); units are permitted and regulated pursuant to Chapter [16.52](#) LMC;~~
6. Conditional uses as provided in Chapter [16.66](#) LMC, subject to design review;
7. The keeping of common household animals or pets is permitted; provided, that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
8. Family day care homes as provided in Chapter [16.65](#) LMC. (Ord. 1539 §59, 2019; Ord. 1368 §19, 2011; Ord. 1192 §135, 2002; Ord. 1137 §4, 2000; Ord. 1080 §8, 1998).
9. Residential development may also occur pursuant to Chapter [16.52](#) LMC (infill Residential Development). Development utilizing Chapter [16.52](#) shall comply with the provisions of that chapter.

16.14.030 Prohibited uses.

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

16.14.040 Environmental performance standards.

- A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of quality or quantity not normally associated with residential use.

B. The construction of accessory buildings shall be required in such a manner as to make them complementary to the basic architectural character of the main building on the lot, appropriate to the accessory use, and consistent with historical character of the zone.

D. Conditional uses shall comply with the development standards described for such uses in Chapter [16.66](#) LMC.

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

16.14.050 Lot area.

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

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

16.14.060 Off-street parking.

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

16.14.070 Landscaping.

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

16.14.080 Stormwater runoff.

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

16.14.090 Special historic neighborhood design standards.

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

16.14.100 Repealed

Repealed by [Ord. 1505](#). The Lacey Municipal Code is current through Ordinance 1684, passed October 7, 2025.

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

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Chapter 16.15

MODERATE-DENSITY RESIDENTIAL DISTRICT

Sections:

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

16.15.010 Intent.

It is the intent of this chapter to:

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

3. The Regional Transportation Plan designated moderate and high density transportation corridors to enhance and promote mass transit opportunities.
- F. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation;
- G. Preserve within developments as much open space and related amenities as possible. (Ord. 1024 §31, 1995; Ord. 583 §2.13(A), 1980).

16.15.020 Types of uses permitted.

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

1. Any residential use with a density of at least eight but not greater than sixteen units per acre and any additional bonus density that might be applicable. All parcels over ten acres in size shall provide a mix of housing types with no less than fifty percent of the units designated for multifamily use. The required mix should be integrated throughout the entire site as much as possible. All residential structures are subject to the design criteria established in Chapter [14.23](#) LMC that is applicable to the particular type of residential use.
2. Housing for people with functional disabilities.

B. *Other or Related Uses Permitted.*

1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the residents of a residential complex. All such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC ~~14.23.071~~ [14.23.072](#);
2. Home occupations as provided in Chapter [16.69](#) LMC;
3. Accessory dwelling ~~as defined in LMC 16.06.055~~ [units are permitted and regulated pursuant to Chapter 16.52 LMC](#);

4. Conditional uses as provided in Chapter [16.66](#) LMC;
5. The keeping of common household animals or pets is permitted; provided, that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
6. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC;
7. Family day care homes as provided in Chapter [16.65](#) LMC. (Ord. 1493 §9, 2016; Ord. 1480 §14, 2015; Ord. 1368 §21, 2011; Ord. 1310 §29, 2008; Ord. 1192 §137, 2002; Ord. 1137 §5, 2000; Ord. 1024 §31, 1995; Ord. 931 §7, 1992; Ord. 927 §6, 1992; Ord. 691 §10, 1984; Ord. 583 §2.13(B)(1,2), 1980).
8. Residential development may also occur pursuant to Chapter 16.52 LMC (Infill Residential Development). Development utilizing Chapter 16.52 shall comply with the provisions of that chapter.

16.15.030 Prohibited uses.

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

16.15.035 Individual lots required.

Except as otherwise provided in Chapter 16.52 LMC (Infill Residential Development), Every detached single family dwelling, with the exception of an accessory dwelling meeting the requirements of LMC 16.06.055, and every duplex, triplex, or other residential building shall be located on its own lot. Exception: Townhouses developed through a condominium ordinance and apartment buildings designed as a single development may be located on one lot. Creation of a lot or lots shall meet all requirements of LMC Title 15 the Lacey Land Division ordinance. (Ord. 1310 §30, 2008; Ord. 1218 §13, 2004).

16.15.040 Environmental performance standards.

- A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of a quality or quantity not normally associated with residential use.
- B. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.
- C. Conditional uses shall comply with the development standards described for such uses in Chapter [16.66](#) LMC.
- D. All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC. (Ord. 1368 §22, 2011; Ord. 1192 §138, 2002; Ord. 1024 §31, 1995; Ord. 583 §2.13(C)(1), 1980).

16.15.050 Lot area.

- A. The size and shape of lots for detached single-family shall be as follows, provided they adhere to the density requirements:
1. Minimum lot area, three thousand square feet where alleys are utilized, four thousand square feet if alleys are not provided.
 2. Minimum lot width, thirty feet when alleys are utilized, forty feet where alleys are not provided. Minimum lot width and street frontage for infill lots designed for construction of a single-family residence shall be thirty feet when alleys are utilized and forty feet when alleys are not utilized. Infill lots to be used for duplexes or other multifamily uses shall have a minimum lot width and street frontage of fifty feet.

3. Minimum front yard:

Sixteen feet for single-family dwellings and duplexes. Ten feet for multifamily.

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

Garages facing the street, twenty feet.

On front yard flanking streets, ten feet.

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

4. Minimum side yards:

Minimum on one side, five feet.

Minimum total both sides, ten feet.

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

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

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

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

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

1. The health department must review and approve plans for alternative sewage disposal.
2. Lots must be clustered in a configuration that results in urban size lots with one large reserve lot for future development.

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

D. *Other Lot Standards.*

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

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

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

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

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

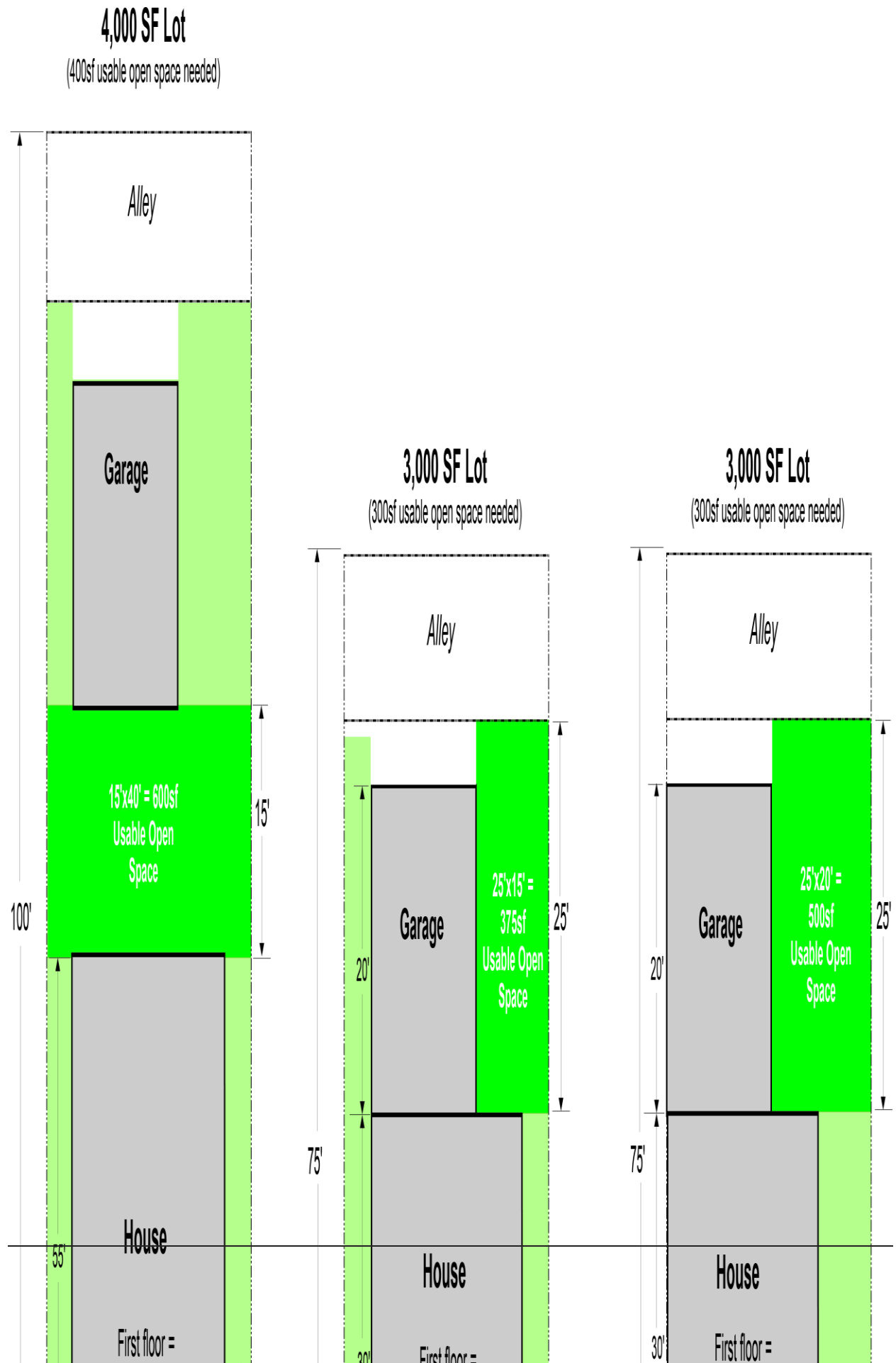
For duplexes and triplexes, each dwelling unit must have direct access to its own usable open space.

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

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

Table 16T-77

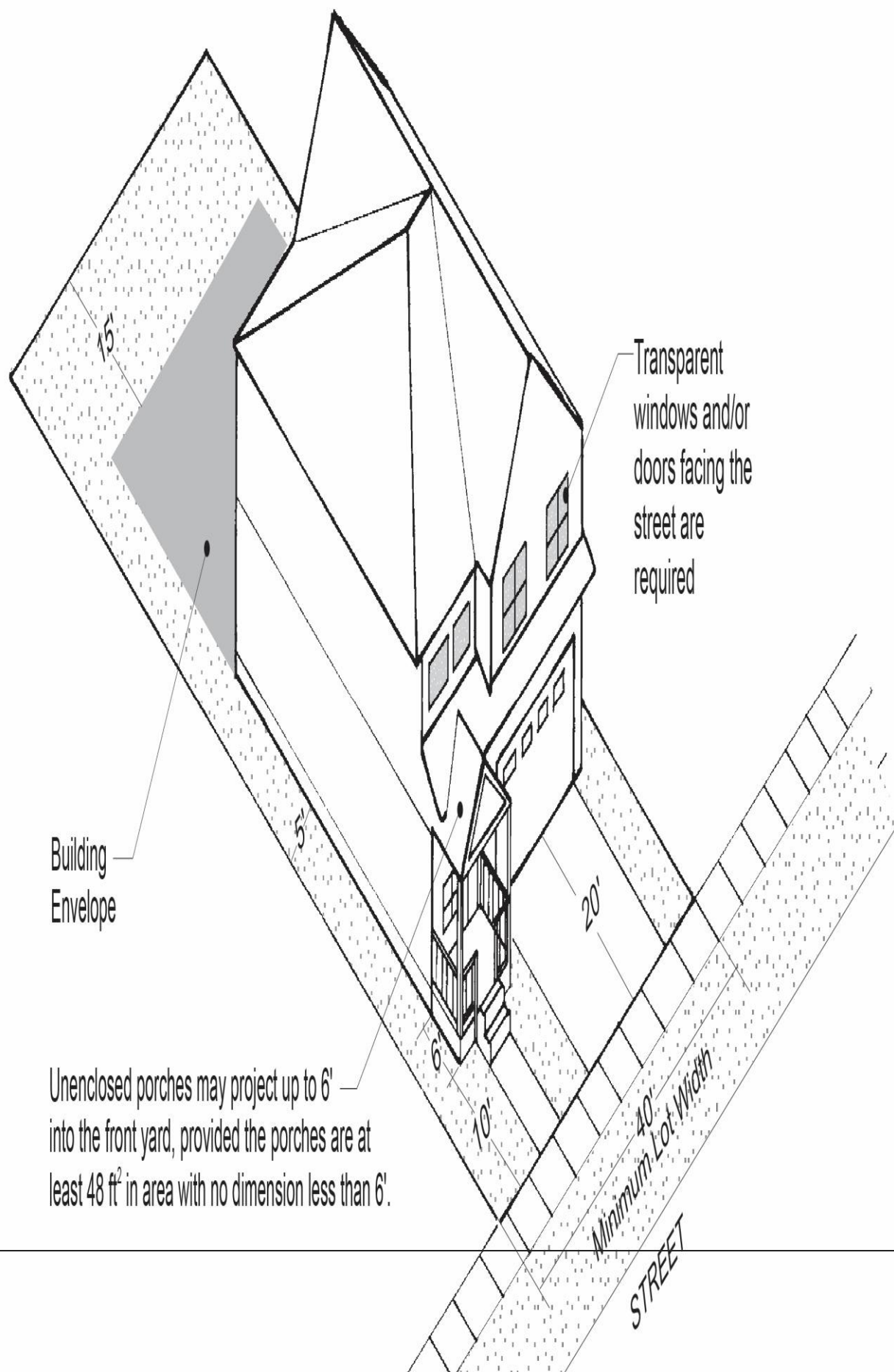
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Example configurations of usable open space on small lots.

Table 16T-78

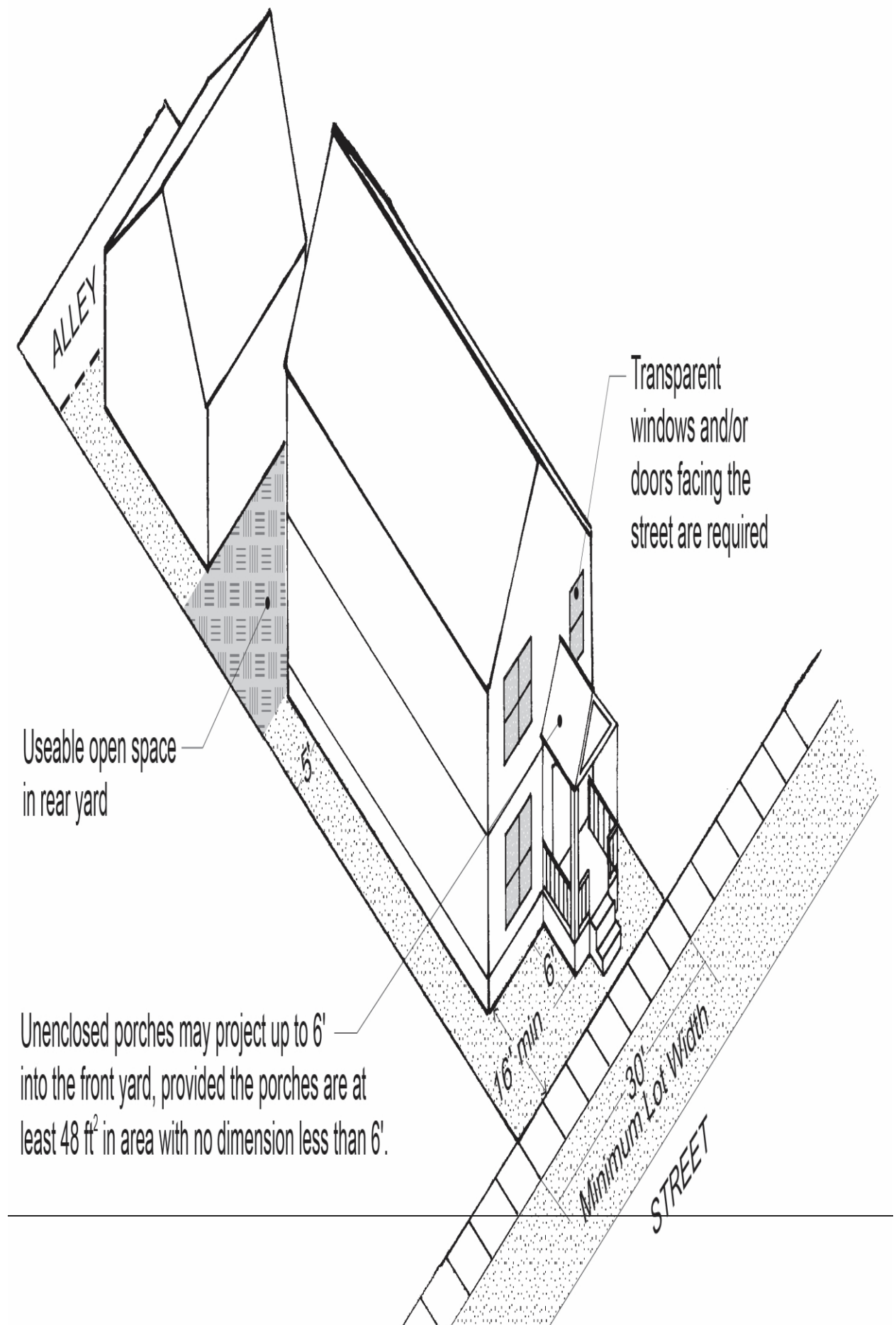
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Minimum standards for front-loaded lots in the Moderate Density Residential District.

Table 16T-79

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

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

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

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

Front yard, ten feet.

Side yard, five feet.

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

16.15.060 Off-street parking.

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

16.15.070 Landscaping.

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

16.15.080 Stormwater runoff.

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

16.15.090 Repealed

*Repealed by [Ord. 1310](#). **The Lacey Municipal Code is current through Ordinance 1684, passed October 7, 2025.***

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

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Chapter 16.18

HIGH-DENSITY RESIDENTIAL DISTRICT

Sections:

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

16.18.010 Intent.

It is the intent of this chapter to:

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

3. Along moderate and high density transportation corridors as designated by the Regional Transportation Plan to enhance and promote mass transit opportunities;
- F. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation;
- G. Preserve within developments open space and related amenities. (Ord. 1024 §32, 1995; Ord. 583 §2.14(A), 1980).

16.18.020 Permitted uses.

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

1. *Any residential use with a density of at least twelve units per acre.* All parcels over ten acres in size shall provide a mix of housing types with no less than fifty percent of the units designated for multifamily use. The required mix should be integrated throughout the entire site as much as possible. All residential structures are subject to the design criteria established in Chapter [14.23](#) LMC that is applicable to the particular type of residential use.
2. Housing for people with functional disabilities.

B. *Other or Related Uses Permitted.*

1. Accessory buildings or structures clearly incidental to the residential use of the lot, such as storage of personal property (including boats, recreational vehicles, etc.), or for the pursuit of avocational interests; or structures designed for and related to recreational needs of the residents of a residential complex. All such buildings or structures over sixteen feet in height shall comply with the design requirements of LMC ~~14.23.071~~ [14.23.072](#);
2. Home occupations as provided in Chapter [16.69](#) LMC;
3. Accessory dwelling as defined in LMC [16.06.055](#);
4. Conditional uses as provided in Chapter [16.66](#) LMC;

5. The keeping of common household animals or pets is permitted; provided, that their keeping does not constitute a nuisance or hazard to the peace, health and welfare of the community in general and neighbors in particular;
6. Urban agricultural uses as provided for and limited under Chapter [16.21](#) LMC;
7. Family day care homes as provided in Chapter [16.65](#) LMC. (Ord. 1539 §63, 2019; Ord. 1493 §11, 2016; Ord. 1480 §16, 2015; Ord. 1368 §23, 2011; Ord. 1310 §35, 2008; Ord. 1192 §139, 2002; Ord. 1137 §6, 2000; Ord. 1024 §32, 1995; Ord. 931 §9, 1992; Ord. 927 §8, 1992; Ord. 691 §12, 1984; Ord. 583 §2.14(B), 1980).

C. Applicability of Chapter 16.52 LMC. The provisions of Chapter 16.52 LMC (Infill Residential Development) shall not apply within the High-Density Residential District.

16.18.025 Prohibited uses.

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

16.18.030 Environmental performance standards.

- A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of a quality or quantity not normally associated with residential use.
- B. Accessory buildings shall be complementary to the basic architectural character of the main building on the lot, or appropriate to the accessory use.
- C. Conditional uses shall comply with the development standards described for such uses in Chapter [16.66](#) LMC.
- D. All uses shall comply with the applicable environmental performance standards of Chapter [16.57](#) LMC. (Ord. 1368 §24, 2011; Ord. 1192 §140, 2002; Ord. 1024 §34, 1995; Ord. 583 §2.14(C)(1), 1980).

16.18.035 Individual lots required.

Every detached single family dwelling, with the exception of an accessory dwelling meeting the requirements of LMC-~~16.52~~ ~~16.06.055~~, and every duplex, triplex or other residential building shall be located on its own lot. Exception: Townhouses developed through a condominium ordinance and apartment buildings designed as a single development may be located on one lot. Creation of a lot or lots shall meet all requirements of LMC Title [15](#) the Lacey subdivision and short subdivision code. (Ord. 1310 §36, 2008; Ord. 1218 §15, 2004).

16.18.040 Lot area.

A. The size and shape of single-family detached lots shall be as follows:

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

Sixteen feet for single-family dwellings and duplexes. Ten feet for multifamily.

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

Garages facing the street, twenty feet.

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

4. Minimum side yards:

Minimum on one side, five feet.

Minimum total both sides, ten feet.

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

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

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

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

C. *Other Lot Standards for All Uses.*

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

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

- a. A pergola or other architectural feature with landscaping;
- b. An improved patio area with features for associated use such as sitting or barbeque;

- c. Other design features and improvements that add to the usability, privacy and desirability of the private space.

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

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

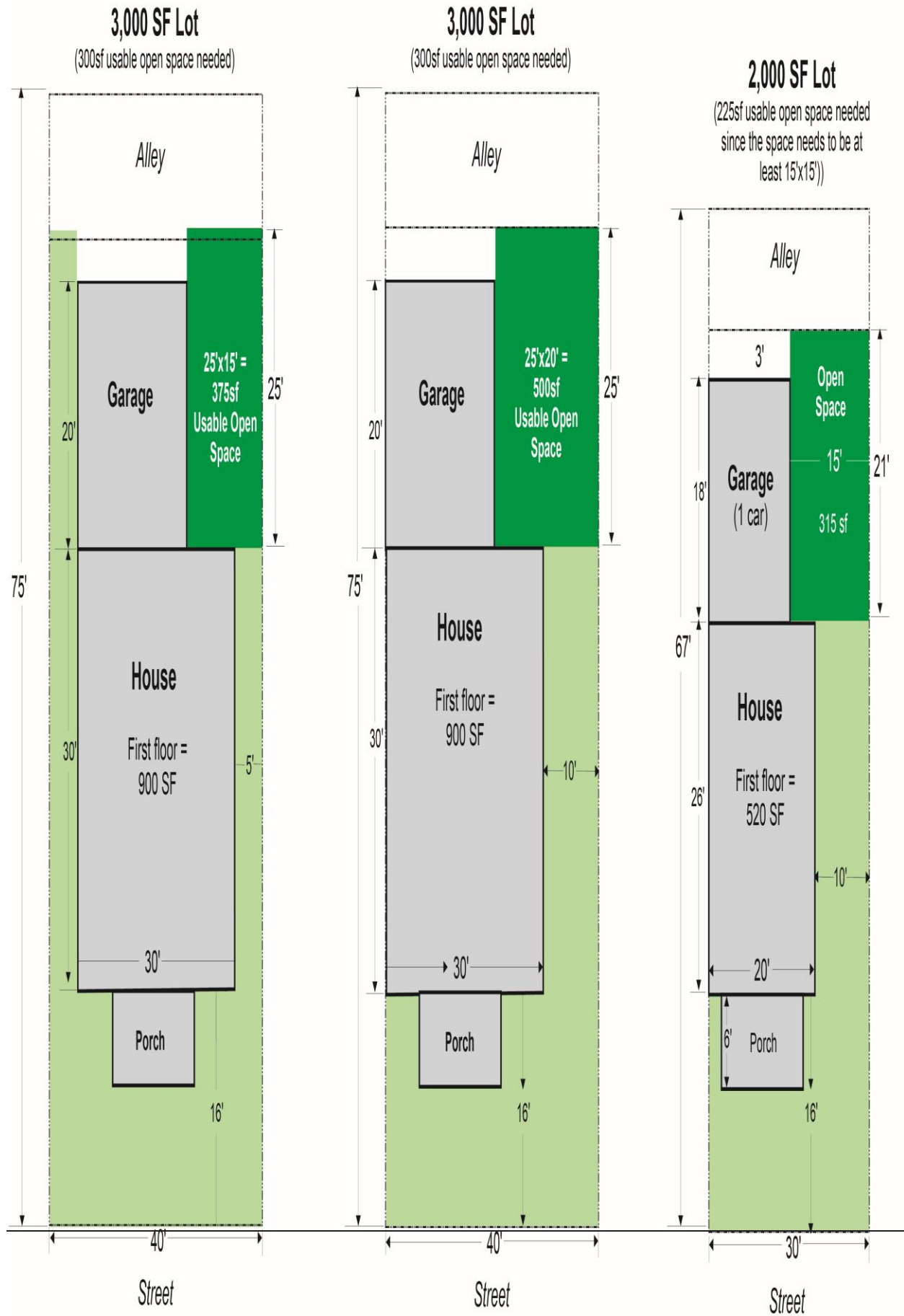
For duplexes and triplexes, each dwelling unit must have direct access to its own usable open space.

Up to twenty-five percent of the homes in a subdivision in the HDR zone can meet the ten percent usable open space requirement by providing a ten-foot-wide side yard in a zero lot line or reciprocal use easement configuration per LMC [14.32.072\(L\)](#) for the length of the lot provided the subject house is only single-story in height.

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

For multifamily developments, refer to LMC [14.23.080](#). (See Tables [16T-80](#), [16T-81](#), and [16T-82](#).)

Table 16T-80



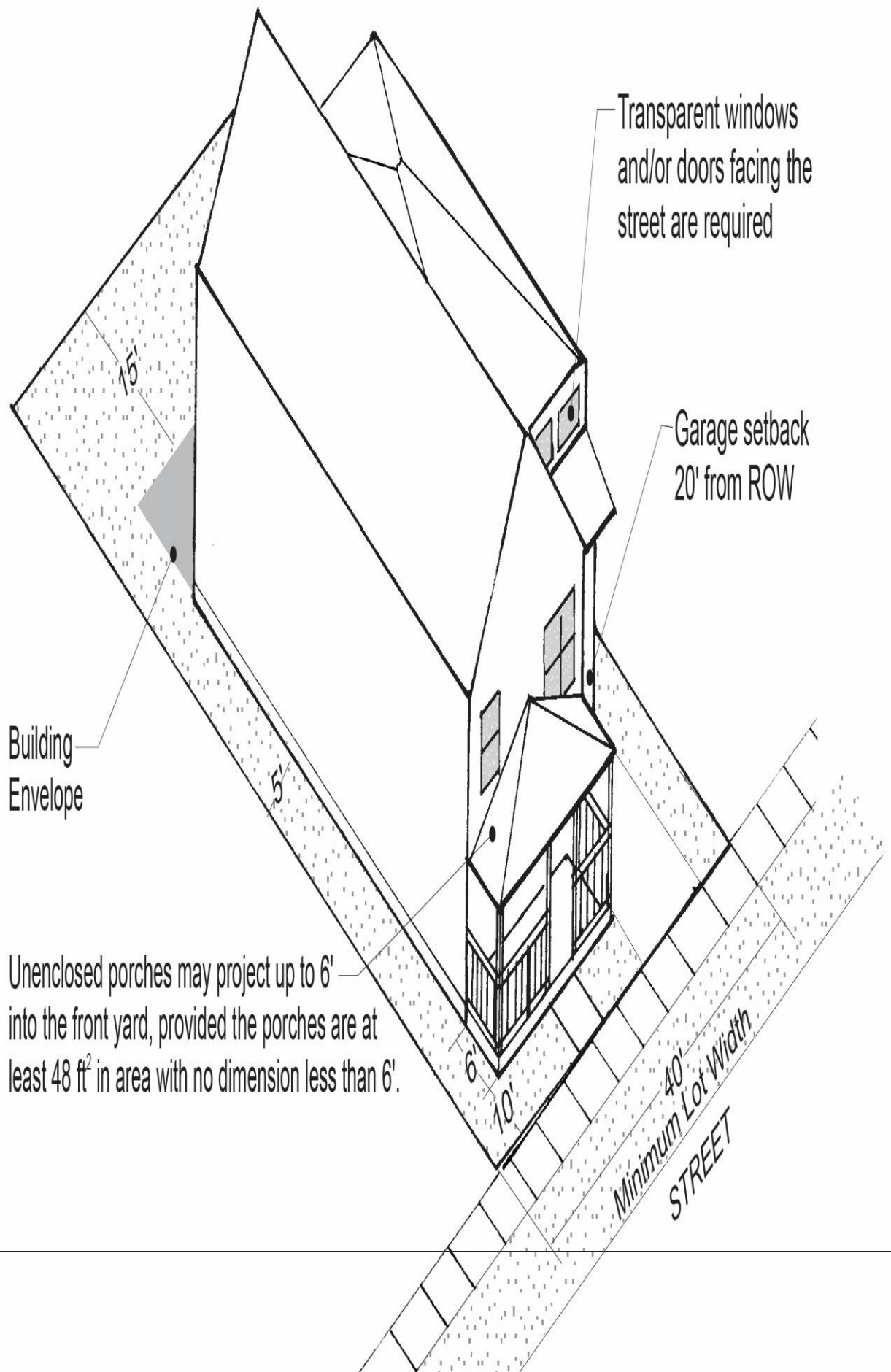
Conventional Lot

Zero Lot Line Configuration

7' Lot Line Configuration

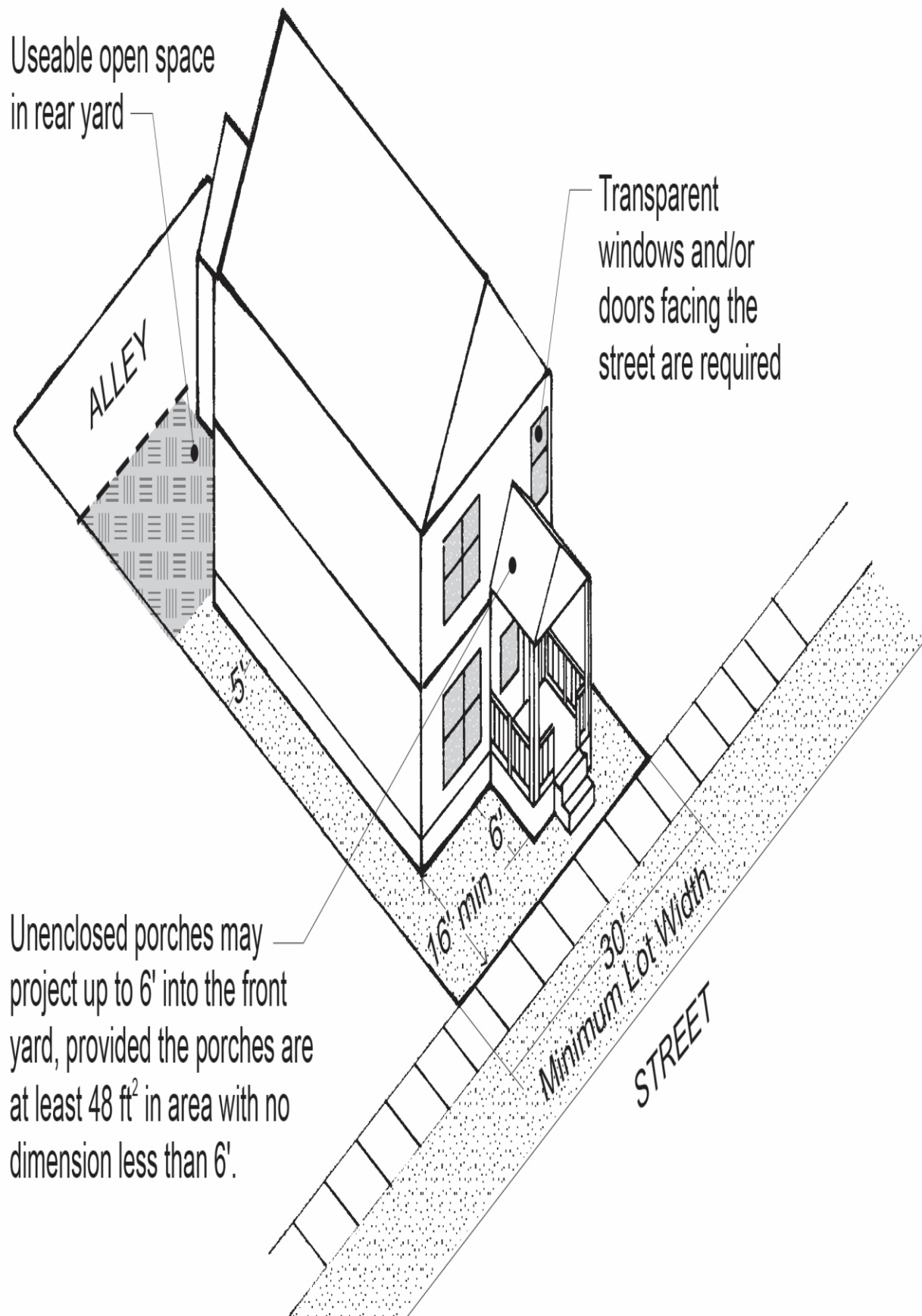
Example configurations of usable open space on small lots.

Table 16T-81



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

Table 16T-82



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

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

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

4. Maximum height of buildings:

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

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

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

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

Front yard, ten feet.

Side yard, five feet.

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

16.18.050 Off-street parking.

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

16.18.060 Repealed

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

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

16.18.080 Stormwater runoff.

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

16.18.090 Repealed

Repealed by [Ord. 1310](#). **The Lacey Municipal Code is current through Ordinance 1684, passed October 7, 2025.**

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

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

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Chapter 16.52

Infill Residential Development

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

16.52.010 Applicability

- A. *Purpose.* This chapter establishes standards for infill residential development, including provisions for a range of residential dwelling unit types.
- B. The provisions of this chapter shall apply to lots located within the following zoning districts:
 - 1. Low-Density Residential District
 - 2. Moderate-Density Residential District
 - 3. Lacey Historical Neighborhood District
- C. *Residential development framework.* Residential development shall be regulated as follows:
 - 1. *Development under underlying zoning standards.* Dwelling units may be developed in accordance with the standards of the applicable zoning district.
 - 2. *Development under Chapter 16.52 (Infill Residential Development).* Where development utilizes the provisions of this chapter, all dwelling units on the lot shall comply with the standards of this chapter.
 - 3. *Accessory dwelling Units.* Accessory dwelling units shall be permitted and regulated in accordance with this chapter.
- D. *Relationship to underlying zoning.* Except where modified by this chapter, infill residential development shall comply with all applicable standards of the underlying zoning district. Where standards conflict, the standards of this chapter shall apply.
- E. *Administrative review.* Development regulated under this chapter shall be subject to limited administrative review in accordance with LMC 11.04.030.

16.52.020 Density and Unit Allowances

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

Table 16.52-1: Infill residential standards

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

B. Unit counting.

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

16.52.030 Affordability Requirements

- A. *Affordability standard.* Affordable dwelling units required under this chapter shall be occupied by households with incomes at or below eighty percent (80%) of the area median income (AMI), adjusted for household size, for the Olympia-Tumwater-Lacey Metropolitan Statistical Area as published annually by the U.S. Department of Housing and Urban Development (HUD).
- B. *Duration.* Affordable dwelling units shall remain subject to the affordability requirements of this chapter for a period of not less than fifty (50) years from the date certificate of occupancy is issued.
- C. *Affordable housing covenant.* Prior to the issuance of a building permit for development subject to the affordability requirements of this chapter, the applicant shall record an

affordable housing covenant or deed restriction against the property in a form approved by the City. The covenant shall, at a minimum:

1. Ensure continued compliance with the affordability requirements of this chapter for the required affordability term; and
 2. Provide standards for maintaining the public benefit if an affordable dwelling unit is converted to another use.
- D. *Ownership and rental units.* Affordability requirements may be satisfied through either rental or ownership housing.

16.52.040 Development Standards

A. *Except* where modified by this chapter, development shall comply with the following:

1. All applicable development standards of the underlying zoning district, including but not limited to building height, required yards, and development coverage; and
2. All applicable residential design review standards in Chapter 14.23 LMC.

B. *Access and driveways.*

~~3.1.~~ Access to the lot shall be limited to a single access point and provided in accordance with applicable City standards.

~~4.2.~~ Where an existing driveway is present, access for additional dwelling units shall be consolidated.

~~5.3.~~ Where alley access is available, driveway access from a public street is not required.

~~B.C.~~ *Pedestrian access.* A pedestrian connection shall be provided from a public street or alley to the primary entrance of each dwelling unit. Pedestrian access may be shared among dwelling units or combined with a driveway.

~~C.D.~~ *Parking.* Off-street parking shall be provided in accordance with Chapter 16.72 LMC.

16.52.050 Middle Housing

A. *Middle housing types.* Middle housing includes the following housing types as defined in Chapter 16.06 LMC:

1. Duplex
2. Triplex
3. Fourplex
4. Townhouse
5. Stacked flats
6. Cottage housing

- B. *Development standards.* Middle housing development shall comply with the development standards in Section 16.52.040 of this chapter.

16.52.060 Accessory Dwelling Units

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

- A. *Permitted forms.* An accessory dwelling unit may be established in any of the following forms:
1. Located within or attached to another dwelling unit;
 2. Detached in a separate structure; or
 3. Located above a garage.
- B. *Size.* The floor area of an accessory dwelling unit shall not exceed 1,000 square feet.
- C. *Conversion of existing structures.*
1. An accessory dwelling unit may be established through the conversion of any existing legal structure or a portion thereof.
 2. An accessory dwelling unit may be created within an existing legal nonconforming structure, 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.
- D. *Detached accessory dwelling units abutting alleys.* A structure may be located with a zero-foot setback along a lot line that abuts a public alley, unless the Public Works Department has identified the alley as part of the City's routine snow plow network.
- E. *Ownership and conveyance.* An 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.* Accessory dwelling units shall comply with the development standards in Section 16.52.040 of this chapter.

Chapter 16.61

TOWNHOUSE DEVELOPMENT

Sections:

16.61.010	Intent
16.61.020	Definitions
16.61.030	Where permitted
16.61.040	Development standards
16.61.050	Review and approval procedure

16.61.010 Intent.

It is the intent of this chapter to:

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

16.61.020 Definitions.

These definitions shall be in addition to the definitions set forth in Chapter [16.06](#) LMC and shall apply solely to townhouse developments.

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

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

16.61.030 Where permitted.

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

- A. Low Density Residential District;
- B. Moderate Density Residential District;
- C. High Density Residential District. (Ord. 1612 §9, 2022; Ord. 1380 §1, 2012; Ord. 691 §32 (part), 1984).

[D. Applicability of Chapter 16.52 LMC. In the Low Density Residential and Moderate Density Residential Districts, townhouse development may be developed in accordance with this chapter or may elect to utilize the provisions of Chapter 16.52 LMC \(Infill Residential Development\), where applicable. Chapter 16.52 LMC shall not apply within the High Density residential District.](#)

16.61.040 Development standards.

[The standards of this section apply to townhouse development under this chapter. Development utilizing Chapter 16.52 LMC \(Infill Residential Development\) shall be regulated by that chapter.](#)

- A. *Density*. The density of the underlying zone governs unless a density increase is granted as provided in this chapter.
- B. *Density Increase*. The city may approve an increase in the dwelling unit density of up to fifteen percent in the Low Density District, twenty percent in the Moderate Density District and twenty-five percent in the High Density District, rounded up to the nearest whole number; provided, that four of the five following environmental and recreational amenities are implemented:
1. Develop and equip significant recreational areas within the common open space with such features as, but not limited to, swimming pools, tennis courts, bike or pedestrian path systems, children's play areas.
 2. Substantial retention of natural ground cover, bushes and trees.
 3. Vegetated LID facilities are included in the design and serve as a visual amenity.
 4. Provide significant access to a lake, river, stream or other natural water body.
 5. Provide substantial and exceptional landscaping treatment either as an adjunct to or in natural landscaping beyond the minimum required.
- C. *Lot Area and Width of Each Townhouse Unit*. Townhouse units may either be condominiumized, provided the city has adopted an ordinance providing this option, or subdivided into individual lots. Lot configurations shall be governed by density, setbacks, open space, and other requirements and guidelines herein.
- D. *Height*. The maximum height of any townhouse shall not exceed that allowed in the district in which the development is located.
- E. *Right-of-Way Setback*. Right-of-way setbacks shall be the same as those specified in the applicable zoning district.
- F. *Rear Yard Requirements*. For front loaded units, the minimum rear yard requirement shall be fifteen feet to the rear property line. Townhouses with a rear load may have garages within three feet of the rear lot line or paved alley.
- G. *Private Yard Area*. Every lot containing a townhouse must provide a private yard of at least three hundred square feet. Acceptable private yard space may include landscaped front or rear

yards, porches, balconies, and rooftop decks (where designed to accommodate outdoor pedestrian uses). Up to fifty percent of the required private yard area can be included as additional common open space provided for the applicable townhouse group. Such common open space must be above and beyond minimum open space requirements of LMC [15.12.120](#).

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

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

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

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

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

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

16.61.050 Review and approval procedure.

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

A. *Review*. The site plan review committee shall review and approve the creation of nine or fewer townhouse lots. The site plan review committee approval does not involve a public hearing, but will be subject to notification of adjacent property owners. The decision of the site plan review committee is subject to the appeal process as identified in section 1D "Appeals" of the City of Lacey Development Guidelines and Public Works Standards.

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

B. *Platting*. A subdivision plat or short plat shall be required for all townhouse developments so that individual dwelling units are divided into lots with common walls located on lot lines. Exception: A townhouse development may be done through condominium provided the city has adopted an ordinance providing this option.

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

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

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

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

1. Site boundaries;
2. Streets bounding or abutting the site;
3. Proposed building including dimensions, setbacks, identification of types and the number of dwelling units in each residential type;
4. Location and dimensions of open spaces;
5. Location and dimensions of garbage disposal areas;
6. The location and design of off-street parking facilities, showing their size;
7. Circulation plan, vehicular and pedestrian, and points of ingress and egress from the site, and their relationship to ingress and egress of neighborhood properties;
8. Existing buildings and indication of future use or disposition;
9. Landscaping plan;

10. Typical front and side elevations and exterior architectural treatment of the proposed units;
11. Three-dimensional illustrations to help show exterior architectural treatment from the street and/or other commonly viewed vantage points.
12. The existing and proposed contours at two foot intervals and which locates existing streams, lakes, marshes and other natural features.

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

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Chapter 16.62

COTTAGE HOUSING

Sections:

16.62.010	Intent
16.62.020	Where permitted
16.62.030	Development standards

16.62.010 Intent.

It is the intent of this chapter to:

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

16.62.020 Where permitted.

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

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

E. *Applicability of Chapter 16.52.LMC. The provisions of Chapter 16.52 LMC (Infill Residential Development) shall not apply within the High Density Residential District.*

16.62.030 Development standards.

- A. *Density.* The density of the underlying zone governs unless a density increase is granted as provided in this chapter. Development utilizing Chapter 16.52 LMC (Infill Residential Development) shall be regulated by the provisions of that chapter.
- B. *Density Increase in the Low Density Residential and Moderate Density Residential Districts.* The city may allow two cottage units for each regular dwelling unit allowed under existing standards in the Low Density Residential and Moderate Density Residential Districts.
- C. *Maximum Gross Floor Area.* The maximum allowed gross floor area is one thousand two hundred square feet per dwelling. The maximum gross floor area for the ground floor or main floor is eight hundred square feet per dwelling.
- D. *Platting.* A cottage development may be completed through a subdivision plat, short plat, or condominium provided the city has adopted an ordinance providing this option.

E. *Design*. Cottages are subject to the design criteria in LMC [14.23.072](#). Where there are conflicts between LMC [14.23.072](#) and the standards in this chapter, the standards herein shall apply.

F. *Minimum Common Space*. The minimum common space required is three hundred square feet per dwelling. The common open space shall be configured so that at a minimum:

1. The common open space abuts fifty percent of the cottages in a cottage housing development.
2. Cottages are oriented around at least two sides of the common open space.
3. Cottages are oriented around the open space with an entry facing the common open space.
4. Cottages should be within sixty feet walking distance of the common open space.
5. Area required to meet minimum private open space, setback, and parking requirements may not be used in the calculations for common open space.
6. Common open space shall be accessible to all cottage residents in the applicable cluster and maintained by the development's homeowners association.

G. *Minimum Private Open Space*. The minimum private open space required is two hundred square feet per dwelling. Required open space shall be adjacent to each dwelling unit and for the exclusive use of the cottage resident(s). The private space shall be:

1. Usable (not on a steep slope).
2. Oriented toward the common open space as much as possible.
3. No less than eight feet in dimension on any side. A desirable configuration for this private open space is an area between the dwelling unit and the common open space, similar to what's shown in the examples in Table [16T-85](#).

H. *Facades and Porches*.

1. Cottages facing the common open space or common pathway must feature a roofed porch at least eighty square feet in size with a minimum dimension of eight feet on any side.

2. Cottages fronting on a street shall provide a covered entry feature with a minimum dimension of six feet by six feet facing the street. This is in addition to the porch requirement, where the cottage is adjacent to a common open space or pathway.

3. All facades facing common open space, pathways, and streets shall comply with architectural details and windows and transparency design criteria specified in LMC [14.23.072\(C\)](#) and [\(I\)](#), respectively.

I. *Maximum Height for Cottages.*

1. The maximum height for cottages with a minimum roof slope of six feet vertical to twelve feet horizontal is twenty-five feet. All parts of the roof above eighteen feet shall be pitched.

2. The maximum height for cottages with a roof slope less than six feet vertical to twelve feet horizontal is eighteen feet.

3. The maximum height for all accessory structures is eighteen feet.

J. *Setbacks.* The setback requirements are the same as the other residential uses in the underlying zone.

K. *Minimum Distance Separating Structures.* The minimum required distance separating structures (including accessory structures) is ten feet.

L. *Parking Requirements.*

1. The required number of parking spaces is an optional minimum of one space and a maximum of one and one-half spaces per dwelling.

2. Parking shall be located on the same property as the cottage development.

3. Parking and vehicular areas shall be screened from public streets and adjacent residential uses by landscaping or architectural screens. The illustration in Table [16T-85](#) provides a good example of screening with columnar trees separating the driveway from the adjacent property.

4. Parking shall be located in clusters of not more than five adjoining uncovered spaces (except where parking areas are adjacent to an alley or vegetated LID facilities).

5. Parking is prohibited in front and interior yard setback areas. The top illustration and photo in Table [16T-85](#) provide good examples of parking location.
 6. All detached parking structures shall have a pitched roof design.
 7. Garages may be attached to individual cottages provided all other design standards have been met and the footprint of the ground floor, including the garage, does not exceed one thousand square feet. Such garages shall be located away from common open spaces to the extent possible.
 8. At least fifty percent of the required parking spaces shall be enclosed. Such structures shall be designed consistent with the cottage architecture. This includes similar building materials, rooflines, and detailing.
- M. *Utility Elements.* Utility meters and heating/cooling/ventilation equipment shall be located/designed to minimize visual impacts from the street and common areas.
- N. *Existing Nonconforming Structure and Accessory Dwelling Units.*
1. On a lot to be used for a cottage housing development, an existing detached single-family residential structure, which may be nonconforming with respect to the standards of this chapter, shall be permitted to remain, provided the house and any accessory structures are not enlarged and the development meets the standards herein. The existing dwelling shall be included in determining the allowable density for the site.
 2. For any cottage development containing an existing house and an accessory dwelling unit, the accessory dwelling unit shall be counted as a cottage for the purposes of determining allowable density for the site.
- O. *Clustering Groups.* Developments shall contain a minimum of four and a maximum of twelve dwellings located in a cluster group to encourage a sense of community among the residents. A development site may contain more than one cluster.
- P. Cottage housing developments are subject to design review requirements of Chapter [14.23](#) LMC.
- Q. The city desires to form partnerships with nonprofit housing authorities and the private development community in promoting infill, providing affordable housing and achieving GMA smart growth and livable city objectives. To provide for innovation and creativity in achieving

housing and livable city objectives of the Plan, flexibility may be permitted where a specific cottage project furthers the Plan's objectives, but zoning code requirements would prevent the project, make it less effective in implementing the Plan's intent, or act as a barrier to implementation of the Plan's vision. The city may waive said code provisions under the following conditions:

1. The city and the private/public partners believe the subject project meets community objectives of smart growth, livable city and sustainability as identified in the city Comprehensive Land Use Plan;
2. Design of the project gives significant attention to place making and functionality that will enhance the livability of the neighborhood in which it is located, as identified in the Comprehensive Land Use Plan and/or the applicable neighborhood plan;
3. Design includes energy conservation features that promote sustainability goals as identified in the Comprehensive Land Use Plan and/or other plans developed to promote energy conservation and sustainability;
4. The project addresses target demographics or specific community housing need as identified in the Comprehensive Land Use Plan's Housing Element and/or the applicable neighborhood plan;
5. Based upon a determination by the director, the proposed project design will better implement objectives of the Comprehensive Land Use Plan. (Ord. 1612 §12, 2022; Ord. 1496 §97, 2016; Ord. 1427 §3, 2013; Ord. 1380 §1, 2012; Ord. 1310 §48, 2008).

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

...

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

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

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

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

1. Decorative porch design, including decorative columns or railings.
2. Bay windows or balconies.
3. Decorative molding/framing details around all ground floor windows and doors.
4. Decorative door design including transom and/or side lights or other distinctive feature.
5. Decorative roofline elements including brackets, multiple dormers, and chimneys.
6. Decorative building materials, including decorative masonry, shingle, brick, tile, stone, or other materials with decorative or textural qualities.

7. Landscaped trellises or other decorative elements that incorporate landscaping near the building entry.

8. Distinctive paint schemes.

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

D. *Side Facade Treatments.* In order to create a separation between yards ~~and beautify private space~~ where zero lot line or reciprocal use easement concepts are used, utilize the following treatments:

1. Use horizontal wood siding or other similar exterior material. ~~that provides visual interest.~~ T-111 siding is not permitted along the privacy wall.

2. A planting strip with native and drought-tolerant vegetation, vegetated LID facilities, and/or a pergola or other similar feature ~~that adds visual interest~~ along the privacy wall. is encouraged. (See [Table 14T-23.](#))

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

1. Weather protection shall be provided at least four feet deep along the width of the building entry for each dwelling unit. Exceptions may be granted by the director ~~or their designee~~ for regional housing styles ~~the use of regional housing styles~~ that do not traditionally ~~contain incorporate covered such~~ entries.

2. At least fifty percent of houses in a development shall have entries that face the street and are clearly visible from the street. Undeveloped lots vested prior to May 15, 2008, are exempt from these requirements.

3. Raised entries and porches are recommended, particularly where front yard setbacks have been reduced. ~~Raised porches help define private space yet create a pedestrian-friendly streetscape.~~

4. Exterior stairways are prohibited on the facade, except for stairs leading to the front porch or entry. Such stairways shall ~~be simple, bold projections of stairways to~~ fit with the architectural massing and form of the building and the neighborhood. ~~Thin-looking, _~~
~~Open metal, prefabricated stairs and railings are discouraged.~~ (See [Table 14T-24.](#))

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

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

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

G. *Privacy Standards.*

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

- 1. Development shall provide privacy between adjacent dwelling units through building placement, window placement, or screening elements.

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

H. *Exterior Materials.*

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

I. *Windows and Transparency.*

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

Alternative treatments that provide comparable façade articulation may be permitted. (See Table [14T-30.](#))

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

1. Duplicative house designs adjacent to each other are prohibited. Simple reverse configurations of the same house design on adjacent lots are not sufficient to meet architectural variety goals. Exceptions may be granted by the director or their designee where the applicant demonstrates that a in special circumstances where similar architectural consistency architectural design contributes to a cohesive development pattern, such as clustering around common open space or along a defined streetscape. provides a distinct character for a cluster of homes surrounding an open space or on a particular street (cottage homes around a common open space are an example).
2. Generally, the more houses in a subdivision, the greater the number of different facade elevations will be required. Specifically:
 - a. Ten to nineteen homes, a minimum of four different facade elevations shall be used.
 - b. Twenty to thirty-nine homes, a minimum of five different facade elevations shall be used.
 - c. Forty to sixty-nine homes, a minimum of six different facade elevations shall be used.
 - d. Seventy or more homes, a minimum of seven different facade elevations shall be used.

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

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

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

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

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

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

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

L. ~~Encourage~~ *Alternative Lot Configurations*. A land division and its internal access roads, pedestrian connections and overall lot configuration should be designed to allow placement of homes to address functional design issues. As much as the configuration allows, placement and orientation of homes should consider privacy, solar orientation, access, location and access to open space and other factors that can contribute to the overall livability of the home and its relationship to the surrounding environment. Flexibility in spatial orientation of homes may be

~~permitted to address site-specific conditions. shall be encouraged in spatial orientation of homes on lots to address these issues and create interesting and attractive streetscapes with homes having a high functional value that might not otherwise occur with a less flexible approach.~~

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

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

Standards:

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

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

Standards/provisions:

- a. Reciprocal easements shall be noted on the plat.
- b. *Privacy Wall*. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls of a structure along a reciprocal use easement are allowed except for windows that do not allow for visibility into the side yard of the adjacent lot. Examples include clerestory or obscured windows. (See *Table 14T-23* for an example of a privacy wall.)

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

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

- a. Maximum number of lots served by a courtyard access: Five (this includes lots fronting the street on either side of the courtyard access).
- b. Maximum length of a courtyard access: One hundred feet (or deeper if approved by the local fire department).
- c. Surface width of courtyard access: Twelve feet. Due to the limited length, wider drives are unnecessary (safety and function) and undesirable (aesthetics).
- d. An easement of twenty feet in width shall be secured over the applicable parcels to allow lots legal access to the public street. A maintenance agreement shall be required for all applicable lots and must be recorded on the final plat. (See *Table 14T-36*.)

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

- a. A pedestrian entry easement shall be provided to all homes that do not front on a street, alley, or common open space.
- b. Pedestrian entry easements shall be a minimum of fifteen feet wide with a five-foot minimum sidewalk.
- c. These lots must contain private detached or shared garages off an alley or other access if approved by public works and reviewed for conflicts with existing codes.

5. *Protective Covenants*. ~~The styles of developments discussed above require special consideration to ensure conflicts between neighbors are minimized and that opportunities are provided for a home owners association to deal with unique issues created by these development forms. Covenants for these development styles shall be written to address issues unique to small lot developments that use reciprocal use and easement agreements. Great latitude shall be allowed the city in reviewing and requiring covenant elements that deal with identified issues. The development types described in this section may involve~~

shared access, easements, and other features that require coordinated management. Covenants shall be provided, as applicable, to address operational and maintenance responsibilities associated with these development configurations, including shared access, reciprocal use easements, and common elements. Covenants may include additional provisions necessary to address site-specific conditions and shall be recorded and apply to all affected properties.

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

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

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

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

N. Accessory structures over sixteen feet in height shall comply with the roof design, siding type and color requirements contained within this chapter.

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

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

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

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

1. *Entry Design.*

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

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

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

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

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

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

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

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

E. *Landscaping.* ~~Utilize Development shall incorporate native and or drought-tolerant landscaping and/or vegetated low impact development (LID) facilities that complement the architecture of the unit. are integrated with the overall site design.~~

F. *Privacy Standards.*

1. *Window Placement.* ~~Placement of windows shall consider privacy so residents from one unit to the next cannot look directly into another unit. Development shall provide privacy between adjacent dwelling units through building placement, window placement, or screening elements.~~
2. ~~Location and orientation of dwelling units shall consider privacy. All developments shall utilize one or more of the following side yard screening methods:~~
3. ~~Side Yard Screening Options.~~ All developments shall utilize one of the following screening methods in side yards:

- a. ~~Provide~~ Type I, II, or III landscaping (as defined in LMC [16.80.050](#)) between adjacent homes.
- b. ~~Provide~~ A solid wood fence or masonry wall, or combination of wood and masonry thereof, six feet in height and located along the property line.
- c. ~~Provide a~~ A zero-lot line configuration or other similar treatment in which one side of a structure does not include transparent windows or openings; whereby one side of a home does not feature transparent windows or other openings and thus maximizing privacy on the side yard of the adjacent dwelling unit.
- d. Other screening treatments that are functionally equivalent to the options listed above. meet the intent of the criteria as approved by the director or their designee. Examples can include lower fencing and/or reduced or alternative landscaping treatments. (See Table [14T-28](#).)

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

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14.23.074 Design Criteria For Lacey Historic Neighborhood.

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

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

~~BA. *Architectural Design Standards.* Residential structures shall incorporate design features that reflect traditional residential architectural patterns, including: A neotraditional, single-family detached housing style is required, with the following features:~~

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

~~CB. *Street Design.* Narrow local access streets without no sidewalks, typical of existing streets consistent with existing neighborhood patterns, may be are permitted.~~

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

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14.23.076 Design Criteria For Townhouses.

~~1. A. The following criteria will be utilized by staff in review of a project's design. Additional design strategies may be considered if they meet the intent of this section to provide for an attractive development that is complementary to the existing neighborhood and addresses functional components of design in the context of the needs of future residents and surrounding neighbors. Townhouses are also subject to the multi-family design criteria in this section and other design criteria in LMC development shall comply with the standards of this section and applicable provisions of LMC 14.23.080, where specifically referenced. 14.23.080; the townhouse design criteria herein shall apply.~~

~~A. Intent.~~

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

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

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

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

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

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

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

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

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

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

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

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

~~A. Site Design and Parking.~~

~~1. Intent.~~

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

~~2A. Building Location and Orientation~~ Site Design and Parking.

1. Building location and orientation. All residential buildings must be oriented towards streets, interior private roadways, or common open space and not parking lots or adjacent properties. Specifically:
 - a. Pedestrian building entrances shall face the street and be clearly visible from the street.
 - b. Building entries that face onto a common open space that is oriented towards the street are acceptable.

c. Buildings shall also provide windows that face the street to provide “~~eyes on the street~~” ~~for safety~~ ~~visibility and natural surveillance~~. See ~~Guideline~~ LMC [14.23.080\(E\)\(3\)](#) ~~for specific requirements for applicable standards~~. (See Table [14T-44](#).

d. ~~Avoid locating parking spaces directly in front of the building~~ ~~Parking shall not be located between the primary building entrance and the street where it would~~ ~~or in such a way as to~~ interfere with visibility ~~and or pedestrian~~ access.

e. Provide diversity in the layout of multi-building developments. For example, avoid linear arrangement and utilize offset building footprints.

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

4.3. *Parking Garages*.

a. Parking ~~Garage~~ ~~garage~~ ~~Entries~~ ~~shall be designed and located to minimize their visual prominence relative to primary pedestrian entrances~~. ~~Parking garage entries (both individual private and shared parking garages) must not dominate the streetscape. They should be designed and sited to complement, not subordinate, the pedestrian entry~~. This applies to both public garages and any individual private garages, whether they front on a street or private interior access road.

b. *Common Parking Garage Design Guidelines*. Buildings containing above-grade structured parking shall screen such parking areas with Type II or III landscaping (as defined in LMC [16.80.050](#)) or incorporate ~~contextual~~ architectural elements ~~that complement adjacent consistent with surrounding buildings or buildings in the area to the satisfaction of the director~~. Upper level parking ~~garages areas must use shall~~ ~~incorporate~~ articulation or fenestration treatments ~~to reduce the appearance of large blank walls that break up the massing of the garage and/or add visual interest~~. (See Table [14T-46](#).)

B. *Vehicular Access and Connectivity*.

~~1. Intent~~

a. ~~To provide for visual continuity of the street.~~

~~b. To minimize conflicts with pedestrian access to the buildings on site.~~

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

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

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

~~54. Consideration shall be given to Where loading/unloading areas are provided, they shall be located to minimize interference with primary pedestrian entrances. parking zones near the entry of the building. These spaces shall be located in such a manner as to minimize interferences with the entryway.~~

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

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

~~8-7. Meet all requirements of LMC [14.23.086](#).~~

C. *Pedestrian Access and Amenities.*

~~1. Intent.~~

~~a. To orient developments to the pedestrian by making pedestrian access convenient, safe, and inviting.~~

~~b. To encourage walking.~~

- ~~c. To enhance the character of multi-family development.~~
- ~~d. To minimize impacts to residents' privacy.~~
- ~~e. To provide accessible, safe, convenient, and usable on-site open space for the enjoyment of residents of the development.~~
- ~~f. To create open spaces that enhance the residential setting.~~

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

- a. Pathways ~~shall connect dwelling units to the street, between dwelling units and the street are required. Such p~~Pathways shall be direct where feasible, ~~between the street and buildings fronting on the street should be in a straight line.~~ Exceptions may be allowed by the director or their designee where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space. (See Table [14T-47.](#))
- b. The pedestrian circulation system shall connect all main entrances on the site. For ~~townhouses or other residential street fronting dwelling units fronting on the street,~~ the sidewalk may ~~be used to meet this standard satisfy this requirement.~~
- c. ~~For multiple-family developments, pedestrian connections shall be provided between buildings and common areas, including parking areas, recreational areas, and shared open space, to other areas of the site, such as parking areas, recreational areas, common outdoor areas, and any pedestrian amenities shall be required, where applicable.feasible.~~
- ~~d.~~ Elevated external stairways or walkways ~~which provide~~ing pedestrian access to dwelling units located above the ground floor are prohibited. The director or their designee may allow exceptions for external stairways or walkways located in or facing interior courtyard areas provided they do not compromise visual access from dwelling units into the courtyard. (See Table [14T-48.](#))
- ~~d.e.~~ ~~Appropriate s~~Screening or buffering shall be provided to create a physical separation between pedestrians s pathways, and vehicle access areas, and groundfloor

~~ground floor residential unit windows. the windows of residential units shall be provided.~~ Acceptable treatments include:

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

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

~~ef.~~ Pedestrian walkways ~~should~~^{shall} be defined by Type II or Type III landscaping (as defined in LMC [16.80.050](#)); ~~for a combination of overstory and understory vegetation.~~

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

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

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

~~32.~~ *Materials Standards for Pathways.*

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

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

c. The pedestrian circulation system may be ~~located~~ within an auto travel lane if the ~~auto travel~~ lane provides access to sixteen or fewer parking spaces and ~~the entire auto~~

~~travel lane~~ is surfaced with paving blocks, bricks, or other special enhanced paving materials that clearly distinguish the shared travel surface from standard vehicle drive aisles, as approved by the director or their designee. Trees and other landscaping shall be incorporated along elements shall be integrated into the design of a shared auto/pedestrian travel lanes to provide visual separation and enhance pedestrian safety. (See Table [14T-50](#).)

~~43.~~ *Bicycle Racks*. Bicycle racks shall be located near recreational facilities and apartment buildings and shall meet the requirements of Chapter [16.72](#) LMC.

~~54.~~ *Covered Entrance*. The main public entrances of all multi-family buildings must provide weather protection with at least thirty-six square feet of weather cover and a minimum depth of six feet. Exception: The weather protection feature for the primary entries of individual ground-level residential units may be reduced to a minimum depth of four feet and twelve square feet in area.

~~65.~~ *Common Open Space*. Multi-family developments of two acres or greater must provide at least twenty percent of the gross site area for common open space purposes. The following special requirements standards shall be considered to qualify for various as types of allowable open spaces:

a. Common open space designed primarily for use by residents may satisfy up to ~~of the development may be used to meet up to~~ fifty percent of the open space requirement. Common open space may include landscaped courtyards, front porches, internal gardens with pathways, children's play areas, and other shared recreational or green space areas ~~While this is not intended to encourage gated or closed off open spaces, it~~ This may can include internalized open spaces that may not be visible from a street. ~~This can include landscaped courtyards, front porches, internal gardens with pathways, children's play areas, or other internal multi-purpose recreational and/or green spaces. Special requirements and recommendations for c~~ Common open spaces shall be designed to comply with include the following:

- (1) Required setback areas shall not count towards the open space requirement, except for spaces that meet the dimensional and design requirements and guidelines herein.

- (2) Space shall be large enough to ~~provide support~~ functional leisure or recreational activity. To meet this requirement, no dimension shall be less than fifteen feet in width (except for front porches). Alternative configurations may be ~~considered approved~~ by the director ~~or their designee~~ where the applicant ~~can successfully demonstrate~~ that the common open space ~~meets provides usable area for recreational or leisure activity and is comparable in function to the required dimensional standard. the intent of the standards.~~
- (3) Spaces (particularly children's play areas) shall be visible from dwelling units and positioned near pedestrian activity ~~areas.~~
- (4) Spaces shall feature paths, landscaping, seating, and lighting. ~~Other amenities that make the area more functional and enjoyable are encouraged.~~
- (5) Individual ~~entries ground floor dwelling units~~ shall be provided ~~direct access to onto~~ common open space. ~~from adjacent ground floor residential units, where applicable. Small, semi-private open spaces serving for adjacent ground floor units may be provided where they that maintain visual connection to the common area. access to the common area are strongly encouraged to enliven the space.~~
- (6) Common open space shall be separated from ground floor windows, streets, service areas and parking lots with landscaping, low-level fencing, and/or other treatments ~~that provide a physical or visual buffer to limit direct views and enhance safety and privacy, as approved by the director or their designee. that enhance safety and privacy (both for common open space and dwelling units).~~
- (7) Space ~~should may~~ be oriented to ~~maximize receive~~ sunlight, ~~exposure where feasible. facing east, west, or (preferably) south, when possible.~~
- (8) Stairways, stair landings, above grade walkways, balconies and decks shall not encroach into the common open space. An atrium roof covering may be built over a courtyard to provide weather protection provided it does not obstruct natural light inside the courtyard. Front porches are an exception.
- (9) Front porches qualify as common open space provided:
- a. No dimension is less than eight feet.

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

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

~~7.6. Private Open Space.~~ In addition to the common open space ~~requirements noted in-~~
~~subsection (C)(6) of this section,~~ multi-family ~~development uses must shall~~ provide ~~private~~
~~open space equal to at least fifty percent of the required open space. at least fifty percent-~~
~~of the required open space as private open space. This Private open space~~ may include
~~private~~ balconies, porches, decks, or patios. Semi-private open space ~~concepts areas,~~
~~designed to service specific blocks serving groups~~ of units, ~~or portions of a complex (where~~
~~such space is not included in the calculations for the required common open space),~~ may
qualify for up to fifty percent of the private open space requirement. (See Table [14T-52](#).)

D. *Architectural Character and Scale.*

~~1. Intent.~~

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

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

- a. Repeating distinctive window patterns at intervals no more than thirty feet.

- b. *Vertical Building Modulation.* Minimum depth and width of modulation are eighteen inches and four feet (respectively) if tied to a change in color or building material and/or roofline modulation as defined below. Otherwise, minimum depth of modulation is ten feet and minimum width for each modulation is fifteen feet. Balconies may not be used to meet modulation ~~requirements option~~ unless they are recessed or projected from the facade and integrated with the building's architecture to create visible variation in massing and façade depth, as determined by the director or their designee. ~~For example, "cave" balconies or balconies that appear to be "tacked on" to the facade will not qualify for this option.~~
- c. *Horizontal Modulation (Upper Level Step-Backs).* To qualify for this measure, the minimum horizontal modulation shall be five feet.
- d. *Articulation of the Building's Top, Middle, and Bottom.* This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.
- e. *Change of Roofline.* To qualify for this measure, the maximum length of any continuous roofline shall be thirty feet and comply with all of the treatments below following:
- (1) For flat roofs or facades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or one-tenth of the wall height (finish grade to top of wall).
 - (2) For gable, hipped, or shed roofs--a minimum slope of five feet vertical to twelve feet horizontal.
 - (3) Other roof forms consistent with the design standards herein may satisfy this standard if the individual segments of the roof with no change in slope or discontinuity are no more than thirty feet in width (measured horizontally).
- f. Change in building material or siding style (~~perhaps coordinated with horizontal building modulation and a change in color~~), coordinated with building modulation and/or color variation.
- g. Alternative methods as approved by the director or their designee that effectively reduce the perceived bulk and scale of the buildings and add visual interest. For

example, buildings using high quality materials such as brick and special facade detailing may not need much modulation to provide visual interest. (See Tables [14T-53](#) and [14T-54](#).)

3.2. Facades of Large Buildings. Buildings visible from the street must use design techniques to break up long continuous building walls, reduce the architectural scale of the building, and add visual interest. Specifically,

any building facade longer than one hundred twenty feet in width must employ design techniques to limit the length of individual facades. To meet this requirement, buildings must utilize a combination of vertical and/or horizontal building modulation with a change in building materials or finishes, a clear change in building articulation and/or fenestration technique sufficient to ~~create visual breaks in building massing and reduce the appearance of long, continuous facades, meet the intent of the standards~~ as determined by the director ~~or their designee~~. (See Table [14T-55](#).)

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

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

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

~~fifteen feet of a sidewalk or common parking area or for buildings in established neighborhoods that have an established pattern with raised dwelling units.~~

~~7.6. Street Corner Buildings.~~ Buildings located at street corners ~~are encouraged to~~ should incorporate utilize prominent building design elements features to emphasize these highly visible locations. ~~This could include a the corner, such as a corner entrance, facing building entry, change variation~~ in building materials, special roofline feature, or rounded or octagonal building shape at the corner.

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

~~1. Intent.~~

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

~~21. Details Toolbox.~~ All multi-family buildings shall incorporate architectural detailing elements to provide variation in building appearance. ~~be enhanced with appropriate details.~~ Each of the types of details elements listed below are worth one assigned a one-point value, unless otherwise noted. Multi-family buildings shall include elements totaling a minimum of four points. ~~must achieve the equivalent of four points worth of architectural details.~~ Chosen details must be compatible with the chosen architectural style. All new residential buildings shall include at least two of the following elements on their facades:

- a. Decorative porch design with distinct ~~design and~~ use of materials or detailing.
- b. Decorative treatment of windows and doors, including such as decorative molding/framing details around all ground floor windows and doors, bay windows, decorative glazing, door designs, and/or unique window designs.
- c. Landscaped trellises or other decorative element that incorporates landscaping near the building ~~entry or~~ entries.

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

~~3.2.~~ *Windows.*

- a. Transparent windows or doors shall be provided on facing the street-facing facades. are required. To meet this requirement, at least fifteen percent of the facade ~~must~~ shall be transparent. The facade is measured from the base of the building to the start of the roofline and any other vertical walls facing the street, except for gabled

portions of the facade not containing livable floor area (see Table [14T-29](#) for clarification). Garages facing the street shall count as part of the facade.

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

4.3. Exterior Materials.

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

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

- ~~a. Continuity of colors and materials should be considered, particularly for infill projects that require special sensitivity for preservation of existing neighborhood character. Colors and materials should complement and act as an amenity to the neighborhood.~~
- ~~b. The overall color scheme and materials used should create the appearance of reducing building prominence and complementing the natural environment.~~
- ~~c. Innovative usage of colors and materials can be encouraged in areas devoid of any existing development.~~

F. *Service Elements and Outdoor Storage.*

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

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

- a. Location. Service elements shall be located adjacent to an alley where available. sited off of the alley, where available. Where ~~there is~~ no alley is available, service areas elements shall be located to the side or rear of buildings and shall not be located between the building and a public street, except where no other feasible location exists. minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas.
- b. Visibility. Service elements shall be sited and designed to provide sufficient visibility for safety and security. to prevent hiding places for unwanted persons.
- c. Surfacing. The designated spot for service elements shall be paved.
- d. Enclosure. Service elements shall be enclosed using materials and design features consistent with the primary structure and shall incorporate screening such as fencing, walls, and, and/or landscaping. Appropriate enclosure of the service elements shall be required, as determined by ~~the~~ director or their designee may approve alternative enclosure methods that provide equivalent screening and compatibility. Requirements and considerations: Enclosures shall be designed to meet the following standards:

~~(1) The design of any detached service enclosure shall be compatible with the design of the primary structure or structures on the site. This could include similar building materials and/or detailing. The six-foot fence—~~

~~1. Required fencing~~ may be constructed of concrete block, brick, or wood. Coordination with the current franchise hauler is required.

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

~~3. Service enclosures shall be located to maintain separation from adjacent residential units where feasible.~~

~~(2) Enclosures are particularly important for corner lots, where that portion of the alley is more visible from the adjacent street.~~

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

~~(4) Preferably, service enclosures are integrated into the building itself. (See Table 14T-60.)~~

~~3.2.~~ Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation in accordance with Chapter 16.80 LMC or by architectural features. (See Tables 14T-61 and 14T-62.)

~~4.3.~~ *Rooftop Mechanical Equipment.* All rooftop mechanical equipment shall be organized, proportioned, detailed, landscaped (with vegetated roofs, decks or terraces) and/or colored to be an integral element of the building.

~~5.4.~~ If storage is provided on site for recreational items such as boats, RVs, etc., these items shall be ~~located placed~~ adjacent to the parking areas. ~~Such If recreational storage areas is utilized, it~~ shall be screened by a six-foot fence ~~constructed of durable materials such as concrete block, brick, or wood. that matches the architectural style of the buildings on site. The six-foot fence may be constructed of concrete block, brick, or wood.~~

G. *Privacy and Relationship to Adjacent Sites.*

~~1. Intent.~~

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

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

~~21. Privacy and Relationship to Adjacent Sites.~~ Adequate solar access and privacy for multi-family dwelling units shall be provided along the side yard. Specific standards and guidelines:

~~a. Buildings or portions thereof containing Dwelling units whose solar access is only from the side of the building (facing towards the side property line) shall be set back a minimum of from the property line at least fifteen feet from the property line.~~

~~b. Transparent windows shall occupy no more than ten percent of any facade within fifteen feet of the side property line.~~

~~c. Balconies or rooftop decks located within fifteen horizontal feet of a side property line shall must include utilize opaque guardrails to enhance minimize privacy. impacts to adjacent properties.~~ (See Tables [14T-62](#) and [14T-63](#).)

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

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

~~(1) Clustering.~~

~~(2) Height.~~

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

~~(4) Setbacks.~~

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

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

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

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

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

~~5.3. Side and rear yards buffer requirements. Where multifamily development is located adjacent to non-residential or other residential uses, a buffer shall be provided along the side and/or rear property lines using one of the following options: between multi-family and non-residential developments shall incorporate one or more of the following design options. This requirement also applies between multi-family and single-family residential development.~~

~~a. Provide Type I landscaping (as defined in LMC 16.80.050) with a minimum width of at least ten feet, deep along side and/or rear property lines where a strong visual buffer to the adjacent use is desired. A screen fence up to six feet in height tall may be provided used in conjunction with the landscaping.~~

~~b. Provide Type II or III landscaping (as defined in LMC 16.80.050) with a minimum width of at least ten feet, deep along side and rear property lines where a visual separation of uses is desired. The width of the planting strip may be reduced to five feet if used in conjunction with a screen fence approximately six feet in height tall.~~

~~c. Other treatments may be approved by the director of their designee where they achieve the same or better level of screening and separation as the options listed above and address factors such as views, applicable uses, connectivity, and desired level of privacy. that meet the intent of the criteria as approved by the director. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Some options include:~~

~~(1) A shared pathway along or adjacent to the property line with landscaping;~~

~~2. A privacy fence or hedge up to six feet in height; or~~

~~3. A low screen fence or hedge up to three feet in height.~~

~~This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of the space. This treatment requires a recorded agreement with applicable adjacent property owner(s).~~

~~(2) Tall privacy fence or hedge (up to six feet tall).~~

~~(3) Low screen fence or hedge (up to three feet tall). This may be a more attractive option where a taller fence might provide negative visual impacts. (See Table [14T-64](#).)~~

H. *Landscaping and Natural Features.*

~~1. Intent.~~

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

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

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

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

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

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

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

76. *Foundation Planting.* All street-facing elevations ~~shall must include have~~ landscaping along any exposed foundations. ~~The landscaping area may be located~~ along the outer

edge of a porch instead of the foundation. This ~~landscaping~~ requirement does not apply to portions of the building facade ~~use for that provide access for~~ pedestrians or vehicles ~~access to the building~~. The foundation landscaping ~~must shall~~ meet the following standards:

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

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

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

I. *Site Lighting.*

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

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

~~32.~~ Lighting shall be ~~controlled activated~~ by photo electric cells, ~~or~~ timer, ~~or equivalent automatic control.~~

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

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

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

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

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

~~3. Style Elements.~~

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

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

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

K. *Fence Standards.*

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

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

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

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




The Lacey Municipal Code is current through Ordinance 1684, passed October 7, 2025.

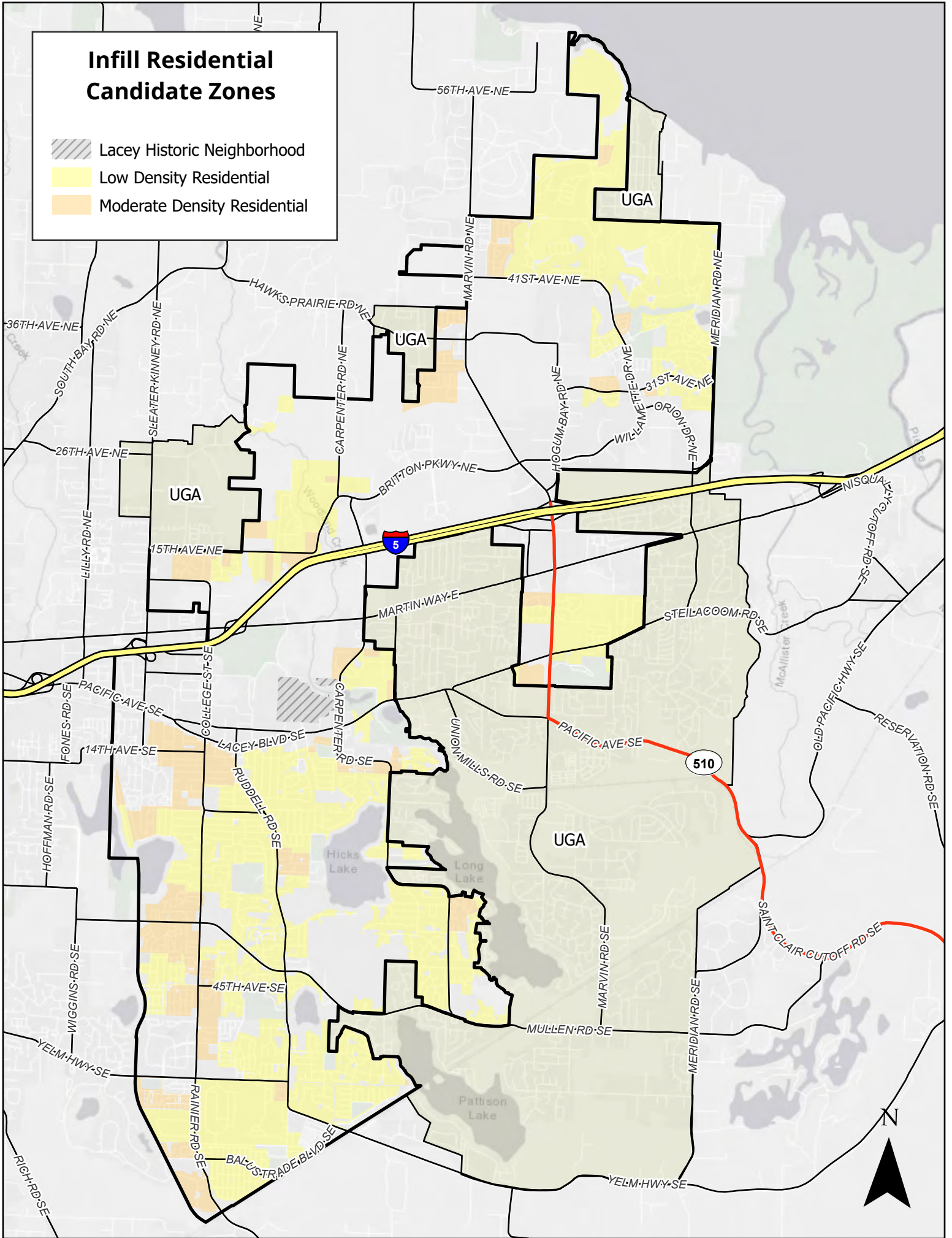
Disclaimer: The City Clerk's Office has the official version of the Lacey Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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

[Hosted by General Code.](#)

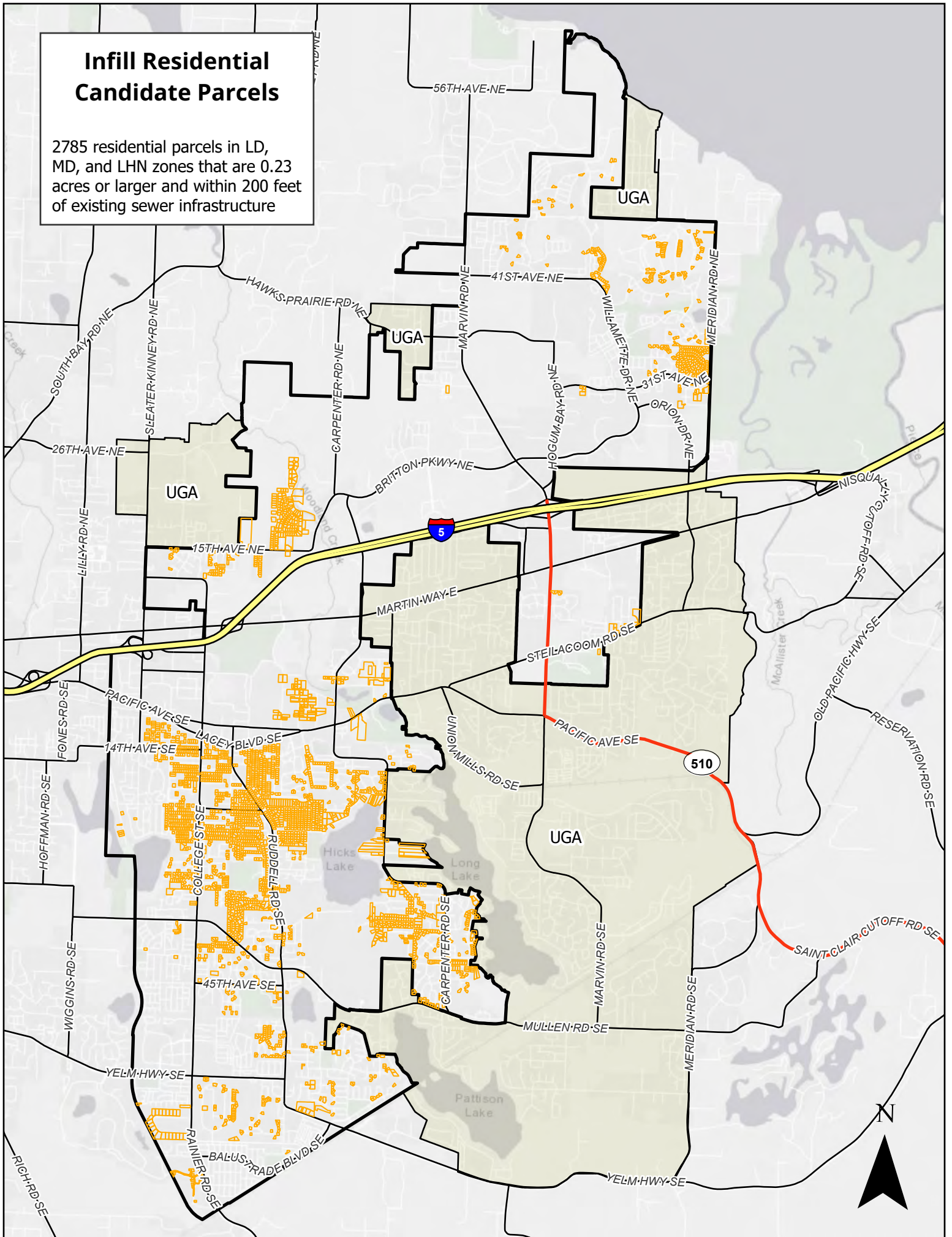
Infill Residential Candidate Zones

-  Lacey Historic Neighborhood
-  Low Density Residential
-  Moderate Density Residential



Infill Residential Candidate Parcels

2785 residential parcels in LD, MD, and LHN zones that are 0.23 acres or larger and within 200 feet of existing sewer infrastructure



CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting
April 8, 2026**

1. **Work Session:** Infill Housing Regulations
2. **Work Session:** Tree Regulations Intro

Packets due: April 3, 2026

**Planning Commission Meeting
April 22, 2026**

1. **Work Session:** Parking Amendments
2. **Work Session:** Daycare Amendments
3. **Work Session:** Conversion of Existing Buildings

Packets due: April 17, 2026

**Planning Commission Meeting
May 13, 2026**

1. **Public Hearing:** Infill Housing Regulations
2. **Work Session:** Mobile/Manufactured Home Park Preservation Outreach Plan

Packets due: May 8, 2026

**Planning Commission Meeting
May 27, 2026**

1. **Public Hearing:** Parking Amendments
2. **Public Hearing:** Daycare Amendments
3. **Public Hearing:** Conversion of Existing Buildings

Packets due: May 22, 2026

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